

**BOARD OF ZONING APPEALS AGENDA
MARCH 16, 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 16, 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. H. BRADFORD GLASSMAN, VC 2003-MV-196 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 4.8 ft. with eave 3.6 ft. from one side lot line and 7.6 ft. with eave 6.4 ft. from other side lot line and 9.5 ft. from front lot line, deck 4.8 ft. and 7.6 ft. from side lot lines, roofed deck 2.5 ft. with eave 1.3 ft. from front lot line and bay windows 7.0 ft. from front lot line and 3.4 ft. with eave 2.4 ft. from side lot line and fence greater than 7.0 ft. in height to remain in side and rear yards. Located at 6428 Potomac Ave. on approx. 7,000 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-2 ((8)) (27) 31 and 32. (In association with SE 2003-MV-042)
- 9:00 A.M. KUSTOM KASTLES, LLC, VC 2004-LE-009 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit dwelling to remain 24.71 ft. with stoop 22.02 ft. from front lot line. Located at 6515 Franconia Rd. on approx. 10,584 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 90-2 ((12)) 3 pt. (In association with RZ 2003-LE-053)
- 9:00 A.M. DALE J. AND MARIE T. WELTER, VC 2004-BR-004 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 18.2 ft. from rear lot line. Located at 4120 Nomis Dr. on approx. 11,006 sq. ft. of land zoned R-3. Braddock District. Tax Map 58-4 ((34)) 5.
- 9:00 A.M. THEODORE T. BELAZIS & JANE C. LEWIS, VC 2004-DR-006 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 3.0 ft. with eave 2.67 ft. from side lot line. Located at 6456 Dryden Dr. on approx. 17,551 sq. ft. of land zoned R-3. Dranesville District. Tax Map 31-3 ((15)) 8.
- 9:00 A.M. JUDITH A. ROTHLSBERGER, TRUSTEE, VC 2004-HM-002 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition such that side yards total 20.0 ft. Located at 2325 Riviera Dr. on approx. 10,818 sq. ft. of land zoned R-2 (Cluster). Hunter Mill District. Tax Map 38-1 ((22)) 52.
- 9:00 A.M. LINDEN R., SARAH E., AND JOHN A. ALBRIGHT, VC 2004-PR-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of 2 lots into 3 lots with proposed lots 1, 2, and 3 having a lot width of 6.7 ft. Located at 10611 and 10609 Vale Rd. on approx. 6.04 ac. of land zoned R-E. Providence District. Tax Map 37-1 ((5)) A1 and 37-3 ((2)) 5A.
- Admin.
Moved to
4/13/04 at
appl. req.

- 9:00 A.M. TRUSTEES OF PILGRIM COMMUNITY CHURCH, VC 2004-BR-008 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit structure to remain 15.0 ft. with stoop 11.0 ft. from front lot line. Located at 4925 Twinbrook Rd. on approx. 5.16 AC. of land zoned R-1. Braddock District. Tax Map 69-3 ((1)) 29 and 29A (Concurrent with SPA 81-A-002-04).
- 9:00 A.M. TRUSTEES OF PILGRIM COMMUNITY CHURCH, SPA 81-A-002-04 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 81-A-002 previously approved for church to permit building addition and site modifications. Located at 4925 Twinbrook Rd. on approx. 5.16 ac. of land zoned R-1. Braddock District. Tax Map 69-3 ((1)) 29 and 29A (Concurrent with VC 2004-BR-008).
- 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. (Admin. moved from 1/13/04 for notices.)
- 9:00 A.M. INTEKHAB A. KHAN, VC 2003-LE-182 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in the front yard of a corner lot. Located at 5822 Atteentee Rd. on approx. 10,491 sq. ft. of land zoned R-3. Lee District. Tax Map 80-3 ((2)) (61) 11. (Deferred from 2/10/04 for decision only.)
- 9:30 A.M. T. WILLIAM DOWDY AND SHIRLEY M. HUNTER, TRUSTEES, A 2001-LE-023 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants' property is being used as a junk yard and storage yard, a portion of which is located in a floodplain, and that such activities are in violation of Zoning Ordinance provisions. Located on the W. side of Cinder Bed Rd., approx. .37 mi. N. of the Hill Park Dr. intersection on approx. 36.6 ac. of land zoned R-1. Lee District. Tax Map 90-4 ((1)) 6B. (Admin moved from 10/30/01 and 11/27/01) (continued from 1/22/02 and 4/30/02) (Def. for Dec. Only from 6/4/02 9/10/02 and 2/4/03) (admin moved from 5/6/03) (def from 5/20/03, 10/7/03, and 12/16/03 for decision only)
- Decision Deferred to 3/16/04
- 9:30 A.M. GERALD E. AND SUSAN J. SIKORSKI, A 2003-SP-055 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellants have erected a free-standing accessory structure which exceeds seven feet in height located in the minimum required side yard in violation of Zoning Ordinance provisions. Located at 8255 Crestridge Rd. on approx. 5.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 95-4 ((8)) (2) 2A.
- Admin. Moved to 4/27/04 at appl. req.

JOHN DIGIULIAN, CHAIRMAN