

**BOARD OF ZONING APPEALS AGENDA
MAY 2, 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, May 2, 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. HENRY R. TORRICO, SP 2006-LE-011 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 carport to remain 0.8 ft. from side lot line. Located at 6414 DH Denied Dorset Dr. on approx. 10,003 sq. ft. of land zoned R-4. Lee District District. Tax Map 82-3 ((5)) (27) 5.
- 9:00 A.M. CARLOS H. ZUNIGA, SP 2006-PR-007 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 13 ft. with eave 12 ft. from front lot line of a corner lot. Located at 2923 Meadow La. on approx. 5,627 sq. ft. of land zoned R-4 and HC. Admin. Moved to Providence District. Tax Map 50-4 ((9)) 20. (Admin. moved from 4/4/06 for notices 5/23/06 for Notices)
- 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 including changes in parking layout, 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, 3/22/05, 4/19/05, 6/7/05, 6/14/05, and 8/9/05 at appl. req.) (Decision deferred from 9/13/05, 10/11/05, and 11/1/05)
- 9:30 A.M. ANDREW CLARK AND ELAINE METLIN, A 2005-DR-061 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-2 District, are in violation of Zoning Ordinance provisions. Located at 1905 Rhode Island Av. on approx. 24,457 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 CPJ Deferred to 12/5/06 at appl. req. ((13)) (1) 36B. (Admin. moved from 3/7/06 at appl. req.)

- 9:30 A.M. NORMA VIDAURRE, A 2006-MA-006 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a home child care center has been established on property in the R-2 District without an approved Special Permit, in violation of Zoning Ordinance provisions. Located at 4106 Mason Ridge Dr. on approx. 16,403 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((15)) 59.
DJQ
Admin.
Moved to 7/11/06 at appl. req.
- 9:30 A.M. ISRAEL LARIOS, SILVIA LARIOS AND ANTONIO LARIOS, A 2006-LE-007 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a carport and a dwelling do not comply with the minimum yard requirements for the R-3 District, in violation of Zoning Ordinance provisions. Located at 7320 Bath St. on approx. 10,062 sq. ft. of land zoned R-3. Lee District. Tax Map 80-3 ((2)) (34) 20.
CPJ
Admin.
Moved to 7/18/06 at appl. req.
- 9:30 A.M. GOOD STAR CONSTRUCTION COMPANY, INC., A 2006-PR-003 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a single family dwelling under construction exceeds the maximum building height of thirty-five feet in the R-1 District. Located at 3000 Apple Brook Ln. on approx. 36,000 sq. ft. of land zoned R-1. Providence District. Tax Map 47-1 ((15)) 8. (Admin. moved from 4/18/06 at appl. req.)
DJQ
Deferred to 6/13/06 at appl. req.

JOHN DIGIULIAN, CHAIRMAN