

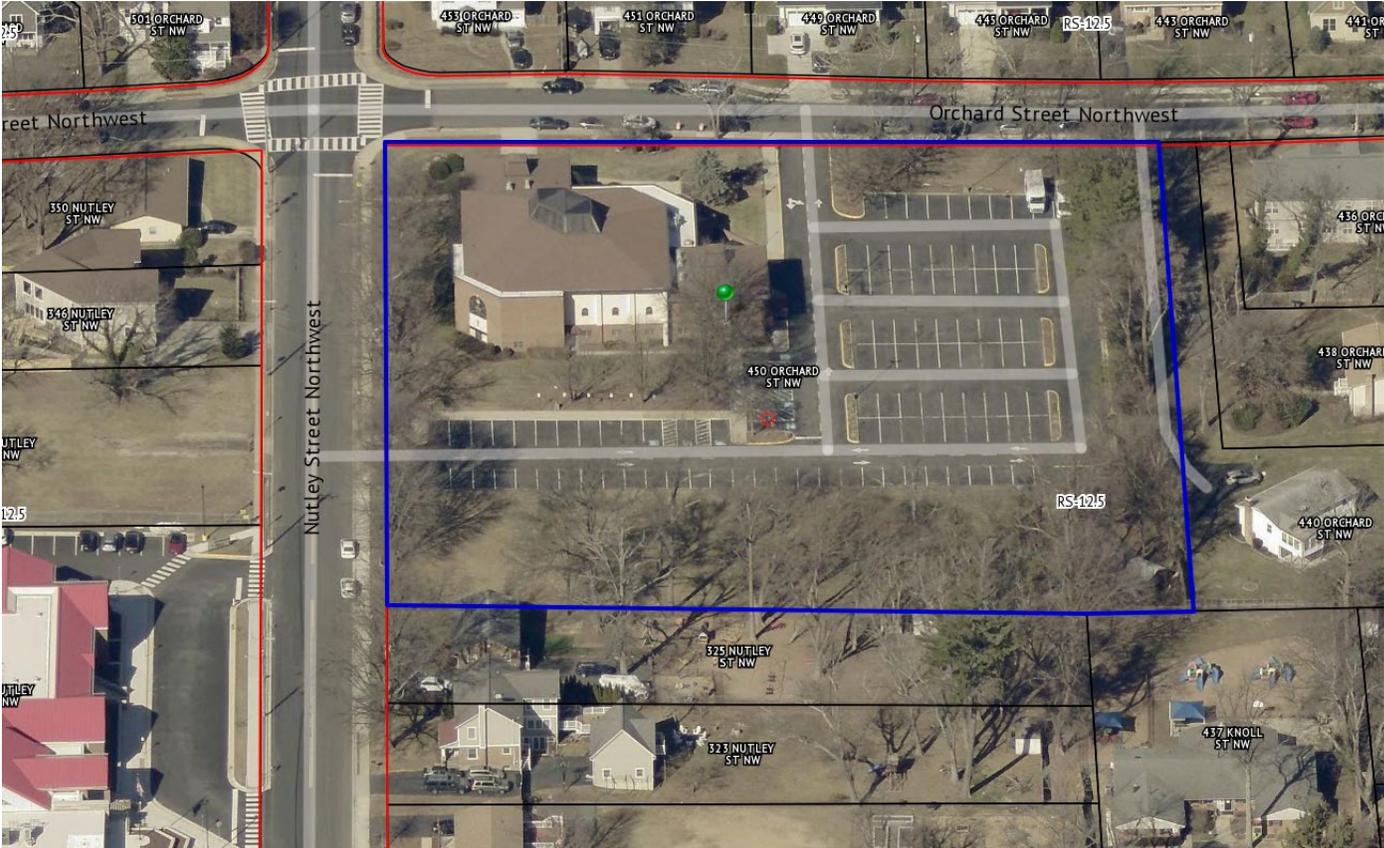
TOWN OF
VIENNA
since 1890

Modification of Requirements First Baptist Church of Vienna 450 Orchard Street NW

