

**BOARD OF ZONING APPEALS AGENDA
APRIL 12, 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, April 12, 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. CLARENCE F. SWANSON, III AND JANIS K. SWANSON, VC 2004-SU-100 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 4.96 ft. with eave 3.96 ft. from the side lot line such that side yards total 17.16 ft. Located at 14100 Roamer Ct. on approx. 13,682 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 65-4 ((8)) (11) 15. (Decision deferred from 9/28/04)
- DH
Withdrawn
- 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.) (Admin. moved from 2/15/05 at appl. req.)
- DH
Withdrawn
- 9:00 A.M. VINCENT ACCARDI AND PAULA R. LYON-ACCARDI, SP 2005-MV-011 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 4.8 ft. with eave 4.6 ft. from rear lot line and 7.5 ft. with eave 6.1 ft. from side lot line of a corner lot. Located at 1119 Collingwood Rd. on approx. 16,533 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-4 ((10)) 72B.
- DH
Decision
Deferred to
4/26/05
- 9:00 A.M. HARCO I, INC. D/B/A FAST EDDIE'S BILLIARD CAFE, SPA 92-L-047-02 Appl. under Sect(s). 4-603 of the Zoning Ordinance to amend SP 92-L-047 previously approved for a billiard and pool hall to permit expansion of the use. Located at 7255 Commerce St. in approx. 7,410 sq. ft. of 7.39 ac. of land zoned C-6, CRD, HC and SC. Lee District. Tax Map 80-3 ((1)) 4B and 11B.
- WS
Approved
- 9:00 A.M. BRUCE AND BARBARA STALCUP, VC 2004-BR-064 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of carport 14.3 ft. from front lot line of a corner lot. Located at 5620 Heming Ave. on approx. 13,772 sq. ft. of land zoned R-3. Braddock District. Tax Map 79-2 ((2)) (70) 1A. (Continued from 6/29/04, 12/7/04, and 4/5/05)
- WS
Dismissed

- 9:00 A.M. A. DANE BOWEN, JR., VC 2004-MA-113 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit existing dwelling 6.7 ft. with eave 6.3 ft. from the side lot line. Located at 6330 Hillcrest Pl. on approx. 10,515 sq. ft. of land zoned R-3. Mason District. Tax Map 72-1 ((7)) 74. (Deferred from 11/2/04 at appl. req.)
MS
Deferred to 7/19/05 at appl. req.
- 9:00 A.M. SHAWN AND CATHLEEN BASSETT, VC 2004-MV-108 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of second story addition 22.6 ft. with eave 21.5 ft., roofed deck 20.9 ft. with eave 19.8 ft. and a two-story addition 23.4 ft. from rear lot line. Located at 1606 Old Stage Road on approx. 12,136 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-4 ((12)) (1) 5. (Admin. moved from 10/12/04 and 2/1/05 at appl. req.)
MS
Indefinitely Deferred at appl. req.
- 9:00 A.M. DR. PAUL HARRIS, DDS, SP 2005-MA-009 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 4816 Backlick Rd. on approx. 1.10 ac. of land zoned R-1. Mason District. Tax Map 71-3 ((10)) 1.
MS
Denied
- 9:00 A.M. BECKY MARTIN, VC 2004-PR-083 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 6.0 ft. from side lot line. Located at 2512 Swift Run St. on approx. 10,684 sq. ft. of land zoned R-3. Providence District. Tax Map 49-1 ((11)) 19. (Decision deferred from 7/27/04 and 2/8/05 at appl. req.)
MS
Decision Indefinitely Deferred
- 9:00 A.M. EDWARD AND GINA BAKER, VCA 74-S-143 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 74-S-143 to permit construction of addition 3.4 ft. with eave 2.8 ft. from side lot line such that side yards total 13.9 ft.. Located at 7010 Spaniel Rd. on approx. 14,856 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-4 ((2)) 135. (Concurrent with SP 2004-SP-029). (Decision deferred from 7/27/04) (Decision deferred from 2/8/05 at appl. req.)
MS
Decision Indefinitely Deferred
- 9:00 A.M. TRUSTEES OF ST. PAUL'S LUTHERAN CHURCH, SPA 93-P-046-02 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 93-P-046 previously approved for a church, nursery school and a waiver of the dustless surface requirement to permit building additions, change in development conditions and site modifications. Located at 7426 Idylwood Rd. and 7401 Leesburg Pi. on approx. 8.54 ac. of land zoned R-1 and HC. Providence District. Tax Map 40-3 ((1)) 7A and 9. (Admin. moved from 3/8/05 at appl. req.)
MS
Admin. Moved to 5/3/05 at appl. req.

- 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, 10/26/04, and 3/1/05 at appl. req)
- DJQ
Admin.
Moved to
7/26/05 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). (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, 10/26/04, and 3/1/05 at appl. req)
- DJQ
Admin.
Moved to
7/26/05 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, 10/26/04, and 3/1/05 at appl. req)
- DJQ
Admin.
Moved to
7/26/05 at
appl. req.

JOHN DIGIULIAN, CHAIRMAN