

**BOARD OF ZONING APPEALS AGENDA
JANUARY 13, 2004**

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, January 13, 2004, 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. NATIONAL CAPITAL PRESBYTERY, INC., SPA 68-D-955-4 Appl. under Sect(s). 3-103 and 3-203 of the Zoning Ordinance to amend SP 68-D-955 previously approved for a church with child care center and private school of special education to permit a reduction in land area. Located at 2036 Westmoreland St. on approx. 9.14 ac. of land zoned R-2. Dranesville District. Tax Map 40-2 ((1)) 26A, 26B and 26C. (In association with SE 2003-DR-022). (Moved from 11/25/03 at appl. req.).
Admin.
Moved to
1/20/04 at
Appl. Req.
- 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. (Decision deferred from 12/9/03)
- 9:00 A.M. MATTHEW & PATRICIA LEOPARD, VC 2003-SP-159 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 14.2 ft. and deck to remain 11.0 ft. from rear lot line. Located at 9508 Retriever Rd. on approx. 9,030 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-3 ((3)) 387.
- 9:00 A.M. HAROLD PALACIOS, SP 2003-LE-038 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit dwelling to remain 8.8 ft. with eave 7.8 ft. and 14.6 ft. with eave 13.6 ft. from side lot lines and accessory structure to remain 3.2 ft. from side and 7.3 ft. from rear lot lines. Located at 6251 Wills St. on approx. 13,358 sq. ft. of land zoned R-1. Lee District. Tax Map 91-1 ((6)) 15. (Concurrent with VC 2003-LE-158).
- 9:00 A.M. HAROLD PALACIOS, VC 2003-LE-158 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 8.8 ft. with eave 7.8 ft. and 14.6 ft. with eave 13.6 ft. from side lot lines and accessory structure 1.8 ft. with eave 0.8 ft. from side lot line. Located at 6251 Wills St. on approx. 13,358 sq. ft. of land zoned R-1. Lee District. Tax Map 91-1 ((6)) 15. (Concurrent with SP 2003-LE-038).
- 9:00 A.M. JOSE FLORES, SP 2003-LE-039 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 5.0 ft. with eave 4.0 ft. from side lot line. Located at 6607 Buckskin St. on approx. 8,400 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 80-4 ((5)) (1) 508.

- 9:00 A.M. JAMES & MICHELLE NOLAN, VC 2003-LE-163 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 5.0 ft. from side lot line such that side yards total 13.4 ft. Located at 6721 Stoneybrooke Lane on approx. 9,870 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 92-2 ((22)) 251.
Withdrawn
- 9:00 A.M. JAMES V. PATTAN AND HEATHER MULLEN, VCA 2002-PR-061 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit dwelling to remain 19.9 ft. from front lot line of a corner lot and 15.7 ft. from side lot line and construction of accessory structure in front yard of a lot containing 36,000 sq. ft. or less. Located at 2354 Central Ave. on approx. 9,050 sq. ft. of land zoned R-1. Providence District. Tax Map 39-3 ((11)) (A) 44.
- 9:00 A.M. CLAYTON W. COVEY, SP 2003-MV-035 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 2.2 ft. with eave 0.8 ft. from side lot line. Located at 8311 Timber Brook La. on approx. 11,050 sq. ft. of land zoned R-5. Mt. Vernon District. Tax Map 98-1 ((12)) 218. (Concurrent with VC 2003-MV-134).
Admin. Moved to 1/6/04 at Appl. Req. (Continued from 11/25/03)
- 9:00 A.M. CLAYTON W. COVEY, VC 2003-MV-134 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit minimum rear yard coverage greater than 30% and construction of addition 5.0 ft. from side lot line. Located at 8311 Timber Brook La. on approx. 11,050 sq. ft. of land zoned R-5. Mt. Vernon District. Tax Map 98-1 ((12)) 218. (Concurrent with SP 2003-MV-035). (Continued from 11/25/03)
Admin. Moved to 1/6/04 at Appl. Req.
- 9:00 A.M. THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE, SPA 88-S-091 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 88-S-091 previously approved for a church and related facilities to permit building additions, increase in parking and site modifications. Located at 12409 Henderson Rd. on approx. 14.44 ac. of land zoned R-C and WS. Springfield District. Tax Map 85-4 ((1)) 7. (Decision deferred from 9/16/03 and 11/25/03)
- 9:30 A.M. FAI OLD CENTREVILLE LLC, A 2003-SU-023 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the shopping center on property located at Tax Map 54-4 ((1)) 87C has frontage on only one major thoroughfare and, therefore, only one freestanding sign may be erected in accordance with Zoning Ordinance provisions, and that there is no nonconforming right to allow two freestanding signs to be located on the property. Located at 13810 Braddock Rd. on approx. 15.89 ac. of land zoned C-6, C-8, HC and SC. Sully District. Tax Map 54-4 ((1)) 87C and 87F. (Def from 6/10/03 and 7/8/03.) (Admin moved from 9/30/03 for notices) (Admin moved from 10/21/03).
- 9:30 A.M. LAWRENCE J. GRAY, PRESIDENT GHT ENTERPRISES, INC./VILLAGE HARDWARE, A 2003-MV-038 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is allowing outdoor storage and display which exceeds the maximum amount of accessory outdoor storage allowed in the C-5 District in violation of Zoning Ordinance provisions. Located at 7934 - 7938 Fort Hunt Rd. on approx. 1.27 ac. of land zoned C-5. Mt. Vernon District. Tax Map 102-2 ((2)) (1) 1. (Admin. moved from 11/4/03 at appl. req.)