Town Council Public Hearing
March 23, 2026

Applicant Request

Public Hearing on request to approve a Modification of Requirement to allow 48.5% lot coverage for First Baptist Church of Vienna at 450 Orchard Steet NW (43% allowed currently)

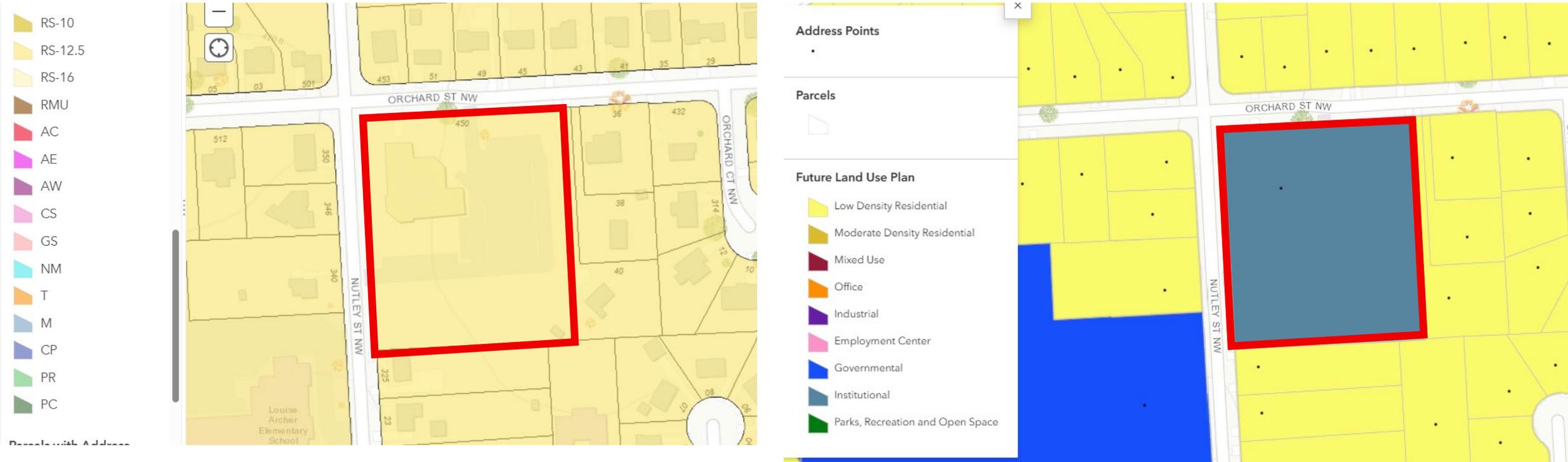


Background

- First church building constructed in 1957
- Expanded with two-story addition in 1997
- Parking lot expanded
- Two sheds added
- Driveway added from parking to sheds



