

**BOARD OF ZONING APPEALS AGENDA
MARCH 22, 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 22, 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. MARY A. PETTIT, TR., VC 2004-SP-105 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 19.8 ft. with eave 18.8 ft. from rear lot line. Located at 6668 Old Blacksmith Dr. on approx. 9,069 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-1 ((7)) 46. (Decision deferred from 10/12/04)
- DH
Decision Indefinitely Deferred at appl. req.
- 9:00 A.M. CLARI LIMITED, SP 2005-DR-006 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 3.3 ft. from side lot line and 2.9 ft. from rear lot line. Located at 950 Towlston Rd. on approx. 2.0 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((1)) 22C. (Admin. moved from 3/29/05)
- SW
Denied
- 9:00 A.M. ROMULO AND BIANCA B. CASTRO, VC 2004-PR-087 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 12.5 ft. from front lot line. Located at 2822 Douglass Ave. on approx. 4,757 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((9)) 106. (Concurrent with SP 2004-PR-034). (Moved from 7/27/04 for notices) (Decision deferred from 10/12/04)
- WS
Decision Deferred to 5/24/05
- 9:00 A.M. RONALD E. JERRO, SP 2005-DR-001 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 an accessory storage structure in the minimum required front yard of a corner lot. Located at 1111 Robindale Dr. on approx. 36,292 sq. ft. of land zoned R-1. Dranesville District. Tax Map 13-3 ((11)) 7.
- WS
Denied
- 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) (Decision deferred from 2/15/05)

*** RECONSIDERATION GRANTED ON 3/22/05 ***

*** NEW HEARING SCHEDULED FOR 5/24/05 ***

- 9:00 A.M. TRUSTEES OF WASHINGTON FARM UNITED METHODIST CHURCH, SPA 75-S-177
 WS Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend S-75-177 previously
 Admin. approved for a place of worship to permit the addition of a private school of general
 Moved to education, building additions, site modifications, an increase in land area and the addition
 4/19/05 at of a columbarium. Located at 3921 Old Mill Rd. on approx. 2.38 ac. of land zoned R-2. Mt.
 appl. req. Vernon District. Tax Map 110-2 ((1)) 32A (formerly known as 110-2 ((1)) 9B, 32, 33, 36
 pt., 39; 110-2 ((10)) 60A pt.) and 110-2 ((9)) 11B. (Admin. moved from 1/25/05 and 3/1/05
 at appl. req.)
- 9:00 A.M. FRANKLIN P. & MARGARET S. GIBSON, VC 2004-DR-120 (Admin. moved from 2/15/05
 MS at appl. req.)
 Indefinitely
 Deferred at
 appl. req.
- 9:00 A.M. WINCHESTER HOMES INC., SP 2005-SU-002 Appl. under Sect(s). 3-103 of the Zoning
 MS Ordinance to permit a subdivision sales office. Located at 12861 Sunny Fields La. on
 Decision approx. 37,200 sq. ft. of land zoned R-1 and WS. Sully District. Tax Map 35-4 ((25)) 1.
 Deferred to (Admin. moved from 3/15/05 at appl. req.)
 5/17/05
- 9:00 A.M. WINCHESTER HOMES INC., SP 2005-SU-003 Appl. under Sect(s). 6-104 of the Zoning
 MS Ordinance to permit a subdivision sales office. Located at 13534 Lavender Mist La. on
 Approved approx. 2,546 sq. ft. of land zoned PDH-8 and WS. Sully District. Tax Map 55-1 ((27))
 128.
- 9:00 A.M. WINCHESTER HOMES INC., SP 2005-SU-004 Appl. under Sect(s). 6-104 of the Zoning
 MS Ordinance to permit a subdivision sales office. Located at 13539 Lavender Mist La. on
 Approved approx. 1,938 sq. ft. of land zoned PDH-8 and WS. Sully District. Tax Map 55-1 ((27)) 65.
- 9:00 A.M. FELIX S. TANTOCO, VCA 99-P-101 Appl. under Sect(s). 18-401 of the Zoning Ordinance
 MS to amend VC 99-P-101 to permit a change in development conditions. Located at 10408
 Indefinitely Marbury Rd. and 2740 Hunter Mill Rd. on approx. 5.45 ac. of land zoned R-1. Providence
 Deferred at District. Tax Map 37-4 ((1)) 17H and 17I. (Reconsideration granted on 12/21/04) (Admin.
 appl. req. moved from 2/15/05 at appl. req.)
- 9:30 A.M. FERNANDO M. APAESTEGUI, A 2004-BR-048 Appl. under Sect(s). 18-301 of the Zoning
 MAT Ordinance. Appeal of a determination that the appellant has established and allowed the
 Withdrawn occupancy of two separate dwelling units on property in the R-3 District in violation of
 Zoning Ordinance provisions. Located at 4761 Farndon Ct. on approx. 9,942 sq. ft. of land
 zoned R-3. Braddock District. Tax Map 68-2 ((5)) 1644.

JOHN DIGIULIAN, CHAIRMAN