

**BOARD OF ZONING APPEALS AGENDA  
MARCH 1, 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, March 1, 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. TRUSTEES OF PILGRIM COMMUNITY CHURCH, VC 2004-BR-008 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit structure to remain 15.0 ft. with stoop 11.0 ft. from front lot line. Located at 4925 Twinbrook Rd. on approx. 5.16 AC. of land zoned R-1. KC Braddock District. Tax Map 69-3 ((1)) 29 and 29A (Concurrent with SPA 81-A-002-04). Decision Indefinitely Deferred at appl. req. (Decision deferred from 3/16/04, 5/25/04, 7/13/04, and 10/5/04).
- 9:00 A.M. TRUSTEES OF THE CALVARY KOREAN BAPTIST CHURCH, SP 2004-MV-025 Appl. under Sect(s). 3-103 of the Zoning Ordinance for an existing church to permit site modifications and trailers to remain. Located at 8616 Pohick Rd. on approx. 3.98 ac. of land zoned R-1. Mt. Vernon District. Tax Map 98-1 ((1)) 21. (in association with SE 2004-MV-001) (Admin. moved from 6/1/04 and 6/29/04 at appl. req.) (Deferred indefinitely from 10/26/04) AS Approved
- 9:00 A.M. ROBERT AND CYNTHIA MCELROY, VC 2004-MA-053 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 18.6 ft. with eave 17.1 ft. from the rear lot line, fence greater than 7.0 ft. in height to remain in the side and rear yards and to permit minimum rear yard coverage greater than 30 percent. Located at 3911 Sandalwood Ct. on approx. 15,893 sq. ft. of land zoned R-2 (Cluster). Mason District. Tax Map 59-3 ((18)) 26. (Admin. moved from 6/15/04 and 9/28/04 at appl. req.) WS Admin. Moved to 4/19/05 at appl. req.
- 9:00 A.M. CARL J. UNTERKOFER, SP 2004-SU-012 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 storage structure to remain 5.9 ft. with eave 5.4 ft. from side lot line. Located at 14817 Hickory Post Ct. on approx. 25,027 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((4)) (2) 34. (Concurrent with VC 2004-SU-041). (Deferred from 6/1/04 at appl. req.) (Admin. moved from 10/12/04 at appl. req.) WS Admin. Moved to 4/26/05 at appl. req.

- 9:00 A.M. CARL J. UNTERKOFER, VC 2004-SU-041 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure 4.0 ft. with eave 3.1 ft. from side lot line. Located at 14817 Hickory Post Ct. on approx. 25,027 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((4)) (2) 34. (Concurrent with SP 2004-SU-012). (Deferred from 6/1/04 at appl. req.) (Admin. moved from 10/12/04 at appl. req.)  
WS  
Admin.  
Moved to 4/26/05 at appl. req.
- 9:00 A.M. EKKLESIA USA, SPA 00-Y-050 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 00-Y-050 previously approved for a church to permit a change in permittee. Located at the S.W. quadrant of the intersection of Pleasant Valley Rd. and Blue Spring Dr. on approx. 8.64 ac. of land zoned R-C and WS. Sully District. Tax Map 33-2 ((1)) 12A.  
WS  
Decision  
Deferred to 4/5/05
- 9:00 A.M. BUDDHIST ASSOCIATION OF AMERICA, SPA 87-V-070 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 87-V-070 previously approved for a place of worship to permit a change in permittee, building addition, site modifications, change in development conditions and increase in land area. Located at 9105, 9111, 9115 and 9117 Backlick Rd. on approx. 1.35 ac. of land zoned R-3. Mt. Vernon District. Tax Map 109-1 ((1)) 26A, 26B, 27 and 27A. (Admin. moved from 5/18/04, 7/6/04, and 9/14/04 at appl. req.) (Deferred indefinitely from 5/25/04 and 11/30/04) (Admin. moved from 2/8/05)
- 9:00 A.M. TRUSTEES OF WASHINGTON FARM UNITED METHODIST CHURCH, SPA 75-S-177 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend S-75-177 previously approved for a place of worship to permit a private school of general education, building additions, site modifications and an increase in land area. Located at 3913, 3918, 3921 and 3925 Old Mill Rd. and 9004 Chickawane Ct. on approx. 2.38 ac. of land zoned R-2. Mt. Vernon District. Tax Map 110-2 ((1)) 9B, 33, 36 pt., 39 and 110-2 ((10)) 60A pt; 110-2 ((9)) 11B. (Admin. moved from 1/25/05 at appl. req.)  
WS  
Admin.  
Moved to 3/22/05 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. (Decision deferred from 2/15/05)  
WS  
Approved
- 9:00 A.M. CONNIE J. REID, VCA 2002-MA-176 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 2002-MA-176 to permit fence greater than 4.0 ft. in height to remain in front yard and greater than 7.0 ft. in height to remain in side yard. Located at 8214 Robey Ave. on approx. 39,727 sq. ft. of land zoned R-2. Mason District. Tax Map 59-1 ((11)) 21. (Admin. moved from 6/15/04 and 10/19/04 at appl. req.)  
MS  
Moved to 4/19/05 for notices
- 9:00 A.M. TRUSTEES OF ST. PAUL'S EPISCOPAL CHURCH, SPA 98-M-036-02 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 98-M-036 previously approved for a church, nursery school and child care center to permit increase in seating, building addition and site modifications. Located at 3439 Payne St. on approx. 2.27 ac. of land zoned R-3 and HC. Mason District. Tax Map 61-2 ((17)) (B) 12. (Admin. moved from 1/11/05 and 2/1/05 at appl. req.)  
MS  
Decision  
Deferred to 5/3/05

