

**BOARD OF ZONING APPEALS AGENDA
DECEMBER 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, December 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. JOHN R. AND DORIS W. PATTESON, VC 2004-PR-0116

Admin.
moved to
5/3/05 at
appl. req.

9:00 A.M. KENNETH J. & JUDITH A. ALNWICK, SP 2004-MV-057 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 7.0 ft. from side lot line. Located at 2403 Arrow Park Dr. on approx. 11,834 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-1 ((33)) 28.

9:00 A.M. BARBARA L. BATTEN, VC 2004-MV-118 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 17.9 ft. and bay window 16.4 ft. from the front lot line. Located at 2417 Fairhaven Ave. on approx. 7,790 sq. ft. of land zoned R-4 and HC. Mt. Vernon District. Tax Map 83-3 ((9)) (4) 23. (Concurrent with SP 2004-MV-056).

Admin.
Moved to
3/15/05 at
appl. req.

9:00 A.M. BARBARA L. BATTEN, SP 2004-MV-056 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 6.2 ft., deck 1.8 ft. and roofed deck 5.6 ft. from one side lot line and deck 3.6 ft. from other side lot line. Located at 2417 Fairhaven Ave. on approx. 7,790 sq. ft. of land zoned R-4 and HC. Mt. Vernon District. Tax Map 83-3 ((9)) (4) 23. (Concurrent with VC 2004-MV-118).

Admin.
Moved to
3/15/05 at
appl. req.

9:00 A.M. CHUNG AE AUH, SU HAK AUH, VC 2004-MA-078 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit parking spaces less than 10.0 ft. from the front lot line and front yard coverage greater than 25 percent. Located at 4119 Hummer Rd. on approx. 26,939 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 59-4 ((6)) 20B. (Concurrent with SP 2004-MA-024). (Admin. moved from 8/3/04 and 11/2/04 at appl. req.)

Withdrawn

- 9:00 A.M. CHUNG AE AUH, SU HAK AUH, SP 2004-MA-024 Appl. under Sect(s). 8-907 and 8-914 of the Zoning Ordinance to permit a home professional office and reduction to minimum yard requirements based on error in building location to permit dwelling to remain 30.8 ft., roofed deck 25.6 ft. and stairs 20.9 ft. from front lot line and addition to remain 9.2 ft. from side lot line. Located at 4119 Hummer Rd. on approx. 26,939 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 59-4 ((6)) 20B. (Admin. moved from 8/3/04 and 11/2/04 at appl. req.)
- 9:00 A.M. MICHELLE S. HENDRIX , SP 2004-DR-055 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 733 Springvale Rd. on approx. 5.02 ac. of land zoned R-E. Dranesville District. Tax Map 7-3 ((4)) 7.
- 9:00 A.M. JAMES C. & BARBARA A. HEPLER, SP 2004-SU-063 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modifications to certain R-C lots to permit construction of addition 28.0 ft. and bay window 27.0 ft. from the front lot line of a corner lot. Located at 15101 Philip Lee Rd. on approx. 10,891 sq. ft. of land zoned R-C, AN and WS. Sully District. Tax Map 33-4 ((2)) 350.
- 9:30 A.M. ESTATE OF SCOTT P. CRAMPTON, A 2003-MV-032 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant's property did not meet minimum lot width requirements of the Zoning Ordinance when created, does not meet current minimum lot width requirements of the R-E District, and is not buildable under Zoning Ordinance provisions. Located at 11709 River Dr. on approx. 29,860 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 119-4 ((3)) 3. (Admin moved from 12-2-03 and 6/29/04 at appl. req.)
- Admin.
Moved to
6/21/05 at
appl. req.
- 9:30 A.M. COMMONWEALTH HOMES, LLC, A 2004-DR-033
- Withdrawn
- 9:30 A.M. VIRGINIA HULKE, A 2004-BR-034 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has installed an accessory structure (garden box) in the minimum required front yard of a property in the R-3 District in violation of Zoning Ordinance provisions. Located at 5004 Lone Oak Pl. on approx. 9,688 sq. ft. of land zoned R-3. Braddock District. Tax Map 69-3 ((7)) 4.
- 9:30 A.M. ANDROULA DEMETRIOU, A 2004-MV-012 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant's property contains two dwelling units in violation of Zoning Ordinance provisions. Located at 8618 Richmond Hwy. on approx. 9,583 sq. ft. of land zoned R-2, HC and CRD. Mt. Vernon District. Tax Map 101-3 ((1)) 65G. (Admin. moved from 7/27/04 at appl. req.) (Continued from 10/5/04)

JOHN DIGIULIAN, CHAIRMAN