

BOARD OF ZONING APPEALS, TOWN OF VIENNA, VIRGINIA

Request for approval of a variance from Section 18-24.C of the Vienna Town Code in order to convert an existing carport into a garage, expand roofline over main house and replace the existing stoop with a new covered porch; all of which encroach into the front Building Restriction Line (BRL). Property located at 505 Princess Court, SW, in the RS-12.5, Single-Family Detached Residential zoning district. Application filed by Rick Moyssiadis, agent for Mursch & Rico, LLC, owners.

**ORDER**

THIS MATTER was considered by the Board of Zoning Appeals during a public hearing held on July 18, 2018 for a variance from Section 18-24.C of the Vienna Town Code. Based upon testimony offered by the applicant, exhibits offered into evidence, comments offered by members of the public and other interested parties, the Board has determined the following findings of fact:

- A. The single-family dwelling, constructed in 1959, includes a one-story brick house, attached carport and concrete driveway. This property was granted a variance on November 19, 1969 to build a double carport open on three sides that encroached 10 feet into the BRL as shown on the Property Survey Plat prepared by Lester Johnson dated October 24, 1961, and is attached to the BZA Order dated November 19th 1969.
- B. The applicant is requesting a modification of the previously approved 1969 variance in order to convert the open carport into a two-stall garage, remove/alter the rooflines to encompass a proposed side and rear additions and replace the existing front stoop with a new front porch. The Physical Improvement Survey prepared by Scartz Surveys shows that the carport and main house footprint in those previously approved areas will not change. The only encroachment into the front thirty-foot (30') foot building restriction line (BRL) would be the new front porch. It will encroach 4.4' feet into front BRL. This property meets all other zoning requirements for height, setbacks, and lot coverage. It also meets the proposed 5% deck coverage requirement.

AND FROM THE FINDINGS OF FACT AS DETERMINED ABOVE, the Board of Zoning Appeals makes the following conclusions of law:

The Board voted 5-1 to approve the request for a variance from § 18-24.C, of the Vienna Town Code, in order to convert an existing carport into a garage, expand roofline over main house and replace the existing stoop with a new covered porch; all of which encroach into the front Building Restriction Line (BRL). Property located at 505 Princess Court, SW.

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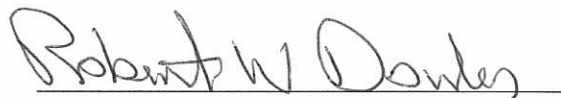
If the terms and condition of the BZA are not met, then this order may be revoked per the Town Code and could result in penalties per Town Code § 18-281 & 18-281.1.

The Board supported the application because:

- I. The lot is an unusual shape with a building envelope consisting of curved and diagonal lines.
- II. The existing house exceeds the front yard setback.

Please be advised that pursuant to Town Code § 18.235 any variance authorized by the board to permit the erection or alteration of a building or structure shall be valid only for six months unless a building permit for such erection or alteration is obtained within this period and the erection or alteration is started and proceeds to completion in accordance with the terms of the decision.

IT IS, THEREFORE, ORDERED, this 26<sup>th</sup> day of July, 2018 that the application requesting approval of variance from § 18-24.C of the Vienna Town Code in order to convert an existing carport into a garage, expand roofline over main house and replace the existing stoop with a new covered porch; all of which encroach into the front Building Restriction Line (BRL) on property located at 505 Princess Court, SW, be and here is approved.



Robert W. Dowler  
Board of Zoning Appeals, Vice Chair  
Town of Vienna