

**BOARD OF ZONING APPEALS AGENDA
JULY 26, 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 26, 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. KIM-OANH T. NGUYEN, SP 2005-SU-024 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to the minimum yard requirements for certain R-C lots to permit construction of addition 28.0 ft. with eave 27.0 ft. from front lot line of a corner lot, 19.0 ft. with eave 18.0 ft. from side lot line and 21.0 ft. with eave 20.0 ft. from rear lot line. Located at 4535 Samuels Pine Rd. on approx. 10,891 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 33-4 ((2)) 415.
DH
Approved
- 9:00 A.M. KATHERINE O. KIRKHAM, SP 2005-SU-026 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of second story addition 30.8 ft. with eave 29.2 ft. from front lot line. Located at 6259 Welton Dr. on approx. 14,738 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((8)) 488.
DH
Approved
- 9:00 A.M. PAULA LOPEZ, SP 2005-MA-022 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 7650 Royce St. on approx. 34,902 sq. ft. of land zoned R-2. Mason District. Tax Map 59-4 ((8)) 72.
SV
Denied
- 9:00 A.M. MINA AKHLAGHI, SP 2004-DR-043 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 1192 Dolley Madison Blvd. on approx. 14,568 sq. ft. of land zoned R-2. Dranesville District. Tax Map 30-2 ((20)) (A) 1. (Admin. moved from 10/5/04, 11/30/04, and 3/15/05 at appl. req.) (Admin. moved from 5/17/05 for notices.)
SL
Admin.
Moved to
9/13/05 for
notices
- 9:30 A.M. ROBERT AND JOYCE HARRISON, A 2004-PR-038 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have constructed an addition which does not meet the minimum side yard requirement for the R-1 District in violation of Zoning Ordinance provisions. Located at 8909 Glenbrook Rd. on approx. 31,351 sq. ft. of land zoned R-1. Providence District. Tax Map 58-2 ((4)) 76. (Admin. moved from 1/25/05 at appl. req.)
DJQ
Admin.
Moved to
9/13/05 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, 3/1/05, and 4/12/05 at appl. req.)
- DJQ
Admin.
Moved to
9/20/05 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, 10/26/04, 3/1/05, and 4/12/05 at appl. req.)
- DJQ
Admin.
Moved to
9/20/05 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, 3/1/05, and 4/12/05 at appl. req.)
- DJQ
Admin.
Moved to
9/20/05 at
appl. req.
- 9:30 A.M. JOHN NASSIKAS, A 2005-DR-022 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-2 District, is in violation of Zoning Ordinance provisions. Located at 6115 Ramshorn Pl. on approx. 1.4 ac. of land zoned R-2. Dranesville District. Tax Map 31-2 ((5)) A.
- MAT
Deferred to
9/27/05
- 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. (Deferred from 4/19/05 and 6/7/05 at appl. req.)
- MAT
Deferred to
9/20/05

JOHN DIGIULIAN, CHAIRMAN