

**BOARD OF ZONING APPEALS AGENDA
AUGUST 1, 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, August 1, 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. HECTOR F. CACERES, SP 2005-LE-038 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 roofed deck (open porch) to remain 27.2 ft. and dwelling 22.6 ft. with eave 22.5 ft. from front lot line of a corner lot. Located at 5530 Janelle St. on approx. 1,266 sq. ft. of land zoned R-4. Lee District. Tax Map 82-2 ((2)) (B) 25. (Decision deferred from 12/13/05)
- DH
Denied
- 9:00 A.M. SIMIN HAYATI-FALLAH, VC 2005-SU-012 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 10.4 ft. from side lot line. Located at 6220 Hidden Canyon Rd. on approx. 10,688 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-3 ((3)) 49. (Decision deferred from 12/13/05)
- DH
Indefinitely
Deferred
- 9:00 A.M. GEORGINA E. PRICE-SPENCER, SP 2006-SU-023 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 accessory structure (barn) to remain 16.3 ft. with eave 15.6 ft. from side lot line. Located at 10628 Hunters Valley Rd. on approx. 2.01 ac. of land zoned R-E. Sully District. Tax Map 37-1 ((2)) 2. (Admin. moved from 7/18/06 at appl. req.)
- DH
Decision
Deferred to
9/19/06
- 9:00 A.M. NORMA VIDAURRE, SP 2006-MA-024 Appl. under Sect(s). 3-203 of the Zoning Ordinance to permit a home child care facility. 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.
- SV
Admin.
Moved to
10/3/06 for
Notices
- 9:00 A.M. TRUSTEES OF THE MCLEAN KOREAN PRESBYTERIAN CHURCH, SPA 73-D-150-03 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 73-D-150 previously approved for church to permit building additions, increase in seating and parking and site modifications. Located at 7140 and 7144 Dominion Dr. on approx. 2.64 ac. of land zoned R-3. Dranesville District. Tax Map 30-1 ((1)) 75 and 83A pt.
- GC
Admin.
Moved to
9/12/06
for ads

- 9:30 A.M. JOANNE LOISELET, A 2005-SP-045 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory storage structure, 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-C District, are in violation of Zoning Ordinance provisions. Located at 5138 Pheasant Ridge Rd. on approx. 25,529 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 56-3 ((9)) 9. (Decision deferred from 12/13/05)
- JC
Indefinitely
Deferred
- 9:30 A.M. MILTON AND MIRIAM MONTECINOS, A 2006-MA-021 Appeal of determination that appellants have paved a portion of the front yard on property located in the R-1 District in excess of the allowable surface coverage under Zoning Ordinance provisions. Located at 3211 Annandale Rd. on approx. 24,263 sq. ft. of land zoned R-1. Mason District. Tax Map 60-2 ((1)) 9.
- CPJ
Admin.
Withdrawn
- 9:30 A.M. DONALD R. ROSE AND DEBBE A. ROSE, A 2006-MV-022 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have constructed an accessory structure, a stone fireplace and a wooden roofed patio cover, which exceed seven feet in height and which do not comply with the minimum yard requirements for the R-3 District, without valid Building Permit approval, and have installed accessory structures and uses which exceed the 30 percent maximum permitted coverage of the minimum required rear yard, all in violation of Zoning Ordinance provisions. Located at 7922 Journey La. on approx. 9,418 sq. ft. of land zoned R-3C. Mt. Vernon District. Tax Map 98-2 ((6)) 273.
- EP
Admin.
Moved to
8/8/06 at
appl. req.
- 9:30 A.M. NANCY C. AND MARK T. WELCH, A 2006-MV-019 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that there is no conflict between Sect. 1-200 and Sect. 2-405 of the Zoning Ordinance because language contained in the Comprehensive Plan is a guide, whereas Zoning Ordinance provisions are specific regulations, as qualified by Sect. 2-308, and property subdivided prior to the effective date of the Zoning Ordinance must meet current regulations, which may be modified as specified in Sect. 2-405. Located at 8033, 8037 and 8040 Washington Rd. and 8059 and 8063 Fairfax Rd. on approx. 1.537 ac. of land zoned R-3. Mount Vernon District. Tax Map 102-2 ((3)) 77, 102-2 ((3)) 79, 102-2 ((3)) 88, 102-2 ((3)) 112, and 102-2 ((3)) 114.
- JC
Upheld

JOHN DIGIULIAN, CHAIRMAN