



BOARD OF ZONING APPEALS REGULAR MEETING AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170

Thursday, August 22, 2024 | 7:00 PM

1. Call to Order

2. Approval of Minutes

- a. July 25, 2024, Board of Zoning Appeals Regular Meeting

3. Comments

- a. Comments from the Board Members
- b. Comments from the Staff Members
- c. Comments from Citizens

Members of the public may, for one 3-minute period, provide public comments, requests, consent or general item comments, and comments on matters not included on the agenda.

4. Public Hearings

- a. BOARD OF ZONING APPEALS, BZA #24-003, 811 Elden Street, to seek a variance from Section 78-30.2(g), R-10 Dimensional Standards, to allow a proposed covered front porch to encroach into the required 35-foot front yard setback.

5. Adjournment



Board of Zoning Appeals Regular Meeting **Agenda Item 2.a.**

Agenda Item: July 25, 2024, Board of Zoning Appeals Regular Meeting

Meeting Date: August 22, 2024

Category: Approval of Minutes

Prepared by: Aaron Zoellick, Clerk of Boards and Commissions

Description:

This is a request to approve the minutes from the July 25, 2024, Board of Zoning Appeals regular meeting.

Background:

N/A

Budget Impact:

N/A

Recommendation:

Recommend approval of the minutes, as presented.

Attachments:

1. 07.25.2024 BZA Regular Meeting Minutes



**HERNDON BOARD OF ZONING APPEALS
Regular Meeting Minutes
Thursday, July 25, 2024**

1. Call to Order

Chair Pierce called the July 25, 2024, Board of Zoning Appeals meeting to order at 7:00 PM in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Chair Carilyn Pierce; Vice Chair Stevan Porter; and Board Members Stephanie Frye and Stephen Mundt. Board Member Yung Kim was absent.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; David Stromberg, Zoning Administrator; and Aaron Zoellick, Clerk of Boards and Commissions.

Chair Pierce determined there was a quorum of four members present, with Board Member Yung Kim absent.

2. Approval of Minutes

a. January 25, 2024, Board of Zoning Appeals Regular Meeting

Board Member Mundt motioned to approve the January 25, 2024, Board of Zoning Appeals regular meeting minutes.

Motion seconded by Vice Chair Porter.

The question was called on the motion, which was approved by a 4-0 roll call vote. Board Members Frye, Mundt, Vice Chair Porter, and Chair Pierce voted "Aye." Board Member Kim was absent.

3. Comments

a. Comments from the Staff Members

No comments were offered.

b. Comments from the Board Members

Board Member Mundt inquired about moving the review of some applications to the Board of Zoning Appeals. Mr. Stromberg stated that the topic would be covered in the discussion item portion of the agenda.

c. Comments from Citizens

No comments were offered.

4. Public Hearing

a. BOARD OF ZONING APPEALS, BZA #24-002, 351 Hillwood Court, to seek three variances from Section 78-30.2(g), R-10 Dimensional Standards, and Section 78-21(f), Features Allowed Within Required Setbacks and Yards.

Certificates of Publication from the Editor of the Fairfax County Times Newspapers were filed, showing that notices of the following public hearing item were duly advertised in the July 5, and July 12, 2024, issues.

Chair Pierce opened the public hearing and called on the Clerk to administer the oath for the Zoning Administrator. Mr. Zoellick administered the oath to Mr. Stromberg.

Mr. Stromberg presented the staff report and staff presentation dated July 25, 2024, which are on file with the Department of Community Development. Mr. Stromberg stated that this application was for three variances to replace an existing garage and living area with a larger garage and an upper-level accessory dwelling unit. Staff recommends denial of the three variance requests for failure to meet all six criteria of Section 78-155.4(d)(1). If the variances are approved, staff recommends including the condition in the staff report regarding substantial compliance with the submitted architectural drawings.

There was discussion among the board members and staff on this item, including: (1) clarification about a right of way on the property, (2) clarification that there was nothing currently built in the easement, (3) clarification about the concrete patio that is in the setback, and (4) clarification about the possibility to modify the proposal.

