

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 6, 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, February 6, 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.      GEORGE KARSADI, SP 2012-MV-077 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 accessory storage structure to remain 3.4 ft. from the rear lot line. Located at 8356 Wagon Wheel Rd., Alexandria, 22309, on approx. 14,520 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 101-4 ((17)) 68. (Concurrent with VC 2012-MV-007).  
LG  
Admin.  
Moved to  
4/24/13 at  
appl. req.
- 9:00 A.M.      GEORGE KARSADI, VC 2012-MV-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory storage structure greater than 200 sq.ft., fence greater than 7.0 ft. in height in side and rear yards and fence greater than 4.0 ft. in height to remain in front yard. Located at 8356 Wagon Wheel Rd., Alexandria, 22309, on approx. 14,520 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 101-4 ((17)) 68. (Concurrent with SP 2012-MV-077).  
LG  
Admin.  
Moved to  
4/24/13 at  
appl. req.
- 9:00 A.M.      MICHAEL C. WARREN, SP 2012-LE-079 Appl. under Sect(s). 8-922 and 8-923 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 33.1 ft. from the front lot line and to permit fence greater than 4.0 ft. in height to remain in the front yard of a corner lot. Located at 7232 Constantine Ave., Springfield, 22150, on approx. 26,390 sq. ft. of land zoned R-1. Lee District. Tax Map 90-3 ((6)) 40. (Concurrent with VC 2012-LE-008).  
LG  
Approved
- 9:00 A.M.      MICHAEL C. WARREN, VC 2012-LE-008 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory storage structure to remain in the front yard of a lot containing 36,000 sq. ft. or less. Located at 7232 Constantine Ave., Springfield, 22150, on approx. 26,390 sq. ft. of land zoned R-1. Lee District. Tax Map 90-3 ((6)) 40. (Concurrent with SP 2012-LE-079).  
LG  
Decision  
Deferred to  
2/13/13
- 9:00 A.M.      PAMELA M. BROUDER, SP 2012-BR-078 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 addition to remain 13.2 ft. from rear lot line and to permit reduction of certain yard requirements to permit construction of an addition 13.8 ft. from rear lot line. Located at 10514 Indigo Ln., Fairfax, 22032, on approx. 12,521 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 68-4 ((7)) 22A.  
RH  
Approved

- 9:00 A.M. RAJESH KALE, SP 2012-SP-082 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit deck to remain 4.0 ft. from rear lot line and accessory storage structure to remain 2.1 ft. from side lot line and to permit reduction of certain yard requirements to permit construction of an addition 17.7 ft. from rear lot line. Located at 4207 Majestic Ln., Fairfax, 22033, on approx. 8,775 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-3 ((2)) (24) 13.  
RH  
Approved
- 9:00 A.M. VIVA TEQUILA, INC. C/O GARCIA ARIAS, ZULMA, A 2012- LE-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing the operation of a commercial recreation use, which is not a permitted use, on property in the C-6 and H-C Districts in violation of Zoning Ordinance provisions. Located at 6141 Franconia Rd., Alexandria, 22310, on approx. 19,135 sq. ft. of land zoned C-6 and H-C. Lee District. Tax Map 81-3 ((5)) 4. (Admin. moved from 9/26/12 and 11/28/12 at appl. req.)  
RM  
Admin.  
Moved to  
4/24/13 at  
appl. req.
- 9:00 A.M. HAJIMOHAMMAD REVOCABLE TRUST, MOHAMMAD HAJIMOHAMMAD, TRUSTEE AND FLORA HAJIMOHAMMAS, TRUSTEE, A 2012-LE-017 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing a vehicle sale, rental and ancillary service establishment to operate on property in the C-6 District without Special Exception approval or a valid Non-Residential Use Permit, in violation of Zoning Ordinance provisions. Located at 5630 South Van Dorn St., Alexandria, 22310, on approx. 32,210 sq. ft. of land zoned C-6. Lee District. Tax Map 81-2 ((3)) 8A. (Admin. moved from 10/3/12 and 11/28/12 at appl. req.)  
RM  
Admin.  
Moved to  
4/24/13 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**