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June 2, 2025

Town of Vienna
Board of Zoning Appeals
127 Center Street South
Vienna, VA 22180

Re: Request for Variance from Rear Yard Setback Requirement

Dear Members of the Board,

We respectfully submit this letter in support of our request for a variance from the 35-foot rear yard setback requirement, as outlined in the Town of Vienna zoning ordinance. Our goal is to construct a modest, covered porch at the rear of our home to enhance both the usability and comfort of our outdoor living space. We believe this request meets the standards for a variance and reflects a reasonable, beneficial improvement to our property that does not negatively impact our neighbors or the community.

As residents of a corner lot, our property is disproportionately affected by the setback requirements, which apply more restrictively than they do to interior lots. To our knowledge, there is no practical reason—aside from this corner-lot classification—that would otherwise prevent the addition of a modest rear porch. The ordinance unreasonably restricts our ability to construct a covered porch of a practical size for usage. This creates a hardship that unfairly limits our ability to improve our property in a way that would otherwise be permitted on nearby parcels.

Importantly, the porch would not alter the appearance of the home from the street, would remain within allowable property coverage limits, and would not encroach on the front or side setbacks. It would be constructed with privacy and aesthetics in mind, and would provide a safe, shaded, and year-round outdoor space for our family. Neighbors with direct sight lines to the project have expressed their support, and we have ensured the design is modest in scale and consistent with the character of the house and neighborhood.

Moreover, since purchasing our home, we have experienced significant property loss due to sidewalk projects undertaken by the Town along both the front and side of our lot. These improvements, while appreciated for public use, have meaningfully reduced our private yard space and increased foot traffic and visibility around our home. The proposed porch would help us regain some privacy and usability of our lot.

Below, we have included pictures of the backyard showing the old deck area, which the new porch would replace. Thank you for your time and consideration. We are happy to provide additional documentation or answer any questions the Board may have.

Sincerely,

Anne Ferguson and family

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View from the left side of the yard:



View from the right side of the yard:



View from the center of the yard:

