

**BOARD OF ZONING APPEALS AGENDA  
JUNE 22, 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, June 22, 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. FARAH YAZDIZADEH, MEHRDAD ADIBPOUR, SP 2010-SP-068 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 5826 Parakeet Dr. on approx. 9,456 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 78-2 ((11)) 87. (Admin. moved from 2/16/11 at appl. req.)  
DH  
Dismissed
- 9:00 A.M. LARRY & MARY ANN SNYDER, SP 2011-PR-031 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit addition to remain 21.8 ft. from front lot line. Located at 3021 Graham Rd. on approx. 7,707 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((5)) (4) 20. (Admin. moved from 7/13/11 at appl. req.)  
DH  
Approved
- 9:00 A.M. ASHLEY NICOLE M. LE, SP 2010-LE-053 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building locations to permit addition to remain 20.0 feet from front lot line and accessory storage structures to remain 0.0 feet from rear lot line and 1.2 feet from the side lot line. Located at 8116 Martha St. on approx. 7,259 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 101-4 ((5)) 10 (Concurrent with VC 2010-LE-006). (Admin. moved from 12/1/10 and 5/4/11 for ads) (Admin. moved from 1/26/11 at appl. req.)  
SJ  
Decision  
Deferred to 9/28/11
- 9:00 A.M. ASHLEY NICOLE M. LE, VC 2010-LE-006 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent rear yard coverage and accessory structures greater than 200 square feet in size. Located at 8116 Martha St. on approx. 7,259 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 101-4 ((5))10 (Concurrent with SP 2010 LE-053). (Admin. moved from 12/1/10 and 5/4/11 for ads) (Admin. moved from 1/26/11 at appl. req.)  
SJ  
Decision  
Deferred to 9/28/11
- 9:00 A.M. WARA WARA INC. T/A WARA WARA KARAOKE & PUB RESTAURANT, SP 2011-MA-028 Appl. under Sect(s). 8-503 of the Zoning Ordinance to permit a commercial indoor recreational use (karaoke). Located at 4231-R Markham St. on approx. 3.13 ac. of land zoned C-6, CRD, HC and SC. Mason District. Tax Map 71-1 ((20)) 3.  
BC  
Approved

- 9:00 A.M. TRUSTEES OF ST. JAMES EPISCOPAL CHURCH AND T-MOBILE NORTHEAST LLC, SPA 86-V-052-03 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 86-V-052 previously approved for church with child care center to permit the addition of a telecommunications facility. Located at 5614 Old Mill Rd. on approx. 4.88 ac. of land zoned R-2. Mt. Vernon District. Tax Map 110-1 ((1)) 4B. (Indefinitely deferred from 10/6/09 at appl. req.) (Reactivated and scheduled for 11/17/10) (Admin. moved from 11/17/10, 1/26/11, 2/16/11, and 4/20/11 at appl. req.)
- SL  
Admin  
moved to  
10/5/11 at  
appl. req.
- 9:00 A.M. SHAROKH TAYEBI, A 2011-DR-007 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit on property in the R-E District in violation of Zoning Ordinance provisions. Located at 900 Utterback Store Rd. on approx. 1 ac. of land zoned R-E. Dranesville District. Tax Map 7-3 ((1)) 27.
- RM  
Decision  
Deferred to  
10/5/11
- 9:00 A.M. CAPITAL ONE BANK, A 2011-DR-006 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the design and color specifications of three existing façade signs are not in substantial conformance with the development conditions of Special Exception SE 2008-DR-003. Located at 6890 Elm St. on approx. 29,122 sq. ft. of land zoned C-2, H-C, CRD and SC. Dranesville District. Tax Map 30-2 ((5)) 6A. (Concurrent with A 2011-DR-009). (Admin. moved from 5/25/11 for ads).
- JR  
Upheld
- 9:00 A.M. CAPITAL ONE BANK, A 2011-DR-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the design and color specifications of three existing façade signs are not in substantial conformance with the development conditions of Special Exception SE 2008-DR-003, in violation of Zoning Ordinance provisions. Located at 6890 Elm St. on approx. 29,122 sq. ft. of land zoned C-2, H-C, CRD and SC. Dranesville District. Tax Map 30-2 ((5)) 6A. (Concurrent with A 2011-DR-006). (Admin. moved from 5/25/11 for ads).
- JR  
Admin.  
Withdrawn
- 9:00 A.M. SNSA, INC. D/B/A FAST EDDIE'S BILLIARD CAFÉ, A 2011-MV-010 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the expiration of Non-Residential Use Permit (Non-RUP) #91170193 does not allow the continuation of any use or occupancy of the property until a new valid Non-RUP is issued. Located at 6220 Richmond Hy. on approx. 2.84 ac. of land zoned C-8, H-C and CRD. Mt. Vernon District. Tax Map 83-3 ((1)) 22C and 22D.
- MS  
Overturned

**JOHN F. RIBBLE III, CHAIRMAN**