Chair Pierce recognized the applicant to provide comment.

Mr. Zoellick administered the oath to the applicant, Nicholas Drymalski.

The applicant delivered a presentation dated July 25, 2024, which is on file with the Department of Community Development.

The applicant requested that Mr. Stromberg comment on why the applicant could

not build 5 feet into the rear setback.

Mr. Stromberg stated that a provision in the zoning ordinance allows an encroachment into a rear yard setback no greater than 1/3 of the rear facade. In this case, the encroachment would be wider than the maximum allowed.

There was discussion among the board members, staff, and applicant on this item, including: (1) the impacts of reducing the square footage into each setback, (2) whether the applicant discussion options with an architect, (3) options to alter the plan so that it is compliant and the applicant gets what they want out of the project, (4) whether it would be possible to condition the variance with a non-lifetime, (5) clarification about the side setback, and (6) challenges of developing on the property.

In response to Board Member Mundt, Mr. Stromberg stated that the applicant was unaware that a rear yard variance was needed until after the other two variance requests were submitted.

In response to Vice Chair Porter, Mr. Stromberg stated that the recommended condition would tie the variance to the architectural plans.

In response to Chair Pierce, the applicant stated that they are willing to get rid of the proposed deck.

Chair Pierce recognized members of the public for comment.

No comments were offered.

Chair Pierce closed the public hearing and moved to the board level for discussion.

Board members discussed the item, including: (1) belief that the deck is a clear denial, (2) belief that there is enough justification for a one-foot side setback, (3) other possible options for the rear setback, (4) whether the stairs can be located in front of the structure, and (5) consideration of whether the current application meet the criteria.

In response to Board Member Mundt, Mr. Stromberg stated that in this instance the applicant would be restricted from moving the stairs forward.

Vice Chair Porter made a motion to grant variances one and two with the conditions as proposed.

Ms. Sigler recommended that the condition except the deck from the substantial conformance requirement.

Vice Chair Porter accepted the recommendation from Ms. Sigler.

In response to Ms. Sigler, Board Member Mundt asked if the stairs would still be

allowed. Mr. Stromberg stated that the stairs would be allowed to encroach as long as they are at least five feet from the property line.

The motion was seconded by Board Member Frye.

The question was called on the motion, which was approved by a 4-0 roll call vote.

Board Members Frye, Mundt, Vice Chair Porter, and Chair Pierce voted "Aye."

Board Member Kim was absent.

Vice Chair Porter made a motion to deny variance three.

The motion was seconded by Board Member Mundt.

The question was called on the motion, which was approved by a 4-0 roll call vote.

Board Members Frye, Mundt, Vice Chair Porter, and Chair Pierce voted "Aye."

Board Member Kim was absent.

5. New Business

- a. Discussion item regarding whether a member of the BZA can also be appointed as a member to the Planning Commission and whether the BZA can consider and decide Special Exceptions, instead of the Town Council after consideration by the Planning Commission.**

Chair Pierce recognized Ms. Sigler to lead the discussion.

Ms. Sigler delivered the staff report dated July 25, 2024, which is on file with the Department of Community Development. Ms. Sigler stated that in response to the first question, "Can a member of the BZA also be appointed to the Planning Commission?", specific to Herndon, the answer is no. Ms. Sigler stated that in response to the second question, "Whether the BZA can consider and decide Special Exceptions?", the answer is yes, however, in the Town of Herndon that authority is currently given to the Planning Commission and the Town Council.

There was discussion among the board members and staff on the item, including: (1) merits of a BZA member being on the Planning Commission, (2) special exceptions impact on the Town Council's workload, (3) risk of opening the town charter, (4) reaching out to the town council to see if there is traction for BZA review of special exceptions, (5) the jurisdiction of the BZA, (6) the difference between a variance and special exception, and (7) whether restaurants received a special exception during covid.

In response to Chair Pierce, Ms. Sigler stated that the BZA can hear variances, appeals of zoning administrator decisions, and, if the ordinance permits, special exceptions. Mr. Stromberg stated the applicants at this meeting submitted an application for a variance. Appeals are usually from a violation issued by an inspector.

