

BOARD OF ZONING APPEALS, TOWN OF VIENNA, VIRGINIA  
Variance Application Submitted by Thomas J. Bullis, 211 Center  
Street, North

**ORDER**

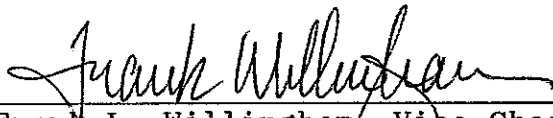
THIS MATTER was considered by the Board of Zoning Appeals during a public hearing held on June 18, 1997, for a variance from Sections 18-33F, 18-198 and 18-208 of the Code of the Town of Vienna, Virginia. Based upon testimony offered by the applicant, exhibits offered into evidence, comments offered by members of the public and other interested parties, the Board has determined the following findings of fact:

1. The subject parcel is 71.07 feet in width, 115 feet in depth and encloses 8,173.05 square feet. Improvements include an existing dwelling with covered porch and adjacent driveway.
2. The applicant purchased the property in February of this year and desires to construct a rather sizeable addition onto the existing dwelling. The existing dwelling and porch encloses 657.24 square feet and the proposed addition would contain a total area of 1,197.6 square feet. The existing asphalt driveway contains a total area of 382.5 square feet.
3. Total lot coverage for all existing and proposed improvements has been calculated at 2,237 square feet or 27.4 percent of the total area of the lot. The maximum lot coverage specified in § 18-33F of the Town Code is 25 percent.
4. The existing front porch and front line of the existing dwelling are situated at a distance of 10 feet and 17.7 feet, respectively, from the right-of-way line of Center Street, North. Because the dwelling has been in existence prior to the 1966 adoption of the current zoning ordinance, a variance from § 18-198 of the Town Code (enlargements, etc., of non-conforming buildings) must be considered along with this application. It is noted, as well, that § 18-33C of the Town Code requires a minimum front yard setback of 35 feet.
5. The house location survey indicates that the area of the existing lot is 8,173 square feet. The minimum lot area (from § 18-33A) for RS-10 zoned lots is 10,000 square feet. Because the lot existed prior to the 1966 adoption of the current zoning ordinance, a variance from § 18-208 of the Town Code (continuance of non-conforming use of land) must be considered along with this application.

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 20<sup>th</sup> 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.

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

7) IRF, IPF, PKF, IPS, IRS, N.F. DENOTE PERMANENT MONUMENTATION

50' R/W

TOWN OF VIENNA  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

PHONE 866-7770 FAX 866-3609

973971

Dale C. Schuck  
01/15/97

RGS 096-5828  
BULLIS / MAPLE AVE. WEST  
ASSOC.

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