

STAFF MEMORANDUM TO BOARD OF ZONING APPEALS

Address:	609 Alma Street SE	Parcel No.:	0391 11 0019	
Public Meeting Date:	10/15/2025	Case Number:	PF-1881971-BZA	
Owner(s):	Shawn Achziger & Maryam Dadkhah	Applicant(s):	Shawn Achziger & Maryam Dadkhah	
Existing Zoning:	RS-10	Existing Land Use:	Low Density Residential	
Request:				
Request for approval of a variance from Section 18-465.1.C., Fences., to allow a fence taller than 4 feet within the side yard setback, which would allow the owners to maintain an existing 5' – 10" fence on the property at 609 Alma Street SE, in the RS-10, Single-Unit Detached Residential zone.				
Site Improvements:	The subject property consists of a single-unit home, shed and driveway.			
Size of Property:	13,888 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 provided on October 3, 2025;</i> • <i>Posting a placard on the subject property. The placard was posted on October 3, 2025;</i> • <i>Posting advertisements in local newspaper for two successive weeks prior to Board of Zoning Appeals meeting. This advertisement was published in the Washington Times newspaper on October 1, 2025, and October 8, 2025.</i> • The Board Clerk filed an affidavit certifying that proper notification requirements were made as stated above.			
Staff:	Andrea West, Zoning Administrator			

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Variance – 609 Alma Street SE

October 15, 2025

Request:

Request for approval of a variance from Section 18-465.1.C., Fences., to allow a fence taller than 4 feet within the side yard setback, which would allow the owners to maintain an existing fence on the property at 609 Alma Street SE, in the RS-10, Single-Unit Detached Residential zone.

Proposed Improvements:

No improvements are proposed other than what is already in place on the property. The applicant is proposing to retain an existing non-conforming fence on the subject property at 609 Alma Street SE. The fence is located on the property line adjacent to Follin Lane SE and connects to the front wall of the house. The fence exceeds the 4-foot height limit on fences within corner side yards. The total fence height is 5-foot, 10-inches, one foot and 10-inches taller than what is permitted by the Town Code. *See Attachment 07 for a rendering of the fence.*

The wood portion of the fence was installed in April of 2025; the deer deterrent at the top of the wood fence has not been installed. Despite the requirement under Sec. 18-821.1., Fence Permit Required, no application for a permit was filed with the Town, meaning that the fence was installed without a permit. A letter notifying the property owner of the need for a permit was sent on April 9, 2025, by a Town of Vienna Zoning Compliance Officer. The most recent fence permit for the subject property is from 2009, for a 4-foot fence along the property line.

Fence Regulations:

Section 18-410., Fences and Decorative Walls., of the Town of Vienna Zoning and Subdivision code states that a fence within the corner side yard that is greater than 4 feet in height must be set back at the same depth as the front yard setback of the adjacent zoning. In this case, the adjacent lots are Parks and Recreation, and RS-10 Residential. The greater of the two front yard setbacks is 25 feet, which means that the fence must have a 25-foot setback from the property line at Follin Lane, within which the fence height may not exceed 4 feet. Fences within the interior yard may be up to 6 feet in height.

Property Characteristics & History:

The subject property is 13,888 square feet in area and zoned RS-10, Residential Single-Unit, 10,000 sq. ft. (see *Figure 1*). The existing single unit home was constructed in 1958, according to Fairfax County records. The property has approximately 76 linear feet of frontage on Alma Street SE, and 114 linear feet of frontage on Follin Lane SE.

Recommended Motion:

I move to (*approve*) (*deny*) (*table*) the request for a **variance** from Section 18-465.1.C., Fences., to allow a fence greater than 4 feet, for a total height of 5 feet, 10 inches, within the side yard setback to maintain an existing fence on the property at 609 Alma Street SE, in the RS-10, Single-Unit Detached Residential zone.

For the following reasons....

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

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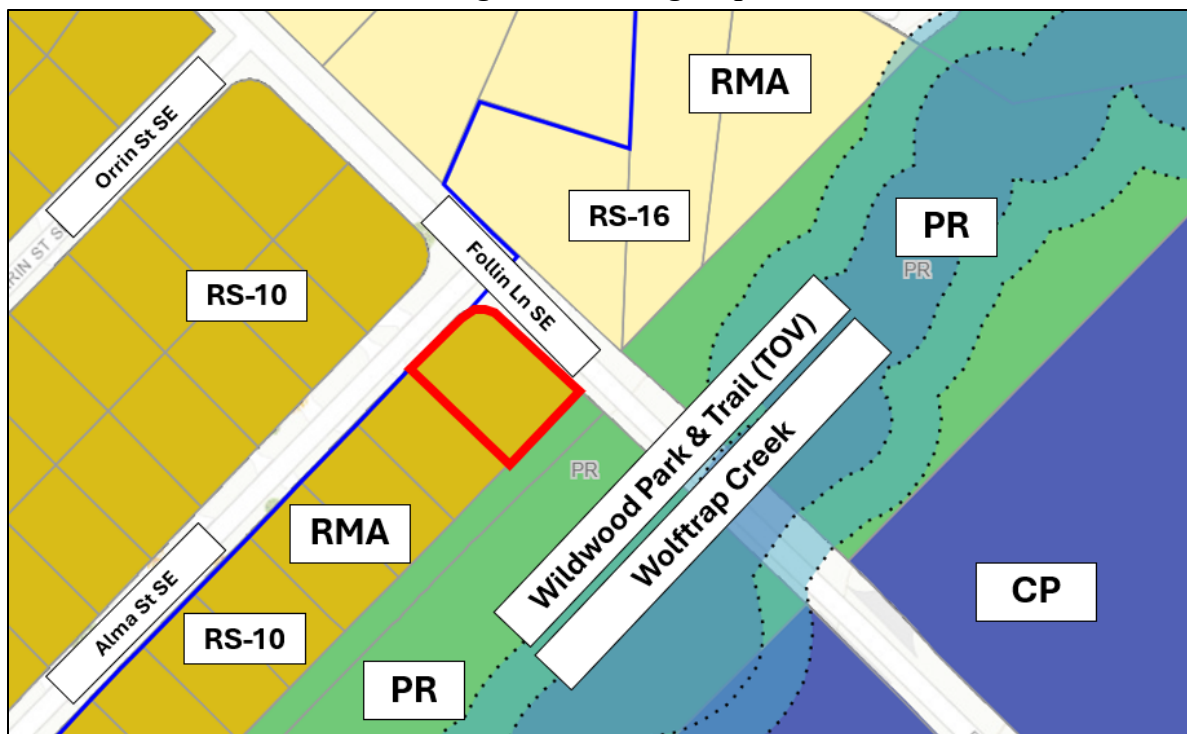
Variance - 609 Alma Street SE

October 15, 2025

Attachments:

Staff Supporting Documents	Applicant Supporting Documents
1. Staff Memo	4. Application And Authorization
2. Relevant Code Sections	5. Variance Statement of Justification
3. Public Notification Affidavit	6. Site Photos
	7. Proposed Fence Design and Height
	8. Plat Showing Proposed Fence Location
	9. FEMA Flood Map
	10. Certificates and Awards
	11. Virginia Conservation Assistance Program Application
	12. Conservation Assistance Program Site Visit Report

Figure 1 - Zoning Map



Map Legend:

- Red line – 609 Alma Street SE
- RS-10 – 10,000 sq ft single unit residential
- RS-16 – 16,000 sq ft single unit residential
- CP – Corporate Park
- RMA (blue line) – Resource Management Area - Chesapeake Bay Preservation Overlay Zone
- PR – Parks and Recreation