

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 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, November 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. FAKHRI ELMOHTASEB, SP 2013-SP-036 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit existing fence greater than 4.0 ft. in height to remain in the front yard.
EMH Located at 5969 Colchester Rd., Fairfax, 22030, on approx. 1.25 ac. of land zoned R-C
Admin. and WS. Springfield District. Tax Map 66-4 ((6)) 2B. (Admin. moved from 7/24/13 at appl.
Moved to req.)
12/18/13
Converted
to Variance
- 9:00 A.M. APPLETREE MONTESSORI, LLC, SP 2013-PR-044 Appl. under Sect(s). 8-301 of the Zoning Ordinance to permit a home child care facility. Located at 8809 Arlington Blvd.,
EMH Fairfax, 22031, on approx. 41,216 sq. ft. of land zoned R-1. Providence District. Tax Map
Decision 48-4 ((1)) 41. (Decision deferred from 8/7/13.)
Deferral to
1/8/14
Requested
- 9:00 A.M. ROBERT F. BALDWIN, JR. AND ANNE G. BALDWIN, SP 2013-MV-059 Appl. under
Sect(s). 8-914 and 8-923 of the Zoning Ordinance to permit reduction to minimum yard
LG requirements based on error in building location to permit accessory storage structure to
remain 2.9 ft. from side lot line and 14.5 ft. from front lot line and to permit fence greater
than 4.0 ft. in height in front yard. Located at 1901 Belfield Rd., Alexandria, 22307, on
approx. 11,071 sq. ft. of land zoned R-4 and HC. Mt. Vernon District. Tax Map 83-4 ((3))
(2) 11. (Concurrent with VC 2013-MV-012). (Admin. moved from 10/30/13 at appl. req.)
- 9:00 A.M. ROBERT F. BALDWIN, JR. AND ANNE G. BALDWIN, VC 2013-MV-012 Appl. under
Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent rear yard
LG coverage. Located at 1901 Belfield Rd., Alexandria, 22307, on approx. 11,071 sq. ft. of
land zoned R-4 and HC. Mt. Vernon District. Tax Map 83-4 ((3)) (2) 11. (Concurrent with
SP 2013-MV-059). (Admin. moved from 10/30/13 at appl. req.)

- 9:00 A.M. MALIHA MAHMOOD AND LIFESKILLS MONTESSORI AND DAYCARE, LLC, SP 2013-BR-069 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 11340 Nancyann Way, Fairfax, 22030, on approx. 20,471 sq. ft. of land zoned R-3. Braddock District. Tax Map 56-2 ((8)) 6. (Admin moved from 11/20/13 at appl. req.)
LG
- 9:00 A.M. WASHINGTON APOSTOLIC CHURCH, INC., SPA 91-S-036 (place of worship to add child care center)
LG
Admin.
Moved to
12/11/13 at
appl. req.
- 9:00 A.M. WILMER CARCAMO, SP 2013-LE-063 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction of minimum yard requirements based on errors in building locations to permit dwelling to remain 16.3 ft. from rear lot line and such that side yards total 16.4 ft. and accessory storage structure to remain 2.1 ft. from side lot line and 4.9 ft. from rear lot line. Located at 6916 Lodestone Ct., Alexandria, 22306, on approx. 8,874 sq. ft. of land zoned R-3. Lee District. Tax Map 92-1 ((10)) 8083.
RH
Admin.
Moved to
12/4/13 for
Notices
- 9:00 A.M. GARY L. LYLES, SP 2013-LE-064 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 2.4 ft. from side lot line. Located at 7016 Forest View Dr., Springfield, 22150, on approx. 27,092 sq. ft. of land zoned R-1. Lee District. Tax Map 90-4 ((4)) 16.
RH
Admin.
Moved to
12/11/13 at
appl. req.
- 9:00 A.M. MINDY HOANG (NGO), VC 2013-PR-009 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 20.0 ft. from front lot line. Located at 2734 Oldewood Dr., Falls Church, 22043, on approx. 21,780 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 59. (Admin. moved from 8/7/13 and 10/9/13 at appl. req.) (Admin. moved from 9/11/13 for notices.)
RH
- 9:00 A.M. CHARLES B. MOLSTER, III, AND SHARON B. MOLSTER, SP 2013-DR-052 Appl. under Sect(s). 8-609 of the Zoning Ordinance to permit a riding stable. Located at 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 10/9/13 at appl. req.)
RH
Admin.
Move
Pending
- 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 and 5/15/13 at appl. req.)
RM
Admin.
Moved to
1/29/14 at
appl. req.

- 9:00 A.M. ESKRIDGE (E&A), LLC, A 2013-PR-021 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a sign erected on property in the PDC and H-C Districts is located in the sight distance triangle in violation of Zoning Ordinance provisions. Located at 2910 District Ave., Fairfax, 22031 on approx. 2.71 ac. of land zoned PDC and H-C. Providence District. Tax Map 49-3 ((37)) J.
SW Admin. Moved to 4/23/14 at appl. req.
- 9:00 A.M. NRG EV SERVICES LLC, D/B/A EVGO, A 2013-SU-022 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an electric vehicle charging station located in the C-7 District is a principal automobile-oriented use and would require special exception approval. Located at 14100 Lee Hwy., Centreville, 20122 on approx. 9.32 ac. of land zoned C-7, H-C and SC. Sully District. Tax Map 54-4 ((1)) 8C.
CB
- 9:00 A.M. BEYER I LLC, A 2012-PR-029 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard, which is a use not permitted, on property in the C-8 and H-C Districts in violation of Zoning Ordinance provisions. Located at 7113 Shreve Rd., Falls Church, 22043, on approx. 33,787 sq. ft. of land zoned C-8 and H-C. Providence District. Tax Map 40-3 ((12)) 11. (Admin. moved from 1/16/13, 4/3/13, 6/19/13, and 9/11/13 at appl. req.)
RM Admin. Moved to 3/19/14 at appl. req.

JOHN F. RIBBLE III, CHAIRMAN