

**BOARD OF ZONING APPEALS AGENDA
APRIL 6, 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, April 6, 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. DUANE R. ELLIS , VC 2003-SU-175 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of fence greater than 7.0 ft. in height in front yard, side and rear yards. Located at 10531 Wickens Rd. on approx. 3.79 ac. of land zoned R-E. Sully District. Tax Map 27-4 ((4)) 14. (Moved from 2/3/04 due to inclement weather.)
- 9:00 A.M. JAMES H. ROSSER & NICKI J. WATTS, VC 2004-DR-015 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 22.3 ft. with eave 21.2 ft. from front lot line and 14.9 ft. from side lot line and addition 9.4 ft. with eave 8.4 ft. from other side lot line. Located at 1533 Woodacre Dr. on approx. 15,017 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-4 ((14)) 8.
- 9:00 A.M. ANDREW & SHANNON KUHLMAN, VC 2004-SU-017 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 23.8 ft. from front lot line and 5.0 ft. with eave 4.7 ft. from side lot line. Located at 4300 General Kearny Ct. on approx. 13,247 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 33-4 ((2)) 110. (Concurrent with SP 2004-SU-007).
- 9:00 A.M. ANDREW & SHANNON KUHLMAN, SP 2004-SU-007 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction to minimum yard requirements based on error in building location to permit deck to remain 5.6 ft. from side lot line. Located at 4300 General Kearny Ct. on approx. 13,247 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 33-4 ((2)) 110. (Concurrent with VC 2004-SU-017).
- 9:00 A.M. FIRST BAPTIST CHURCH CHESTERBROOK, TRUSTEES, VC 2004-DR-013 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of canopy 18.0 ft. from front lot line. Located at 1740 Kirby Rd. on approx. 2.26 ac. of land zoned R-1. Dranesville District. Tax Map 31-1 ((1)) 66. (Concurrent with SP 2004-DR-004).
- Admin.
Moved to
5/18/04 at
appl. req.

- 9:00 A.M. FIRST BAPTIST CHURCH CHESTERBROOK, TRUSTEES, SP 2004-DR-004 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit construction of a new church. Located at 1740 Kirby Rd. on approx. 2.26 ac. of land zoned R-1. Dranesville District. Tax Map 31-3 ((1)) 66. (Concurrent with VC 2004-DR-013).
Admin. Moved to 5/18/04 at appl. req.
- 9:00 A.M. BRUCE C. AND VIRGINIA J. BADE, VC 2004-MV-016 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 8.2 ft. with eave 7.2 ft. from side lot line and minimum rear yard coverage greater than 30 percent. Located at 8405 Morey La. on approx. 11,523 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-4 ((6)) (9) 15.
- 9:00 A.M. SANT NIRANKARI MISSION, SP 2003-SU-045 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of worship. Located at 4501 Pleasant Valley Road on approx. 4.10 ac. of land zoned R-C and WS. Sully District. Tax Map 33-4 ((1)) 10. (Admin. moved from 2/3/04, 3/2/04 and 3/9/04 at appl. req.)
Admin. Moved to 4/27/04 at appl. req.
- 9:30 A.M. ALDEVCO CORPORATION, A 2004-DR-001 Appl. under Sect(s). 18-301 of the Zoning Ordinance . Appeal of determination that the appellant has installed a fence around the perimeter of a lot which does not have a principal structure in violation of Zoning Ordinance provisions. Located at 968 Towlston Rd. on approx. 1.89 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((4)) 3.
- 9:30 A.M. MAREC CORPORATION, A 2004-DR-002 Appl. under Sect(s). 18-301 of the Zoning Ordinance . Appeal of determination that the appellant has installed a masonry fence in excess of seven feet in height in the side and rear yards of the lot and in excess of four feet in height in the front yard of the lot in violation of Zoning Ordinance provisions. Located at 1000 Towlston Rd. on approx. 1.94 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((4)) 2.

JOHN DIGIULIAN, CHAIRMAN