ATTACHMENT 04



Department of Planning and Zoning Town of Vienna, Virginia

127 Center Street South Vienna, VA 22180 Phone: (703) 255-6341

Emai : DPZ@viennava.gov

Project Overview #1917831

Project Title: 806 P um St. SW Jurisdiction: Town of Vienna

Application Type: Variance State: VA

Workflow: 1. Variance Review County: Fairfax

Project Contacts

Contact Information: Applicant Contact Information: Owner

Jeffrey Tervo Jeffrey Tervo

806 P um St SW Vienna. VA 22180 806 P um St SW Vienna, VA 22180

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

Above

Project Description

Project Description:

The proposed project is for modifications and additions to the rear outdoor iving space ocated at 806 P um St SW. The project includes three components:

- 1) Addition of a covered deck off the rear of the main structure where a current uncovered deck exists (to be removed). This deck wi be 21.5 ft wide and 16 ft deep (tota ing 344 sq. ft.), be sing e story with a standard gab e roof, and consist of open wa s for the three sides not including the rear wa of the house (screened with rai ings and access doors on both eft and right sides). It will be constructed on a timber frame raised off the ground via posts, with bare dirt/grave underneath. A small anding will also be constructed to enable egress from an exit door to the yard, adding 18 sq. ft. of open deck to the project. The covered deck is designed to meet the requirements of section 18-213 of the Vienna Town Code, including the up to 400 sq. ft. a owance for covered deck.
- 2) A new open deck wi be constructed adjoining to the covered portion. This deck wi be a standard outdoor deck construction forming an L-shape space that wi surround two sides of a p anned swim spa. It wi be constructed on a timber frame raised off the ground via posts, with bare dirt/grave underneath. This deck wi have a tota of 135 sq. ft. The overa combined area of a proposed decks wi be 344 + 135 + 18 (exc uding stairs) = 497 sq. ft. This equates to just under 5% of the tota ot size of 10,188 sq. ft. as shown in the provided survey.
- 3) A swim spa wi be insta ed on a to be constructed concrete base. The spa is 15' by 7' 5" outside dimensions (111 sq. ft.). It wi be constructed adjacent to the outside deck at a distance of 10 ft from the rear wa of the house in accordance with the setback requirements. At on y 111 sq. ft. of area, out of ~3,600 sq. ft. of rear yard, it wi be we within the 25% imit of rear yard and use.

The project is designed to meet estab ished Town of Vienna Code however due to the shape of the ot there is imited distance from the rear of the house to the rear property ine. As a result, a request for a variance from the 35 ft. rear setback requirement, as applicable to the covered deck, is being requested. Further rationale for the variance is provided in the attached documentation.

Project Address

Project Address: 806 PLUM ST SW

Parcel (PIN): Address/Parcel

• 806 PLUM ST SW: 0384 15 1603

Current Zoning: Address/Parcel
• 806 PLUM ST SW: RS-10

Proposed Improvements: Construction of covered deck, uncovered deck, and insta ation of swim spa. A zoning requirement have been meet by proposed design except for 35 ft rear setback which is unable to be met reasonably due to sha ow depth of property (109 ft). 35 ft setback eaves on y ~8 ft of space from rear of main house structure which is infeasible/unusable for purposes of covered deck. Proposed covered deck would be ~27.5 ft from rear property ine, which is currenty the condition that exists with an uncovered deck currenty on the property.

Describe how zoning ordinance unreasonably restricts use of the property:

We are requesting a variance to the rear setback requirement of 35 feet to enable the construction of a covered deck. The proposed covered deck will extend the same distance from the house structure as a currently existing deck with pergola, which will be removed. This variance is required since - at its deepest point - the screen porch would extend 7.5 feet into the 35 foot rear property setback. The current open deck meets the zoning requirements due to the extral allowance of 10 feet that is applied to open decks, adding the roof structure in effect removes this allowance and creates the need for the requested variance. The function of the space would remain the same. To stay within the 35 feet requirement a covered deck could only be constructed to a depth of 8.5 feet off the rear of the house structure which would be impractical as this would be too small for reasonable furnishings/eating space.

Describe how condition or situation is unique to your property:

Our ot is on the inside of a triang e that is formed by the combination of P um, Cottage, and Tapawingo Streets. Which is then a so affected by the cu-de-sac of Marian Circ e on the inside of this triang e. In addition, our property is affected by how P um St curves toward our property as it approaches Cottage St. This oca ized street ayout creates an oddity of property shapes, with our ot in particular forming a roughly trapezoidal shape that is relatively wide but lacks depth. In comparison, the opposite side of P um St consistent of narrow ots that are deep in nature which is more typical for the area. The existing house footprint is effectively as far toward P um St as a lowed due to front set back requirements, maximizing the rear space potential of the ot. Lastly, our rear property in edoes not run paralle to P um St but instead squeezes the ot shorter as one progresses toward Cottage. The rational ocation for covered deckly pacement,

Suite:

Town Limits: Address/Parcel

806 PLUM ST SW: IN TOWN OF VIENNA

Requested variance(s) from the Town Code: Section 18-219 of the Code of the Town of Vienna, 35 ft. rear yard setback

Describe any hardships related to physical conditions of the property:

Whi e the current open deck serves the same functiona purpose of providing our fami y with outdoor sitting and eating space, the ack of a roof structure makes the current design ess effective. Our rear yard faces near y due south and there is imited tree cover over our rear yard as a result of redeve opment of the property behind ours as we as natura causes (a arge tree in an adjacent yard had to be removed after a ightning strike this summer). The current deck has a pergo a with retractable shades, and live added an additional retractable shade to the west side of the deck. However even with those mitigations, during the summer months the deck is unpleasant to unusable during the prime part of the day, until the sun sets. To regain functional use of our rear yard sitting space wed like to convert the open deck to a covered and screened deck.

matching the current deck ocation, is on the side cosest to Cottage and thus further impacted by the narrowing ot shape.

A together we be ieve this conf uence of factors eads to a situation that is distinct to re ative y few properties in the area. We be ieve the granting of a variance would have no significant negative effects on other properties in the area. Weve sought to ocate and size the proposed porch to minimize its impacts, taking advantage of a recessed section of the rear of the house. It is not visible from the front, is we -shielded from rear neighbors by existing trees, and is placed no deeper than the existing deck with overhead pergola.



Department of Planning and Zoning

Town of Vienna, Virginia 127 Center Street S Vienna, Virginia 22180

Phone: 703-255-6341 | Email: DPZ@viennava.gov

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:

Variance request for Section 18-219 as related to 35 ft rear yord setback. To permit conversion of current open week to covered week.

at the following address:

806 Plum St. SW Vienne, VA 22/80

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

Signature of Applicant:

Date: 10/28/25

Property Owner's Name:

Signature of Property Owner:

Date: 10/28/25