

**BOARD OF ZONING APPEALS AGENDA
APRIL 24, 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, April 24, 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. BRANDON W. WINFREY, VC 2012-MV-006 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a deck 3.0 feet from rear lot line and 1.4 feet from side lot line and to permit greater than 30 percent minimum rear yard coverage. Located at 2200 Windsor Rd., Alexandria, 22307, on approx. 9,421 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-3 ((14)) (21) 32. (Decision deferred from 1/30/13) (Admin. moved from 3/6/13 due to inclement weather.)
LG
Approved
- 9:00 A.M. DAVID AND MARIANNE BLEICKEN, SP 2012-SP-085 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 10504 Beaver Pond Ct., Fairfax Station, 22039, on approx. 5.75 ac. of land zoned R-C and WS. Springfield District. Tax Map 96-4 ((6)) 11A. (Admin. moved from 3/6/13 due to inclement weather.)
LG
Approved
- 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.) (Admin. moved from 2/6/13 at appl. req.)
LG
Decision
Deferred to
5/15/13
- 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. in size, fence greater than 7.0 ft. in height to remain 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.) (Admin. moved from 2/6/13 at appl. req.)
LG
Decision
Deferred to
5/15/13
- 9:00 A.M. SANTOS G. AMAYA, SP 2013-PR-009 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit addition to remain 6.8 ft. from side lot line. Located at 7212 Tyler Ave, Falls Church, 22042, on approx. 8,968 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((9)) 18.
LG
Approved

- 9:00 A.M. MARK D. EMLET, SP 2013-SP-010 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 15.5 ft. from rear lot line. Located at 13925 South Springs Dr., Clifton, 20124, on approx. 9,791 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 65-4 ((4)) 425.
RH
Approved
- 9:00 A.M. ERIC EDWARDS, SP 2013-MV-011 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit accessory structure to remain 5.1 ft. from rear lot line. Located at 4116 Ferry Landing Rd., Alexandria, 22309, on approx. 13,611 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 110-4 ((2)) (F) 140A.
RH
Admin.
Moved to
5/15/13 for
Notices
- 9:00 A.M. CLEBURNE BRUCE BRINKMAN, SP 2013-MA-013 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of additions 6.4 ft. and 8.1 ft. from side lot line. Located at 6825 Westlawn Dr., Falls Church, 22042, on approx. 7,200 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((20)) 378.
SCL
Approved
- 9:00 A.M. REUBEN R. WERNER, TRUSTEE & MARY M. WERNER, TRUSTEE, SP 2012-PR-086 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 21.0 ft. from rear lot line. Located at 3201 Holly Berry Ct., Falls Church, 22042, on approx. 16,314 ac. of land zoned R-3 (Cluster). Providence District. Tax Map 59-2 ((21)) 5. (Admin. moved from 3/6/13 due to inclement weather.)
SCL
Approved
- 9:00 A.M. TRUSTEES OF THE LIGHTHOUSE BAPTIST CHURCH, SPA 2004-LE-053 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 2004-LE-053 previously approved for church to permit the addition of a private school of general education, site modifications and building addition. Located at 5901 Wilton Rd., Alexandria, 22310, on approx. 2.0 ac. of land zoned R-2. Lee District. Tax Map 82-4 ((1)) 4C. (Admin. moved from 11/7/12 and 12/5/12 at appl. req.) (Deferred from 1/16/13 at appl. req.) (Admin. moved from 3/6/13 due to inclement weather.)
DH
Decision
Deferred to
7/24/13
- 9:00 A.M. HAJIMOHAMMAD REVOCABLE TRUST, MOHAMMAD HAJIMOHAMMAD, TRUSTEE AND FLORA HAJIMOHAMMAD, 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, 11/28/12, and 2/6/13 at appl. req.)
RM
Admin.
Moved to
10/23/13 at
appl. req.
- 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, 11/28/12, and 2/6/13 at appl. req.)
RM
Admin.
Moved to
7/24/13 at
appl. req.

9:00 A.M. SUBWAY, A 2012-LE-016 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a Fast Food Restaurant on property in the C-8 and SC Districts without a valid Non-Residential Use Permit or Special Exception approval, in violation of Zoning Ordinance provisions. Located at 6711 Spring Mall Rd., Springfield, VA 22150 on approx. 5.04 ac. of land zoned C-8 and SC. Lee District. Tax Map 90-2 ((1)) 51. (Admin. moved from 12/12/12 and 3/20/13 at appl. req.)
JC
Admin.
Moved to
10/23/13 at
appl. req.

9:00 A.M. BELVEDERE DR. HOMES LLC, A 2013-MV-002 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a hotel/motel, which is a use not permitted, on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 7800 Belvedere Dr., Alexandria, 22306 on approx. 26,211 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-1 ((6)) 13A. (Admin. moved from 4/3/13 at appl. req.)
JC
Upheld

JOHN F. RIBBLE III, CHAIRMAN