

**BOARD OF ZONING APPEALS AGENDA
MAY 15, 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, May 15, 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. JOHN M. YOUNG, SP 2013-LE-021 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit accessory structure to remain 0.5 ft. from side lot line. Located at 7503 Mendota Pl., Springfield, 22150, on approx. 16,308 sq. ft. of land zoned R-3. Lee District. Tax Map 80-3 ((2)) (57) 12.
LG
Approved
- 9:00 A.M. STEPHANIE D. CLARK AND DAVID A. WILKEY, SP 2012-PR-071 Appl. under Sect(s). 8-917 and 8-922 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals and to permit reduction of certain yard requirements to permit construction of addition 16.8 ft. from the front lot line. Located at 6906 Jackson Ave., Falls Church, 22042, on approx. 8,369 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((15)) 119. (Concurrent with VC 2013-PR-002) (Deferred from 1/16/13 at appl. req.) (Admin. moved from 4/3/13) (Admin. moved from 4/17/13 for ads)
LG
Approved
- 9:00 A.M. STEPHANIE D. CLARK AND DAVID A. WILKEY, VC 2013-PR-002 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structure (chicken coop) to remain 32.0 feet from side lot line and 10.2 ft. from rear lot line. Located at 6906 Jackson Ave., Falls Church, 22042, on approx. 8,369 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((15)) 119. (Concurrent with SP 2012-PR-071) (Admin. moved from 4/17/13 for ads)
LG
Admin.
Withdrawn
- 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.) (Decision deferred from 4/24/13)
LG
Denied
- 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.) (Decision deferred from 4/24/13)
LG
Approved-
In-Part

- 9:00 A.M. RICHARD SCHRADER, SP 2013-DR-007 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction of minimum yard requirement based on error in building location to permit accessory structure to remain 2.3 ft. from side lot line and to permit reduction of certain yard requirements to permit construction of addition 13.2 ft. from rear lot line. Located at 1474 Kingsvale Ci., Herndon, 20170, on approx. 14,389 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 11-3 ((17)) 278. (Admin. moved from 4/17/13 for notices.)
- RH
Approved
- 9:00 A.M. JANE E. LAGES, TRUSTEE, SP 2013-PR-022 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 accessory structure to remain 10.2 ft. from the side lot line and to permit reduction in certain yard requirements to permit construction of addition 7.5 ft. from rear lot line. Located at 2538 Villanova Dr., Vienna, 22180, on approx. 10,746 sq. ft. of land zoned R-3. Providence District. Tax Map 49-1 ((9)) (G) 16.
- RH
Approved
- 9:00 A.M. TRUSTEES OF SHILOH BAPTIST CHURCH, SPA 83-V-090-02 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SP 83-V-090 previously approved for church to permit site modifications and building addition. Located at 10704 Gunston Rd., Lorton, 22079, on approx. 6.72 ac. of land zoned R-E. Mt. Vernon District. Tax Map 114-4 ((1)) 21, 22 and 22A.
- RH
Admin.
Moved to
7/10/13 at
appl. req.
- 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. (Admin. moved from 4/24/13 for notices.)
- RH
Approved
- 9:00 A.M. CORNELIA GIBBS, SP 2013-SU-015 Appl. under Sect(s). 8-913 and 8-914 of the Zoning Ordinance to permit modification to minimum yard requirements for certain R-C lots to permit construction of a roofed deck 15.8 ft. from side lot line and to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 4.2 ft. from side lot line. Located at 6235 Hidden Canyon Rd., Centreville, 20120, on approx. 10,531 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((5)) 73. (Admin. moved from 4/17/13 for notices.)
- SCL
Approved
- 9:00 A.M. ADOLFO L. TROITINO, PIEDAD S. L. TROITINO, A 2013-LE-004 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are allowing contractor's offices and shops, which is not a permitted use, to be operated on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 7926 Russell Rd., Alexandria, 22309 on approx. 11,600 sq. ft. of land zoned R-3. Lee District. Tax Map 101-1 ((3)) 113.
- RM
Withdrawn

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. (Deferred from 1/9/13 at appl. req.) (Admin moved from 4/3/13 at appl. req.)
RM
Admin.
Moved to
11/6/13 at
appl. req.

9:00 A.M. JOLANDA N. JANCZEWSKI, A 2011-SP-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an existing horse boarding operation and associated buildings and storage may continue on property in the R-C and WS Districts without special permit approval. Located at 10810, 10810A, 10812, 10814, and 10816 Henderson Rd., 22039-2226 on approx. 27.8 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-3 ((15)) 1, 2, 3, 4, and 5. (Admin. moved from 9/14/11, 3/28/12, 5/16/12, 7/18/12, and 10/17/12 at appl. req.)
MS
Indefinitely
Deferred

JOHN F. RIBBLE III, CHAIRMAN