

**BOARD OF ZONING APPEALS AGENDA  
MARCH 9, 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, March 9, 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  
DH 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. (Moved from 1/27/04 due to inclement weather.)
- 9:00 A.M. MARK SCHAAD, SPA 93-Y-025 Appl. under Sect(s). 8-913 and 8-914 of the Zoning  
DH Ordinance to amend SP 93-Y-025 to permit modifications to minimum yard requirements  
for certain R-C lots, to permit construction of additions 12.0 ft. and 17.0 ft. from side lot  
lines and permit reduction to the minimum yard requirements based on error in building  
location to permit an accessory structure to remain 3.0 ft. from side lot line. Located at  
15113 Elk Run Rd. on approx. 20,835 sq. ft. of land zoned R-C, AN and WS. Sully District.  
Tax Map 33-4 ((2)) 427.
- 9:00 A.M. KENNETH AND DEANNA PETERMAN, SP 2003-SU-052 Appl. under Sect(s). 8-913 of  
DH the Zoning Ordinance to permit modifications to the minimum yard requirements for certain  
R-C lots to permit construction of an addition 12.8 ft. with eave 12.1 ft. from side lot line.  
Located at 6216 Secret Hollow La. on approx. 13,501 sq. ft. of land zoned R-C and WS.  
Sully District. Tax Map 53-3 ((3)) (4) 3.
- 9:00 A.M. BRIAN K. & REIKO K. BRISCOMBE, VC 2004-MA-001 Appl. under Sect(s). 18-401 of the  
AS Zoning Ordinance to permit construction of additions 5.0 ft. with eave 4.0 ft. from one side  
lot line and 10.4 ft. from other side lot line. Located at 6703 McCrea Pl. on approx. 18,808  
sq. ft. of land zoned R-3. Mason District. Tax Map 60-2 ((15)) 24.
- 9:00 A.M. SYLVIA & JAMES A. LOVELACE, VC 2003-LE-160 Appl. under Sect(s). 18-401 of the  
WS Zoning Ordinance to permit the construction of addition 6.8 ft. with eave 5.5 ft. from one  
side lot line and 13.2 ft. with eave 12.0 ft. from other side lot line. Located at 3131  
Clayborne Ave. on approx. 10,085 sq. ft. of land zoned R-2 and HC. Lee District. Tax  
Map 92-2 ((18)) (7) 23. (Admin. moved from 1/20/04 for notices.)
- 9:00 A.M. TRUSTEES OF GRACE PRESBYTERIAN CHURCH, SPA 73-L-152-02 Appl. under  
WS Sect(s). 3-303 of the Zoning Ordinance to amend SP 73-L-152 previously approved for  
church with child care center to permit increase in land area. Located at 7420 and 7434  
Bath St. on approx. 4.64 ac. of land zoned R-2 and R-3. Lee District. Tax Map 80-3 ((1))  
1D, 80-3 ((2)) (54) 1 and 9.

- 9:00 A.M. SCOTT FORCE AND ANNE FORCE, VC 2003-MA-195 Appl. under Sect(s). 18-401 of the  
MS Zoning Ordinance to permit construction of addition 6.6 ft. with eave 5.6 ft. from side lot  
line. Located at 6916 Fern Pl. on approx. 12,217 sq. ft. of land zoned R-3. Mason District.  
Tax Map 60-4 ((3)) 198.
- 9:00 A.M. MANUEL DE JESUS RODRIGUEZ, SP 2003-LE-041 Appl. under Sect(s). 8-914 of the  
MS Zoning Ordinance to permit reduction to minimum yard requirement based on error in  
building location to permit accessory structure to remain 2.8 ft. with eave 2.7 ft. from side  
lot line and 2.8 ft. with eave 1.8 ft. from rear lot line. Located at 7426 Northrop Rd. on  
approx. 8,800 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 92-4 ((3)) (3) 13.  
(Concurrent with VC 2003-LE-165). (Admin. moved from 1/20/04 for notices.)
- 9:00 A.M. MANUEL DE JESUS RODRIGUEZ, VC 2003-LE-165 Appl. under Sect(s). 18-401 of the  
MS Zoning Ordinance to permit construction of addition 23.8 ft. with eave 22.3 ft from front lot  
line and 8.3 ft. with eave 6.8 ft. from side lot line. Located at 7426 Northrop Rd. on approx.  
8,800 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 92-4 ((3)) (3) 13.  
(Concurrent with SP 2003-LE-041). (Admin. moved from 1/20/04 for notices.)
- 9:00 A.M. JOSEPH F. CRISP AND LOIS ANN SMITH, VCA 68-A-776 Appl. under Sect(s). 18-401 of  
MS the Zoning Ordinance to amend VC 68-A-776 to permit addition 15.0 ft. with eave 13.4 ft.  
from side lot line. Located at 4107 Wakefield Dr. on approx. 22,211 sq. ft. of land zoned R-  
1. Braddock District. Tax Map 59-3 ((10)) 175 (Concurrent with SP 2003-BR-053).
- 9:00 A.M. JOSEPH F. CRISP, SP 2003-BR-053 Appl. under Sect(s). 8-914 of the Zoning Ordinance  
MS to permit reduction to minimum yard requirements based on error in building location to  
permit accessory structure to remain 1.7 ft. with eave 0.6 ft. from side lot line. Located at  
4107 Wakefield Dr. on approx. 22,211 sq. ft. of land zoned R-1. Braddock District. Tax  
Map 59-3 ((10)) 175 (Concurrent with VCA 68-A-776).
- 9:00 A.M. SANT NIRANKARI MISSION, SP 2003-SU-045 Appl. under Sect(s). 3-C03 of the Zoning  
MS Ordinance to permit a place of worship. Located at 4501 Pleasant Valley Road on approx.  
Admin. 4.10 ac. of land zoned R-C and WS. Sully District. Tax Map 33-4 ((1)) 10. (Admin. moved  
Moved to from 2/3/04 and 3/2/04 at appl. req.)  
4/6/04 at  
appl. req.
- 9:30 A.M. JUBAL AND KIRSTEN THOMPSON; ESTATE OF MARY BROWN, ELTON K.  
DONALDSON, A 2003-DR-046 Appl. under Sect(s). 18-301 of the Zoning Ordinance.  
JC Appeal of determination that appellants' property did not meet minimum lot area or width  
Admin. requirements of the Zoning Ordinance when created, does not meet current minimum lot  
Moved to area or width requirements of the R-1 District, and is not buildable under Zoning Ordinance  
4/20/04 at provisions. Located at 8304 & 8308 Randwood St. on approx. 29,838 sq. ft. of land zoned  
appl. req. R-1. Dranesville District. Tax Map 29-1 ((2)) 5 and 6. (Admin. moved from 12/2/03 at  
appl. req.)

DP 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 and 12/9/03 at appl. req. to 2/3/04) (Moved from 2/3/04 due to inclement weather)

**JOHN DIGIULIAN, CHAIRMAN**