Variance Justification Statement

Date: May 3

PROPERTY ADDRESS: 231 TALAHI RD SE, VIENNA VA 22180

VARIANCE SOUGHT FOR: NEW ROOF OVER EXISTING DECK, FROM SECTION 18-24 OF THE CODE OF THE TOWN OF VIENNA.

Project description & hardship: This is a request for a variance to build a roof over an existing rear deck. The zoning requires a 35'-0" rear setback. The current distance from rear yard to deck is 26.6'. There is an existing pergola over the deck, which would be removed for the new roof. The new roof would not cover any more of the rear yard that the deck already covers. Also, this lot is small compared with other lots of this neighborhood and of this zoning description, as it is only 9,920 sf where other lots are closer to 11,000 sf, and thus our lot has a smaller rear yard than other lots in this zoning classification. With the new roof, we would still be under the required lot coverage. The plats showing this indicates these concepts.

The standards of a variance from the Town of Vienna that this project meets are as follows:

A. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance;
B. The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area;
C. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance.
D. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and,
E. The relief or remedy sought by the variance application is not available through the Conditional Use Permit process or, when permitted by this Chapter, determination by the Zoning Administrator

Thank You for your consideration of this request,

Sincerely,

Tania L. Bruno, Architect