

**BOARD OF ZONING APPEALS AGENDA  
MARCH 6, 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, March 6, 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. HENRY D. POHL AND JAN PINES POHL, SP 2006-SU-073 Appl. under Sect(s). 8-922 of the Zoning Ordinance for reduction of certain yard requirements to permit additions 12.5 ft. and 14.0 ft. from rear lot line. Located at 3222 Nestlewood Dr. on approx. 11,565 sq. ft. of land zoned PDH-2. Sully District. Tax Map 35-1 ((4)) (9) 46.  
SV  
Approved
- 9:30 A.M. JEFFREY S. GIORDANO, A 2006-PR-034 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has constructed an accessory storage structure that exceeds 8 1/2 feet in height and does not comply with the minimum yard requirements of the R-3 District in violation of Zoning Ordinance provisions. Located 7419 Tower St. on approx. 12,397 sq. ft. of land zoned R-3. Providence District. Tax Map 50-1 ((13)) 66A. (Deferred from 10/17/06) (Admin. moved from 12/12/06 for notices and from 1/30/07 at appl. req.)  
MS  
Admin.  
Moved to 9/11/07 at appl. req.
- 9:00 A.M. MARGARET HENDRICKS, A 2006-DR-071 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant's business, which is located on property in the C-2 District, is a use most similar to a retail sales establishment, in violation of Zoning Ordinance provisions. Located at 1464 Ingleside Av. on approx. 9,375 sq. ft. of land zoned C-2, H-C, SC and CRD. Dranesville District. Tax Map 30-2 ((7)) (1) 11.  
JC  
Withdrawn
- 9:30 A.M. G. RAY WORLEY, SR. AND ESTELLA C. (H.) WORLEY, A 2006-PR-056 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are maintaining two dwelling units on a single lot located in the R-3 District in violation of Zoning Ordinance provisions. Located at 2537 Gallows Rd. on approx. 15,375 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 4B. (Admin. moved from 12/12/06 at appl. req.) (Admin. moved from 1/30/07)  
JC  
Decision  
Deferred to 6/5/07
- 9:30 A.M. SHENANDOAH LANDSCAPE SERVICES, INC., A 2006-PR-048 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a Contractor's Offices and Shops and a Storage Yard, has erected structures without valid Building Permits, is allowing the parking of more than one commercial vehicle, and did not obtain an approved grading plan for land disturbing activity on property located in the R-1 District, all in violation of Zoning Ordinance provisions. Located at 3550 Marseilles Dr., 11100-11115 Phoenix Dr. and 3546 Marseilles Dr. on approx. 12.82 ac. of land zoned R-1. Providence District. Tax Map 47-3 ((1)) 41, 42A, 42B and 43. (Decision deferred from 11/7/06) (Admin. moved from 1/23/07 for ads)

9:30 A.M. VICENTE L. GUEVARA, A 2006-MA-065 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an addition, which was constructed without an approved Building Permit and which does not meet the bulk regulation as it applies to the minimum side yard requirement for the R-3 District, is in violation of Zoning Ordinance provisions. Located at 4014 Arcadia Rd. on approx. 11,837 sq. ft. of land zoned R-3. Mason District. Tax Map 61-3 ((7)) (C) 30. (Decision deferred from 2/6/07)

JC  
Upheld

**JOHN DIGIULIAN, CHAIRMAN**