



# Town of Vienna

127 Center Street South  
Vienna, Virginia 22180  
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TTY 7111

## Meeting Agenda Board of Zoning Appeals

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Wednesday, September 16, 2020

7:00 PM

COUNCIL CHAMBERS-VIENNA TOWN HALL

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### Online Meeting

*\*To participate in the meeting via Zoom, please visit:  
[https://zoom.us/webinar/register/WN\\_LbpB3st8Q1WXT2Te0ATgrw](https://zoom.us/webinar/register/WN_LbpB3st8Q1WXT2Te0ATgrw)*

[BZA-20037](#)

Resolution - Continuity of Government - September 16, 2020

**Attachments:**

[BZA - Resolution -Continuity of Government September 16, 2020](#)

### Roll Call

### Public Hearing

[BZA-20038](#)

604 Beulah Rd NE - Request for Variance from §18-24.F of the Town Code.

**Attachments:**

[01 - BZA STAFF REPORT 604 Beulah Road, NE 09-16-2020](#)

[02 - BZA Application](#)

[03 - Justification Statement](#)

[04 - Variance Plat](#)

[05 - Neighbor Letters](#)

[BZA-20039](#)

260 Cedar Ln SE - Request or a Conditional Use Permit from §18-73.B and §18-210.II of the Town Code

**Attachments:**

[01 - BZA STAFF REPORT - 09-16-2020 - 260 Cedar Ln SE - Simply Social - CUP](#)

[02 - Simply Social - Application](#)

[03 - Simply Social - CUP Narrative](#)

[04 - Simply Social - Conditional Use Permit Plan](#)

[05 - Simply Social - Interior Floor Plan](#)

[06 - Simply Social - Traffic Impact Analysis](#)

[07 - Simply Social - Existing Conditions Photos](#)

[08 - Simply Social - BAR Approved Facade Renovations](#)

[09 - Simply Social - Cedar Park Shopping Center Tenant List and Location Map](#)

[10 - Simply Social - Cedar Park Shopping Center Approved Site Plan - 7-25-19](#)

### Regular Meeting

**Decision for:**

- 604 Beulah Rd NE - Variance Request
- 260 Cedar Ln SE - Conditional Use Permit

**New Business: Calendar dates for 2021 BZA Meetings**

**Approval of the Minutes:**

**Meeting Adjournment**

*THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6341, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.*

**About the Board of Zoning Appeals**

The Board of Zoning Appeals is a quasi-judicial board comprised of seven members – all of whom are residents of the Town of Vienna, VA. The Board serves as an arm of the Fairfax County Circuit Court, as all members are appointed to the Board by the Court after receipt of recommendation from the Vienna Mayor and Town Council.

The Board is empowered by the Code of Virginia to:

1. Hear and decide appeals from any order, requirement, decision or determination of the Zoning Administrator.
2. Grant variances from the Zoning Ordinance – as defined in Section 15.2201 of the Code of Virginia – as will not be contrary to the public interest, when, owing to special conditions, a literal enforcement of the provisions will unreasonably restrict the utilization of the property to a degree that is not shared generally by other properties within the same zone or district, and its authorization will not be of substantial detriment to adjacent properties or change the character of the neighborhood
3. Hear and decide applications for interpretation of the Zoning District Map when there is any uncertainty as to the location of the boundary line.
4. Grant Conditional Use Permits in accordance with the provisions of Section 18-209 – 216 of the Vienna Town Code.

The Board of Zoning Appeals does not have the power to change the Zoning Ordinance or the rezone property. Those powers rest with the Mayor and Town Council. Please be advised, the Board decides each application on its own merit – there are no precedents.

The Board will first consider each application during the Public Hearing portion of the meeting. As part of the Virginia Court System, the Board of Zoning Appeals takes sworn testimony and each participant will be sworn in prior to offering comments.

The second portion of the meeting – the Regular Meeting – will convene after the Public Hearing has been closed. The Board will reach a decision on each item. The grant of any appeal from a decision by the Town's Zoning Administrator requires an affirmative vote of a quorum, no less than a majority of membership (4), of the Board. The grant of a Conditional Use Permit or variance requires an affirmative vote of a quorum, no less than a majority of membership (4), of the Board. If you are unable to stay for the last portion of the meeting, you may learn the Board's decision by contacting staff.

If any party is not satisfied with the decision of the Board, an appeal may be filed with the Circuit Court of Fairfax County within 30 days after the issuance of the Board's decision on the matter.