

RE: Request for Variance –

The Crawford Family

Property Address: 420 Orchard Street NW

Project ID 2157167, Vienna, VA

FFX County Permit ALTR-2026-02344

6.17.26

Dear Members of the Board,

I am writing to respectfully request approval of a zoning variance to allow the construction of an open deck that encroaches an additional four (4) feet into the rear setback beyond the currently permitted ten (10) feet for this property.

As you review this request, I would like to highlight several important considerations that place this property at a unique disadvantage under the existing zoning constraints. The home at 420 Orchard Street NW already sits approximately six inches (6") into the allowable setback due to the original placement of the structure. This pre-existing condition reduces the functional buildable area for outdoor living improvements and significantly limits our ability to construct a deck that is both safe and reasonably proportioned for the home.

Our goal is to build a deck that is consistent with the scale of the residence and harmonious with other outdoor structures commonly found throughout the community. A deck limited to only nine feet six inches (9'6") in depth would be extremely restrictive and, in practical terms, nearly unusable for typical residential purposes such as seating, dining, or safe circulation. The additional four feet requested would allow the deck to function as intended while maintaining a cohesive appearance with neighboring properties.

Additionally, the variance would allow us to remove the existing brick steps and patio, which currently present a safety hazard due to their deteriorated condition and uneven surfaces. Replacing these outdated elements with a properly constructed deck will significantly improve safety, accessibility, and overall property value.

We believe this request is reasonable, justified, and consistent with the spirit of the zoning ordinance. Granting the variance will not negatively impact neighboring properties, nor will it alter the character of the community. Instead, it will allow us to correct existing safety issues and create an outdoor living space that is appropriately scaled, functional, and visually compatible with the surrounding homes.

Thank you for your time and consideration. We respectfully ask for your approval of this variance request for Project ID 2157167. Please feel free to contact me if any additional information or clarification is needed.

Sincerely,

Andrew Crawford