

ALL EASEMENTS SHOWN HEREON ARE
RECORDED IN DEED 18708 PAGE 1895



LOT COVERAGE CALCULATION

MAIN DWELLING =	2529 S.F.
ENCLOSED PORCH =	155 S.F.
FRONT STOOP =	45 S.F.
ORIGINAL DRIVEWAY =	709 S.F.

TOTAL AREA = 3438 S.F.

TOTAL LOT AREA = 14,070 S.F.

LOT COVERAGE = 24.43%

MAXIMUM LOT COVERAGE = 25%

LOT COVERAGE CALCULATION

MAIN DWELLING =	2529 S.F.
ENCLOSED PORCH =	155 S.F.
FRONT STOOP =	45 S.F.
NEW DRIVEWAY =	1399 S.F.

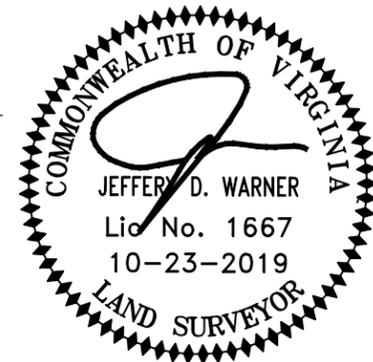
TOTAL AREA = 4128 S.F.

TOTAL LOT AREA = 14,070 S.F.

LOT COVERAGE = 29.33%

MAXIMUM LOT COVERAGE = 25%

BEULAH ROAD N.E.
STATE ROUTE 675
VARIABLE WIDTH RIGHT-OF-WAY



**VARIANCE PLAT
LOT 2
JOHN MARSHALL
PROPERTY**

DEED BOOK 18708 PAGE 1895
TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=20' OCTOBER 23, 2019

JEFF WARNER LAND SURVEYING, INC.
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