

**BOARD OF ZONING APPEALS AGENDA
JANUARY 27, 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 27, 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. CHARLES & PATRICIA HARTMAN, VC 2003-SU-169 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of deck 4.8 ft. from side lot line. Located at 5252 Braywood Dr. on approx. 7,974 sq. ft. of land zoned PDH-3 and WS. Sully District. Tax Map 44-3 ((5)) 730.
- 9:00 A.M. TERRY L. PLUMMER, VC 2003-HM-173 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 21.5 ft. from rear lot line. Located at 13346 Point Rider La. on approx. 8,848 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 25-1 ((7)) 24.
- 9:00 A.M. JOHN S. BRUNETTE AND XIMENA M. BRUNETTE, SP 2003-DR-044 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 16.15 ft. from side lot line. Located at 1059 Bellview Pl. on approx. 2.07 ac. of land zoned R-E. Dranesville District. Tax Map 20-3 ((23)) 2.
- 9:00 A.M. PHILIPPE JACQUES KUPERMAN, VC 2003-HM-172 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 5.0 ft. with eave 3.7 ft. from side lot line. Located at 1302 Aldbury Way on approx. 10,739 sq. ft. of land zoned PDH-2. Hunter Mill District. Tax Map 12-3 ((17)) 161.
- 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. (Continued from 12/9/04)
- 9:00 A.M. THUYET V. HO, SP 2003-LE-043 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 7.1 ft. from side lot line and shed to remain 5.0 ft. and 4.0 ft. from side lot lines and 3.0 ft. from rear lot line. Located at 7202 Dormont St. on approx. 9,589 sq. ft. of land zoned R-3 and R-4. Lee District. Tax Map 80-3 ((3)) (78) 19.

- 9:00 A.M. FRANK R. STONE, SP 2003-MA-042 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 3.5 ft. with eave 1.2 ft. from side lot line. Located at 3911 Oak Hill Dr. on approx. 17,061 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 60-4 (19)) 87. (Concurrent with VC 2003-MA-171).
- 9:00 A.M. FRANK R. STONE, VC 2003-MA-171 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 9.5 ft. with eave 8.5 ft. from side lot line. Located at 3911 Oak Hill Dr. on approx. 17,061 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 60-4 (19)) 87. (Concurrent with SP 2003-MA-042).
- 9:30 A.M. VIRGINIA ENTERPRISE COMPANY, L.C., A 2003-MV-041 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant has established a storage yard on property in the C-8 District in violation of Zoning Ordinance provisions. Located at on the E. side of Richmond Hwy., approx. 200 ft. N. of Memorial St. on approx. 17,563 sq. ft. of land zoned C-8, HC and CRD. Mt. Vernon District. Tax Map 93-1 ((1)) 19.
- 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, 10/21/03, and 12/9/03 per appl. req)
- Admin. moved to 2/17/04 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). (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, 10/21/03, and 12/9/03 per appl. req)
- Admin. moved to 2/17/04 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, 10/21/03, and 12/9/03 per appl. req)
- Admin. moved to 2/17/04 at appl. req.

JOHN DIGIULIAN, CHAIRMAN