

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 31, 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, October 31, 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. WAYNE R. LACEY, SP 2012-BR-050 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 addition to remain 6.6 ft. from side lot line. Located at 5312 Moultrie Rd.,
LG Springfield, 22151, on approx. 10,800 sq. ft. of land zoned R-3. Braddock District. Tax
Approved Map 70-4 ((8)) (11) 20.

9:00 A.M. WILLIAM KRAKAT, SP 2012-SU-055 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of deck 8.6 ft. from side lot
LG line. Located at 15521 Eagle Tavern Ln. on approx. 13,376 sq. ft. of land zoned R-C and
Approved WS. Sully District. Tax Map 53-3 ((4)) (1) 23.

9:00 A.M. ANTHONY SORIA, SP 2012-LE-049 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to
DH permit addition to remain 4.0 ft. from side lot line. Located at 6316 Alamo St., Springfield,
Approved 22150, on approx. 9,240 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 80-4
((5)) (4) 20.

9:00 A.M. JAIME REYES, SP 2012-LE-053 Appl. under Sect(s). 8-914 of the Zoning Ordinance to
DH permit reduction in minimum yard requirements based on error in building location to
Decision permit accessory structure to remain 6.6 ft. from side lot line and 11.8 ft. from rear lot line.
Deferred to Located at 3426 Spring Dr., Alexandria, 22306, on approx. 14,000 sq. ft. of land zoned R-
11/28/12 2. Lee District. Tax Map 92-2 ((19)) 177. (Concurrent with VC 2012-LE-004).

9:00 A.M. JAIME REYES, VC 2012-LE-004 Appl. under Sect(s). 18-401 of the Zoning Ordinance to
DH permit front greater than 25 percent front yard coverage. Located at 3426 Spring Dr.,
Decision Alexandria, 22306, on approx. 14,000 sq. ft. of land zoned R-2. Lee District. Tax Map 92-
Deferred to 2 ((19)) 177. (Concurrent with SP 2012-LE-053).
11/28/12

9:00 A.M. BRIAN KEITH EDWARDS, SP 2012-SU-051 Appl. under Sect(s). 8-918 of the Zoning
RH Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at
Withdrawn 13170 Rounding Run Ci., Herndon, 20171, on approx. 9,959 sq. ft. of land zoned PDH-2.
Sully District. Tax Map 35-1 ((4)) (9) 81.

- 9:00 A.M. HAI TRAN AND CHRISTINE TRAN, SP 2012-HM-054 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit construction of fence greater than 4.0 ft. in height in a front yard. Located at 2403 Hunter Mill Rd., Vienna, 22181, on approx. 1.94 ac. of land zoned R-1. Hunter Mill District. Tax Map 37-2 ((1)) 28.
RH
Approved
- 9:00 A.M. GARY PISNER, A 2012-SP-012 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a junk yard and a storage yard and is permitting an accessory storage structure to remain on a lot which has no primary use, all on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 6439 Little Ox Rd., Fairfax Station, 22039, on approx. 2.452 ac. of land zoned R-1. Springfield District. Tax Map 77-3 ((1)) 32. (Admin. moved from 9/26/12 at appl. req.)
JC
Upheld
- 9:00 A.M. CHARLES B. MOLSTER, III; SHARON B. MOLSTER, A 2012-DR-019 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a Riding/Boarding Stable on property in the R-E District without an approved special permit in violation of Zoning Ordinance provisions. Located 815 Blacks Hill Rd., Great Falls, 22066, on approx. 5.47 ac. of land zoned R-E. Dranesville District. Tax Map 6-4 ((1)) 26. (Admin. moved from 10/24/12 at appl. req.)
JC
Continued
to 11/28/12

JOHN F. RIBBLE III, CHAIRMAN