

**BOARD OF ZONING APPEALS AGENDA
APRIL 19, 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 19, 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. ROBERT L. HARLOW, JR., VCA 01-P-014 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 01-P-014 to permit construction of roofed deck 17.5 ft. with eave 16.5 ft., stoop 14.5 ft. and second story addition 24.5 ft. with eave 23.6 ft. and 25.5 ft. from front lot lines of a corner lot. Located at 2843 Summerfield Rd. on approx. 7,711 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((5)) 375. (Concurrent with SPA 01-P-002). (Decision deferred from 10/19/04)
- DH
Withdrawn
- 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, 11/30/04, 2/15/05, and 3/8/05 at appl. req.)
- WS
Indefinitely
Deferred 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, 11/30/04, 2/15/05, and 3/8/05 at appl. req.)
- WS
Indefinitely
Deferred at
appl. req.
- 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, 9/28/04, and 3/1/05 at appl. req.)
- WS
Indefinitely
Deferred at
appl. req.

- 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 the addition of a private school of general
 education, building additions, site modifications, an increase in land area and the addition
 of a columbarium. Located at 3921 Old Mill Rd. on approx. 2.38 ac. of land zoned R-2. Mt.
 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, 3/1/05,
 and 3/22/05 at appl. req.)
 WS
 Admin.
 Moved to
 6/7/05 at
 appl. req.
- 9:00 A.M. CHRIST THE KING LUTHERAN CHURCH, SPA 83-D-075-05 Appl. under Sect(s). 3-E03
 of the Zoning Ordinance to amend SP 83-D-075 previously approved for a church and
 child care center to permit an increase in enrollment and modification to development
 conditions. Located at 10550 Georgetown Pke. on approx. 4.97 ac. of land zoned R-E.
 Dranesville District. Tax Map 12-2 ((1)) 1B.
 MS
 Decision
 Deferred to
 4/26/05
- 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.) (Moved from 3/1/05 for notices)
 MS
 Admin.
 Moved to
 5/24/05
- 9:30 A.M. ANTOINE S. KHOURY AND MRS. HIAM H. KHOURY, A 2004-MA-037 Appl. under
 Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants
 have paved a portion of the front yard on property located in the R-4 District in excess of
 the allowable surface coverage under Zoning Ordinance provisions. Located at 7381
 Rodeo Ct. on approx. 16,703 sq. ft. of land zoned R-4. Mason District. Tax Map 60-3
 ((53)) 4.
 MAT
 Deferred to
 6/7/05 at
 appl. req.
- 9:30 A.M. MARC SEGUINOT, A 2004-PR-035 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 59-3 ((7)) 45 is in violation of Zoning Ordinance
 provisions. Located at 3807 Prosperity Ave. on approx. 29,164 sq. ft. of land zoned R-1.
 Providence District. Tax Map 59-3 ((7)) 45. (Notices not in order - Deferred from 1/11/05)
 DJQ
 Decision
 Deferred to
 10/25/05
- 9:30 A.M. VINCENT A. TRAMONTE II, LOUISE ANN CARUTHERS, ROBERT C. TRAMONTE AND
 SILVIO DIANA, A 2002-LE-031 Appl. under Sect(s). 18-301 of the Zoning Ordinance.
 Appeal of determination that there are improvements and uses on property located in the
 I-6 and R-1 Districts which are in violation of Zoning Ordinance provisions. Located at
 7909 and 7915 Cinder Bed Rd. on approx. 7.04 ac. of land zoned I-6 and R-1. Lee
 District. Tax Map 99-2 ((3)) 1 and 2. (Admin moved from 12/10/02) (Deferred from
 4/15/03, 10/14/03, and 1/6/04). (Deferred from 4/13/04, 9/28/04, and 1/25/05 at appl. req.)
 JC
 Deferred to
 5/24/05 at
 appl. req.

9:30 A.M. SILVIO DIANA, A 2003-LE-001 Appl. under Sect(s). 18-301 of the Zoning Ordinance.
Appeal of determination that there are improvements and uses on property located in the
JC I-6 and R-1 Districts which are in violation of Zoning Ordinance provisions. Located at
Deferred to 7901 and 7828 Cinder Bed Rd. on approx. 10.33 ac. of land zoned I-6 and R-1. Lee
5/24/05 at District. Tax Map 99-2 ((3)) 3A and 3B. (Deferred from 4/15/03, 10/14/03, and 1/6/04)
appl. req. (Deferred from 4/13/04, 9/28/04, and 1/25/05 at appl. req.)

JOHN DIGIULIAN, CHAIRMAN