

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 30, 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, November 30, 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. DANIEL I. OJEIFOH, SP 2011-MV-082 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 2708 Beacon Hill Rd., Alexandria, 22306, on approx. 21,028 sq. ft. of land zoned R-4 and HC. Mt. Vernon District. Tax Map 93-1 ((1)) 79.  
DH  
Approved
- 9:00 A.M. SRIDEVI V. SARMA, SP 2011-DR-054 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 open deck to remain 4.8 ft. from one side lot line, 0.8 ft. from other side lot line and 1.6 ft. from rear lot line. Located at 6510 Chesterfield Ave. on approx. 10,150 sq. ft. of land zoned R-3. Dranesville District. Tax Map 41-1 ((5)) 18 (Concurrent with VC 2011-DR-008). (Decision deferred from 8/3/11 and 10/5/11)  
DH  
Decision  
Deferred to 1/25/12 at appl. req.
- 9:00 A.M. SRIDEVI V. SARMA, VC 2011-DR-008 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located at 6510 Chesterfield Ave. on approx. 10,150 sq. ft. of land zoned R-3. Dranesville District. Tax Map 41-1 ((5)) 18 (Concurrent with SP 2011-DR-054). (Decision deferred from 8/3/11 and 10/5/11)  
DH  
Decision  
Deferred to 1/25/12 at appl. req.
- 9:00 A.M. MARK W. GRAPIN, VC 2011-MA-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structure in a front yard on a lot containing 36,000 sq. ft. or less. Located at 7415 Marc Dr., Falls Church, 22042, on approx. 12,916 sq. ft. of land zoned R-4. Mason District. Tax Map 50-3 ((2)) 94. (Reconsideration granted on 9/28/11)  
DH  
Approved
- 9:00 A.M. ROBERT GRIMS & YUNG HAE KIM, SP 2011-PR-083 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of additions 17.1 ft. and 15.2 ft. from rear lot line. Located at 9750 Hatmark Ct., Vienna, 22181, on approx. 7,571 sq. ft. of land zoned R-4 (Cluster). Providence District. Tax Map 48-1 ((25)) 10.  
MM  
Approved

- 9:00 A.M. CENTREVILLE ENGLISH CONGREGATION OF JEHOVAH'S WITNESSES, INC., SP  
BC 2011-SP-069 (place of worship) (Admin. moved from 9/28/11 at appl. req.)  
Admin.  
Moved to  
12/14/11 at  
appl. req.
- 9:00 A.M. JERRY V. & ELIZABETH ANNE PENDER, SP 2011-SU-086 Appl. under Sect(s). 8-922 of  
BC the Zoning Ordinance to permit reduction of certain yard requirements to permit  
Approved construction of addition 17.8 ft. from rear lot line. Located at 14120 Sorrel Chase Ct.,  
Centreville, 20121, on approx. 8,991 sq. ft. of land zoned R-5 and WS. Sully District. Tax  
Map 65-3 ((4)) 115.
- 9:00 A.M. ANGELA WILLSON-QUAYLE, SP 2011-PR-080 Appl. under Sect(s). 8-918 of the Zoning  
RH Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at  
Approved 2857 Willowmere Woods Dr., Vienna, 22180, on approx. 10,341 sq. ft. of land zoned R-3  
(Cluster). Providence District. Tax Map 49-1 ((23)) 7.
- 9:00 A.M. WAYNE MOTICKA, SP 2011-MA-055 Appl. under Sect(s). 8-914 of the Zoning Ordinance  
SCL to permit reduction to minimum yard requirements based on error in building location to  
Decision permit addition to remain 0.0 ft. from rear lot line and 0.7 ft. from side lot line. Located at  
Deferred to 3206 Wayne Rd., Falls Church, 22042, on approx. 7,200 sq. ft. of land zoned R-4. Mason  
2/1/12 at District. Tax Map 60-2 ((2)) (B) 8. (Concurrent with VC 2011-MA-009). (Decision deferred  
appl. req. from 9/21/11 at appl. req.)
- 9:00 A.M. WAYNE MOTICKA, VC 2011-MA-009 Appl. under Sect(s). 18-401 of the Zoning  
SCL Ordinance to permit a fence greater than 7.0 ft. in height to remain in rear and side yards.  
Decision Located at 3206 Wayne Rd., Falls Church, 22042, on approx. 7,200 sq. ft. of land zoned  
Deferred to R-4. Mason District. Tax Map 60-2 ((2)) (B) 8. (Concurrent with SP 2011-MA-055).  
2/1/12 at (Decision deferred from 9/21/11 at appl. req.)  
appl. req.
- 9:00 A.M. PAUL D. RINALDI TRUST, KATREEN K. RINALDI TRUST, DOODY CALLS FAIRFAX VA  
JC LLC, A 2011-PR-020 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a  
Withdrawn determination that appellants are operating a contractor's offices and shops, which is a use  
not permitted, on property in the C-2 District in violation of Zoning Ordinance provisions.  
Located at 7139 Shreve Rd., Falls Church, 22043, on approx. 7,500 sq. ft. of land zoned  
C-2. Providence District. Tax Map 40-3 ((1)) 117.
- 9:00 A.M. SJD-ZP, LLC DBA ZPIZZA, A 2011-PR-028 Appl. under sect(s). 18-301 of the Zoning  
JC Ordinance. Appeal of a determination that appellant is not operating an accessory service  
Admin. use in accordance with the limitations and conditions of Non-Residential Use Permit  
Moved to #110970039 in violation of Zoning Ordinance provisions. Located at 8442 Lee Hwy.,  
2/1/12 at Fairfax, 22031, on approx. 1.2 ac. of land zoned I-5 and H-C. Providence District. Tax  
appl. req. Map 49-3 ((15)) 2. (Admin. moved from 9/28/11 at appl. req.)

9:00 A.M. 4300 EVERGREEN LANE CORPORATION AND WASHINGTON BAPTIST SEMINARY, A  
RM 2007-MA-011 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a  
Admin. determination that the appellants have established a college/university use on property in  
Moved to the C-3 District without special exception approval and without a valid Non-Residential Use  
12/14/11 at Permit in violation of Zoning Ordinance provisions. Located at 4300 Evergreen La.,  
appl. req. Annandale, 22003, 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, 2/16/11, 7/27/11,  
and 10/26/11 at appl. req.)

**JOHN F. RIBBLE III, CHAIRMAN**