

Variance Justification Statement

Owner: Joseph and Pilar Bullis
Applicants: Joseph and Pilar Bullis
Property Address: 211 Center Street N, Vienna, Virginia 22180

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. As part of this desire, 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:

- An aged, rock foundation under the original 1925 section of our house
- No basement, only crawl space under the entire house
- 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.

We considered an addition and renovation first. In discussions with contractors we learned that the effort to shore up our foundation and prepare it for a second floor would be very costly. The effort would be extremely arduous given our crawlspace foundation. And in the end, we would still not have a basement, nor a garage.

We also came across an issue with setbacks when considering an addition. A tear down / rebuild would remedy this issue which dates back to the original variance. Despite the variance from 1997 stating that our house was in compliance with setbacks, it is not. In 1997 the setback variances for the 1997 addition to the house were approved without an engineering survey. (See meeting minutes pictured from June 1997.)

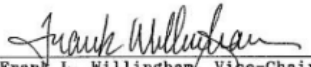
In late 2019, when we conducted an engineering survey, we learned that even the 1997 addition is over the front and side setback lines (by less than 2 feet). Thus an addition would have to account for this setback situation and would require unorthodox and undesired roof lines.

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

1. Granting of the requested variance, as considered by the Board of Zoning Appeals, will not be detrimental to the health, safety or welfare of the neighborhood, nor to the persons who reside therein, and is approved in accordance with the provisions of § 18-233 of the Town Code.
2. The Board determined that a hardship exists as a result of the inordinately-small size of the subject property. The Board also noted that the new addition will meet all setback requirements and would also meet lot coverage requirements if the subject property met the current-day minimum lot area of 10,00 square feet.

IT IS, THEREFORE, ORDERED, this 20th day of June, 1997, that the application as submitted by Thomas J. Bullis, 211 Center Street, North, for a variance from each of the above-referenced Code sections shall be approved.

From Variance Hearing
June 18, 1997

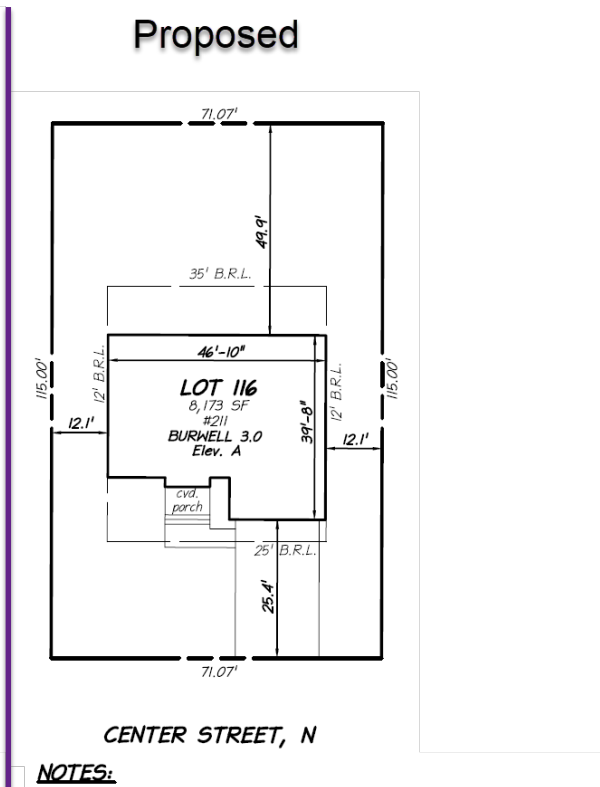
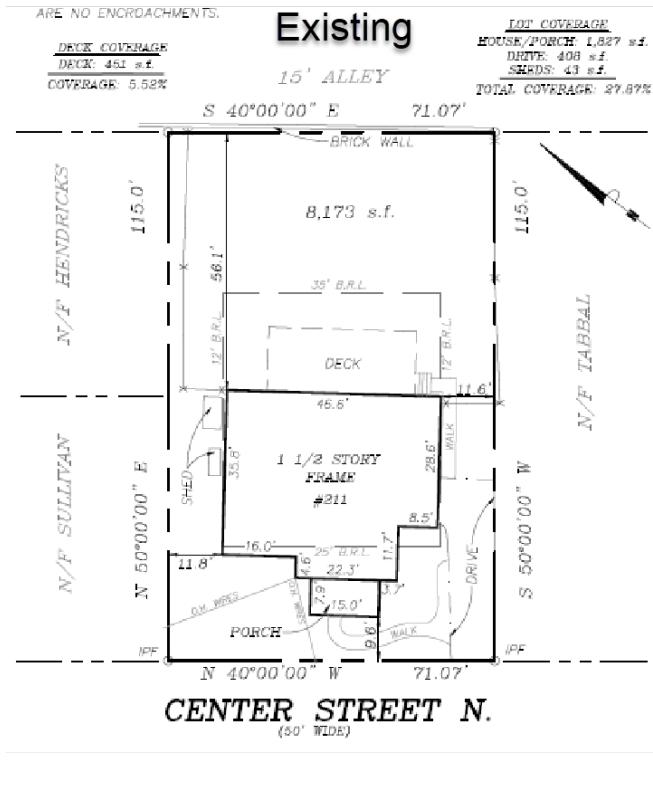

