



**Town of Vienna**  
**Board of Zoning Appeals**  
**Variance or Appeal Application**

Application Number: PF-01-20-BZA

(Office Use Only)

Address of Subject Property: 211 Center Street North

Legal Description: CENTER STREET

Lot: 0382 Block: 02 Section: 0116

Subdivision: \_\_\_\_\_

Square Footage: 1,963 House ; 8,173 LAND

Present Use of Property: Single-family, Detached Zoning: RS-10

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

We desire to tear down our existing house and build a new one to expand and improve our living space, as well as the value of our lot. We desire a tasteful new home that fits with the adjacent homes in our neighborhood and Vienna. We would like to request approval to continue a lot coverage variance of 27.4% that was approved in 1997 by the previous owner.

Our main desire is to expand our living space with a bigger house. But, we also seek to move beyond some of our current conditions, such as: (1) An aged, rock foundation under the original 1930 section of our house; (2) No basement, only crawl space under the entire house; (3) No garage and a single lane driveway for 2 cars (and 3 in the next few years).

We are intending to bring our house in line with other RS-10 houses with 4 BR, 2.5 BA, garages and basements—which we don't have today. We believe that enforcing the zoning ordinance for RS-10 lot coverage would prevent or limit this desired lot usage. (Further reasoning provided in Variance Justification Statement.)

Signature (Owner or Agent):

Joseph P. Bullis Pilar Bullis

Name of Owner(s): Joseph P. Bullis and Pilar Bullis

Address: 211 Center Street N, Vienna, VA 22180 Phone: 703-798-9198

E-mail Address: joebullis@yahoo.com

Name of Agent(s): n/a

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail Address (for "Contact Person"): \_\_\_\_\_