

**BOARD OF ZONING APPEALS AGENDA
JUNE 22, 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, June 22, 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. JERRY L. WINCHESTER, VC 2004-MV-055 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 11.3 ft. with eave 10.3 ft. from both side lot lines and stoop 6.0 ft. with stairs 3.0 ft. from one side lot line and stoop with stairs 6.0 ft. from other side lot line. Located at 6430 Fourteenth St. on approx. 7,000 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-2 ((8)) (10) 31 and 32.
CB
- 9:00 A.M. JOSEPH FRANCO AND SARA FRANCO, VC 2004-MA-052 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 31.3 ft. with eave 30.6 ft. from front lot line and 10.0 ft. with eave 9.6 ft. from side lot line. Located at 6201 Beachway Dr. on approx. 15,034 sq. ft. of land zoned R-2. Mason District. Tax Map 61-1 ((11)) 936.
WS
- 9:00 A.M. PETER M. LONGDEN, VC 2004-BR-057 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 2.7 ft. from side lot line. Located at 9000 Littleton St. on approx. 25,797 sq. ft. of land zoned R-1. Braddock District. Tax Map 58-4 ((8)) Y. (Concurrent with SP 2004-BR-019).
WS
- 9:00 A.M. PETER M. LONGDEN, SP 2004-BR-019 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 an accessory storage structure to remain 4.8 ft. from rear lot line and 18.6 ft. from side lot line. Located at 9000 Littleton St. on approx. 25,797 sq. ft. of land zoned R-1. Braddock District. Tax Map 58-4 ((8)) Y. (Concurrent with VC 2004-BR-057).
WS
- 9:00 A.M. BRADLEY W. AND NANCY L. JOHNSON, VC 2004-DR-060 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 22.9 ft. with eave 20.8 ft. from rear lot line. Located at 2122 Natahoa Ct. on approx. 10,111 sq. ft. of land zoned R-4. Dranesville District. Tax Map 41-1 ((25)) 13.
WS
- 9:00 A.M. LAURENCE L. ELFES, VC 2004-PR-025 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height in front yard of a corner lot. Located at 9762 Oleander Ave. on approx. 12,105 sq. ft. of land zoned R-3. Providence District. Tax Map 48-1 ((16)) 8. (Decision deferred from 5/11/04)
MS
- 9:00 A.M. MYRNA Z. KROH, VC 2004-PR-035 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of an accessory structure 5.0 ft. with eave 3 ft. 6 in. from side lot line. Located at 9110 Arlington Blvd. on approx. 21,780 sq. ft. of land zoned R-1. Providence District. Tax Map 48-4 ((4)) 6. (Decision deferred from 5/11/04)
MS

- 9:00 A.M. VINCENT D. GIBSON, VC 2004-SU-056 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 11.0 ft. with eave 10.0 ft. from rear lot line and deck 8.4 ft. from rear lot line. Located at 15153 Stratton Major Ct. on approx. 13,622 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((8)) 186.
MS
- 9:00 A.M. JAMES V. PATTAN, VCA 2002-PR-061-02 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 2002-PR-061 to permit construction of accessory structure in the minimum required front yard of a lot containing 36,000 sq. ft. or less. Located at 2354 Central Ave. on approx. 9,050 sq. ft. of land zoned R-1. Providence District. Tax Map 039-3 ((11)) (A) 44.
MS
- MS
Admin.
moved to
6/29/04 at
appl. req.
- MS
Admin.
moved to
6/29/04 at
appl. req.
- BRAD CZIKA, VC 2004-BR-063 (yd vc), concurrent with SP 2004-BR-020 (error)
- LINCOLNIA EDUCATION FOUNDATION, INC., VC 2004-MA-061 (yd vc)
- 9:00 A.M. TRUSTEES OF BEACON HILL MISSIONARY BAPTIST CHURCH, VC 2004-HM-045 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a new church 32.0 ft. from front lot line. Located at 2472 Centreville Road on approx. 1.44 ac. of land zoned R-1 and PDH-12. Hunter Mill District. Tax Map 16-3 ((1)) 7 and 32B pt. (Concurrent with SP 2004-HM-013). (Admin. moved from 6/1/04 at appl. req.)
TS
Admin.
Moved to
7/6/04 at
appl. req.
- 9:00 A.M. TRUSTEES OF BEACON HILL MISSIONARY BAPTIST CHURCH, SP 2004-HM-013 Appl. under Sect(s). 3-103 and 6-105 of the Zoning Ordinance to permit a church with a child care center. Located at 2472 Centreville Rd. on approx. 1.44 ac. of land zoned R-1 and PDH-12. Hunter Mill District. Tax Map 16-3 ((1)) 7 and 32B pt. (Concurrent with VC 2004-HM-045). (Admin. moved from 6/1/04 at appl. req.)
TS
Admin.
Moved to
7/6/04 at
appl. req.
- 9:00 A.M. ANTIOCH BAPTIST CHURCH, SPA 90-S-057-2 Appl. under Sect(s). 3-103 and 3-C03 of the Zoning Ordinance to amend SP 90-S-057 previously approved for a church to permit an increase in seats and land area, building additions and site modifications. Located at 6531 and 6525 Little Ox Rd., 10915 Olm Dr., 6400 Stoney Rd. and 6340 Sydney Rd. on approx. 18.7 ac. of land zoned R-1, R-C and WS. Springfield District. Tax Map 77-3 ((3)) 27, 34 and 87-1 ((1)) 2, 2A, 5 and 6. (Admin. moved from 2/10/04 and 5/4/04 at appl. req.)
MS

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 from 3/16/04, 4/27/04, and 5/11/04 at appl req.)

ES
Admin.
Moved to
10/5/04 at
appl. req.

JOHN DIGIULIAN, CHAIRMAN