

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 28, 2006**

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, February 28, 2006, 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. YUMA COURT LLC C/O LAWRENCE E. IRELAND, PE., VC 2005-MA-014 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 22.79 ft. from front lot line. Located at 5213 Yuma Ct. on approx. 18,185 sq. ft. of land zoned R-2. CDL Denied Mason District. Tax Map 72-3 ((11)) 81. (Admin. moved from 1/31/06 at appl. req.)
- 9:00 A.M. TRUSTEES OF THE FULL GOSPEL FIRST CHURCH OF WASHINGTON, SPA 89-M-041-02 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 89-M-041 JM previously approved for a church to permit a child care center, building addition, increase in land area and site modifications. Located at 6401, 6405 and 6407 Lincolnia Rd. on Approved approx. 3.89 ac. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 59, 59C and 59D. (Admin. moved from 11/15/05 at appl. req.) (Decision deferred from 1/10/06)
- 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 SV approx. 12,420 sq. ft. of land zoned R-3. Springfield District. Tax Map 79-4 ((3)) (4) 40A. Denied (Decision deferred from 12/20/05)
- 9:00 A.M. MULFORD ENTERPRISES, INC., SP 2005-SU-039 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a riding and boarding stable. Located at 15109 Lee Hwy. on JP approx. 14.41 ac. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((3)) 22 and Approved 23. (Associated with SEA 2003-SU-001) (Admin. moved from 1/31/06 at appl. req.)
- 9:00 A.M. FIRST BAPTIST CHURCH OF FOXCHASE, SPA 2002-MA-038 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 2002-MA-038 previously approved for a place of worship to permit a change in development conditions and site modifications. Located SL at 4215 Pine La. on approx. 1.78 ac. of land zoned R-2. Mason District. Tax Map 72-1 Approved ((1)) 63.
- 9:30 A.M. JAMES I. LANE AND/OR JOAN C. TOOMEY, JTWROS, A 2004-SP-025 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 66-4 ((8)) 7 is MAT in violation of Zoning Ordinance provisions. Located at 12419 Popes Head Rd. on approx. Indefinitely 25,276 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 66-4 ((8)) 7. Deferred (Continued from 11/16/04) (Decision deferred from 3/1/05, 5/3/05, 6/14/05, and 7/19/05) (Decision deferred from 8/2/05 and 10/11/05)

- 9:30 A.M. JOHN N. GERACIMOS AND MEI LEE STROM, A 2005-MV-018 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-4 District, is in violation of Zoning Ordinance provisions. Located at 2104 Windsor Rd. on approx. 8,213 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-3 ((14)) (21) 602. (Admin. moved from 8/9/05 and 12/13/05 at appl. req.)
JC
Indefinitely
Deferred
- 9:30 A.M. ROBERT H. AND ANJALI M. SUES, A 2005-PR-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, which is located in the front yard of property located in the R-1 District, is in violation of Zoning Ordinance provisions. Located at 3228 Highland La. on approx. 57,272 sq. ft. of land zoned R-1. Providence District. Tax Map 49-3 ((8)) 20A. (Admin. moved from 8/9/05 and 12/13/05 at appl. req.)
JC
Indefinitely
Deferred
- 9:30 A.M. MICHAEL J. RYAN, A 2005-DR-030 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 6340 North Nottingham St. on approx. 47,600 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (5) 48. (Admin. moved from 9/13/05 and 12/13/05 at appl. req.)
CPJ
Indefinitely
Deferred
- 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 and 7/12/05) (Decision deferred from 2/8/05 at appl. req.) (Admin. moved from 12/13/05 at appl. req.)
JC
Indefinitely
Deferred
- 9:30 A.M. BRIAN J. BROADHEAD, A 2005-MV-058 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has constructed an open deck which does not meet the minimum side yard requirement for the R-20 District in violation of Zoning Ordinance provisions. Located at 8262 Phelps Lake Ct. on approx. 2,214 sq. ft. of land zoned R-20. Mt. Vernon District. Tax Map 107-1 ((4)) 54A. (Decision deferred from 2/7/06)
JC
Upheld
- 9:30 A.M. LEANN M. JOHNSON AND JAMES W. KOCH, A 2005-DR-026 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 1830 Massachusetts Av. on approx. 15,729 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (2) 1. (Admin. moved from 8/2/05 and 12/3/05 at appl. req.)
CPJ
Indefinitely
Deferred
- 9:30 A.M. DANIEL AND DAWN GALVIN, A 2005-SP-052 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-3 District, is in violation of Zoning Ordinance provisions. Located at 12841 Mount Royal Ln. on approx. 10,437 sq. ft. of land zoned R-3 and WS. Springfield District. Tax Map 45-4 ((3)) (46) 3.
MAT
Indefinitely
Deferred

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 and 12/20/05 at appl. req.)

MAT
Indefinitely
Deferred

JOHN DIGIULIAN, CHAIRMAN