

**BOARD OF ZONING APPEALS AGENDA
JANUARY 9, 2013**

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 9, 2013, 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. JAMES L. LESLIE AND BERNADETTE BOKA LESLIE, SP 2012-MA-070 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 structure to remain 1.8 ft. from rear lot line and to permit existing fence greater than 4.0 ft. in height to remain in a front yard. Located at 4399 Medford Dr., Annandale, 22003, on approx. 13,182 sq. ft. of land zoned R-4. Mason District. Tax Map 71-1 ((15)) 86. (Concurrent with VC 2012-MA-005).
LG
Approved
- 9:00 A.M. JAMES L. LESLIE AND BERNADETTE BOKA LESLIE, VC 2012-MA-005 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit an accessory storage structure to remain in a front yard of a lot containing 36,000 sq. ft. or less. Located at 4399 Medford Dr., Annandale, 22003 on approx. 13,182 sq. ft. of land zoned R-4. Mason District. Tax Map 71-1 ((15)) 86 (Concurrent with SP 2012-MA-070).
LG
Approved
- 9:00 A.M. THOMAS & JILL STANTON, SP 2012-LE-072 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit shed to remain 2.3 ft. from side lot line and 7.8 ft. from rear lot line and reduction of certain yard requirements to permit construction of accessory structure 8.0 ft. from side lot line and 15.6 ft. from rear lot line. Located at 3202 Collard St., Alexandria, 22306, on approx. 9,750 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 92-2 ((19)) 12.
LG
Approved
- 9:00 A.M. DAVID AND RACHEL SEMANCHIK, SP 2012-HM-068 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 11724 Lake Forest Dr., Reston, 20194, on approx. 17,880 sq. ft. of land zoned PDH-1. Hunter Mill District. Tax Map 11-3 ((20)) 13.
RH
Approved
- 9:00 A.M. GEORGE SALES, SP 2012-PR-069 Appl. under Sect(s). 8-914, 8-922 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 with attached roofed deck 2.4 ft. from side lot line and 2.2 ft. from rear lot line, reduction of certain yard requirements to permit construction of addition 6.3 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 2622 Shelby Ln., Falls Church, 22043, on approx. 13,735 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((7)) 13.
RH
Indefinitely
Deferred at
appl. req.

- 9:00 A.M. DANIEL J. GERKIN & ALLYSON G. BLOOM, A 2012-DR-025 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure (a playset) contributes to the coverage of over 30% of the minimum rear yard on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 2090 Grace Manor Ct., McLean, 22101 on approx. 21,445 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((33)) 11.
RM
Deferred to 4/3/13 at appl. req.
- 9:00 A.M. FRANCIS S. RATH, A 2012-DR-024 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a Riding/Boarding Stable on property in the R-E District without an approved special permit in violation of Zoning Ordinance provisions. Located at 1051 Kelso Rd., Great Falls, 22066 on approx. 6.03 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((2)) A.
JC
Admin.
Moved to 5/8/13 at appl. req.
- 9:00 A.M. THOMAS D. AND CHRISTINA DAVIS, A 2012-DR-026 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have allowed the construction of a roof over a deck that extends into the minimum required side yard and have failed to submit required as-built house location surveys for construction on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 1859 Patton Ter., McLean, 22101 on approx. 11,113 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((11)) 24.
JC
Admin.
Moved to 6/5/13 at appl. req.
- 9:00 A.M. BERNADETTE M. KEANY, PROPERTY OWNER, A 2012-MV-010 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the removal of the first floor, footings and foundation of an existing dwelling is not in substantial conformance with approved Variance VC 2011-MV-010. Located at 5736 Mallow Tr., Lorton, 22079, on approx. 7,500 sq. ft. of land zoned R-E. Mount Vernon District. Tax Map 119-4 ((2)) (20) 15 and 17. (Admin. moved from 10/17/12 and 11/28/12 at appl. req.)
SCL
Withdrawn

JOHN F. RIBBLE III, CHAIRMAN