In response to Chair Pierce, Mr. Stromberg stated that variances are typically looking at specific provisions for dimensional requirements. Special exceptions are

legislative. Ms. Sigler directed board members to the staff memo that describes special exceptions. Mr. Stromberg provided recent examples. In response to Board Member Mundt, Mr. Stromberg stated that everything during covid was essentially under temporary emergency rules. The ordinance was recently updated to allow for a streeterly.

Vice Chair Porter left the dais at 8:09 p.m.

Vice Chair Porter returned to the dais at 8:11 p.m.

Chair Pierce stated that there seems to be no objection to bringing the issue of special exceptions to the Town Council.

6. Adjournment

There being no futher business, and without objection, the July 25, 2024, Board of Zoning Appeals regular meeting was adjourned at 8:14 p.m.

Agenda Item: BOARD OF ZONING APPEALS, BZA #24-003, 811 Elden Street, to seek a variance from Section 78-30.2(g), R-10 Dimensional Standards, to allow a proposed covered front porch to encroach into the required 35-foot front yard setback.

Meeting Date: August 22, 2024

Category: Public Hearings

Prepared by: David Stromberg, Zoning Administrator

Description:

To seek a variance from Section 78-30.2(g), R-10 Dimensional Standards, to allow a proposed covered front porch to encroach into the required 35-foot front yard setback. The existing stoop is approximately 17 feet from the property line and the proposed covered porch would be approximately 17 feet from the front property line.

Background:

The house was constructed in 1932 and the lot was recorded sometime before 1932, prior to the adoption of the first Town of Herndon Zoning Ordinance in 1949. The lot and structure are legally nonconforming with the current R-10 dimensional requirements.

- Lot width is 61 feet instead of the minimum 75 feet
- Lot area is 7,778 square feet instead of the minimum 10,000 square feet
- The front façade is set back 22.5 feet instead of the minimum 35 feet
- The right side is 7.7 feet from the property line instead of the minimum 10 feet

Budget Impact:

N/A

Recommendation:

Approval of the variance with staff conditions.

Attachments:

1. Staff Report
2. Resolution for Approval (Proposed)
3. Resolution for Denial (Proposed)
4. Application
5. Plat with Dimensions
6. Legal Ad

