

**BOARD OF ZONING APPEALS AGENDA
DECEMBER 9, 2003**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, December 9, 2003, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. COREY D. CHAMNESS, JR. AND TRACY L. DAVIS, VC 2003-PR-143 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 15.0 ft., roofed decks 29.7 ft. and 19.8 ft. and steps 23.7 ft. from front lot lines of a corner lot. Located at 2842 Meadow La. on approx. 7,905 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((7)) 30.
- 9:00 A.M. LODEWYK J. ERASMUS, VC 2003-DR-149 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 21.6 ft. from front lot line and 8.2 ft. with eave 7.2 ft. from side lot line. Located at 1633 Wrightson Dr. on approx. 19,382 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((28)) (4) 6.
- 9:00 A.M. RICHARD S. VOLLMER, VC 2003-SP-155 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structure in front yard of a lot containing 36,000 sq. ft. or less and fence greater than 4.0 ft. in height in front yard. Located at 5198 Dungannon Rd. on approx. 20,953 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 67-2 ((4)) 30.
- 9:00 A.M. ANNA AMACZI AND ROBERT HORVATH, VC 2003-MA-154 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 8.1 ft. with eave 7.1 ft. from side lot line. Located at 6049 Brook Dr. on approx. 10,976 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((3)) 63.
- 9:00 A.M. PATRICK S. CIEPLAK D.D.S., SPA 80-D-035-3 Appl. under Sect(s). 8-907 of the Zoning Ordinance to amend SP 80-D-035 previously approved for a home professional office to permit a change in development conditions and change in permittee. Located at 1300 Beulah Rd. on approx. 35,247 sq. ft. of land zoned R-1. Dranesville District. Tax Map 19-3 ((1)) 12.
- 9:00 A.M. PLYMOUTH HAVEN BAPTIST CHURCH, SPA 91-V-071-3 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 91-V-071 previously approved for a church to permit child care center and nursery school. Located at 8600 Plymouth Rd. on approx. 6.06 ac. of land zoned R-3. Mt. Vernon District. Tax Map 102-4 ((2)) 601B and 102-4 ((3)) A2.

- 9:30 A.M. RONALD AND LETA DEANGELIS, A 2003-SP-002 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan, an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 21.83 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17A, B and C. (Concurrent with A 2003-SP-003 and A 2003-SP-004). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03 and 10/21/03 per appl. req)
- Admin.
Moved to 1/27/04 at appl. req.
- 9:30 A.M. ROBERT DEANGELIS, A 2003-SP-003 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan, an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 7.65 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17A. (Concurrent with A 2003-SP-002 and A 2003-SP-004). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03 and 10/21/03 per appl. req)
- Admin.
Moved to 1/27/04 at appl. req.
- 9:30 A.M. GEORGE HINNANT, A 2003-SP-004 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan, an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 7.65 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17B. (Concurrent with A 2003-SP-002 and A 2003-SP-003). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03 and 10/21/03 per appl. req)
- Admin.
Moved to 1/27/04 at appl. req.
- 9:30 A.M. MOE NOWROUZI, BELLE VIEW TEXACO, A 2003-MV-037 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant has erected two freestanding lifts in association with the service station located in the C-6 District without special exception approval in violation of Zoning Ordinance provisions. Located at 1800 Belle View Blvd. on approx. 16,479 sq. ft. of land zoned C-6. Mt. Vernon District. Tax Map 93-2 ((1)) 4. (Admin. moved from 10/28/03 per appl. req.)
- Admin.
Moved to 2/3/04 at appl. req.

JOHN DIGIULIAN, CHAIRMAN