



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

#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

Jeffrey Tervo

806 P um St SW
 Vienna, VA 22180

Contact Information: Owner

Jeffrey Tervo

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 living space located 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 will be 21.5 ft wide and 16 ft deep (totaling 344 sq. ft.), be single story with a standard gable roof, and consist of open walls for the three sides not including the rear wall of the house (screened with railings and access doors on both left and right sides). It will be constructed on a timber frame raised off the ground via posts, with bare dirt/grave underneath. A small landing 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. allowance for covered deck.
- 2) A new open deck will be constructed adjoining to the covered portion. This deck will be a standard outdoor deck construction forming an L-shape space that will surround two sides of a planned swim spa. It will be constructed on a timber frame raised off the ground via posts, with bare dirt/grave underneath. This deck will have a total of 135 sq. ft. The overall combined area of a proposed decks will be 344 + 135 + 18 (excluding stairs) = 497 sq. ft. This equates to just under 5% of the total lot size of 10,188 sq. ft. as shown in the provided survey.
- 3) A swim spa will be installed on a to be constructed concrete base. The spa is 15' by 7' 5" outside dimensions (111 sq. ft.). It will be constructed adjacent to the outside deck at a distance of 10 ft from the rear wall of the house in accordance with the setback requirements. At only 111 sq. ft. of area, out of ~3,600 sq. ft. of rear yard, it will be well within the 25% limit of rear yard and use.

The project is designed to meet established Town of Vienna Code however due to the shape of the lot there is limited distance from the rear of the house to the rear property line. 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 installation of swim spa. A zoning requirement have been met by proposed design except for 35 ft rear setback which is unable to be met reasonably due to shallow depth of property (109 ft). 35 ft setback leaves only ~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 line, which is currently the condition that exists with an uncovered deck currently 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 extra 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 lot is on the inside of a triangle that is formed by the combination of Plum, Cottage, and Tapawingo Streets. Which is then also affected by the cul-de-sac of Marian Circle on the inside of this triangle. In addition, our property is affected by how Plum St curves toward our property as it approaches Cottage St. This localized street layout creates an oddity of property shapes, with our lot in particular forming a roughly trapezoidal shape that is relatively wide but lacks depth. In comparison, the opposite side of Plum St consists of narrow lots that are deep in nature which is more typical for the area. The existing house footprint is effectively as far toward Plum St as allowed due to front setback requirements, maximizing the rear space potential of the lot. Lastly, our rear property line does not run parallel to Plum St but instead squeezes the lot shorter as one progresses toward Cottage. The rational location for covered deck placement,

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:

While the current open deck serves the same functional purpose of providing our family with outdoor sitting and eating space, the lack of a roof structure makes the current design less effective. Our rear yard faces nearly due south and there is limited tree cover over our rear yard as a result of redevelopment of the property behind ours as well as natural causes (a large tree in an adjacent yard had to be removed after a lightning strike this summer). The current deck has a pergola with retractable shades, and we have 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 use during the prime part of the day, until the sun sets. To regain functional use of our rear yard sitting space we would like to convert the open deck to a covered and screened deck.

matching the current deck location, is on the side closest to Cottage and thus further impacted by the narrowing lot shape.

Altogether we believe this confluence of factors leads to a situation that is distinct to relatively few properties in the area. We believe the granting of a variance would have no significant negative effects on other properties in the area. We've sought to locate 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 well-shielded from rear neighbors by existing trees, and is placed no deeper than the existing deck with overhead pergola.



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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:

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

at the following address: 806 Plum St. SW Vienna, VA 22180

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

Signature of Applicant: _____

Date: 10/28/25

Property Owner's Name: Jeffrey R Tervol Jr.

Signature of Property Owner: _____

Date: 10/28/25