

**BOARD OF ZONING APPEALS AGENDA
JANUARY 25, 2012**

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, January 25, 2012, 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. ROBERT J. CUNNINGHAM, JR./LINDA J. CUNNINGHAM, SP 2011-SP-095 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 11407 Liltling Ln., Fairfax Station, 22039, on approx. 5.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 86-2 ((3)) 29.
LG
Deferred to 3/28/12
- 9:00 A.M. CENTREVILLE ENGLISH CONGREGATION OF JEHOVAH'S WITNESSES, INC., SP 2011-SP-069 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of worship. Located at 12901 Braddock Rd., Clifton, 20124, on approx. 4.18 ac. of land of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((2)) 3. (Admin. moved from 9/28/11, 11/30/11, and 12/14/11 at appl. req.)
BC
Admin.
Moved to 2/29/12 at appl. req.
- 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, 10/5/11, and 11/30/11)
DH
Approved-In-Part
- 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, 10/5/11, and 11/30/11)
DH
Approved
- 9:00 A.M. MICHAEL WAYNE RUSTEN, MARY CUSTIS RUSTEN, SP 2011-MV-096 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 27.0 ft. from front lot line of a corner lot. Located at 7507 Milway Dr., Alexandria, 22306, on approx. 11,296 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-3 ((22)) (2) 10.
DH
Approved

- 9:00 A.M. SOUNIN PHONEMANY, SP 2011-LE-098 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 roofed deck to remain 21.0 ft. from the front lot line. Located at 6007 DH
Approved Craig St., Springfield, 22150, on approx. 8,825 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((2)) (10) 27 (Concurrent with VC 2011-LE-014).
- 9:00 A.M. SOUNIN PHONEMANY, VC 2011-LE-014 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage and accessory storage structure greater than 200 sq. ft. of gross floor area. Located at 6007 Craig St., DH
Denied Springfield, 22150, on approx. 8,825 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((2)) (10) 27 (Concurrent with SP 2011-LE-098).
- 9:00 A.M. RUSSELL L. BROWN, SP 2011-MV-097 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at RH
Approved 3801 Quisenberry Dr., Alexandria, 22309, on approx. 20,869 sq. ft. of land zoned R-2 and R-3. Mt. Vernon District. Tax Map 101-4 ((23)) 15 and 101-4 ((1)) 55.
- 9:00 A.M. STEVEN KOSTAKIS, SP 2011-HM-099 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 10.8 ft. from a side lot line such that side yards total 29.3 ft. Located at 10403 Silk RH
Approved Oak Dr., Vienna, 22182, on approx. 20,000 sq. ft. of land zoned R-1 (Cluster). Hunter Mill District. Tax Map 27-2 ((4)) 47.
- 9:00 A.M. NADEEM P. MALIK, VC 2011-SU-013 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit the subdivision of 1 lot into 2 lots with proposed lot 1 having a lot width of 137 ft. and proposed lot 2 having a lot width of 89 ft. Located at 3027 Ashburton Ave., RH
Admin. Herndon, 20171, on approx. 2.3 ac. of land zoned R-1. Sully District. Tax Map 35-2 ((1)) 4. (Admin. moved from 12/14/11 at appl. req.)
Moved to 2/29/12 at appl. req.
- 9:00 A.M. GIOAN V. NGUYEN AND NHAT THUAN NGUYEN, A 2011-MA-040 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a personal service establishment, which is a use not permitted, on property in the C-2 District in violation of Zoning Ordinance provisions. Located at 6051 E Arlington GT
Admin. Blvd., Falls Church, 22044 on land zoned C-2, SC, and CRD. Mason District. Tax Map 51-4 ((14)) 5.
Withdrawn
- 9:00 A.M. WRNS ASSOCIATES, A 2011-DR-017 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing two separate businesses to operate without site plan approval, valid Non-Residential Use Permits, valid Building Permits, or approved sign permit applications and that these businesses have established accessory outdoor storage that does not meet size or location requirements, all on RM
Admin. property in the C-8 District in violation of Zoning Ordinance provisions. Located at 721 Walker Rd., Great Falls, 22066, on approx. 37,947 sq. ft. of land zoned C-8. Dranesville District. Tax Map 13-1 ((2)) 1A2. (Admin. moved from 9/21/11 and 10/26/12 at appl. req.)
Moved to 3/14/12 at appl. req.

- 9:00 A.M. GREAT FALLS EQUIPMENT REPAIR, LLC, A 2011-DR-019 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established uses on property in the C-8 District without site plan approval, valid Non-Residential Use Permits, valid Building Permits, Special Exception approval, or approved sign permit applications, has established accessory outdoor storage that does not meet size or location requirements, and has established a heavy equipment and specialized vehicle sale, rental and service establishment, which is a use not permitted, all in violation of Zoning Ordinance provisions. Located at 721 Walker Rd., Great Falls, 22066, on approx. 37,947 sq. ft. of land zoned C-8. Dranesville District. Tax Map 13-1 ((2)) 1A2. (Admin. moved from 9/21/11 and 10/26/12 at appl. req.)
- RM
Admin.
Moved to
3/14/12 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., Great Falls, 22066, 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, 6/8/11, 9/14/11, and 9/21/11 and 10/26/12 at appl. req.)
- RM
Admin.
Moved to
3/14/12 at
appl. req.
- 9:00 A.M. RONALD S. FEDERICI, A 2011-SP-041 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established an office, which is a use not permitted, on property in the R-C District and has installed signs without sign and building permit approval in violation of Zoning Ordinance provisions. Located at 13310 Compton Rd., Clifton, 20124 on approx. 5.62 ac. of land zoned R-C and WS. Springfield District. Tax Map 75-1 ((1)) 24.
- RM
Admin.
Moved to
2/29/12 at
appl. req.
- 9:00 A.M. GEORGE KARSADI, A 2011-MV-039 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence exceeding four feet in height located in the front yard, a fence exceeding seven feet in height located in the side and rear yards and an accessory storage structure that does not meet size or location requirements all on property in the R-3 District are in violation of Zoning Ordinance provisions. Located at 8356 Wagon Wheel Rd., Alexandria, 22309-2154, on approx. 14,520 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 101-4 ((17)) 68.
- JC
Upheld-
In-Part

JOHN F. RIBBLE III, CHAIRMAN