STAFF REPORT

Agenda Item: BZA #24-03 – 811 Elden Street

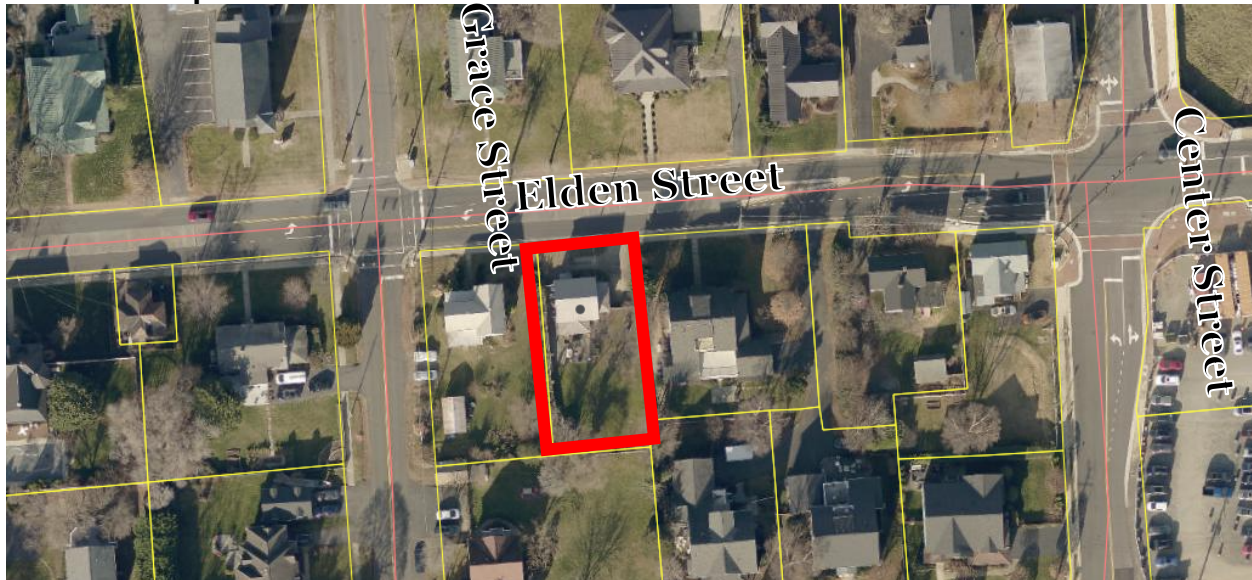
Meeting Date: August 22, 2024

Staff Contact: David Stromberg, AICP, Zoning Administrator

Summary Information:

Requested Variance(s)	To seek a variance from Section 78-30.2(g), R-10 Dimensional Standards, to allow a proposed covered front porch to encroach into the required 35-foot front yard setback. The existing stoop is approximately 17 feet from the property line and the proposed covered porch would be approximately 17 feet from the front property line.		
Address	811 Elden Street		
Fairfax County Tax Map Number	0162 02 0069		
Owners & Applicants	Steven D Mitchell and Wanda A Mitchell		
Zoning	R-10, Residential Single Family HDO, Historic District Overlay		
Lot Area	7,778 square feet (legal nonconforming)		
Property Use	Residential single family		
Required Yards and Setbacks	Front: 35 feet Rear: 25 feet Left side: 10 feet Right side: 10 feet		
Principle Structure Distance from Lot Lines	Front façade: 22.5 feet (legal nonconforming) Front porch: ~17.4 feet (legal nonconforming) Rear: 73 feet Left side: 21.2 feet Right side: 7.7 feet		
Adjacent Zoning	North: R-10 and HDO East: R-10 and HDO South: R-10 and HDO West: R-10 and HDO		
Building Type(s)	Detached single family	Date of Construction:	1932

Location Map:



Background & Site Description:

Site Description

Case Details & Proposal:

The applicant is requesting to alter and expand the existing stoop to a covered front porch that extends across the frontage of the house. The proposed porch would remain at the same distance from the front property line as the existing stoop; approximately 17 feet.

Staff Analysis:

Zoning Ordinance Compliance

Section 78-60.3(e) of the zoning ordinance grants authority to the Historic District Review Board to reduce the front setback on single family properties to 20 feet. Any request nearer than 20 can only be approved by the Board of Zoning Appeals.

If the variance is approved, a Certificate of Appropriateness would have to be obtained from the Historic District Review Board for the proposed front porch to be constructed.

Variance Request – to allow a covered porch to encroach into the front setback, approximately 17 feet from the front property line.

Criteria from Section 78-155.4(d)(1) – Variances	Meets or Does not Meet	Why the application meets or does not meet the criteria of Section 78-155.4(d)(1)
Strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon.	Meets	The lot was created, and the house built at least 17 years before the adoption of the first Town of Herndon zoning ordinance. The placement of the house on the lot restricts opportunities for physical improvements that would otherwise be allowed on a similar lot platted after the adoption of the R-10 zoning district.
The property was acquired in good faith and any hardship was not created by the applicant for the variance.	Meets	The property was acquired in good faith and the applicant has not performed any unpermitted construction.
The granting of the variance will not be of substantial detriment to adjacent property and nearby properties.	Meets	The proposed covered porch will not extend closer to the front property line than the existing stoop and the Historic District Review Board has found it appropriate on several occasions for properties in the Historic District to be located 20 feet from the front property line.
The condition or situation of the property is not of so general or recurring nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance.	Meets	Zoning Ordinance Text Amendment ZOTA#13-06, which allowed front setbacks to be reduced to 20 feet in the Historic District Overlay has reduced the number of front setback reduction requests heard by the BZA. The site-specific characteristics of this lot are not common enough to give rise to further amend the zoning ordinance.
The granting of the variance does not result in a use that is not otherwise permitted on such	Meets	If granted, this variance would not alter the permitted uses or permitted intensity of the R-10 zoning district.

property or a change in the zoning classification of the property		
The relief or remedy sought by the variance application is not available through a special exception process or the process for modification of a zoning ordinance	Meets	Modifications are restricted to PD, Planned Development, districts and the property is zoned R-10.

