

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 27, 2007**

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 27, 2007, 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.      MERRIFIELD GARDEN CENTER CORPORATION, SP 2006-PR-038 Appl. under Sect(s).  
JP              8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based  
Approved      on error in building location to permit building to remain 28.0 ft. from front lot line. Located  
                    at 8132 Lee Hwy. on approx. 3.02 ac. of land zoned C-8 and HC. Providence District. Tax  
                    Map 49-2 ((1)) 26C. (In association with SE 2006-PR-018) (Admin. moved from 12/5/06 at  
                    appl. req.)
- 9:00 A.M.      RAYMOND L. HUBBARD III AND PATTY H. HUBBARD, SP 2006-MA-004 Appl. under  
DH              Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements  
Continued      based on error in building location to permit accessory structure to remain 2.5 ft. from side  
to 5/1/07      lot line. Located at 7815 Antiopi St. on approx. 15,098 sq. ft. of land zoned R-2 (Cluster).  
                    Mason District. Tax Map 59-2 ((22)) 13. (Deferred from 3/28/06 at appl. req.) (Admin.  
                    moved from 9/26/06 for notices) (Continued from 11/28/06)
- 9:00 A.M.      MORRIS E. BROWN AND CAMILLE W. BROWN, SP 2006-SP-072 Appl. under Sect(s).  
SV              8-922 of the Zoning Ordinance to permit reduction to certain yard requirements to permit  
Approved      roofed deck 25.33 ft. from front lot line. Located at 8715 Evangel Dr. on approx. 17,083  
                    sq. ft. of land zoned R-3. Springfield District. Tax Map 89-3 ((22)) 4A.
- 9:30 A.M.      ARMSTRONG, GREEN AND EMBREY, INC, A 2006-PR-039 Appl. under sect(s). 18-301  
JC              of the Zoning Ordinance. Appeal of a determination that the appellant is operating an  
Continued      establishment for the processing of earthen materials and the erection of structures without  
to 6/8/08      an approved site plan, a Non-Residential Use Permit nor a Building Permit on property in  
                    the I-4 and I-5 District in violation of Zoning Ordinance provisions. Located at 2734  
                    Gallows Rd. on approx. 40,354 sq. ft. of land zoned I-4 and I-5. Providence District. Tax  
                    Map 49-2 ((1)) 18. (Admin. moved from 10/24/06 at appl. req.)
- 9:30 A.M.      ARMSTRONG, GREEN AND EMBREY, INC, A 2006-PR-040 Appl. under sect(s). 18-301  
JC              of the Zoning Ordinance. Appeal of a determination that appellant is operating an  
Continued      establishment for processing of earthen materials, which is not a permitted use in the I-5  
to 6/12/07      District, and operating without site plan, Non-Residential Use and Building Permit approval  
                    for storage structure and other structures on property zoned I-5 and H-C in violation of  
                    Zoning Ordinance provisions. Located at 2809 Old Lee Hwy. on approx. 1.128 ac. of land  
                    zoned I-5 and H-C. Providence District. Tax Map 49-3((1)) 65A. (Admin. moved from  
                    10/24/06 at appl. req.)

- 9:30 A.M. ARMSTRONG, GREEN AND EMBREY, INC, A 2006-PR-043 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has expanded the use of property zoned I-5 and H-C without valid site plan and Non-Residential Use Permit approvals and established outdoor storage that exceeds allowable total area and is located in minimum required front yard in violation of Zoning Ordinance provisions. Located at 8524 & 8524A Lee Hwy. on approx. 1.35 ac. of land zoned I-5 and H-C. Providence District. Tax Map 49-3((1)) 67 & 65B. (Admin. moved from 10/24/06 at appl. req.)  
 JC  
 Continued to 6/12/07
- 9:30 A.M. LERICK KEBECK, A 2006-BR-044 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established and allowed the occupancy of a second dwelling unit on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 9536 Braddock Rd. on approx. 13,291 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 69-3 ((3)) 4. (Admin. moved from 10/31/06 at appl. req.)  
 MAT  
 Admin.  
 Moved to 7/10/07 at appl. req.
- 9:30 A.M. BEAZER HOMES CORPORATION, A 2006-PR-061  
 Admin.  
 moved to 1/9/07 and subsequently withdrawn
- 9:30 A.M. JORGE B. MENACHO, A 2006-LE-069 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining two dwelling units and is allowing a freestanding accessory structure (garage) to be used as a guest house on a single lot located in the R-2 District in violation of Zoning Ordinance provisions. Located at 6415 South Kings Hwy. on approx. 1.05 ac. of land zoned R-2 and HC. Lee District. Tax Map 83-3 ((5)) (3) 5A.  
 EP  
 Admin.  
 Moved to 5/8/07 at appl. req.

**JOHN DIGIULIAN, CHAIRMAN**