

STAFF MEMORANDUM TO BOARD OF ZONING APPEALS

Address:	644 Tazewell Road NW	Parcel No.:	0381 06 0076
Public Meeting Date:	10/15/2025	Case Number:	PF-1528844-BZA
Owner(s):	Anne G. Ferguson	Applicant:	Anne G. Ferguson
Existing Zoning:	RS-10	Existing Land Use:	Low Density Residential
Request:	Request for approval of a variance from Section 18-219.2. RS-10, Dimensional Standards., Rear Yard, of the Town of Vienna Zoning and Subdivision Ordinance, to construct a covered, screened deck, attached to an existing dwelling located at 644 Tazewell Road NW, in the RS-10, Single-Unit Detached Residential zone. 		
Site Improvements:	The subject property consists of a single-unit home and asphalt driveway.		
Size of Property:	10,876 sq ft		
Public Notice Requirements:	Code of Virginia Section 15.2-2204 Advertisement of plans, ordinances, etc.; joint public hearings; written notice of certain amendments., has been followed: • Written notices of the meeting to adjoining property owners provided on October 3, 2025; • Posting a placard on the subject property. The placard was posted on October 3, 2025; • 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 October 1, 2025, and October 8, 2025. • 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 - 644 Tazewell Road NW

October 15, 2025

Request:

Request for approval of a variance from Section 18-219.2. RS-10, Dimensional Standards - Rear Yard, of the Town of Vienna Zoning and Subdivision Ordinance. The variance would allow the applicant to construct a covered and screened deck that will encroach 12 feet and 2 inches into the required rear setback of 35 feet, leaving a setback of 22 feet and 10 inches. The deck would be attached to an existing dwelling located at 644 Tazewell Road NW, in the RS-10, Single-Unit Detached Residential zone.

Proposed Improvements:

The applicant is proposing to construct a single-story covered and screened deck at the rear of the existing dwelling located at 644 Tazewell Road NW. The project will be utilizing the Outdoor Living Coverage bonus. The screened deck will be 15 feet by 14 feet, for a total of 210 square feet. A 5-foot by 3-foot landing will lead down to a new 168-square-foot patio area. The addition of the patio brings the lot coverage to 24.9%, which is compliant with the Town's lot coverage regulations.

The proposed screened deck will encroach 12 feet and 2 inches into the required rear setback of 35 feet, leaving a setback of 22 feet and 10 inches. The Town code permits an open deck, without a roof, to encroach up to a maximum of 10 feet into the rear setback. If a deck is covered, the code does not provide any permission to encroach into the rear setback unless the Board of Zoning Appeals grants a variance.

The rear of the existing home ranges from one-half foot to 2-and-a-half feet from the required 35-foot rear setback.

Property Characteristics & History:

The subject property is 10,876 square feet in area and zoned RS-16, Residential Single-Unit, 16,000 sq. ft. (see *Figure 1*). The existing single-unit home was constructed in 1955. The property has approximately 29 linear feet of frontage on Tazewell Road NW, and 77 feet of linear frontage on Holmes Drive NW.

Recommended Motion:

I move to (*approve*) (*deny*) (*table*) the request for a **variance** from Section 18-219.2. RS-10, Dimensional Standards - Rear Yard, of the Town of Vienna Zoning and Subdivision Ordinance, to construct a covered deck that will encroach 12 feet and 2 inches into the required rear setback of 35 feet, leaving a setback of 22 feet and 10 inches, attached to an existing dwelling located at 644 Tazewell Road NW, in the RS-10, Single-Unit Detached Residential zone.

For the following reasons....

Or, other language as determined necessary by the Board of Zoning Appeals.

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October 15, 2025

Attachments:

Staff Supporting Documents	Applicant Supporting Documents
1. Staff Memo	4. Application And Authorization
2. Relevant Code Sections	5. Statement of Variance Request
3. Affidavit of Advertising	6. Plat
	7. Permit Drawings
	8. Neighbor Communications

Figure 1 – Zoning Map

