



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

#1881971

Project Title: 609 Alma Street SE_Fence_VARIANCE

Jurisdiction: Town of Vienna

Application Type: Variance

State: VA

Workflow: 1. Variance Review

County: Fairfax

Project Contacts

Contact Information: Applicant

Shawn Achziger

609, Alma Street
Vienna, VA 22180

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

Contact Information: Owner

Shawn Achziger

609, Alma Street
Vienna, VA 22180

Project Description

Project Description:

Fence Variance 609 Alma Street SE, Vienna, VA, 22180

Project Address

Project Address:

- 609, ALMA STREET, VIENNA, VA 22180 (Unverified)
- 609 ALMA ST SE

Suite:

Parcel (PIN): Address/Parcel

- 609 ALMA ST SE: 0391 11 0019

Town Limits: Address/Parcel

- 609 ALMA ST SE: IN TOWN OF VIENNA

Current Zoning: Address/Parcel

- 609 ALMA ST SE: RS-10

Proposed Improvements: Replace older fence with new fence
to support Infrastructure for Stormwater Management and creation
of Wildlife Protection Barrier

Describe how zoning ordinance unreasonably restricts use of the property:

The strict application of current fence regulations would
unreasonably restrict property use by hindering ongoing efforts to
mitigate flooding, control erosion, and establish a thriving native

Requested variance(s) from the Town Code: Sec. 18-410. -
Fences and Decorative Walls

Describe any hardships related to physical conditions of the property:

The property interest was acquired in good faith, and the hardship
for which relief is sought was not created by the applicant. The
hardship results from the property's unique location and natural

plant landscape. The hardship is directly attributable to the unique factors: physical conditions of the property, specifically its location adjacent to the floodplain and the high groundwater table. The proposed fence is a solution that addresses these hardships, contributes positively to the environmental health of the area, and aligns with the Town's commitment to responsible land use.

Proximity to Floodplain: The property is situated near FEMA's Zone AE floodplain, with the lowest point on Follin Lane next to Wildwood Park and Wolftrap Creek at the end of the slope. This characteristic existed at the time of property acquisition and creates challenges for stormwater management and landscaping protection.

High Groundwater Table: The soils on the property, Beltsville Complex and Hatboro-Codorus, have a high groundwater table. This physical condition existed before current ownership and contributed to persistent puddling in the back yard and along the rear fence line. (According to NVSWCD Soil Assessment letter for VCAP Project)

These conditions are inherent to the property's location and topography and were not created by any action.

Describe how condition or situation is unique to your property:

Existing Conditions, Drainage, and Erosion Problems

Property backyard slopes towards the Wolftrap Creek floodplain and Wildwood Park. This slope, combined with the high groundwater table, leads to consistent puddling in the backyard especially near the rear fence line, presenting drainage and erosion challenges. The existing rear downspouts currently exacerbate this by channeling rainwater down the slope towards the park.



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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:

at the following address: _____

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

Signature of Applicant: _____ Date: 25-SEP-2025

Property Owner's Name: _____

Signature of Property Owner: Shawn Achziger Date: 25-SEP-2025