

**BOARD OF ZONING APPEALS AGENDA  
JULY 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, July 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.      DWAYNE A. & LAURA L. CARABIN, VC 2004-MA-101 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure 2.0 ft. from rear and side lot lines. Located at 6234 Yellowstone Dr. on approx. 10,999 sq. ft. of land zoned R-3. Mason District. Tax Map 61-3 ((7)) (J) 6. (Decision deferred from 9/28/04)
- MS  
Decision  
Deferred to  
12/20/05
- 9:00 A.M.      BRAD CZIKA, VC 2004-BR-063 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit minimum rear yard coverage greater than 30 percent and fence greater than 7.0 ft. in height to remain in rear yard and side yards. Located at 10411 Pearl St. on approx. 10,739 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 77-2 ((2)) 222. (Concurrent with SP 2004-BR-020) (Admin. moved from 6/22/04 at appl. req.) (Decision deferred from 6/29/04, 10/5/04, and 3/8/05)
- MS  
Decision  
Indefinitely  
Deferred
- 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) (Admin. moved from 4/19/05 and 5/24/05)
- MS  
Admin.  
Moved to  
8/9/05
- 9:00 A.M.      FORREST & MARVA HATCHER, VC 2003-PR-194 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of fence greater than 4.0 ft. in height in front yard and 7.0 ft. in height in side and rear yards and storage structure exceeding 200 sq. ft. in gross floor area. Located at 2747 Oldewood Dr. on approx. 27,921 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 121. (Concurrent with SP 2003-PR-054). (Continued from 3/2/04) (Decision deferred from 5/4/04 and 11/2/04)
- DH  
Decision  
Deferred to  
12/6/05
- 9:00 A.M.      FORREST & MARVA HATCHER, SP 2003-PR-054 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to the minimum yard requirements based on error in building location to permit deck and dwelling to remain 2.5 ft. with eave 1.5 from side lot line and accessory structures to remain 0.0 ft. and 1.0 ft. from side lot line. Located at 2747 Oldewood Dr. on approx. 27,921 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 121. (Concurrent with VC 2003-PR-194). (Continued from 3/2/04) (Decision deferred from 5/4/04 and 11/2/04)
- DH  
Decision  
Deferred to  
12/6/05

- 9:00 A.M.      ROBERT AND JOYCE HARRISON, SP 2005-PR-018 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 addition to remain 15.2 ft. from side lot line. Located at 8909 Glenbrook Rd. on approx. 31,351 sq. ft. of land zoned R-1. Providence District. Tax Map 58-2 ((4)) 76.  
DH  
Approved
- 9:00 A.M.      REGENCY TALL OAKS VILLAGE CENTER, LLC, SP 2005-HM-019 Appl. under Sect(s). 6-303 of the Zoning Ordinance to permit a health club. Located at 12056 North Shore Dr. on approx. 19,033 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 18-1 ((5)) 8A1 pt.  
SV  
Approved
- 9:30 A.M.      BROOKS H. LOWERY, A 2004-MA-023 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 60-2 ((15)) 148 is in violation of Zoning Ordinance provisions. Located at 3212 Cofer Rd. on approx. 12,781 sq. ft. of land zoned Mason District. Tax Map 60-2 ((15)) 148. (Decision deferred from 11/9/04) (Decision deferred from 2/8/05 at appl. req.)  
JC  
Decision  
Deferred to  
12/13/05
- 9:30 A.M.      ENRIQUE LOPEZ, A 2005-MV-006 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard and an accessory use (a fence) on property which does not have an approved principle use in the C-8 District all in violation of Zoning Ordinance provisions. Located at 10014 Richmond Hy. On approx. 23,311 sq. ft. of land zoned C-8. Mount Vernon District. Tax Map 113-2 ((1)) 65. (Admin. moved from 5/10/05 at appl. req.)  
DJQ  
Decision  
Deferred to  
10/25/05
- 9:30 A.M.      RECYCLE AMERICA ALLIANCE, LLC, A 2005-BR-004 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is permitting outdoor storage in association with a recycling center which is operating on property located at Tax Map 77-2 ((1)) 58A in violation of Zoning Ordinance provisions. Located at 10400 Premier Ct. on approx. 4.02 ac. of land zoned I-5. Braddock District. Tax Map 77-2 ((1)) 58A. (Reconsideration granted on 5/24/05)  
EP  
Withdrawn

**JOHN DIGIULIAN, CHAIRMAN**