

BOARD OF ZONING APPEALS, TOWN OF VIENNA, VIRGINIA

Request for approval of a variance from Sections 18-323.2 and 18-323.7, to construct a drive-through ATM facility within the front yard setback with two lanes for Navy Federal Credit Union, on the property located at 1007 Electric Ave SE, in the CP Corporate Park zoning district.

ORDER

THIS MATTER was considered by the Board of Zoning Appeals during a public hearing held on April 16, 2025, request for a variance from Sections 18-323.2 and 18-323.7 of the Town of Vienna Zoning and Subdivision Ordinance. Based upon testimony offered by the applicant, exhibits offered into evidence, and comments offered by members of the public and other interested parties, the Board has determined the following findings of fact:

- A. The Navy Federal Credit Union headquarters consists of two parcels: HQ 1, 820 Follin Lane SE, and the subject property, HQ 2, at 1007 Electric Avenue SE. The subject property, HQ 2, is 469,047 square feet and zoned CP Corporate Park. The first building at HQ 1 was constructed in 1975, and expanded in the 1980s, and again in the 1990s and 2000s. In the pre-2024 Town of Vienna Zoning Ordinance, drive-through facilities were permitted accessory use within the CMP Industrial zone, now the CP Corporate Park zone.
- B. The structures at HQ 2, a 234,391 square foot office building and parking structure, were constructed in 2015. The site contains 1,184 parking spaces. The building frontage at Electric Avenue SE, the proposed location for the ATM drive-through facility, is set back 124 feet from the property line. The required front setback within the CP Corporate Park (formerly the CMP Industrial Park district) is 50 feet.
- C. The requirements for Drive-Throughs are within Article 3. - Uses and Use Standards. The two standards for which variances are requested for, the drive-through location and number of lanes, are new to the Zoning and Subdivision Ordinance from the adoption of the 2024 code update. Requiring drive-through facilities to be located behind the building frontage and have only a single lane..

AND FROM THE FINDINGS OF FACT AS DETERMINED ABOVE, the Board of Zoning Appeals makes the following conclusions of law:

The Board voted 7-0 to approve the request for approval of a variance from Sections 18-323.2 and 18-323.7, to construct a drive-through ATM facility within the front yard setback with two lanes for Navy Federal Credit Union, on the property located at 1007 Electric Ave SE, in the CP Corporate Park zoning district based on the following reason(s):

- The request to relocate from one part of the property to another appears reasonable.

PLEASE BE AWARE: This order expires within six months of the date of the Board of Zoning Appeals action if construction permits have not been obtained. The date of the action was April 16, 2025. Therefore, construction permits must be obtained by October 16, 2025, and those permits

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must be in accordance with the Town of Vienna Zoning and Subdivision Ordinance Section 18-843.7.

IT IS, THEREFORE, ORDERED, this 25 day of April, 2025, that the application requesting a variance from Sections 18-323.2 and 18-323.7, to construct a drive-through ATM facility within the front yard setback with two lanes for Navy Federal Credit Union, on the property located at 1007 Electric Ave SE, in the CP Corporate Park zoning district, be approved.



Michael Rettinger
Board of Zoning Appeals, Vice Chair