



Department of Planning and Zoning
Town of Vienna, Virginia
127 Center Street South
Vienna, VA 22180
Phone: (703) 255-6341
Email: DPZ@viennava.gov

Project Overview

#1528844

Project Title: 644 Tazewell Rd NW - VARIANCE

Jurisdiction: Town of Vienna

Application Type: Variance

State: VA

Workflow: 1. Variance Review

County: Fairfax

Project Contacts

Contact Information: Applicant

Anne Ferguson

644 Tazewell Rd NW
Vienna, VA 22180

[REDACTED] com

Contact Information: Owner

Anne Ferguson

644 Tazewell Rd NW
Vienna, VA 22180

[REDACTED]

Indicate which of the following additional project contacts are to be included on project correspondences.: None of the Above

Project Description

Project Description:

My family is requesting a modest covered porch for our home. Our home is on a corner lot, but we would like to be able to utilize the covered deck allowance the counsel approved in 2022. The porch will not exceed the total coverage of the current deck and otherwise meets all current code and lot coverage requirements. Our application includes signature of neighbors with sight line to the proposed porch, all of whom support the project. Thank you for your consideration.

Fairfax County Building Permit Number(s): 191780154

Project Address

Project Address: 644 TAZEWEELL RD NW

Suite:

Parcel (PIN): Address/Parcel

Town Limits: Address/Parcel

- 644 TAZEWEELL RD NW: 0381 06 0076

- 644 TAZEWEELL RD NW: IN TOWN OF VIENNA

Current Zoning: Address/Parcel

- 644 TAZEWEELL RD NW: RS-10

Proposed Improvements: Covered porch on the rear of the house

Requested variance(s) from the Town Code: Sec. 18-5

Describe how zoning ordinance unreasonably restricts use of the property:

We believe the ordinance unreasonably restricts our ability to build a modest porch simply because we are on a corner lot. The porch would increase the taxable value of the home to the benefit of the Town, would not impact the street view of the front of the home, and would provide a safe, shaded, private year-round outdoor space for our family. Neighbors with direct sight line are supportive of the project.

Describe any hardships related to physical conditions of the property:

Our home is on a corner lot and is therefore, subject to restrictive setbacks. To my knowledge, there is no other reason for not being able to build a modest porch on the lot.

Since purchasing our home, we have dreamed of having a covered porch for our home and family. The pandemic and some additional family health issues have kept us from being able to submit the request for a variance, but we are deeply committed to the project to improve our property and quality of life.

Additionally, since we first submitted the request, the Town has taken significant portions of our property for sidewalk projects, both along the side and front of our home, leaving us with much less private yard space than when we purchased the home. With much more foot traffic around our house, we feel the need for more private outdoor space to continue feeling comfortable in our home. Even with the loss of property to sidewalks, we would still be well under the current property coverage limits with the new porch.

Describe how condition or situation is unique to your property:

While other properties in the area could be similarly negatively impacted in their ability to make modest improvements to their properties because they are on a corner, I am not aware of others in a similar position who are also experiencing such extreme impacts from sidewalk projects.



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Hours: Monday – Friday, 8:00 am - 4:30 pm

APPLICANT AUTHORIZATION FORM

I hereby certify that I am the property owner or I have authority of the property owner to make this application, that the information is complete, and that if a permit or certificate is issued, the construction and/or use will conform to the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. This form must be submitted prior to issuance of any permit or certificate.

I understand that the permits or certificates obtained pursuant to this permit authorization form will be in my name. I accept full responsibility for the work performed.

Check one box below:



I am the property owner



I am an applicant who has the authority of the property owner (owner will still need to sign)

Description of permits or certificates being applied for:

I am applying for a variance in support of a small covered porch behind our house

at the following address: 644 Tazewell Rd. NW

Applicant Name (fill out if owner is not applicant): _____

Signature of Applicant: _____ Date: _____

Property Owner's Name: Anne Ferguson

Signature of Property Owner: [Signature] Date: 10/30/24