Frank L. Willingham, Vice-Chairman
Board of Zoning Appeals
Town of Vienna, Virginia

Some key aspects of our intended new house that we hope to be considered justifications for approving:

- (1) Our new house would cover 27.4% -- same as the current approved variance of 27.4%.
- (2) Our new house would reset the footprint to conform to Building Restriction Lines. Our new house would fit within all BRLs. See elevations and sketches.
- (3) Our new house would allow us to relieve hardship of RS-10 zoning on our undersized lot.
 - Our lot is 8,173 square feet and was placed in an RS-10 zone in 1966 where lots are supposed to be 10,000 square feet minimum with maximum 25% of lot coverage.
 - Our dwelling received a variance for lot coverage in 1997 prior to our purchasing it, and we were not aware of the variance. Our dwelling spans 27.4% of our lot; our zone allows for 25%.
 - The strict application of 25% lot coverage on a lot of 8,173 square feet would allow for a footprint of 2,043 square feet. Allowing the continuance of the 1997 approved variance of 27.4% lot coverage would allow for 2,239 square feet of lot footprint coverage. This 196 square feet can be a substantial difference in living space and value.

All in all, we hope the BZA can approve a new variance for lot coverage given our desire to build a new home that is tasteful and fits with the neighborhood and BRLs.

Existing Layout and Proposed Layout of homes in relation to lot and BRLs. For the Proposed home, lot coverage estimates provided by Evergreene Homes. **Lot Coverage Estimate: 26.4%**



NOTES:

- SUBJECT PROPERTY IS SHOWN ON FAIRFAX COUNTY TAX MAP 38-2 ((2)) 0116 AND 15 CURRENTLY ZONED RS-10.
- A TITLE REPORT HAS NOT BEEN FURNISHED, THEREFORE ALL ENCUMBRANCES ARE NOT SHOWN.
- PER THE ASSESSMENTS, THE EXISTING HOUSE IS CONNECTED TO WATER, SEWER AND GAS.
- DEVELOPMENT OF THE SUBJECT PROPERTY SUBJECT TO RECEIPT OF DETAILED TOPOGRAPHIC SURVEY.
- LOT COVERAGE COMPUTATIONS:
HOUSE FOOTPRINT AND PORCH: 1,700 SF (20.8%)
DRIVEWAY: 537 SF (6.6%)
TOTAL LOT COVERAGE: 2,237 SF (27.4%)
MAXIMUM LOT COVERAGE: 2,043 SF (25.0%)
MAX. LOT COVERAGE PER VARIANCE: 2,240 SF (27.4%)

Our current desired home is pictured. Note: we are seeking lot coverage approval for something like this, but the ultimate lot coverage approval amount may dictate a different house. Also, detailed elevations will be provided in separate PDF.



PICTURED: ELEVATION F WITH OPTIONS

APPROXIMATELY 2,701 SF
STANDARD WITH 4 BD, 2.5 BA