

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 3, 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, October 3, 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. DAVID C. MERCER, SP 2006-MA-031 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 storage structure to remain 3.9 ft. with eave 3.2 ft. from side lot line and addition to remain 25.7 ft. with eave 25.2 ft. from front lot line of a corner lot. Located at 3044 Olin Dr. on approx. 15,197 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((2)) (B) 10.
DH
Approved
- 9:00 A.M. JAMES C. THOENNES, SP 2006-SU-037 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of deck 18.0 ft. from one side lot line and 14.0 ft. from the other side lot line. Located at 6221 Hidden Canyon Rd. on approx. 10,688 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-3 ((3)) 55.
DH
Approved
- 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. (Admin. moved from 8/1/06 for notices)
SV
Approved
- 9:00 A.M. BRIAN J. AND LISA K. BROADHEAD, SP 2006-MV-032 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 deck to remain 4.8 ft. from side lot line. 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.
SV
Approved
- 9:00 A.M. EDE J. IJJASZ, SP 2006-PR-035 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 2913 Beau La. on approx. 1.24 ac. of land zoned R-1 and HC. Providence District. Tax Map 48-4 ((3)) (32) 15.
GC
Approved
- 9:00 A.M. DOUGLAS AND RACHEL KELLY, SP 2006-PR-036 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 addition to remain 5.8 ft. from side lot line. Located at 2635 Woodley Pl. on approx. 10,011 sq. ft. of land zoned R-4. Providence District. Tax Map 50-1 ((7)) 32.
GC
Approved

- 9:30 A.M. BETTY A. ROYSTER, A 2006-LE-016 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has constructed an open deck with stairs which does not meet the bulk regulation as it applies to the minimum rear yard requirement for the R-5 District in violation of Zoning Ordinance provisions. Located at 7113 Latour Ct. on approx. 2,325 sq. ft. of land zoned R-5. Lee District. Tax Map 91-2 ((9)) 384. (Admin. moved from 6/27/06 at appl. req.)
MAT
Admin.
Moved to
4/3/07
- 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. (Admin. moved from 5/2/06 and 7/18/06 at appl. req.)
CPJ
Deferred
to 1/9/07
- 9:30 A.M. T. WILLIAM DOWDY, TRUSTEE AND SHIRLEY M. HUNTER, TRUSTEE, A 2006-LE-031 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a junk yard and storage yard on property in the R-1 District in violation of Zoning Ordinance provisions. Located on approx. 36.60 ac. of land zoned R-1. Lee District. Tax Map 90-4 ((1)) 6B.
JC
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. (Admin. moved from 8/1/06 and 8/8/06 at appl. req.)
EP
Decision
Deferred to
10/17/06
- 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, 4/12/05, 7/26/05, 9/20/05, 2/7/06, 5/16/06, and 7/25/06 at appl. req.)
DJQ
Withdrawn

- 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, 4/12/05, 7/26/05, 9/20/05, 2/7/06, 5/16/06, and 7/25/06 at appl. req.)
- DJQ
Withdrawn
- 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, 4/12/05, 7/26/05, 9/20/05, 2/7/06, 5/16/06, and 7/25/06 at appl. req.)
- DJQ
Withdrawn

JOHN DIGULIAN, CHAIRMAN