

**BOARD OF ZONING APPEALS AGENDA
MAY 25, 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, May 25, 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. ANASTASIOS & ANNA GRYPEOS, VC 2003-MV-166 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of parking spaces less than 10.0 ft. from front lot lines and loading space in required front yard. Located at 6925 Richmond Hwy. on approx. 1.23 ac. of land zoned C-8, CRD and HC. Mt. Vernon District. Tax Map 93-1 ((18)) (D) 117, 126, 130 and 138. (in association with RZ 2003-MV-059) (Admin. moved from 4/13/04 at appl. req.)
Deferred
Indefinitely
- 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). (Decision deferred from 3/16/04).
- 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). (Decision deferred from 3/16/04).
- 9:00 A.M. JANE TOROK (FORMERLY JANE VAN WAGONER) AND THOMAS TOROK, VC 2004-PR-019 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structures to remain in the front yard of a lot containing 36,000 sq. ft. or less and to permit fences greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 2908 Westcott Street on approx. 11,627 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((16)) 66. (Decision deferred from 4/20/04).
- 9:00 A.M. AHMAD AMARLOOI & MANSOUREH KAVIAN, VC 2004-MV-034 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a roofed deck 13.0 ft. from the front lot line, second story addition 9.1 ft. from side lot line and addition 9.0 ft. from one side lot line and 10.0 ft. from other side lot line. Located at 1205 H St. on approx. 9,000 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-2 ((8)) (44) 19.
- 9:00 A.M. BUDDHIST ASSOCIATION OF AMERICA, SPA 87-V-070 (Admin. moved from 5/18/04)
Deferred
Indefinitely

- 9:00 A.M. DAN F. BRINKWORTH, VC 2004-LE-039 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 4.5 ft. with eave 4.3 ft. from side lot line. Located at 3718 Logan Ct. on approx. 14,879 sq. ft. of land zoned R-4. Lee District. Tax Map 82-4 ((14)) (14) 6.
- 9:00 A.M. BENNY D. HOCKERSMITH, VC 2004-SP-036 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 6.5 ft. with eave 5.83 ft. from side lot line such that side yards total 21.1 ft. Located at 7210 Reservation Dr. on approx. 14,323 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-3 ((2)) 287. (Concurrent with SP 2004-SP-010).
- 9:00 A.M. BENNY D. HOCKERSMITH, SP 2004-SP-010 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 shed to remain 0.10 ft. with eave 0.16 ft. from side lot line and 6.4 ft. with eave 5.94 ft. from rear lot line. Located at 7210 Reservation Dr. on approx. 14,323 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-3 ((2)) 287. (Concurrent with VC 2004-SP-036).
- 9:00 A.M. HOSSEIN FATTAHI, VC 2004-PR-037 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 6.5 ft. from side lot line. Located at 8723 Litwalton Ct. on approx. 13,789 sq. ft. of land zoned R-4. Providence District. Tax Map 39-3 ((28)) 5A.
- 9:00 A.M. KENNETH ARTHUR & DEBRA SPRADLIN, VC 2004-BR-046 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 17.8 ft. with eave 16.8 ft. from rear lot line. Located at 9325 Hobart Ct. on approx. 8,803 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 69-4 ((19)) 13.
- 9:30 A.M. DONALD J. AND JAKI S. MCCARTHY, A 2004-MA-007 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that two dwelling units exist on a single lot located in the R-1 District in violation of Zoning Ordinance provisions. Located at 3915 Glenbrook Rd. on approx. 1.47 ac. of land zoned R-1. Mason District. Tax Map 58-4 ((9)) 20A.
- 9:30 A.M. CARLOS AND MALENA CABALLERO, A 2003-LE-047 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellants have installed a tennis court which covers more than 30% of the minimum required rear yard and includes a fence and a series of pole mounted light fixtures in excess of seven feet in height all in violation of the Zoning Ordinance provisions for accessory uses and structures. Located at 6435 Franconia Rd. on approx. 18,826 sq. ft. of land zoned R-2. Lee District. Tax Map 81-3 ((12)) 1. (Admin. moved from 12/16/03 at appl. req. to 2/24/04; however, deferred by BZA on 12/16/03 to 3/30/04) (Admin. moved from 3/30/04 and 5/4/04 at appl. req.)

JOHN DIGIULIAN, CHAIRMAN