Board of Zoning Appeals Alternatives:

The following alternatives are available to the Board of Zoning Appeals for its decision on BZA #24-03.

1. Recommendation for approval.
2. Recommendation for approval with conditions.
3. Recommendation for denial.
4. Continuance of the application to September 26, 2024.

Staff Recommendation:

The variance should be approved based on the ability to meet all six criteria of Section 78-155.4(d)(1).

Staff further recommends the following conditions:

1. The front porch shall not be enclosed, including by screens
2. A second level shall not be added to the front porch

TOWN OF HERNDON, VIRGINIA

RESOLUTION

August 22, 2024

Resolution – to grant Variance Application BZA #24-03, 811 Elden Street, to seek a variance from Section 78-30.2(g), R-10 Dimensional Standards, to allow a proposed covered front porch to encroach into the required 35-foot front yard setback. The existing single-family residence is located 22.5 feet from the front property line and the existing stoop is approximately 17 feet from the front property line. The covered front porch is proposed to extend the width of the front of the house to approximately 17 feet from the front property line.

RECITALS

The applicants and owners, Steven D. Mitchell and Wanda A. Mitchell has submitted a variance application to Section 78-30.2(g) of the Zoning Ordinance, Herndon Town Code, to allow a proposed covered front porch to encroach into the front setback and be located 17 feet from the front property line on a property located at 811 Elden Street and identified as Fairfax County Tax Map Number 0162 02 0069.

The Board of Zoning Appeals has reviewed this application and has held a public hearing in accordance with the provisions of §15.2-2204 of the State Code on August 22, 2024, and reviewed the application against the criteria of Section 78-155.4(d)(1).

THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the Town of Herndon, Virginia, that:

1. The Board **grants** the requested variance based on the findings set out below and identified in the staff report:

The strict application of the ordinance would unreasonably restrict the utilization of the property; and

OR

Granting the variance would alleviate an undue hardship due to a physical condition relating to the property or improvements thereon; and

- a. The Board further finds that all of the following apply:

- i. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance; and
- ii. The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area; and
- iii. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance; and
- iv. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and
- v. The relief or remedy sought by the variance application is not available through a special exception process or the process for modification of a zoning ordinance at the time of the filing of the variance application;

2. The board imposes the following conditions on the granting of the variance:

- a. The front porch shall not be enclosed, including by screens
- b. A second level shall not be added to the front porch

In favor: _____

Against: _____

Attest: _____

Recording Secretary

Date: _____

TOWN OF HERNDON, VIRGINIA

RESOLUTION

August 22, 2024

Resolution – to deny Variance Application BZA #24-03, 811 Elden Street, to seek a variance from Section 78-30.2(g), R-10 Dimensional Standards, to allow a proposed covered front porch to encroach into the required 35-foot front yard setback. The existing single-family residence is located 22.5 feet from the front property line and the existing stoop is approximately 17 feet from the front property line. The covered front porch is proposed to extend the width of the front of the house to approximately 17 feet from the front property line.

RECITALS

The applicants and owners, Steven D. Mitchell and Wanda A. Mitchell has submitted a variance application to Section 78-30.2(g) of the Zoning Ordinance, Herndon Town Code, to allow a proposed covered front porch to encroach into the front setback and be located 17 feet from the front property line on a property located at 811 Elden Street and identified as Fairfax County Tax Map Number 0162 02 0069.

The Board of Zoning Appeals has reviewed this application and has held a public hearing in accordance with the provisions of §15.2-2204 of the State Code on August 22, 2024, and reviewed the application against the criteria of Section 78-155.4(d)(1).

THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the Town of Herndon, Virginia, that:

1. The Board **denies** the requested variance based on the findings set out below and identified in the staff report:

The strict application of the ordinance would not unreasonably restrict the utilization of the property; and

OR

Granting the variance would not alleviate an undue hardship due to a physical condition relating to the property or improvements thereon; and

- a. The Board further does not find that all of the following apply:

- i. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance; and
- ii. The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area; and
- iii. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance; and
- iv. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and
- v. The relief or remedy sought by the variance application is not available through a special exception process or the process for modification of a zoning ordinance at the time of the filing of the variance application;

In favor: _____

Against: _____

Attest: _____

Recording Secretary

Date: _____

July 2017



Department of Community Development
777 Lynn Street
Herndon, Virginia 20170-4602

BOARD OF ZONING APPEALS
APPLICATION FOR A VARIANCE

Submittal of this form with **original signatures is required**. **PLEASE PRINT OR TYPE** (Unless otherwise indicated.)

Request for a Variance from Town Code Section: TABLE B-30.2(g): R-10 DIMENSIONAL STANDARDS
To Permit: EXTENSION/WIDENING FRONT PORCH
Address of the Subject Property (including apt/suite #): 511 FLDEN STREET
Lot area: _____

Are any site alterations or any alterations to the building's exterior or interior planned or underway in connection with this use (or were any alterations done)? ☐ No ☒ Yes Please describe: EXTEND EXISTING FRONT PORCH

Name and role of principal contact for this application (property owner, agent authorized to act on behalf of property owner, or contract purchaser):

Mailing Address

MONROE 1291 @ AOL.COM
E-mail address

STEVEN D. MITCHELL
1291 MONROE STREET, HERNDON
703-966-2526 N/A
Telephone # FAX #

The undersigned hereby applies for a Variance under the provisions of § 78-202.4 of the Herndon Town Code.

I hereby affirm and certify that:

- The information provided on this form is true and correct to the best of my knowledge.
- The requirements associated with this application have been read and are understood.
- The use and occupancy of buildings and/or the use of land noted above is in conformance with all provisions of the Town of Herndon, Virginia Zoning Ordinance regulations to the best of my knowledge.
- The applicant must attend the public hearing scheduled for this application with the Board of Zoning Appeals and the application may be postponed or denied if the applicant does not appear on the assigned date.

SD Mitchell
Signature of Applicant (Property Owner, Contract Purchaser, or Authorized Agent)

7/23/24
Date

BOARD OF ZONING APPEALS – APPLICATION FOR A VARIANCE - continued

TO BE SUBMITTED WITH THIS APPLICATION

- ✓ Name and title of all Co-Applicants (Property Owner(s), Contract Purchasers, and Agents Authorized to Act on Behalf of the Property Owner) with respective mailing addresses, telephone numbers, fax numbers, and e-mail addresses;
- ✓ A letter signed by the owner or owner's agent consenting to the application for the variance (if applicable);
- _____ Six copies of a statement of support demonstrating (per § 78-202.4) that:
- owing to special circumstances or conditions beyond the property owner's control (such as exceptional topographical conditions, narrowness, shallowness, or the shape of a specific parcel of land), the strict application of the terms of the Zoning Ordinance would result in unnecessary or unreasonable hardship;
 - such need would not be shared generally by other properties;
 - the deviation would not be contrary to the public interest or intent of the Zoning Ordinance;
 - the application does not involve a change in use from those permitted in Article IV of the Zoning Ordinance;
 -
- _____ Six copies of a Site Plan or Plat of the property, drawn to scale, showing all existing buildings including accessory buildings and any proposed structure or alteration. Requests for variances to height, setbacks or other architectural provisions must be accompanied with a dimensional drawing showing the features desired;
- _____ Six copies of any other drawings, pictures, plans and information that might assist the Board in making its decision.

