

**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 14, 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, September 14, 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 48-hour 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.      MANSION HOUSE CLUB, INC., SPA 77-V-247-02 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP-77-V-247 previously approved for a swim and tennis club to permit site modifications including increase in height of light poles. Located at 9321 Old Mount Vernon Rd. on approx. 5.04 ac. of land zoned R-2. Mt. Vernon District. Tax Map 110-4 ((1)) 9D. (Admin. moved from 4/6/11 and 6/8/11 at appl. req.)  
DH  
Admin.  
Moved to  
11/16/11 at  
appl. req.
- 9:00 A.M.      LARRY B. ATKINSON, TRUSTEE, SP 2011-SU-059 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 6.6 ft. from side lot line such that side yards total 13.9 ft. Located at 4612 Granite Rock Ct., 20151-2477 on approx. 11,188 sq .ft. of land zoned PDH-2 and WS. Sully District. Tax Map 55-1 ((9)) 596.  
DH  
Approved
- 9:00 A.M.      IRINEO VARGAS, SP 2011-LE-061 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 7508 Nancemond St., 22150-3817 on approx. 11,549 sq. ft. of land zoned R-3. Lee District. Tax Map 80-3 ((2)) (58) 13.  
DH  
Approved
- 9:00 A.M.      MICHAEL F. AND CONSTANCE Z. THOMASSON, SP 2011-MV-060 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of carport 17.9 ft. from front lot line. Located at 2105 Popkins La., 22307-1831 on approx. 27,590 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 93-3 ((4)) 96.  
BC  
Approved
- 9:00 A.M.      JEAN C. VAN NEST, SP 2011-MV-063 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit modification of certain yard requirements to permit construction of addition 19.9 ft. from rear lot line. Located at 8510 Silverdale Rd., 22079-3066 on approx. 8,518 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 98-3 ((8)) 12.  
BC  
Approved

- 9:00 A.M. OWEN M. AND JOYCE Z. MCCALL, SP 2011-HM-057 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 8.81 ft. from side lot line. Located at 9522 Rockport Rd., 22180-3446 on approx. 11,200 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 38-1 ((17)) 22.  
RH  
Approved
- 9:00 A.M. LUCIO SEJAS, SP 2011-MA-066 Appl. under Sect(s). 8-918 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 9.5 ft. from side lot line and open deck 1.42 ft. from side lot line and reduction of certain yard requirements to permit construction of second story addition 8.0 ft. from side lot line. Located at 3911 Larchwood Rd., 22041-1107 on approx. 10,214 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((11)) 203.  
RH  
Decision  
Deferred to  
10/26/11
- 9:00 A.M. SANJEEV KAPOOR, A 2010-HM-015 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a use not permitted (a truck rental establishment) to operate on property in the PRC District without a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 11410 North Shore Dr., 20190-4227 on approx. 37,096 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 17-2 ((1)) 7. (Admin. moved from 3/2/11 at appl. req.)  
RM  
Admin.  
Moved to  
12/14/11 at  
appl. req.
- 9:00 A.M. CLS LAWN & LANDSCAPE, A 2011-DR-003 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a contractor's offices and shops and a storage yard without site plan approval, a valid Non-Residential Use Permit, valid Building Permits, or approved sign permit applications and that this business has established accessory outdoor storage that does not meet size or location requirements, all on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 721 Walker Rd., 22066-2801 on approx. 37,947 sq. ft. of land zoned C-8. Dranesville District. Tax Map 13-1 ((2)) 1A2. (Admin. moved from 4/20/11 and 6/8/11 at appl. req.)  
RM  
Admin.  
Moved to  
9/21/11 at  
appl. req.
- 9:00 A.M. JOLANDA N. JANCZEWSKI, A 2011-SP-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an existing horse boarding operation and associated buildings and storage may continue on property in the R-C and WS Districts without special permit approval. Located at 10810, 10810A, 10812, 10814, and 10816 Henderson Rd., 22039-2226 on approx. 27.8 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-3 ((15)) 1, 2, 3, 4, and 5.  
BP  
Admin.  
Moved to  
3/12/11 at  
appl. req.
- 9:00 A.M. LOUIS BONFIGLIO, A 2011-LE-018 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit and is allowing outdoor storage that does not meet size, location or screening requirements, all on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 5603 Cornish Way, 22315-4018 on approx. 24,530 sq. ft. of land zoned R-3. Lee District. Tax Map 100-2 ((2)) 348A.  
JC  
Upheld

