

STAFF MEMORANDUM TO BOARD OF ZONING APPEALS

Address:	203 Albea Court NE	Parcel No.:	0384 15 1603
Public Meeting Date:	3/18/2026	Case Number:	PF-2052388-BZA
Owner(s):	Marie & James Robert Armstrong	Applicant:	Marie Armstrong
Existing Zoning:	RS-12.5	Existing Land Use:	Low Density Residential
Request:	<p>Request for approval of a variance from Section 18-218.2. (RS-12.5, Dimensional Standards., Front Yard) of the Town of Vienna Zoning and Subdivision Ordinance, to allow expansion of an entry foyer of an existing dwelling to encroach into the required front yard setback, at 203 Albea Court NE, in the RS-12.5, Single-Unit Detached Residential zone.</p>		
			
Site Improvements:	The subject property consists of a single-unit dwelling and a driveway.		
Size of Property:	13,426 sq ft		
Public Notice Requirements:	<p>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:</p> <ul style="list-style-type: none"> • <i>Written notices of the meeting to adjoining property owners</i> were provided on March 9, 2026; • <i>Posting a placard on the subject property.</i> The placard was posted on March 9, 2026; • <i>Posting advertisements in a local newspaper for two successive weeks prior to the Board of Zoning Appeals meeting.</i> This advertisement was published in the Washington Times newspaper on March 4, 2026, and March 11, 2026. • The Board Clerk filed an affidavit certifying that proper notification requirements were made as stated above. 		
Staff:	Andrea West, Zoning Administrator		

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Variance – 203 Albea Court NE

March 18, 2026

Request:

The applicant is requesting approval of a variance from the required front yard setback in Section 18-218.2 (RS-12.5, Dimensional Standards) of the Town of Vienna Zoning and Subdivision Ordinance, to allow construction of an expansion of the existing entry foyer that would encroach into the front yard setback at 203 Albea Court NE, in the RS-12.5, Single-Unit Detached Residential zone.

Proposed Improvements:

The applicant is proposing to construct an addition to the existing entry foyer, which will extend from the existing plane of the front wall of the house at 203 Albea Court NE. The proposed 2.5-foot deep and 6-foot-wide foyer addition will encroach 1 foot, 8 inches into the required 30-foot front yard setback along Albea Court NE.

The Town of Vienna Zoning and Subdivision Ordinance requires principal structures within the RS-12.5 zoning district to meet a minimum 30-foot setback from the front property line. Certain features, such as open porches, covered porches, and cantilevered architectural elements, may encroach into required yard setbacks under specific circumstances. However, this proposed expansion of the foyer does not meet those criteria and therefore requires approval of a variance.

A covered porch is also proposed to be constructed in the front yard setback. The proposed porch complies with the encroachment allowance in *Section 18-215. - Allowable encroachments into required yard setbacks* for covered porches. The second-story addition and other improvements shown in the plan comply with the requirements of the Town Code and do not require a variance.

Property Characteristics & History:

The subject property is 13,426 square feet in area and zoned RS-12.5, Single-Unit Detached Residential (12,500 sq. ft.) (*See Figure 1*). The existing dwelling was constructed in 1967 and remodeled in 2009. The property has 59 feet of curved linear frontage on Albea Court NE.

Recommended Motion:

I move to (*approve*) (*deny*) (*table the request for*) a **variance** from the required front yard setback in *Section 18-218.2. (RS-12.5, Dimensional Standards)*, of the Town of Vienna Zoning and Subdivision Ordinance, to permit construction of a new entry foyer encroaching 1 foot, 8 inches into the required 30-foot front yard setback at 203 Albea Court NE, in the RS-12.5, Single-Unit Detached Residential zone.

Or, other language as recommended by the Board of Zoning Appeals.

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Attachments:

Staff Supporting Documents	Applicant Supporting Documents
1. Staff Memo	4. Application And Authorization
2. Relevant Code Sections	5. Variance Request
3. Public Notification Affidavit	6. Plat
	7. Site Photos

FIGURES



Figure 1 - Site Zoning Map