

Request for Variance – 203 Albea Court NE

Applicant Name: Marie & James Armstrong

Property Address: 203 Albea Court NE, Vienna, VA 22180

February 24, 2026

We, Marie and James Armstrong, respectfully submit this request for a variance from the requirements of the Town of Vienna Zoning Ordinance as it applies to the property located at the above address. The variance is requested to allow us to be able to create an appropriately sized entryway/foyer via a modest bump of out of 2'-6"x6'-0" on the front of the property that would go over the BRL by 7" on the left and 1'-7" on the right.

Currently, there is a 3'-6" x 6'-0 landing/entryway in our split foyer home with stairs immediately to the Basement and First Floor. It is very difficult to open the door as well as let ourselves and visitors into the home (especially with any packages or luggage). This variance would allow us to be able to enter the home safely with more landing space prior to reaching the stairs.

The application of the zoning ordinance creates a practical difficulty and unnecessary hardship due to unique physical characteristics of the property, including:

- Split foyer home on a very steep hill
- Home built very close to the BRL and the home set very far forward on the lot itself
- Home not parallel with the street due to being on cul-de-sac

These conditions are unique to this property and were not created by the applicant (the home was purchased with these conditions in 2018).

Granting this variance will not:

- Adversely affect neighboring properties
- Alter the essential character of the neighborhood
- Impair adequate light, air, or privacy
- Increase congestion or create safety concerns

The proposed variance is minimal and consistent with surrounding development patterns. The requested variance represents the minimum relief necessary to allow reasonable use of the property while remaining consistent with the intent of the zoning ordinance. The proposed 2'-6"x6'-0" addition at the entrance of the home fits within the Town of Vienna guidelines for a front porch.

For the reasons stated above, we respectfully request approval of this variance. The approval will allow reasonable use of the property without negatively impacting the surrounding area or the public interest. We love the Town of Vienna and are enjoying raising our young children here, and hope that these changes to our home will make it livable so that we can stay here for many years to come.

Thank you for your consideration.

Marie & James Armstrong