

**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 21, 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, September 21, 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. (Reconsideration granted on 6/29/04)
- 9:00 A.M. JAMES P. & CECILIA BANHOLZER, VC 2004-BR-051 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 17.0 ft. with eave 15.7 ft. from rear lot line. Located at 10434 Stallworth Ct. on approx. 9,489 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 68-2 ((5)) 68. (Decision deferred from 6/15/04)
- Decision  
Deferral  
Requested  
To 4/5/05
- 9:00 A.M. SEYMOUR SCHNEIDER, VC 2004-SP-047 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 20.5 ft. with eave 19.5 ft. from front lot line of a corner lot. Located at 9325 Walking Horse Ct. on approx. 10,990 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-4 ((5)) 198. (Decision deferred from 6/15/04)
- 9:00 A.M. GAYLON L. SMITH AND KAREN L. MARSHALL, VC 2004-MV-026 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of deck 5.1 ft. from side lot line. Located at 6006 Grove Dr. on approx. 8,640 sq. ft. of land zoned R-4 and HC. Mt. Vernon District. Tax Map 83-3 ((14)) (2) 32. (Decision deferred from 5/4/04 and 6/15/04)
- 9:00 A.M. FABIAN RIVELIS, VC 2004-PR-049 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 14.7 ft. with eave 13.7 ft. from rear lot line. Located at 9314 Christopher St. on approx. 20,066 sq. ft. of land zoned R-2. Providence District. Tax Map 58-2 ((9)) 61. (Decision deferred from 6/15/04)
- 9:00 A.M. KEVIN C. & MICHELLE L. HEALY, VC 2004-MA-059 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of roofed deck 32.3 ft. with eave 30.9 ft. from front lot line and addition 14.9 ft. with eave 13.8 ft. from rear lot line of a corner lot. Located at 3807 Foxwood Nook on approx. 12,396 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 60-4 ((12)) 273. (Decision deferred from 6/15/04)

- 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 from 7/13/04 at appl. req.)  
Indefinitely Deferred at Appl. req.
- 9:00 A.M. UNITED BAPTIST CHURCH OF ANNANDALE & AMERIKIDS, LLC, SP 2004-MA-042 Appl. under Sect(s). 3-403 of the Zoning Ordinance to permit an existing church to add a child care center and nursery school. Located at 7100 Columbia Pi. on approx. 2.03 ac. of land zoned R-4, CRD, HC and SC. Mason District. Tax Map 71-1 ((4)) 145 and 146.  
Admin. Moved to 10/26/04 at appl. req.
- 9:00 A.M. DONG S. SHIM AND JENNIFER K. SHIM, VC 2004-PR-027 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 25.0 ft. with eave 23.5 ft. and stoop 21.0 ft. from front lot line and 8.4 ft. with eave 6.9 ft. from side lot line. Located at 2913 Cedarest Rd. on approx. 10,077 sq. ft. of land zoned R-1 and HC. Providence District. Tax Map 49-3 ((2)) 2A. (Decision deferred from 5/11/04 and 6/15/04)
- 9:00 A.M. KEVIN E. DRISCOLL, VC 2004-MA-050 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 5.0 ft. with eave 4.5 ft. from side lot line. Located at 3714 Rose La. on approx. 15,248 sq. ft. of land zoned R-3. Mason District. Tax Map 60-4 ((4)) (E) 18. (Decision deferred from 6/15/04)
- 9:00 A.M. TRUSTEES OF MT. CALVARY BAPTIST CHURCH, SPA 82-V-013 Appl. under Sect(s). 3-403 of the Zoning Ordinance to amend SP 82-V-013 previously approved for a church to permit a change in development conditions, increase in land area, building addition and site modifications. Located at 6418-A Quander Rd. and 2221 Emmett Dr. on approx. 1.50 ac. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((1)) 40, 41 and 41A.
- 9:30 A.M. T. WILLIAM DOWDY AND SHIRLEY M. HUNTER, TRUSTEES, A 2001-LE-023 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants' property is being used as a junk yard and storage yard, a portion of which is located in a floodplain, and that such activities are in violation of Zoning Ordinance provisions. Located on the W. side of Cinder Bed Rd., approx. .37 mi. N. of the Hill Park Dr. intersection on approx. 36.6 ac. of land zoned R-1. Lee District. Tax Map 90-4 ((1)) 6B. (Admin moved from 10/30/01 and 11/27/01) (continued from 1/22/02 and 4/30/02) (Deferred for decision only from 6/4/02, 9/10/02, 2/4/03, 5/20/03, 10/7/03, 12/16/03, and 3/16/04) (Admin moved from 5/6/03)  
Withdrawn
- 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. (Deferred from 4/6/04.)

9:30 A.M. MOE NOWROUZI, BELLE VIEW TEXACO, A 2003-MV-037 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant has erected two freestanding lifts in association with the service station located in the C-6 District without special exception approval in violation of Zoning Ordinance provisions. Located at 1800 Belle View Blvd. on approx. 16,479 sq. ft. of land zoned C-6. Mt. Vernon District. Tax Map 93-2 ((1)) 4. (Admin. moved from 10/28/03 and 12/9/03 at appl. req. to 2/3/04) (Moved from 2/3/04 due to inclement weather) (Deferred from 3/9/04 and 3/16/04 at appl. req.) (Decision deferred from 5/18/04)

**JOHN DIGIULIAN, CHAIRMAN**