REQUIREMENTS FOR ALL APPLICATIONS (Zoning Ordinance § 78-201.3)

- _____ A statement from the landowner(s) authorizing an agent to act on their behalf (if applicable);
- _____ If a pre-application conference took place, a statement indicating the date and time a pre-application conference was held with the Town, as well as a list of participants in the conference;
- _____ A receipt or other documentation indicating that taxes have been paid on lands subject to the application (may be obtained when application is filed);
- _____ Application fee.

For Office Use Only:

Application Received by:	Date:	Case No.:
Tax Map Reference:	Zoning District:	
Fee paid:	Status of Taxes: ☐ Paid ☐ Delinquent	

**Distribution
after
approval:**

Applicant

Community
Development

Fire
Department

Finance

July 23, 2024

Steven D Mitchell

Wanda A Mitchell

1291 Monroe Street

Herndon, Virginia 20170

IN RE: Variance Table 78-30.2 (g): R-10 Dimensional Standards

811 Elden Street, Herndon, Virginia 20170

Board of Zoning Appeals

Town of Herndon

Dear Members of the BZA,

We are requesting a Variance to allow the construction of and increasing the size of the existing nonconforming front porch.

We would like to carry the front porch and walkway across the length of the house and allow for the existing exterior door from the addition to tie into the original front door and landing.

The porch and walkway will be covered and all appropriate permits required will be obtained.

The existing porch is approximately 17' +/- from the front setback. The HDRB has the authority to grant an encroachment up to 20'. This would only allow for a travel path of 2 ½' across the original front. The intention is to create a small porch area for sitting in front of the addition and tie into the original entrance.

We believe we meet all the criteria per 78-202.4. The original home and addition were built pre ordinance. We would like to enjoy the benefits of a porch close to the sidewalk and converse with the passersby.

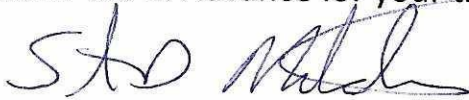
July 23, 2024

As a note, the home on the corner of Center and Elden is approximately 2 ½' from the P/L. This home has a covered porch. 811 Elden is in the same block.

As I recall, the Town encourages this type of use for the community experience.

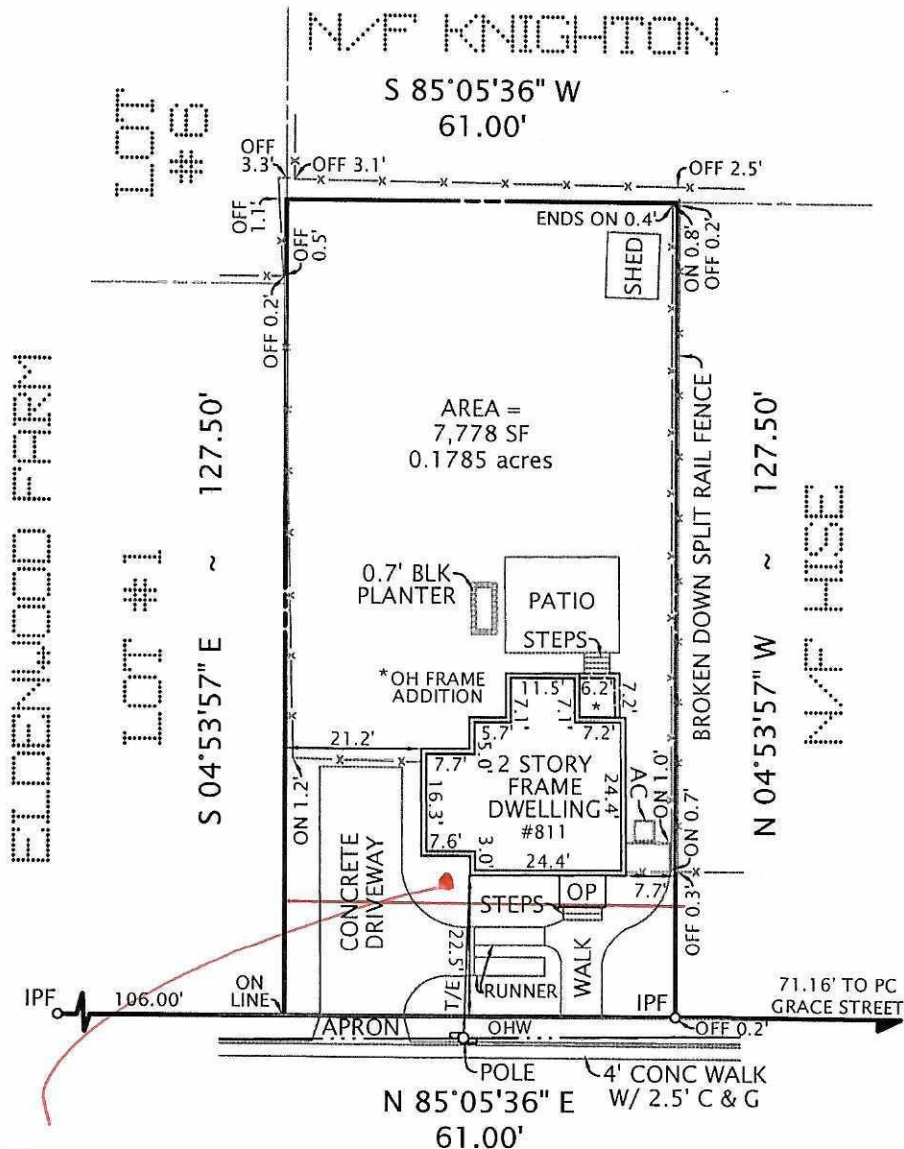
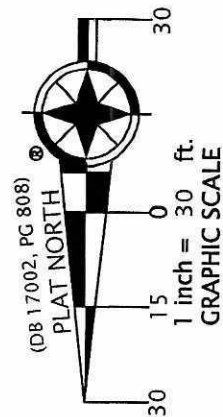
I am not aware of any other properties in the vicinity that are as close to the front setback other than the one mentioned.

