

**BOARD OF ZONING APPEALS AGENDA
JANUARY 18, 2005**

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, January 18, 2005, 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 F. KELLY, VC 2004-MV-054 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 6.5 ft. with eave 5.5 ft., deck 4.0 ft. and chimney 4.5 ft. with eave 3.5 ft. from side lot line and porch 26.8 ft. with stairs 21.8 ft. from front lot line. Located at 6423 Thirteenth St. on approx. 14,000 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-2 ((8)) (27) 1. (Decision deferred from 6/29/04 and 7/13/04)
CB
Decision
Deferred to
2/15/05
- 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. (Deferred from 7/13/04)
DH
Withdrawn
- 9:00 A.M. DEBORAH K. RAFI AND REZA RAFI, SP 2004-DR-058 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 10.2 ft. with eave 9.2 ft. from side lot line. Located at 7205 Matthew Mills Rd. on approx. 16,440 sq. ft. of land zoned R-2. Dranesville District. Tax Map 30-1 ((8)) 53.
DH
Decision
Deferred to
1/25/05
- 9:00 A.M. STEVEN AND BARBARA MINK, VC 2004-BR-088 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 9.4 ft. from side lot line such that side yards total 18.8 ft. Located at 4902 Loosestrife Ct. on approx. 10,365 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 69-4 ((12)) 60. (Deferred from 8/3/04 for notices.)
WS
Admin.
Moved to
3/15/05 at
appl. req.
- 9:00 A.M. CECELIA C. PANICH, TRUSTEE, DEORMAN L. ROBEY, JR., TRUSTEE AND FREIDA E. ROBEY, TRUSTEE, VC 2004-PR-058 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwellings within 200 ft. of interstate highway. Located at 2524 Avon La. and 2525 Ogden St. on approx. 6.21 ac. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 166, 167A, 167B and 168. (Deferred from 6/29/04 at appl. req.) (Admin. moved from 9/14/04 for notices)

- 9:00 A.M. OAKWOOD L.L.C., VC 2004-LE-119 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of 2 buildings 55.46 ft. and 47.61 ft. from one side lot line and 105.47 ft. and 105.21 ft. from other side lot line and within 75 ft. of an interstate highway. MS Approved Located on the S. side of I-95, at the terminus of Oakwood Rd. and N. of La Vista Dr. on approx. 10.56 ac. of land zoned I-I. Lee District. Tax Map 82-1 ((1)) 2A.
- 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.) (Decision deferred from 2/21/04)
- 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 from 7/13/04 and 10/12/04 at appl. req.) MA Admin. Moved to 4/5/05 at appl. req.
- 9:30 A.M. RICHARD PLEASANTS, A 2004-MA-022 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has established a second dwelling on the property in violation of Zoning Ordinance provisions. Located at 3133 Valley La. on approx. 12,790 sq. ft. of land zoned R-3. Mason District. Tax Map 51-3 ((11)) 221. (Deferred from 10/26/04 for notices) ES Upheld
- 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)) (A) 8. (Deferred from 7/27/04) (Notices not in order on 11/2/04; action on deferral request deferred from 11/2/04) (Dismissed on 11/16/04) (Dismissal reconsidered on 11/30/04) (Deferred from 11/30/04) JC Upheld

JOHN DIGIULIAN, CHAIRMAN