

STAFF MEMORANDUM TO BOARD OF ZONING APPEALS

Address:	806 Plum Street SW	Parcel No.:	0384 15 1603	
Public Meeting Date:	11/19/2025	Case Number:	PF-1917831-BZA	
Owner(s):	Jeffrey & Burcu Mercankaya Tervol	Applicant:	Jeffrey Tervol	
Existing Zoning:	RS-10	Existing Land Use:	Low Density Residential	
Request:				
Request for approval of a variance from <i>Section 18-219.2., RS-10, Dimensional Standards., Rear Yard</i> , of the Town of Vienna Zoning and Subdivision Ordinance, to construct a covered deck to be attached to an existing dwelling located at 806 Plum Street SW, in the RS-10, Single-Unit Detached Residential zone.				
Site Improvements:	The subject property consists of a single-unit home with attached garage and a driveway. The applicant proposes to add a roof and screening to the existing rear deck and construct a second lower deck connecting to a proposed spa.			
Size of Property:	10,118 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: • <i>Written notices of the meeting to adjoining property owners</i> were provided on November 7, 2025. • <i>Posting a placard on the subject property.</i> The placard was posted on November 7, 2025. • <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 November 5, 2025, and November 12, 2025. • 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 – 806 Plum Street SW

November 19, 2025

Request:

The applicant is requesting approval of a variance from *Section 18-219.2., RS-10, Dimensional Standards., Rear Yard*, of the *Town of Vienna Zoning and Subdivision Ordinance*, to construct a covered deck to be attached to an existing dwelling located at 806 Plum Street SW, which encroaches 7.5' the rear yard setback, for a setback of 27.5 feet from the rear property line.

Proposed Improvements:

The applicant is proposing to construct a covered, screened deck on the rear of the existing single-unit home at 806 Plum Street SW, requiring a variance from the rear yard setback regulations. The screened porch will project 16 feet from the rear wall of the structure. Eight and a half feet of the structure will be within the buildable envelope, with 7.5' encroaching into the rear yard setback. The setback from the rear property line would be 27.5 feet.

The project also includes an open deck with a spa that meets the requirements of the Town of Vienna Zoning and Subdivision Ordinance. This project will be utilizing the Outdoor Living Coverage bonus of 400 square feet.

The Town of Vienna Zoning and Subdivision Ordinance requires structures attached to the principal structure, such as screened porches, to meet the same 35-foot setback requirement from the rear yard as the principal structure. Open decks are permitted to encroach up to 10 feet into the rear yard setback, with a minimum distance of 25 feet from the rear property line.

Property Characteristics & History:

The subject property is 10,118 square feet in area and zoned RS-10, Residential Single-Unit (10,000 sq. ft.) (*See Figure 1*). The existing home was constructed in 2016. The property has a 99.61-foot frontage on Plum Street SW.

Recommended Motion:

I move to (*approve*) (*deny*) (*table the request for*) a **variance** from *Section 18-219.2., RS-10, Dimensional Standards., Rear Yard*, of the *Town of Vienna Zoning and Subdivision Ordinance*, to construct a covered deck attached to an existing dwelling which encroaches 7.5' the rear yard setback, for a setback of 27.5 feet from the rear property line, located at 806 Plum Street SW, in the RS-10, Single-Unit Detached Residential zone. (For the following reasons....)

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

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November 19, 2025

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. Plats – Existing & Proposed
	7. Site Photos
	8. Architectural Plans and Elevations
	9. Neighbor Letters of Support

FIGURES

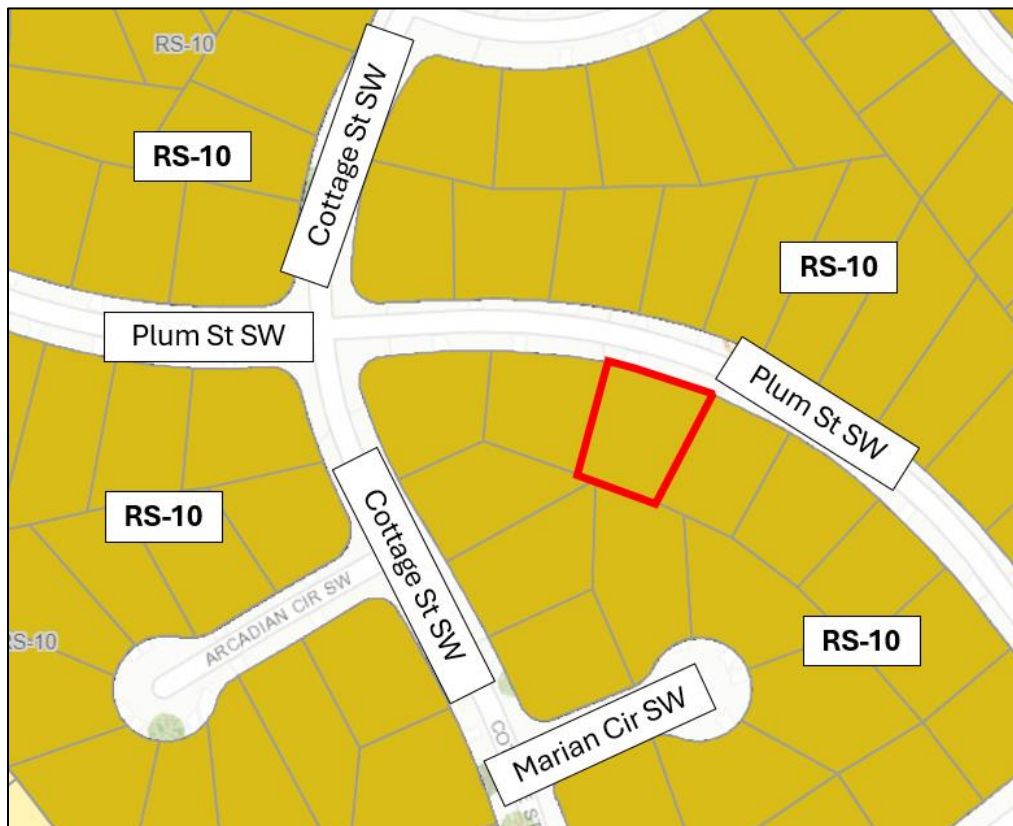


Figure 1 - Site Zoning Map