

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 20, 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, December 20, 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. DONALD & MARILYN COSTELLO, SP 2005-BR-034 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7013 Leesville Blvd. on approx. 11,234 sq. ft. of land zoned R-2 and HC. Braddock District. Tax Map 80-2 ((5)) JM  
Approved (1) 7. (Admin. Moved from 11/29/05 for ads)
- 9:00 A.M. COMMUNITY ENTERTAINMENT & RECREATION, LLC, SPA 97-Y-028 Appl. under Sect(s). 5-503 of the Zoning Ordinance to amend SP 97-Y-028 previously approved for a commercial recreation park to permit change in permitte and in development conditions. CDL  
Approved Located at 4600 Brookfield Corporate Dr. on approx. 6.27 ac. of land zoned I-5 and WS. Sully District. Tax Map 44-1 ((6)) 3B.
- 9:00 A.M. MARK TURNER, III, VC 2005-DR-011 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit an accessory structure to remain 6.8 ft. with eave 5.3 ft. from rear lot line. Located at 10607 Georgetown Pk. on approx. 1.28 ac. of land zoned R-1. DH  
Continued Dranesville District. Tax Map 12-1 ((1)) 24A1 pt. and 12-2 ((1)) 47 pt. (In Association with to 6/27/06 VC 2005-DR-010)
- 9:00 A.M. FAIRFAX COUNTY PARK AUTHORITY, VC 2005-DR-010 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structure to remain 7.0 ft. with eave 3.0 ft. from side lot line. Located at 925 Springvale Rd. on approx. 18.75 ac. of land zoned R-1. DH  
Continued Dranesville District. Tax Map 12-1 ((1)) 24A1 pt. and 12-2 ((1)) 47 pt. (In Association with to 6/27/06 VC 2005-DR-011)
- 9:00 A.M. FIORAVANTE AND ELISABETTA M. GAETANO, SP 2005-MA-040 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 dwelling to remain 7.2 ft. with eave 6.9 ft., addition 10.7 ft. and accessory structure 11.5 ft. from the side lot line. Located at 6833 Little River Tnpk. on approx. 1.00 ac. of land zoned R-2 and HC. Mason District. Tax Map 71-2 ((1)) 11. DH  
Approved In Part
- 9:00 A.M. CONCEPTS 21 LTD C/O SHADOWLAND, SP 2005-LE-035 Appl. under Sect(s). 4-603 of the Zoning Ordinance to permit indoor recreational use. Located at 5508 Franconia Rd. on approx. 1.80 ac. of land zoned C-6 and HC. Lee District. Tax Map 81-4 ((1)) 71A. SV  
Approved (Decision deferred from 12/13/05)

- 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) (Admin. moved from 4/19/05, 5/24/05, 7/12/05, and 8/9/05)
- MS  
Admin.  
Moved to  
6/20/06 at  
appl. req.
- 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 and 7/12/05)
- MS  
Denied
- 9:00 A.M. CHAN S. PARK, SP 2005-SP-012 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church. Located at 12219 Braddock Rd. on approx. 3.65 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 57. (Admin. moved from 5/17/05, 7/19/05, and 10/25/05 at appl. req)
- SV  
Admin.  
Moved to  
1/31/06
- 9:00 A.M. KENNETH R. EIRIKSSON, JR., SP 2005-SP-036 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 8107 Ainsworth Ave. on approx. 12,420 sq. ft. of land zoned R-3. Springfield District. Tax Map 79-4 ((3)) (4) 40A.
- SV  
Decision  
Deferred to  
2/28/06
- 9:00 A.M. TRUSTEES OF CHESTERBROOK METHODIST CHURCH, SPA 80-D-068 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 80-D-068 previously approved for a nursery school and private school of general education to permit an existing church with private school of general education to increase enrollment, add child care center, construction of addition site modifications and deletion of nursery school. Located at 1711 Kirby Rd. on approx. 3.91 ac. of land zoned R-2. Dranesville District. Tax Map 31-3 ((1)) 119.
- SV  
Approved
- 9:30 A.M. MICHAEL BRATTI AND GINNI BRATTI, A 2005-DR-009 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 2025 Franklin Av. on approx. 20,471 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((7)) 2. (Admin. moved from 5/24/05 at app. req.) (Deferred from 6/28/05 and 7/19/05)
- CPJ  
Deferred to  
2/14/05
- 9:30 A.M. ADAM RUTTENBERG, A 2005-DR-027 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 2021 Franklin Av. on approx. 21,599 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((7)) 4. (Admin. moved from 8/2/05 at appl. req.)
- MAT  
Admin.  
Moved to  
2/28/06 at  
appl. req.

- 9:30 A.M. DWIGHT AND CECELIA JONES, A 2005-PR-039 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure and a fence in excess of four feet in height, which are located in the front yard of property located in the R-4 District, are in violation of Zoning Ordinance provisions. Located at 2048 Madrillon Rd. on approx. 8,978 sq. ft. of land zoned R-4. Providence District. Tax Map 39-2 ((45)) 1.  
MAT  
Decision  
Deferred to  
8/8/06
- 9:30 A.M. BAUGHMAN AT SPRING HILL, LLC, A 2004-DR-040 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A. (Admin. moved from 2/1/05, 5/17/05, 6/28/05, and 9/20/05 at appl. req.)  
JC  
Admin.  
Moved to  
1/31/06 at  
appl. req.
- 9:30 A.M. HOLLADAY PROPERTY SERVICES, INC., A 2004-DR-042 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A. (Admin. moved from 2/1/05, 5/17/05, 6/28/05, and 9/20/05 at appl. req.)  
JC  
Admin.  
Moved to  
1/31/06 at  
appl. req.
- 9:30 A.M. NVR, INC., A 2004-DR-041 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordanc with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance Provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A. (Admin. moved from 2/1/05, 5/17/05, 6/28/05, and 9/20/05 at appl. req.)  
JC  
Admin.  
Moved to  
1/31/06 at  
appl. req.

**JOHN DIGIULIAN, CHAIRMAN**