

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 16, 2011**

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 16, 2011, 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. TRUSTEES OF ST. JAMES EPISCOPAL CHURCH AND T-MOBILE NORTHEAST LLC,
SL SPA 86-V-052-03 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 86-V-
Admin. 052 previously approved for church with child care center to permit the addition of a
Moved to telecommunications facility. Located at 5614 Old Mill Rd. on approx. 4.88 ac. of land
4/20/11 at zoned R-2. Mt. Vernon District. Tax Map 110-1 ((1)) 4B. (Indefinitely deferred from
appl. req. 10/6/09 at appl. req.) (Reactivated and scheduled for 11/17/10) (Admin. moved from
11/17/10 and 1/26/11 at appl. req.)
- 9:00 A.M. FARAH YAZDIZADEH, MEHRDAD ADIBPOUR, SP 2010-SP-068 (accessory dwelling
DH unit)
Admin.
Moved to
6/22/11 at
appl. req.
- 9:00 A.M. HIGHLANDS SWIM AND TENNIS CLUB, INC., SPA 76-S-214 Appl. under Sect(s). 3-103
DH of the Zoning Ordinance to amend S 214-76 previously approved for a swim and tennis
Approved club to permit site modifications. Located at 1515 Bryan Branch Rd. on approx. 9.42 ac. of
land zoned R-1. Dranesville District. Tax Map 31-1 ((1)) 4A and 31-3 ((1)) 185A.
(Continued from 12/8/10 and 12/15/10 at appl. req.) (Admin. moved from 1/26/11)
- 9:00 A.M. ALAN DIAMOND, SP 2010-SP-064 Appl. under Sect(s). 8-918 of the Zoning Ordinance to
SJ permit an accessory dwelling unit within the existing dwelling. Located at 7006 Vancouver
Approved Rd. on approx. 11,054 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map
89-2 ((7)) 168. (Admin. moved from 1/26/11)
- 9:00 A.M. MICHAEL S. AND SHARON K. DEFFERDING, SP 2010-MA-056 Appl. under Sect(s).
SJ 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit
Approved construction of addition 15.6 ft. from rear lot line. Located at 6818 Alpine Dr. on approx.
42,596 sq. ft. of land zoned R-2. Mason District. Tax Map 71-2 ((5)) 74. (Concurrent with
VC 2011-MA-001). (Admin. moved from 12/8/10 and 1/12/11 at appl. req.)
- 9:00 A.M. MICHAEL S. AND SHARON K. DEFFERDING, VC 2011-MA-001 Appl. under Sect(s).
SJ 10-103 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard
Withdrawn coverage. Located at 6818 Alpine Dr. on approx. 42,596 sq. ft. of land zoned R-2. Mason
District. Tax Map 71-2 ((5)) 74. (Concurrent with SP 2010-MA-056).

9:00 A.M. PILGRIM COMMUNITY CHURCH, INC., SPA 81-A-002-05 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 81-A-002 previously approved for a church to permit site modifications (additional parking). Located at 4925 Twinbrook Rd. on approx. 5.15 ac. of land zoned R-1. Braddock District. Tax Map 69-3 ((1)) 29 and 29A.

SJ
Admin.
Moved to
3/16/11 at
appl. req.

9:00 A.M. 4300 EVERGREEN LANE CORPORATION AND WASHINGTON BAPTIST SEMINARY, A 2007-MA-011 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have established a college/university use on property in the C-3 District without special exception approval and without a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 4300 Evergreen La. On approx. 38,885 sq. ft. of land zoned C-3. Mason District. Tax Map 71-2 ((2)) 13. (Admin. moved from 7/10/07, 9/18/07, 11/27/07, 2/12/08, 4/1/08, 6/10/08, 11/4/08, 2/24/09, 7/14/09, 1/13/10, 3/10/10, 5/26/10, 7/28/10, and 12/15/10 at appl. req.)

DWH
Admin.
Moved to
7/27/11 at
appl. req.

9:00 A.M. ROGER J. TEDD, A 2010-SP-014
Admin.
Withdrawn

JOHN F. RIBBLE III, CHAIRMAN