


STAFF MEMORANDUM TO BOARD OF ZONING APPEALS

Address:	714 Kingsley Road SW	Parcel No.:	0482 031 0018
Public Meeting Date:	11/20/2024	Case Number:	PF-1520900-BZA
Owner(s):	Jonathan & Alison Morin	Applicant:	Jonathan Morin
Existing Zoning:	RS-10	Existing Land Use:	Low Density Residential
Request:	<p>Request for approval of a variance from Section 18-410, Fences. 1.A., of the Town of Vienna Zoning Code, to install a non-conforming fence, located at 714 Kingsley Rd SW, in the RS-10, Single-Family Detached Residential zone. The proposed fence will exceed the 4-foot height limit for fences within the corner side yard setback.</p>		
			
Site Improvements:	The subject property consists of a single-unit home and concrete driveway.		
Size of Property:	13,184 sq ft		
Public Notice Requirements:	<p>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:</p> <ul style="list-style-type: none"> • Posting advertisements in local newspaper for two successive weeks prior to Board of Zoning Appeals meeting. This advertisement was published in the Washington Times newspaper on November 6, 2024, and November 13, 2024. • Posting a placard on the subject property. The placard was posted on November 8, 2024. • Written notices of the meeting provided to adjoining property owners on November 8, 2024. • 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 – 714 Kingsley Road SW

November 20, 2024

Request:

Request for approval of a variance from Section 18-410, Fences. 1.A., of the Town of Vienna Zoning Code, to install a non-conforming fence, located at 714 Kingsley Rd SW, in the RS-10, Single-Family Detached Residential zone. The proposed fence will exceed the 4-foot height limit for fences within the corner side yard setback.

Proposed Improvements:

The applicant is proposing to install a 6-foot-tall pine fence with a top plate. The fence proposed is 6 feet tall within areas of the property where only 4-foot-tall fences are permitted per the Zoning and Subdivision Ordinance. The Ordinance limits fences to 4 feet and 3 feet (depending on the location), on a corner side yard, 25 feet from the property line, within all single-unit detached residential districts. The applicant’s justification for this variance is provided in Attachment 5.

Property Characteristics & History:

The subject property is 13,184 sq ft square feet in area and zoned RS-10 Single-Unit Detached Residential. It is located on the southeast corner of Kingsley Road SW and Nutley Street SW. The property has 47.24 feet of frontage on Kingsley Road SW, a 25-foot corner radius, and a 79-foot frontage on Nutley Street SW. The single-unit house was constructed in 2017.

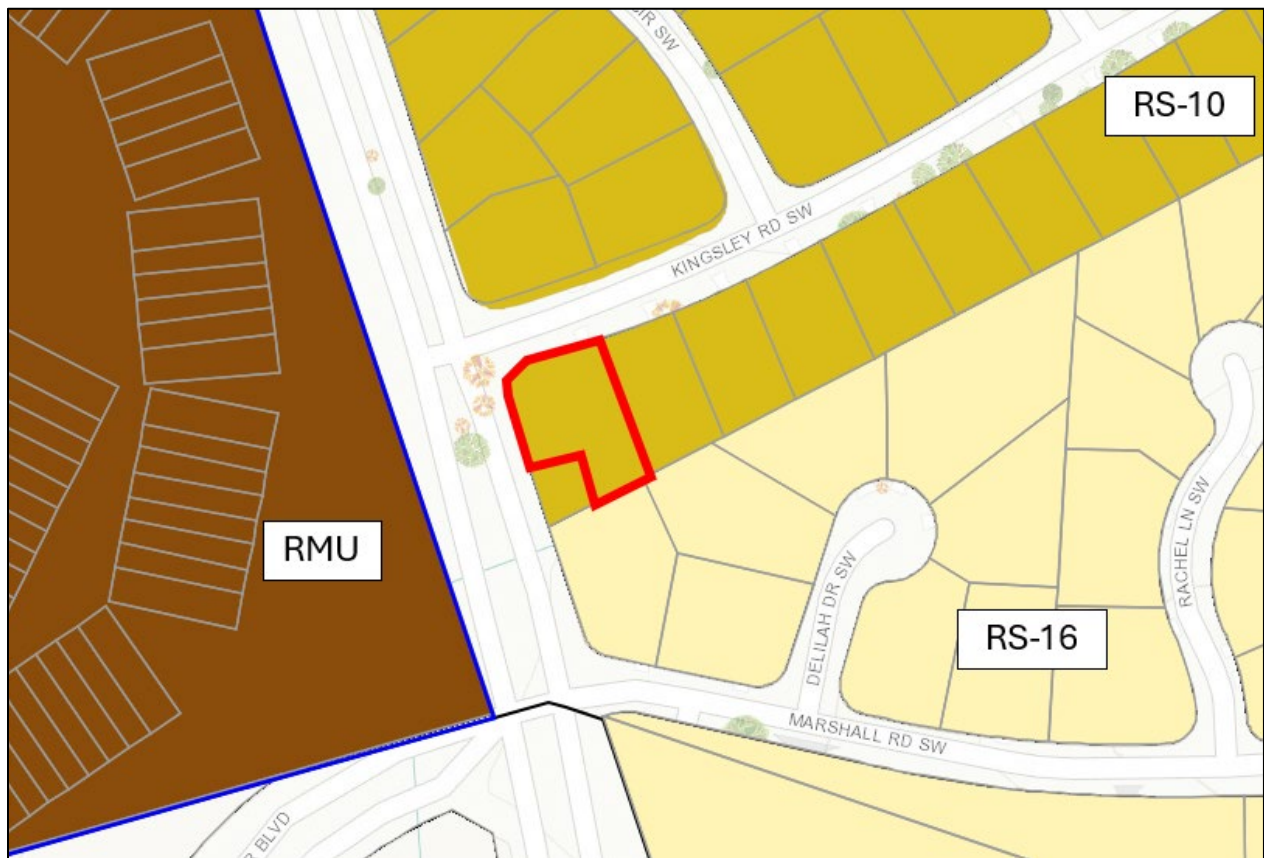


Figure 1 – Site Zoning and Location Map

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Variance - 714 Kingsley Road SW

November 20, 2024

Required Board Decision:

The Board shall consider the application for a **variance** from *Section 18-410, Fences. 1.A.*, of the Town of Vienna Zoning and Subdivision Ordinance, to install a non-conforming fence, located at 714 Kingsley Rd SW, in the RS-10, Single-Family Detached Residential zone. The proposed fence will exceed the 4-foot height limit for fences within the corner side yard setback.

Attachments:

Staff Supporting Documents	Applicant Supporting Documents
<ul style="list-style-type: none">1. Section 18-410 Fences2. Relevant Zoning Variance Code Sections3. Public Notification Affidavit	<ul style="list-style-type: none">4. Plan Review Application & Authorization5. Statement of Justification6. Property Photos7. Plat, 8/12/20248. Proposed Changes on Plat, 8/12/20249. Fence Type