


STAFF MEMORANDUM TO BOARD OF ZONING APPEALS

Address:	1201 Ross Drive SW	Parcel No.:	0482 03 2342	
Public Meeting Date:	11/20/2024	Case Number:	PF-1525802-BZA	
Owner(s):	Christina & Shawn Dawson	Applicant:	Christina Dawson	
Existing Zoning:	RS-10	Existing Land Use:	Low Density Residential	
Request:				
Request for approval of a variance from Section 18-219 Residential - Single-Unit, 10,000 sq. ft. Zone (RS-10), Building Placement Standards, Rear Yard, of the Town of Vienna Zoning Code, to construct a covered deck on the rear of an existing conforming dwelling, located at 1201 Ross Dr SW, in the RS-10, Single-Unit Detached Residential zone. The proposed structure would encroach into the required rear yard setback of 35 feet.				
Site Improvements:	The subject property consists of a single-unit home and asphalt driveway.			
Size of Property:	12,568 sq ft			
Public Notice Requirements:	Code of Virginia Section 15.2-2204 <i>Advertisement of plans, ordinances, etc.; joint public hearings; written notice of certain amendments.</i> , has been followed: <ul style="list-style-type: none">• Posting advertisements in local newspaper for two successive weeks prior to Board of Zoning Appeals meeting. This advertisement was published in the Washington Times newspaper on November 6, 2024, and November 13, 2024.• Posting a placard on the subject property. The placard was posted on November 8, 2024.• Written notices of the meeting provided to adjoining property owners on November 8, 2024.• The Board Clerk filed an affidavit certifying that proper notification requirements were made as stated above.			
Staff:	Andrea West, Zoning Administrator			

STAFF MEMORANDUM TO BOARD OF ZONING APPEALS

Variance - 1201 Ross Drive SW

November 20, 2024

Request:

Request for approval of a variance from Section 18-219 Residential - Single-Unit, 10,000 sq. ft. Zone (RS-10), Building Placement Standards, Rear Yard, of the Town of Vienna Zoning Code, to construct a covered deck on the rear of an existing conforming dwelling, located at 1201 Ross Dr SW, in the RS-10, Single-Unit Detached Residential zone. The proposed structure would encroach into the required rear yard setback of 35 feet. The application was filed by the property owner, Christina Dawson.

Proposed Improvements:

The applicant is proposing to construct a covered, screened deck in the location of the existing deck on the rear of the property. A portion of the deck, which is proposed as 18 by 14 feet, would encroach outside of the required zoning setbacks, and into the 35-foot rear yard that is required in all single-unit detached residential zoning districts within the Town of Vienna. The proposed porch would encroach 4.3 feet, which would result in a setback of 30.7 feet.

Property Characteristics & History:

The subject property is 12,568 square feet in area, and is located on the southwest corner of Ross Drive SW and Cottage Street SW. The property is zoned RS-10 Single-Unit Detached Residential. The property has 47.24 feet of frontage on Kingsley Road SW, a 25-foot corner radius, and a 79-foot frontage on Nutley Street SW. The single-unit house was constructed in 2022.



Figure 1 – Site Zoning and Location Map

STAFF MEMORANDUM TO BOARD OF ZONING APPEALS

Variance - 1201 Ross Drive SW

November 20, 2024

Required Board Decision:

The Board shall consider the request for a **variance** from Section 18-219 Residential - Single-Unit, 10,000 sq. ft. Zone (RS-10), Building Placement Standards, Rear Yard, of the Town of Vienna Zoning Code, to construct a covered deck on the rear of an existing conforming dwelling, located at 1201 Ross Dr SW, in the RS-10, Single-Family Detached Residential zone. The proposed structure will encroach into the required rear yard setback of 35 feet.

Attachments:

Staff Supporting Documents	Applicant Supporting Documents
1. Section 18-219 Residential - Single-Unit, 10,000	4. Plan Review Application & Authorization
2. Relevant Zoning Variance Code Sections	5. Statement of Justification
3. Public Notification Affidavit	6. Property Photos
	7. Plat, 12/22/2022
	8. Proposed Structure
	9. Email from Evergreene Homes, 5/31/2022
	10. Environmental Features