

**BOARD OF ZONING APPEALS AGENDA
JULY 24, 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, July 24, 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. KEVIN J. O'NEILL, VC 2007-MV-001 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwellings 7.0 ft., stoops 3.0 ft. and bay windows 5.5 ft. from a front lot line of a corner lot and 5.5 ft. from the side lot line. Located at 1111 I St. on approx. 9,900 sq. ft. of land zoned R-20. Mt. Vernon District. Tax Map 93-2 ((7)) (4) 3. (In Association with SE 2005-MV-017) (Admin. moved from 5/15/07 at appl. req.) (Decision Deferred from 7/10/07 and 7/17/07)
- CL
Approved-
In-Part
- 9:00 A.M. MICHAEL DAVIS, SP 2007-BR-052 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 5515 Joplin St. on approx. 14,110 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (14) 16.
- DH
Approved
- 9:00 A.M. ROBERT DONOVAN, SP 2007-SU-050 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 dwelling to remain 4.7 ft. from side lot line. Located at 13707 Rosetree Ct. on approx. 8,065 sq. ft. of land zoned R-5 and WS. Sully District. Tax Map 34-4 ((10)) 442.
- SV
Approved
- 9:00 A.M. TRUSTEES OF THE MOUNT PLEASANT BAPTIST CHURCH, SPA 95-H-062-03 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 95-H-062 previously approved for church with a private school of general education, child care center, and nursery school to permit modification of development conditions. Located at 2516 Squirrel Hill Rd. on approx. 4.28 ac. of land zoned R-1. Hunter Mill District. Tax Map 15-4 ((1)) 27 and 28. (Decision deferred from 7/17/07)
- SV
Decision
Deferred to
7/31/07 at
appl. req.
- 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) (Indefinitely deferred from 8/1/06) (Reactivated from indefinitely deferred)
- JC
Admin.
Moved to
10/23/07 at
appl. req.

- 9:30 A.M. JOHN N. GERACIMOS AND MEI LEE STROM, A 2005-MV-018 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-4 District, is in violation of Zoning Ordinance provisions. Located at 2104 Windsor Rd. on approx. 8,213 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-3 ((14)) (21) 602. (Admin. Moved to 10/23/07 at appl. req. moved from 8/9/05 and 12/13/05 at appl. req.) (Indefinitely deferred from 2/28/06) (Reactivated from indefinitely deferred)
- JC
Admin.
- 9:30 A.M. NUTLEY STREET, LLC, A 2007-PR-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the addition of soil in the floodplain on property located at Tax Map 48-4 ((1)) 12 occurred without the requisite approvals in violation of Zoning Ordinance provisions. Located at 3050 Nutley St. on approx. 13.52 ac. of land zoned C-3, C-6, C-8 and H-C. Providence District. Tax Map 48-4 ((1)) 12. (Admin. moved from 7/17/07)
- JC
Overturned
- *** RECONSIDERATION GRANTED ON 7/31/07 *****
***** NEW HEARING SCHEDULED FOR 9/18/07 *****
- 9:30 A.M. MICHAEL BRATTI AND GINNI BRATTI, A 2005-DR-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-2 District, is in violation of Zoning Ordinance provisions. Located at 2025 Franklin Av. on approx. 20,471 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((7)) 2. (Admin. moved from 5/24/05 at app. req.) (Deferred from 6/28/05, 7/19/05, and 12/20/05) (Indefinitely deferred from 2/14/06) (Reactivated from indefinitely deferred)
- JC
Deferred to 11/27/07
- 9:30 A.M. MICHAEL J. RYAN, A 2005-DR-030 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-2 District, is in violation of Zoning Ordinance provisions. Located at 6340 North Nottingham St. on approx. 47,600 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (5) 48. (Admin. moved from 9/13/05 and 12/13/05 at appl. req.) (Indefinitely deferred from 2/28/06) (from indef def)
- CPJ
Withdrawn
- 9:30 A.M. JAMES I. LANE AND/OR JOAN C. TOOMEY, JTWROS, A 2004-SP-025 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height located in the front yard of property located at Tax Map 66-4 ((8)) 7 is in violation of Zoning Ordinance provisions. Located at 12419 Popes Head Rd. on approx. 25,276 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 66-4 ((8)) 7. (Continued from 11/16/04) (Decision deferred from 3/1/05, 5/3/05, 6/14/05, and 7/19/05) (Decision deferred from 8/2/05 and 10/11/05) (Indefinitely deferred from 2/28/06) (Reactivated from indefinitely deferred)
- MAT
Admin.
Moved to 12/4/07 at appl. req.
- 9:30 A.M. MARC SEGUINOT, A 2004-PR-035 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height located in the front yard of property located at Tax Map 59-3 ((7)) 45 is in violation of Zoning Ordinance provisions. Located at 3807 Prosperity Ave. on approx. 29,164 sq. ft. of land zoned R-1. Providence District. Tax Map 59-3 ((7)) 45. (Notices not in order - Deferred from 1/11/05) (Decision deferred from 4/19/05 and 10/25/05) (Indefinitely deferred from 2/14/06) (Reactivated from indefinitely deferred) (Decision deferred from 6/12/07)
- EP
Upheld