

**BOARD OF ZONING APPEALS AGENDA  
JULY 27, 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 27, 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.      ANDREW H. ARNOLD AND LESLIE K. OVERSTREET, VC 2004-MV-084 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of roofed deck 24.9 ft. with eave 23.5 ft. from the front lot line . Located at 7735 Tauxemont Rd. on approx. 20,000 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-2 ((8)) 5.
- 9:00 A.M.      MICHAEL AND MARIA MORGAN, SP 2004-MV-028 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 accessory storage structure to remain 2.7 ft. with eave 1.6 ft. from rear lot line and 9.3 ft. with eave 8.3 ft. from side lot line. Located at 2109 Wakefield St. on approx. 14,781 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 111-1 ((3)) (4) 509.
- 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 and 5/25/04).
- 9:00 A.M.      ERIN SHAFFER, TRUSTEE, VC 2004-DR-081 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of 2 lots into 2 lots with proposed Lot 42A having a lot width of 70.0 ft. and to permit construction of addition on proposed Lot 44A 9.5 ft. with eave 8.7 ft. from side lot line . Located at 1885 and 1889 Virginia Ave. on approx. 38,901 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (4) 42 and 44. (Concurrent with SP 2004-DR-027). (Admin. moved from 8/3/04)
- Admin.  
Moved to  
9/28/04 at  
appl. req.
- 9:00 A.M.      BLAIR G. CHILDS, TRUSTEE, & ERIN SHAFFER, TRUSTEE, SP 2004-DR-027 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 structure to remain 7.7 ft. from side lot line and 1.6 ft. from rear lot line. Located at 1885 Virginia Ave. on approx. 14,000 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (4) 44. (Concurrent with VC 2004-DR-081). (Admin. moved from 8/3/04)
- Admin.  
Moved to  
9/28/04 at  
appl. req.

- 9:00 A.M. ROMULO AND BLANCA B. CASTRO, VC 2004-PR-087 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 12.5 ft. from front lot line. Located at 2822 Douglass Ave. on approx. 4,757 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((9)) 106. (Concurrent with SP 2004-PR-034).
- 9:00 A.M. ROMULO CASTRO, SP 2004-PR-034 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 trellis to remain 7.0 ft. from side and 3.0 ft. from rear lot line, accessory storage structure to remain 3.0 ft. from side and 3.0 ft. from rear lot line, roofed deck to remain 0.6 ft. from front lot line and dwelling to remain 6.0 ft. from front lot line and 2.0 ft. from side lot line. Located at 2822 Douglass Ave. on approx. 4,757 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((9)) 106. (Concurrent with VC 2004-PR-087).
- 9:00 A.M. BECKY MARTIN, VC 2004-PR-083 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 6.0 ft. from side lot line. Located at 2512 Swift Run St. on approx. 10,684 sq. ft. of land zoned R-3. Providence District. Tax Map 49-1 ((11)) 19.
- 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, 3/9/04 and 4/6/04 at appl. req.) (Decision deferred from 4/27/04)
- Deferred Indefinitely TIMOTHY BOWERS, VC 2004-MA-082 (yd vc)
- 9:00 A.M. EDWARD AND GINA BAKER, SP 2004-SP-029 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on error in building location to permit addition to remain 3.4 ft. with eave 2.9 ft. and 4.8 ft. with eave 2.8 ft. from side lot line such that side yards total 13.9 ft. . Located at 7010 Spaniel Rd. on approx. 14,856 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-4 ((2)) 135. (Concurrent with VCA 74-S-143).
- 9:00 A.M. EDWARD AND GINA BAKER, VCA 74-S-143 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 74-S-143 to permit construction of addition 3.4 ft. with eave 2.8 ft. from side lot line such that side yards total 13.9 ft.. Located at 7010 Spaniel Rd. on approx. 14,856 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-4 ((2)) 135. (Concurrent with SP 2004-SP-029).
- Admin. moved to 10/5/04 at appl. req. ANDROULA DEMETRIOU, A 2004-MV-012
- 9:30 A.M. RON JOHNSON, A 2004-MA-013 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is conducting a use on property in the R-3 District which is not in substantial conformance with the conditions of Special Exception Amendment SEA 81-M-034 in violation of Zoning Ordinance provisions. Located at 6071 Arlington Blvd. on approx. 10,300 sq. ft. of land zoned R-3, SC and CRD. Mason District. Tax Map 51-4 ((2)) A8.