Zoning and the Comprehensive Plan



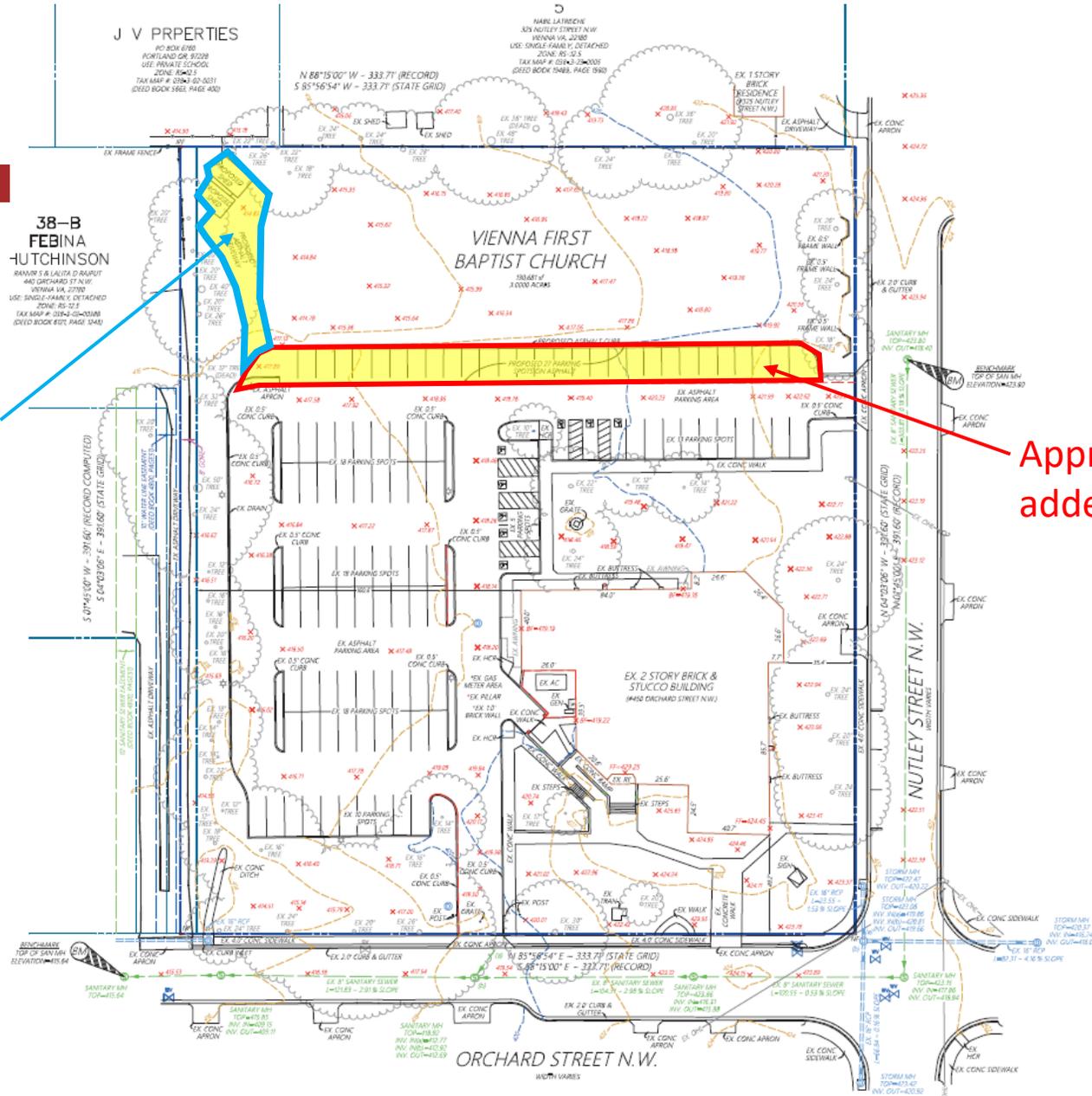
Site Plan



Added Lot Coverage

Approx. 1,800 sf
Added 2019

Approx. 4,500 sf
added prior to 2014



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Sheds and Driveway



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Modification of Requirements – Lot Coverage

- The subject property is zoned RS-12.5 (Single-Unit Residential), which permits a maximum lot coverage of **25%** for development in this district.
- This standard is designed for single-family residential properties and typically does not reflect the operational needs of institutional uses such as places of worship.
- Previously received approval for **43% lot coverage**.
- Requesting approval of approximately **48.5% lot coverage** to reflect current site conditions.



Boards & Commissions

- The Board of Architectural Review approved the existing sheds as presented on February 19, 2026.
- The Planning Commission reviewed the request on February 25, 2026, and unanimously recommended approval of the requested modification.



Suggested Motions

I move to close the public hearing and approve the requested Modification of Requirements to permit lot coverage of 48.5 percent for the First Baptist Church of Vienna located at 450 Orchard Street NW, Tax Map Parcel 0383 02 0039.

OR

I move to close the public hearing and approve the requested Modification of Requirements to permit lot coverage of 48.5 percent for the First Baptist Church of Vienna located at 450 Orchard Street NW, Tax Map Parcel 0383 02 0039, with the following conditions:_____

OR

I move to close the public hearing and deny the requested Modification of Requirements to permit lot coverage of 48.5 percent for the First Baptist Church of Vienna located at 450 Orchard Street NW, Tax Map Parcel 0383 02 0039.

Or other action deemed necessary by the Town Council.

