



Town of Vienna
Board of Zoning Appeals
Variance or Appeal Application

Application Number: _____-BZA

(Office Use Only)

Address of Subject Property: 505 Princess Ct SW

Legal Description: _____

Lot: 3 Block: _____ Section: 1

Subdivision: Moorefield

Square Footage: 12,747

Present Use of Property: Residential Home Zoning: RS-12.5

Reason for Requesting a Variance or Appeal (Provide additional pages as necessary):

Bring existing 1959 home construction up to current standards for both architecture and cosmetics. Current House is Functionally obsolete for today's 2018 family. Home only has 3 bedrooms and 1 bath upstairs. And needs to be 4 bedrooms and 2+ bathrooms with a large living area. As well as adding a two car garage and a front porch. Current lot radius that follows the radius of the court make that impossible to leave anything other than a carport and a stoop. New updated home will not effect neighbors in lot coverage or height being that both proposed are under the allowable criteria. Main house will be approximately 6.5' taller than the existing roof and still approximately 12+' lower than the allowable height.

From other houses that we have done neighbors have told us they like the fact that the original house was to remain and was not removed for new.

Signature (Owner or Agent): 

Name of Owner(s): Mursch&Rico LLC

Address: 25267 Connor Ct Phone: 703.725.6265

E-mail Address: rick@yesterdayscarpentry.com

Name of Agent(s): Richard Moyssiadis

Address: 25267 Connor Ct Aldie Va 20105 Phone: 703.725.6265

E-mail Address (for "Contact Person"): rick@yesterdayscarpentry.com

The following is a list of information, or items, to be furnished along with the application for a variance or an appeal in conformance with Article 23 of Chapter 18 of the Code of the Town of Vienna, Virginia. Applications will not be considered complete and eligible for review, and placement upon an agenda, until the information listed below has been received at least twenty-one (21) days prior to the next available meeting of the Board of Zoning Appeals. All such requests shall be accompanied by the following information:

1. **Complete Application** with all requested information provided in this application.
2. **Nine (9) Copies** of a certificate of survey, or plat, showing the legal description, area, boundaries of the subject tract, abutting streets and alleys, **and the location of all proposed building and structures** for which the variance or appeal is requested (all materials larger than 8.5" x 11" must be folded).
3. **Nine (9) Copies** of any additional documentation, including the justification statement, prepared in support of the appeal or variance request.
4. **One (1) Copy** of a listing of the names and addresses of the owners of all properties adjoining and all lands lying on the opposite sides of all streets and alleys abutting the subject tract for which the variance or appeal is being requested. (This information may be easily obtained online at the following address: <http://icare.fairfaxcounty.gov/ffxcare/Main/Home.aspx>).
5. **Electronic Copy** of application and plans submitted via email or flash drive.

Note: Section 18-235 of the Town Code specifies that any variance authorized by the Board to permit the erection or alteration of a building or structure shall be valid only for six (6) months unless a building permit has been obtained.

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) 255-6300 (Voice) OR TTY 711.