

**BOARD OF ZONING APPEALS AGENDA  
JULY 13, 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, July 13, 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. 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 and 5/25/04).
- 9:00 A.M. MARIANELA ROJAS, VC 2004-MA-075 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of second story addition 13.2 ft. with eave 12.5 ft. from one side lot line and 9.4 ft. with eave 8.1 ft. from other side lot line. Located at 4811 Seminole Ave. on approx. 7,500 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 72-1 ((9)) (B) 21.
- 9:00 A.M. MARY G. MEADOR, TRUSTEE, VC 2004-LE-073 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 11.2 ft. with eave 10.0 ft. and stairs 8.8 ft. from side lot line. Located at 6600 Ridgeway Dr. on approx. 1.62 ac of land zoned R-2. Lee District. Tax Map 90-1 ((1)) 7B.
- 9:00 A.M. DEBORAH A. BASTAICH AND RAYMOND P. BASTAICH, VC 2004-BR-079 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 10.7 ft. with eave 9.7 ft. from side lot line. Located at 7117 Leesville Blvd. on approx. 11,340 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (3) 24. (Concurrent with SP 2004-BR-026).
- 9:00 A.M. DEBORAH A. BASTAICH AND RAYMOND P. BASTAICH, SP 2004-BR-026 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 accessory storage structure to remain 3.8 ft. from side lot line and 2.9 ft. with eave 0.9 ft. from rear lot line. Located at 7117 Leesville Blvd. on approx. 11,340 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (3) 24. (Concurrent with VC 2004-BR-079).
- 9:00 A.M. EMELITA M. ACUESTA, SP 2004-PR-022 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 15.3 ft. with eave 13.4 ft. from rear lot line. Located at 7312 Brad St. on approx. 10,552 sq. ft. of land zoned R-4. Providence District. Tax Map 60-1 ((16)) 46.

- 9:00 A.M. FRANCIS AND ROBIN SAILER, VC 2004-PR-033 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 5.5 ft. with eave 4.5 ft. and 7.6 ft. with eave 6.6 ft. from side lot line. Located at 8423 Stonewall Dr. on approx. 12,000 sq. ft. of land zoned R-3. Providence District. Tax Map 39-3 ((16)) 5. (Decision deferred from 5/18/04)
- 9:00 A.M. JOHN ADAM & ELISABETH ANNE NEFF, VC 2004-BR-076 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 6.85 ft. from side lot line. Located at 4729 Springbrook Dr. on approx. 15,326 sq. ft. of land zoned R-2. Braddock District. Tax Map 69-2 ((7)) (5) 10.
- 9:00 A.M. ERIC R. WILDER & PRESCILA B. WILDER, VC 2004-MV-077 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of 1 lot into 3 lots with proposed lots C-2 and C-3 having a lot width of 12.02 ft. and to permit carport on proposed lot C-1 12.3 ft. and roofed deck 10.5 ft. from front lot line. Located at 3111 Douglas St. on approx. 1.05 ac. of land zoned R-3 and HC. Mt. Vernon District. Tax Map 101-2 ((1)) 51.  
Admin.  
Moved to 9/21/04 at appl. req.
- 9:00 A.M. JAMES G. KANALA, SP 2004-MA-023 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 10.4 ft. from side lot line. Located at 5403 Danville St. on approx. 11,961 sq. ft. of land zoned R-3. Mason District. Tax Map 80-2 ((2)) 103.
- 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.) (Deferred from 6/22/04 at appl. req.)
- 9:30 A.M. LAWRENCE J. GRAY, PRESIDENT GHT ENTERPRISES, INC./VILLAGE HARDWARE, A 2003-MV-038 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is allowing outdoor storage and display which exceeds the maximum amount of accessory outdoor storage allowed in the C-5 District in violation of Zoning Ordinance provisions. Located at 7934 - 7938 Fort Hunt Rd. on approx. 1.27 ac. of land zoned C-5. Mt. Vernon District. Tax Map 102-2 ((2)) (1) 1. (Admin. moved from 11/4/03 at appl. req.) (Deferred from 1/13/04 at appl. req.)
- 9:30 A.M. ANTHONY TEDDER, A 2004-PR-011 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing a dwelling to be constructed and has allowed a land area in excess of 2,500 square feet to be filled and graded, both occurring in the floodplain and the Resource Protection Area without an approved permit, in violation of the Zoning Ordinance provisions. Located at 2862 Hunter Rd. on approx. 4.74 ac. of land zoned R-1 and HC. Providence District. Tax Map 48-2 ((7)) (44) D.  
Admin.  
Moved to 10/12/04 at appl. req.

**JOHN DIGIULIAN, CHAIRMAN**