

Department of Planning and Zoning

Town of Vienna

127 Center Street, South Vienna,

Virginia 22180-5719

Attn: Board of Zoning Appeals / Ms. Yaska Camacho Castillo, Board Clerk

11/16/2024

Dear administrator and the Board for Zoning Appeals,

This is to submit an opinion and request for upcoming application from Property (409 East St. NE in the RS-10, "Rear Yard", Request for Variance).

I would like to request the Board to carefully review following points as I am concerned on followings, if this application is approved by the Board.

1. Detriment to adjacent property

Property under application (#409 East St) is already in proximity to adjacent property (407 East St), and former owners set long standing trees to protect privacies from each other (as shown at photo of Table#1). Approval on this application will further increase non-conformance on top of existing non-conformance regarding rear setback requirements of 35'. Thus, I am concerned that further approval on non-conformance would negatively impacts the financial value of adjacent property (407 East St) and privacy.

In addition, I would like to request the Board to also review if current non-conformance for rear setback requirements of 35' and deck setback requirements need to be revisited for enforcement to address existing non- conformance.

2. Safety from non-conformance

Due to the proximity and existing non-conformance noted above at #1, I am also concerned if

approval on non-conformance for constructing the covered deck over an existing ground level patio would create safety concern for both its own property as well as adjacent property in proximity (407 East St).

Thank you.

Nam-Soo Park
407 East St. NE
Vienna, VA 22180

Table#1.

