

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 15, 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, February 15, 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, 7/13/04, and 1/18/05)
- CB
Decision
Indefinitely
Deferred
- 9:00 A.M. ARMANDO AND ELENA MESCHIERI, VC 2004-DR-085 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 2.8 ft. with eave 2.6 ft. from side lot line such that side yards total 20.0 ft. Located at 1311 Titania La. on approx. 16,452 sq. ft. of land zoned R-2 (Cluster). Dranesville District. Tax Map 29-2 ((3)) 139. (Deferred from 8/3/04 at appl. req.)
- DH
Admin.
Moved to
4/12/05 at
appl. req.
- 9:00 A.M. BARBARA ELKIN & PAUL KLEIN, VC 2004-MV-096 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 8.0 ft. with eave 7.0 ft. from side lot line. Located at 6404 Tenth St. on approx. 7,000 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 83-4 ((2)) (39) 20. (Concurrent with SP 2004-MV-038). (Decision deferred from 8/10/04)
- DH
Decision
Indefinitely
Deferred at
appl. req.
- 9:00 A.M. AMY LOUISE LA CIVITA, VC 2004-BR-090 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of stairs 3.3 ft. from side lot line. Located at 10212 Glen Chase Ct. on approx. 9,718 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 77-2 ((27)) 8. (Decision deferred from 8/3/04 at appl. req.)
- MS
Decision
Deferred to
3-15-05

- 9:00 A.M. GORDON L. BOSCH, VC 2004-BR-094 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 18.0 ft. with eave 17.0 ft from the front lot line of a corner lot. Located at 4211 Willow Woods Dr. on approx. 13,149 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 70-1 ((8)) 297. (Decision deferred from 8/10/04)
- MS
Decision
Indefinitely
Deferred at
appl. req.
- 9:00 A.M. MARTHA L. HARRIS , SP 2004-LE-064 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 2820 School St. on approx. 9,797 sq. ft. of land zoned R-4. Lee District. Tax Map 83-3 ((4)) 57.
- MS
Approved
- 9:00 A.M. FRANKLIN P. & MARGARET S. GIBSON, VC 2004-DR-120
- MS
Admin.
Moved to
3/22/05 at
appl. req.
- 9:00 A.M. FELIX S. TANTOCO, VCA 99-P-101 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 99-P-101 to permit a change in development conditions. Located at 10408 Marbury Rd. and 2740 Hunter Mill Rd. on approx. 5.45 ac. of land zoned R-1. Providence District. Tax Map 37-4 ((1)) 17H and 17I. (Reconsideration granted on 12/21/04)
- MS
Admin.
Moved to
3/22/05 at
appl. req.
- 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, 7/27/04, 9/28/04, and 11/30/04 at appl. req.)
- WS
Admin.
Moved to
3/8/05 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, 7/27/04, 9/28/04, and 11/30/04 at appl. req.)
- WS
Admin.
Moved to
3/8/05 at
appl. req.

- 9:00 A.M. TRUSTEES OF VIRGINIA PRESBYTERIAN CHURCH, SPA 90-L-050-02 Appl. under Sect(s). 3-103 and 3-203 of the Zoning Ordinance to amend SP 90-L-050 previously approved for church and related facilities to permit building addition and site modifications. Located at 6021 Franconia Rd. on approx. 2.32 ac. of land zoned R-1, R-2 and HC. Lee District. Tax Map 81-4 ((2)) 5A.
 WS
 Decision
 Deferred to
 3/1/05
- 9:00 A.M. ELSIE D. WEIGEL, VC 2004-MV-112 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit the construction of dwelling 19.0 ft. with eave 17.0 ft. and stoop 13.0 ft. from the front lot line. Located at 11317 River Rd. on approx. 15,000 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 119-4 ((2)) (1) 34. (Deferred from 10/26/04 at appl. req.) (Admin. moved from 12/7/04 at appl. req.) (Continued from 2/1/05)
 WS
 Decision
 Deferred to
 3/22/05
- 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, 5/25/04, 7/27/04, and 2/8/05).
 WS
 Decision
 Deferred to
 7/19/05
- 9:30 A.M. V. RAILAN, A 2004-DR-043 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a masonry wall in excess of four feet in height, which is located in the front yard of a property located at Tax Map 21-4 ((1)) 55 and was erected without a Building Permit, is in violation of Zoning Ordinance provisions. Located at 6531 Georgetown Pi. on approx. 1.5 ac. of land zoned R-1. Dranesville District. Tax Map 21-4 ((1)) 55.
 JC
 Admin.
 Withdrawn
- 9:30 A.M. WINCHESTER HOMES, INC., A 2004-SU-044 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a sales office in a model home without a valid Temporary Special Permit in violation of Zoning Ordinance provisions. Located at 13534 Lavender Mist La. on approx. 2,546 sq. ft. of land zoned PDH-8 and WS. Sully District. Tax Map 55-1 ((27)) 128.
 EP
 Admin.
 Moved to
 4/26/05 at
 appl. req.
- 9:30 A.M. WINCHESTER HOMES, INC., A 2004-SU-045 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a sales office in a model home without a valid Temporary Special Permit in violation of Zoning Ordinance provisions. Located at 13539 Lavender Mist La. on approx. 1,938 sq. ft. of land zoned PDH-8 and WS. Sully District. Tax Map 55-1 ((27)) 65.
 EP
 Admin.
 Moved to
 4/26/05 at
 appl. req.

JOHN DIGIULIAN, CHAIRMAN