- 9:00 A.M. HOME PROPERTIES VIRGINIA VILLAGE, LLC, SP 2004-MA-060 Appl. under Sect(s). 3-2003 of the Zoning Ordinance to permit a community club and meeting hall. Located at the terminus of Southland Ave. on approx. 1.33 ac. of land zoned R-20 and HC. Mason District. Tax Map 72-3 ((1)) 54 pt (Admin. moved from 1/25/05 for notices)  
MS  
Approved
- 9:30 A.M. RONALD AND LETA DEANGELIS, A 2003-SP-002 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan, an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 21.83 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17A, 17B and 17C. (Concurrent with A 2003-SP-003 and A 2003-SP-004). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, 1/27/04, 2/17/04, 3/23/04, 5/11/04, and 10/26/04 at appl. req)  
DJQ  
Admin.  
Moved to 4/12/05 at appl. req.
- 9:30 A.M. ROBERT DEANGELIS, A 2003-SP-003 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan, an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 7.65 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17A. (Concurrent with A 2003-SP-002 and A 2003-SP-004). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, 1/27/04, 2/17/04, 3/23/04, 5/11/04, and 10/26/04 at appl. req)  
DJQ  
Admin.  
Moved to 4/12/05 at appl. req.
- 9:30 A.M. GEORGE HINNANT, A 2003-SP-004 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan, an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 7.65 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17B. (Concurrent with A 2003-SP-002 and A 2003-SP-003). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, 1/27/04, 2/17/04, 3/23/04, 5/11/04, and 10/26/04 at appl. req)  
DJQ  
Admin.  
Moved to 4/12/05 at appl. req.
- 9:30 JAMES I. LANE AND/OR JOAN C. TOOMEY, JTWROS, A 2004-SP-025 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height located in the front yard of property located at Tax Map 66-4 ((8)) 7 is in violation of Zoning Ordinance provisions. Located at 12419 Popes Head Rd. on approx. 25,276 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 66-4 ((8)) 7. (Continued from 11/16/04)  
MAT  
Decision  
Deferred to 5/3/05

9:30 A.M.      LANCASTER LANDSCAPES, INC./WALTER G. FITZGERALD, A 2004-PR-024 Appl.  
MAT            under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the  
Overturned    appellant is allowing outdoor storage on the property which exceeds allowable total area  
In Part        and has expanded the use on the property without a valid site plan in violation of Zoning  
                 Ordinance provisions. Located at 8515 (Posted as 8505) Lee Hwy. on approx. 4.07 ac. of  
                 land zoned I-5, R-1 and HC. Providence District. Tax Map 49-3 ((1)) 50A. (Deferred from  
                 11/16/04 and 2/1/05 at appl. req.)

**JOHN DIGIULIAN, CHAIRMAN**