



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

#1520900

**Project Title:** 714 Kingsley Rd SW - VARIANCE - Fence Height  
**Application Type:** Variance  
**Workflow:** 1. Variance Review

**Jurisdiction:** Town of Vienna  
**State:** VA  
**County:** Fairfax

## Project Contacts

### Contact Information: Applicant

Jon Morin

714 Kingsley Rd. SW  
Vienna, VA 22180  
P:6035827203  
[jonmorin4@gmail.com](mailto:jonmorin4@gmail.com)

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

### Contact Information: Owner

Jon Morin

714 Kingsley Rd. SW  
Vienna, VA 22180  
P:6035827203  
[jonmorin4@gmail.com](mailto:jonmorin4@gmail.com)

## Project Description

### Project Description:

6-foot fence around property. Will include gates on both side of house and long back portion of fencing for easy access to the property.

**Fairfax County Building Permit Number(s):** not applicable

## Project Address

**Project Address:** 714 KINGSLEY RD SW

**Parcel (PIN): Address/Parcel**

- 714 KINGSLEY RD SW: 0482 031 0018

**Current Zoning: Address/Parcel**

- 714 KINGSLEY RD SW: RS-10

**Proposed Improvements:** Addition of 6-foot fence

### Describe how zoning ordinance unreasonably restricts use of the property:

Due to a significant depression in the ground level adjacent to the city sidewalk along the property boundary of Nutley Rd. a variance for a 6-foot fence is necessary for adequate protection and safety

**Suite:**

**Town Limits: Address/Parcel**

- 714 KINGSLEY RD SW: IN TOWN OF VIENNA

**Requested variance(s) from the Town Code:** Variance being sought to deviate from current requirement of a 4-foot, and rather install a 6-foot fence.

### Describe any hardships related to physical conditions of the property:

The depression in the land adjacent to Nutley st. and along the property line creates a scenario in which a normal 4-foot fence does not have the same safety qualities, due to the land's

concerns. The noted land depression drastically reduces the effective height of the fence and thus the protection it provides from the significant traffic volume on Nutley Rd, causing a hardship for the property owner. Currently, the existing 4-foot fence provides approximately 13 inches of exposed protection along this section of the property due to the ground depression. This variance is essential to ensure adequate security and protection for the property, compensating for the challenging topography.

**Describe how condition or situation is unique to your property:**

This appears to be a naturally occurring and unique to the property feature. The land's topography is creating a hardship that is unique to this stretch of property.

depression impacting exposure of the fence to the busy street. This natural land depression, combined with the 4-foot requirement create a safety hardship for the property and inhabitants.



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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:

Seeking variance for a 6-foot fence along section of street adjacent property that is currently coded for 4-foot in height.

at the following address: 714 Kingsley rd. SW

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

Signature of Applicant: [Signature] Date: 10-24-24

Property Owner's Name: Jonathan Morin

Signature of Property Owner: [Signature] Date: 10-24-24