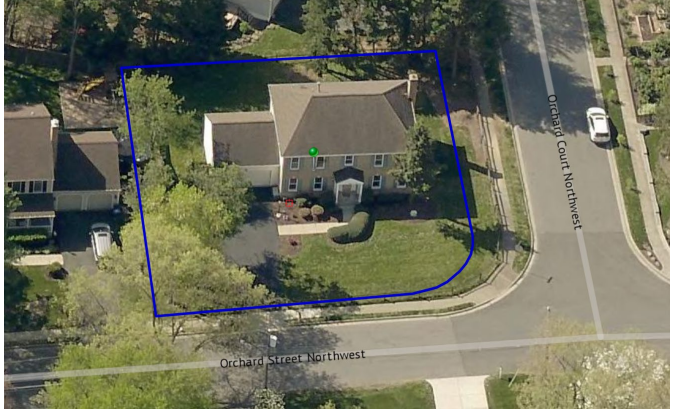


STAFF MEMORANDUM TO BOARD OF ZONING APPEALS

Address:	420 Orchard Street NW	Parcel No.:	0383 52 0002
Public Meeting Date:	7/15/2026	Case Number:	PF-2225137-BZA
Owner(s):	Charles Crawford Rachel Sheahan	Applicant:	Chris Salisbury, Blue Label
Existing Zoning:	RS-12.5	Existing Land Use:	Low Density Residential
Request:	Request for approval of a variance from Section 18-218.2., RS-12.5, Dimensional Standards, Rear Yard, of the Town of Vienna Zoning and Subdivision Ordinance, to construct a deck encroaching into the required rear yard, attached to an existing single-unit dwelling located at 420 Orchard St. NW, in the RS-12.5, Single-Unit Detached Residential zone.		
			
Site Improvements:	The subject property consists of a single-unit home and a driveway.		
Size of Property:	11,328 sq ft		
Public Notice Requirements:	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: • <i>Written notices of the meeting to adjoining property owners</i> were provided on July 8, 2026; • <i>Posting a placard on the subject property.</i> The placard was posted on June 30, 2026; • <i>Posting advertisements in a local newspaper for two successive weeks prior to the Board of Zoning Appeals meeting.</i> This advertisement was published in the Washington Times newspaper on July 1, 2026, and July 8, 2026. • The Board Clerk filed an affidavit certifying that proper notification requirements were made as stated above.		
Staff:	Andrea West, Zoning Administrator		

STAFF MEMORANDUM TO BOARD OF ZONING APPEALS

Variance – 420 Orchard Street NW

July 15, 2026

Request:

The applicant is requesting approval of a variance from *Section 18-218.2., RS-12.5, Dimensional Standards., Rear Yard*, of the *Town of Vienna Zoning and Subdivision Ordinance*, to construct a deck encroaching into the required rear yard, attached to an existing single-unit dwelling located at 420 Orchard Street NW, in the RS-12.5, Single-Unit Detached Residential zone. The application has been filed by Chris Salisbury, of Blue Label Customs, on behalf of the homeowner, Charles Crawford.

Proposed Improvements:

The applicant proposes to construct an open deck at the rear of the existing single-unit home at 420 Orchard Street NW, which requires a variance from the setback regulations for decks within the rear yard. The deck will replace brick steps and a patio.

Open decks are permitted to encroach up to 10 feet into the rear yard setback, provided a minimum distance of 25 feet is maintained from the rear property line per *Section 18-215. Allowable Encroachments into Required Yard Setbacks* and the rear yard setback regulations within *Section 18-218.2., RS-12.5, Dimensional Standards.*

The proposed deck will project 14 feet from the rear wall of the structure for a width of 18 feet. The rear wall of the house encroaches by one-half foot into the required 35-foot rear yard setback. This is a legal non-conformity that reduces the deck area within the setback encroachment to 9.5 feet, including stairs.

