

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 19, 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, December 19, 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. TERI HARPER, SP 2006-DR-064 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit accessory structure to remain 10.0 ft. from a side lot line and reduction to the minimum yard requirements based on error in building location to permit accessory storage structure to remain 3.9 ft. with eave 3.5 ft. from rear lot line and 9.0 ft. from a side lot line. Located at 877 Dolley Madison Blvd. on approx. 1.15 ac. of land zoned R-1. Dranesville District. Tax Map 31-2 ((1)) 137 and 138.  
DH  
Approved
- 9:00 A.M. DIANE H. MAHSHIE BRAUNFIELD, TRUSTEE, SP 2006-PR-063 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of a deck 10.5 ft. from side lot line. Located at 2601 Sledding Hill Rd. on approx. 37,064 sq. ft. of land zoned R-1. Providence District. Tax Map 37-4 ((15)) 1.  
GC  
Approved
- 9:00 A.M. OVED ZUCKER AND FARIDA LIM, SPA 93-M-054 Appl. under Sect(s). 8-922 of the Zoning Ordinance to amend SP 93-M-054 to permit reduction of certain yard requirements to permit construction of addition 23.41 ft. from front lot line. Located at 6829 Little River Tnpk. on approx. 1.35 ac. of land zoned R-2 and HC. Mason District. Tax Map 71-2 ((1)) 12B. (Decision deferred from 12/12/06)  
SV  
Approved-In-Part
- 9:00 A.M. M & A, L.C., AND ANNA GERTRUDE BURGESS, TRUSTEE, AND JUNE B. BACON, TRUSTEES, VCA 2003-DR-132 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 2003-DR-132 to permit change in development conditions and site modifications. Located at 10590 Beach Mill Rd. on approx. 2.05 ac. of land zoned R-E. Dranesville District. Tax Map 3-4 ((1)) 26E.  
SV  
Approved
- 9:00 A.M. LAUREL HIGHLANDS, SP 2006-MV-034 Appl. under Sect(s). 6-104 of the Zoning Ordinance to permit a temporary sales trailer. Located at 9088 Furey Rd., 9162, 9164, 9166 and 9168 Finnegan St. on approx. 19,637 sq. ft. of land zoned PDH-12. Mt. Vernon District. Tax Map 107-2 ((12)) 247, 248, 249, 250 and 251. (Admin. moved from 9/26/06 for affidavit) (Deferred from 11/7/06) (Moved from 12/5/06)  
SV  
Approved

- 9:00 A.M. TRUSTEES OF NEW MOUNT ZOAR BAPTIST CHURCH, SP 2006-SU-055 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church. Located at 7127 Ordway Rd. on approx. 5.95 ac. of land zoned R-C and WS. Sully District. Tax Map 74-1 ((1)) 2. (Admin. moved from 12/5/06 at appl. req.)  
SV  
Decision  
Deferred to  
3/27/07
- 9:30 A.M. ANTHONY TEDDER, A 2004-PR-011 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing a dwelling to be constructed and has allowed a land area in excess of 2,500 square feet to be filled and graded, both occurring in the floodplain and the Resource Protection Area without an approved permit, in violation of the Zoning Ordinance provisions. Located at 2862 Hunter Rd. on approx. 4.74 ac. of land zoned R-1 and HC. Providence District. Tax Map 48-2 ((7)) (44) D. (Admin. moved from 7/13/04, 10/12/04, 1/18/05, 4/5/05, 6/14/05, and 9/13/05 at appl. req.) (Deferred from 3/14/06) (Admin. moved from 6/13/06 for notices)
- 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, 9/20/05, 12/20/05, 1/31/06, 3/14/06, and 9/12/06 at appl. req.)  
JC  
Admin.  
Moved to  
3/20/07 at  
appl. req.
- 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, 9/20/05, 12/20/05, 1/31/06, 3/14/06, and 9/12/06 at appl. req.)  
JC  
Admin.  
Moved to  
3/20/07 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 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, 9/20/05, 12/20/05, 1/31/06, 3/14/06, and 9/12/06 at appl. req.)  
JC  
Admin.  
Moved to  
3/20/07 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. (Admin. moved from 5/2/06, 7/11/06, and 10/24/06 at appl. req.)  
DJQ  
Withdrawn

9:30 A.M. RAFAEL D. SANDOVAL AND VICTORIA S. SANDOVAL, A 2006-MA-060 Appl. under  
sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an addition, which  
JC was constructed without the Zoning Administrator's approval of a Building Permit and  
Upheld which does not meet the bulk regulation as it applies to the minimum side yard  
requirement for the R-4 District, is in violation of Zoning Ordinance provisions. Located at  
3252 Wayne Rd. on approx. 7,204 sq. ft. of land zoned R-4. Mason District. Tax Map 60-  
2 ((2)) (A) 2.

9:30 A.M. RODNEY AND JENIFER SPRATLEY, A 2006-PR-050 Appl. under sect(s). 18-301 of the  
Zoning Ordinance. Appeal of a determination that appellants have established three  
MAT separate dwelling units on property in the R-1 District in violation of Zoning Ordinance  
Decision provisions. Located at 9732 Blake Ln. on approx. 21,261 sq. ft. of land zoned R-1.  
Deferred to Providence District. Tax Map 48-1 ((1)) 142. (Decision deferred from 11/14/06)  
1/9/07

**JOHN DIGIULIAN, CHAIRMAN**