

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 2, 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, October 2, 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. MAHLON DENNIS HARRISON, SP 2007-MA-069 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 2.5 ft. with eave 1.2 ft. from the rear lot line and 2.7 ft. with eave 1.3 ft. from the side lot line. Located at 3064 Valley La. on approx. 11,198 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 51-3 ((11)) 197.
DH
Approved
- 9:00 A.M. CAROLYN DAY HECOX, SP 2007-SP-072 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 8830 Lake Hill Dr. on approx. 3.04 ac. of land zoned R-1. Springfield District. Tax Map 106-1 ((3)) 12.
SV
Decision
Deferred to
10/30/07
- 9:00 A.M. CHRISTINA WRIGHT DJEMMAL, SP 2007-DR-080 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 18.1 ft. from front lot line. Located at 6923 Tyndale St. on approx. 10,660 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((32)) 13.
SV
Deferred to
11/27/07 at
appl. req.
- 9:00 A.M. NV HOMES, INC., VC 2007-MV-002 Appl. under Sect(s). 2-503 of the Zoning Ordinance to permit an individual sewage disposal system to be located on a separate lot from the principal use. Located at 9199 Marovelli Forest Dr. on approx. 1.16 ac. of land zoned R-1. Mt. Vernon District. Tax Map 106-4 ((7)) 24 and E pt. (Admin. moved from 9/18/07 at appl. req.)
SV
Admin.
Moved to
10/30/07
for ads
- 9:00 A.M. RICHARD B. ROSSE AND DEBORAH H. ROSSE, SP 2007-MA-073 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of an addition 18.2 ft. from rear lot line. Located at 3402 Siesta Dr. on approx. 8,925 sq. ft. of land zoned R-4. Mason District. Tax Map 60-1 ((26)) 28.
GC
Approved

- 9:30 A.M. ARMSTRONG, GREEN AND EMBREY, INC, A 2006-PR-040 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating an establishment for processing of earthen materials, which is not a permitted use in the I-5 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.) (Continued from 2/27/07 and 6/12/07)

JC
Continued to 3/4/08 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.) (Continued from 2/27/07 and 6/12/07)

JC
Continued to 3/4/08 at appl. req.

- 9:30 A.M. RAJESH PATEL AND REKHA PATEL, A 2007-SU-023 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an electric fence erected on a lot of less than two acres in the R-1 District is in violation of Zoning Ordinance provisions. Located at 2721 Valestra Ci. on approx. 1.6 ac. of land zoned R-1. Sully District. Tax Map 37-3 ((8)) 93.

JC
Upheld

- 9:30 A.M. LEWIS MOORE, A 2007-LE-024 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard and a junk yard on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 4706 Eaton Pl. on approx. 12,750 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((17)) (D) 15.

JC
Deferred to 1/29/08

- 9:30 A.M. JED L. GOEHRING, A 2007-DR-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard, has erected an accessory storage structure that exceeds eight and one-half feet in height, which does not comply with the minimum yard requirements for the R-1 District and was erected without a valid Building Permit, all in violation of Zoning Ordinance provisions. Located at 6111 Ramshorn Pl. on approx. 43,527 sq. ft. of land zoned R-1 and R-2. Dranesville District. Tax Map 31-2 ((5)) 8 and 31-2 ((1)) 124C. (Deferred from 7/10/07 and 8/14/07 at appl. req.)

JC
Admin.
Moved to 11/6/07 for notices

JOHN F. RIBBLE III, CHAIRMAN