The proposed deck will encroach 4.5 feet beyond the 10-foot permitted. Three stairs from the deck to ground level are proposed to encroach on an additional 3 feet in depth. The resulting setback from the property line will be 17.5 feet.

Property Characteristics & History:

The subject property is 11,328 square feet in area and zoned RS-12.5, Residential Single-Unit (12,500 sq. ft.) (*See Figure 1*). The existing home was constructed in 1989. The property has a 79.2-foot frontage on Orchard Street NW.

Recommended Motion:

I move to (*approve*) (*deny*) (*table the request for*) a **variance** from *Section 18-218.2., RS-12.5, Dimensional Standards., Rear Yard*, of the *Town of Vienna Zoning and Subdivision Ordinance*, to construct a deck encroaching into the required rear yard, attached to an existing single-unit dwelling located at 420 Orchard Street NW, in the RS-12.5, Single-Unit Detached Residential zone. (*For the following reasons....*)

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

STAFF MEMORANDUM TO BOARD OF ZONING APPEALS

Variance - 420 Orchard Street NW

July 15, 2026

Attachments:

Staff Supporting Documents	Applicant Supporting Documents
1. Staff Memo	4. Application And Authorization
2. Relevant Code Sections	5. Variance Request
3. Public Notification Affidavit	6. Plat w/Proposed Deck
	7. Deck Plans
	8. Plat w/ Existing Conditions
	9. Typical Deck Detail

FIGURES

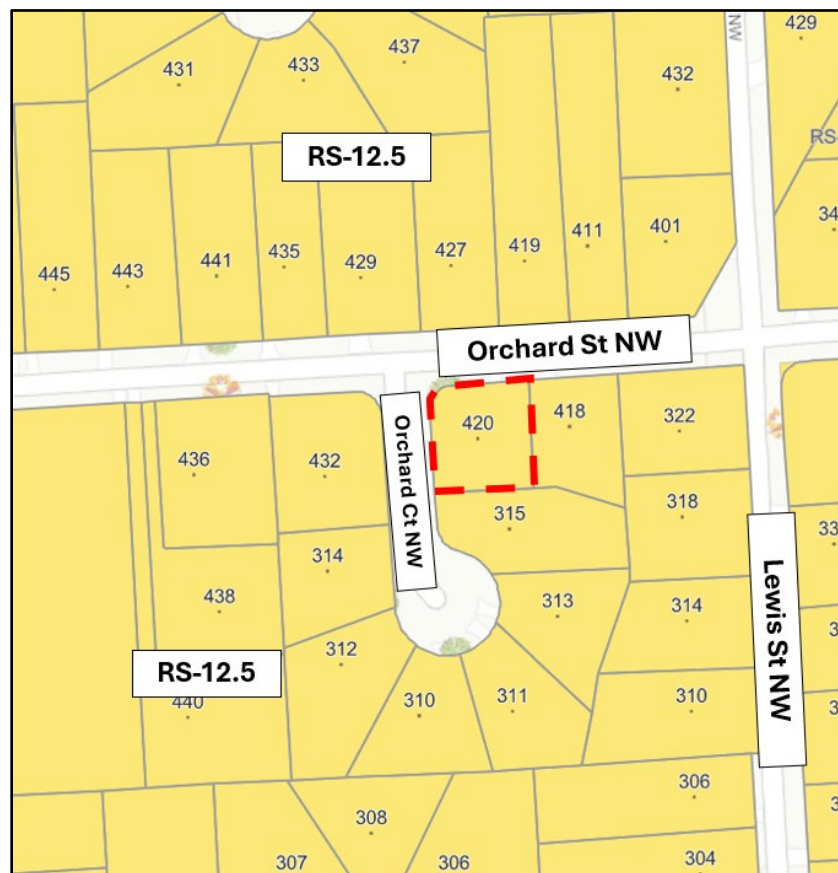


Figure 1 - Site Zoning Map