

**BOARD OF ZONING APPEALS AGENDA
JULY 29, 2008**

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 29, 2008, 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. MITCHELL J. HANNON, SP 2008-SP-052 Appl. under Sect(s). 8-914 and 8-923 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit deck to remain 18.0 ft. from side lot line and second deck to remain 12.0 ft. from side lot line, and to permit fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 5802 Fitzhugh St. on approx. 22,836 sq. ft. of land zoned R-1. Springfield District. Tax Map 78-2 ((4)) 22.
CD
Deferred to 10/7/08 at appl. req.
- 9:00 A.M. WILLIAM M. MORGAN, SP 2008-BR-054 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit addition to remain 15.1 ft. from rear lot line. Located at 10902 Fox Sparrow Ct. on approx. 9,464 sq. ft. of land zoned PDH-3. Braddock District. Tax Map 77-1 ((12)) 257.
SL
Approved
- 9:00 A.M. TRUSTEES OF UNITY OF FAIRFAX CHURCH OF THE DAILY WORD AND AMERICAN TURKISH FRIENDSHIP ASSOCIATION D/B/A PINNACLE ACADEMY, SPA 99-P-036-2 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 99-P-036 previously approved for church, private school of general education, and child care center to permit change in permittee. Located at 2854 Hunter Mill Rd. on approx. 5.31 ac. of land zoned R-1. Providence District. Tax Map 47-2 ((1)) 18A.
BOD
Approved
- 9:00 A.M. JAMES J. KARWEL & KATHLEEN L. KARWEL, SP 2008-SP-051 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 19.5 ft. from rear lot line and to permit construction of roofed stoop such that side yards total 20.8 ft. Located at 7904 Bracksford Ct. on approx. 9,872 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-2 ((8)) 132.
DH
Approved
- 9:00 A.M. BLAIR G. CHILDS, TRUSTEE, & ERIN SHAFFER, TRUSTEE, SP 2004-DR-027 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 structure to remain 7.7 ft. from side lot line and 1.6 ft. from rear lot line. Located at 1885 Virginia Ave. on approx. 14,910 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (4) 44A. (Admin. moved from 8/3/04, 7/27/04, 9/28/04, 11/30/04, 2/15/05, and 3/8/05 at appl. req.) (Indefinitely deferred from 4/19/05 at app. req.) (Reactivated on 5/27/08)
DH
Approved

- 9:00 A.M. PARAMVIR S. SONI, SP 2008-DR-053 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 36.0 ft. from front lot line. Located at 10208 Colvin Run Rd. on approx. 41,129 sq. ft. of land zoned R-1. Dranesville District. Tax Map 12-4 ((1)) 33A. (Concurrent with VCA 2008-DR-018)
DH
Withdrawn
- 9:00 A.M. PARAMVIR S. SONI, VCA 2003-DR-018 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 2003-DR-018 to permit modification of development conditions. Located at 10208 Colvin Run Rd. on approx. 41,129 sq. ft. of land zoned R-1. Dranesville District. Tax Map 12-4 ((1)) 33A.
DH
Approved
- 9:00 A.M. VIENNA HERITAGE CENTER, SP 2007-DR-085 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit a place of worship. Located at 10602 Leesburg Pi. on approx. 2.23 ac. of land zoned R-1. Dranesville District. Tax Map 12-4 ((1)) 49. (Deferred from 10/30/07 and 1/29/08 at appl. req.) (Admin. moved from 4/1/08 for notices) (Admin. moved from 5/20/08 at appl. req.)
GC
Deferred to 9/30/08 at appl. req.
- 9:00 A.M. JERUSALEM BAPTIST CHURCH, SPA 73-S-113 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 73-S-113 previously approved for a church to permit the addition of a child care center, building additions, increase in seats and site modifications. Located at 5424 Ox Rd. on approx. 13.35 ac. of land zoned R-C and WS. Springfield District. Tax Map 68-3 ((1)) 52, 54 and 55A. (Admin. moved from 12/18/07, 2/26/08, 4/1/08, and 5/20/08 at appl. req.)
GC
Approved
- 9:30 A.M. NICOLAS J. LAGET, A 2008-BR-020 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating an Establishment for Production and a Hotel/Motel on property in the R-2 District in excess of the use limitations of Home Occupation Permit #HOP 2891 for a home office in violation of Zoning Ordinance provisions. Located at 4204 Pineridge Dr. on approx. 28,327 sq. ft. of land zoned R-2. Braddock District. Tax Map 70-2 ((2)) 27B.
EO
Admin.
Moved to 12/2/08 at appl. req.
- 9:30 A.M. HARMAN AND MANFUL, INC., A 2008-MV-021 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a dance hall, which is not in conformance with the approved conditions of Special Permit Amendment SPA 95-V-031-2, without an approved Special Permit or a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 6220 Richmond Hy. and 6117 North Kings Hwy. on approx. 2.85 ac. of land zoned C-8, HC and CRD. Mt. Vernon District. Tax Map 83-3 ((1)) 22C and 22D. (Concurrent with A 2008-MV-022)
EO
Admin.
Moved to 12/16/08 at appl. req.
- 9:30 A.M. RICHMOND HIGHWAY, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, A 2008-MV-022 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing the operation of a dance hall, which is not in conformance with the approved conditions of Special Permit Amendment SPA 95-V-031-2, without a valid Non-Residential Use Permit or an approved Special Permit in violation of Zoning Ordinance provisions. Located at 6220 Richmond Hwy. and 6117 North Kings Hwy. on approx. 2.85 ac. of land zoned C-8, HC and CRD. Mt. Vernon District. Tax Map 83-3 ((1)) 22C and 22D. (Concurrent with A 2008-MV-021)

9:30 A.M. EDILBERTO VASQUEZ, A 2008-SP-023 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 junk yard and a storage yard, has established outdoor storage that is in excess of 100 square feet and is not properly screened from view, is parking prohibited commercial vehicles, and has erected an accessory storage structure without an approved building permit, all on property in the R-C and WS Districts in violation of Zoning Ordinance provisions. Located at 5395 Sasher Ln. on approx. 3.9 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 21.

EO
Admin.
Moved to
8/5/08
for ads

9:30 A.M. HERMILIO MACHICAO, A 2008-LE-030 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the property has a 30-foot minimum required front yard along its Backlick Road frontage in which the owner of the subject property contends that such determination is barred by Va. Code Ann. § 15.2-2311(C) (Supp. 2007) because it was made more than 60 days after the issuance of a Building Permit for the construction of a single family detached dwelling on the subject property located 13.9 feet from Backlick Road. Located at 5901 Amherst Av. on approx. 11,268 sq. ft. of land zoned R-4. Lee District. Tax Map 80-4 ((4)) (1) 1.

DP
Overturned

JOHN F. RIBBLE III, CHAIRMAN