Thank You in Advance for your time and consideration.

A handwritten signature in dark ink, appearing to read "SD Mitchell", written in a cursive style.

Steven D Mitchell

NOTES: 1. FENCES ARE FRAME UNLESS NOTED.



REDUCE FRONT
SETBACK TO 17' ±
TO ALLOW FOR
FRONT PORCH EXTENSION

ELDEN STREET
WIDTH VARIES ~ STATE ROUTE #228

PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#811 ELDEN STREET
(DEED BOOK 26518, PAGE 1933)
TOWN OF HERNDON, VIRGINIA
FAIRFAX COUNTY
SCALE: 1" = 30' JANUARY 12, 2022

Town of Herndon, Virginia Notice of Public Hearing

Notice is hereby given that the **Board of Zoning Appeals (BZA)** of the Town of Herndon, Virginia, will hold a public hearing on Thursday, August 22, 2024, at 7:00 p.m. in the Herndon Council Chambers Building, located at 765 Lynn Street, Herndon on the following item:

BOARD OF ZONING APPEALS, BZA #24-003, 811 Elden Street, to seek a variance from Section 78-30.2(g), R-10 Dimensional Standards, to allow a proposed covered front porch to encroach into the required 35-foot front yard setback. The existing single-family residence is located 22.5 feet from the front property line and the existing stoop is approximately 17 feet from the front property line. The covered front porch is proposed to extend the width of the front of the house to approximately 17 feet from the front property line. The 7,778-square-foot lot is located on the south side of Elden Street, east of its intersection with Grace Street. The property is zoned R-10, Single Family Residential. Fairfax County Tax Map Number 0162 02 0069. Applicants and property owners, Steven D. Mitchell and Wanda A. Mitchell.

The public is encouraged to participate in the town's public hearing process. Individuals having an interest in the above item are invited to attend the public hearing and state their opinions and may also submit comments to bza@herndon-va.gov. The proposed item is available for review by the public on the town's website www.herndon-va.gov.

The Town of Herndon supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities, so that they may participate in services, programs, or activities, offered by the town. Please call (703) 435-6804 to arrange for any accommodation that may be necessary to allow participation.

Kirstyn Barr Jovanovich, Town Clerk