

Attachment 6: Lot Coverage

Lot size = 11,020 SF

Existing Coverage		Coverage After Proposed Improvements	
	SF		SF
House	1,858	House	1,858
Front Stoop	38	Front Stoop	38
Driveway	516	Driveway	516
Shared Driveway	50	Shared Driveway	50
Roadway	1,520	Roadway	1,520
Patio	111	Patio	111
		Proposed Entranceway	20
Total Coverage	<u>4,093</u>	Total Coverage	<u>4,113</u>
Lot Area	11,020	Lot Area	11,020
Total % Coverage	37.14	Total % Coverage	37.33

Deck Coverage vs. Town of Vienna Code Allowance of 5%

Existing Deck*	279	Existing Open Deck	110
		Proposed Covered Deck**	169
		Proposed New Open Deck	90
Total Deck	279	Total Deck	369
Lot Area	11,020	Lot Area	11,020
Coverage Percent	2.53	Coverage Percent	3.35
		Increase in Covered Area	
		Proposed Entranceway	20
		Coverage % Increase	0.18

*Existing Deck coverage = 390 SF (deck) - 111 SF (underlying patio) = 279 SF

**Proposed Covered Deck = 280 SF (covered existing deck) - 111 SF (underlying patio) = 169 SF