

BOARD OF ZONING APPEALS AGENDA
JULY 27, 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, July 27, 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. SHIRA & MARK ENSTROM, SP 2011-HM-049 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 13.3 ft. from side lot line. Located at 1928 Baton Dr. on approx. 15,262 sq. ft. of land zoned R-2. Hunter Mill District. Tax Map 28-3 ((11)) 71.
SZ
Approved
- 9:00 A.M. BERNADETTE M. KEANY, SP 2011-MV-050 Appl. under Sect(s). 8-924 of the Zoning Ordinance to allow second story existing dwelling 25.1 ft. from front lot line and 5.2 ft. from one side lot line and one story addition 13.7 ft. from other side lot line and deck 7.2 ft. from side lot line. Located at 5736 Mallow Trail on approx. 7,500 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 119-4 ((2)) (20) 15 and 17.
SW
Converted to VC and Admin.
Moved to 8/10/11
- 9:00 A.M. FREDI G. GUERKE, SP 2011-MV-013 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 dwelling to remain 4.3 ft. from side lot line such that side yards total 13.7 ft. Located at 7918 Grimsley St. on approx. 9,176 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 101-1 ((5)) (25) 5. (Decision deferred from 5/11/11 and 7/13/11)
DH
Approved
- 9:00 A.M. NELSON AND NOEMY RAMIREZ, SP 2011-LE-035 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 accessory storage structure to remain 16.1 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 6001 Clames Dr. on approx. 25,804 sq. ft. of land zoned R-1. Lee District. Tax Map 81-4 ((16)) 5. (Decision deferred from 7/20/11)
DH
Approved
- 9:00 A.M. LINDA WASHINGTON-ROBINSON AND DWIGHT ROBINSON, SP 2011-DR-042 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 20.0 ft. from rear lot line. Located at 12034 Sugarland Valley Dr. on approx. 8,800 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 11-1 ((4)) 422.
DH
Approved

- 9:00 A.M. N. ELIZABETH KELLEHER & P. ROSS TAYLOR, VC 2011-DR-006 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of one addition 16.1 ft. from one front lot line and 11.5 ft. from other front lot line and another addition 10.9 ft. from front lot line. Located at 2304 Highland Ave. on approx. 10,007 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-4 ((18)) 11. (Admin. moved from 6/29/11 at appl. req.)
- DH
Approved
- BC JOACHIM M. FANALE, TRUSTEE, SP 2011-SP-037 (fence) (Admin. moved from 7/20/11 at appl. req.)
- Indefinitely
Deferred at
appl. req. --
Subsequently
Withdrawn
- 9:00 A.M. LAWRENCE F. KAMBA, SP 2011-SU-044 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction to minimum yard requirements based on error in building location to permit addition to remain 5.9 ft. from side lot line and such that side yards total 14.7 ft. Located at 13412 Melville La. on approx. 11,152 sq. ft. of land zoned PDH-2 and WS. Sully District. Tax Map 45-3 ((3)) 448. (Admin. moved from 7/20/11 for ads)
- BC
Approved
- 9:00 A.M. KAREN M. WOOD, TRUSTEE, SP 2011-HM-045 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 14.5 ft. from rear lot line. Located at 2502 Branding Iron Ct. on approx. 8,839 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 25-1 ((14)) 91A.
- BC
Approved
- 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, 12/15/10, and 2/16/11 at appl. req.)
- DWH
Admin.
Moved to
10/26/11 at
appl. req.
- 9:00 A.M. RP MRP TYSONS, LLC, A 2010-PR-011 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that monetary compensation for residual damages resulting from land dedication would preclude the receipt of density credit for the area of land being dedicated. Located at 7950 Jones Branch Dr. on approx. 17.34 ac. of land zoned C-3. Providence District. Tax Map 29-2 (915) C1. (Admin. moved from 11/3/10, 2/2/11, and 5/4/11 at appl. req.)
- CB
Admin.
Moved to
11/2/11 at
appl. req.
- 9:00 A.M. ANTHONY ELLER AND BARBARA D. ELLER, A 2011-PR-011 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a junk yard and a storage yard and have erected an accessory fence in the front yard that exceeds the 4-foot height and use restriction, all on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 1927 Byrd Rd. on approx. 10,934 sq. ft. of land zoned R-3. Providence District. Tax Map 39-1 ((10)) (4) 5B. (Admin. moved from 7/20/11 at appl. req.)
- JC
Upheld-
In-Part

JOHN F. RIBBLE III, CHAIRMAN