

BOARD OF ZONING APPEALS, TOWN OF VIENNA, VIRGINIA

Request for approval of a variance from Section 18-24.F of the Vienna Town Code in order to construct a new screened in porch in excess of the maximum permitted lot coverage on the property located at 610 Kearney Ct, SW; in the RS-12.5, Single-Family Detached Residential zone. Application filed by Elina & Alexander Xanttopoulos, owners.

ORDER

THIS MATTER was considered by the Board of Zoning Appeals during a public hearing held on July 18, 2018 for a variance from Section 18-24.F of the Vienna Town Code. Based upon testimony offered by the applicant, exhibits offered into evidence, comments offered by members of the public and other interested parties, the Board has determined the following findings of fact:

- A. This property is located on a cul-de-sac on the southwesterly side of Kearney Court, SW; located between Yeonas Drive, SW and Pruitt Court, SW; in Section 4 of the Pickett Estate subdivision. The subject tract is a perfect rectangular lot measuring 91 feet in width and 116 feet in length for a total of 10,556 square feet.
- B. The two-level split dwelling was constructed in 1973 and includes an attached car port with an asphalt driveway and an open rear deck; as shown on the House Location Plat prepared Dominion Surveyors, Inc., dated April 4, 2018; revised June 12, 2018 (see attached plat).
- C. The property's lot coverage before the variance request exceeds the allowable 25% lot coverage by 73 square feet or 25.69% percent over lot coverage. A review of the Town's records did not reveal prior variances or approved permits that addresses this lot coverage overage.
- D. The proposed screened porch will replace a portion of an existing open rear deck with an enclosed 12' X 17' screened porch. According to the Plat Showing House Location prepared by Dominion Surveyors, Inc., the proposed screened porch will increase the lot coverage by 204 square feet, bringing the property total lot coverage to 277 square feet or 2.62% over the allowable 25%.

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

The Board voted 6-0 to approve the request for a variance from § 18-24.F, of the Vienna Town Code, in order to construct a new screened in porch in excess of the maximum permitted lot coverage on the property located at 610 Kearney Ct, SW

If the terms and condition of the BZA are not met, then this order may be revoked per the Town Code and could result in penalties per Town Code § 18-281 & 18-281.1.

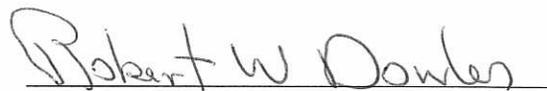
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The Board supported the application because:

- I. The typography of the property, described as an area where water accumulates, is more than a nuisance due to the mud and water.
- II. The easement effects the shape of the lot, making it unusual.

Please be advised that pursuant to Town Code § 18.235 any variance authorized by the board to permit the erection or alteration of a building or structure shall be valid only for six months unless a building permit for such erection or alteration is obtained within this period and the erection or alteration is started and proceeds to completion in accordance with the terms of the decision.

IT IS, THEREFORE, ORDERED, this 26th day of July, 2018 that the application requesting approval of variance from § 18-24.F of the Vienna Town Code in order to construct a new screened in porch in excess of the maximum permitted lot coverage on the property located at 610 Kearney Ct, SW, be and here is approved.



Robert W. Dowler
Board of Zoning Appeals, Vice Chair
Town of Vienna