

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 20, 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 20, 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. WILLIAM WEISS, SP 2013-DR-027 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within a proposed single family dwelling. Located at 9416 Atwood Rd., Vienna, 22182, on approx. 36,000 sq. ft. of land zoned R-2. Dranesville District. Tax Map 19-3 ((17)) 23. (In association with PCA 86-D-108) (Deferred from 10/9/13 at appl. req.)
MD
Admin.
Moved to 12/4/13 at appl. req.
- 9:00 A.M. JOSHUA P. TENUTA, SP 2013-DR-068 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on errors in building locations to permit accessory structure to remain 7.4 ft. from side lot line, accessory storage structure to remain 1.3 ft. from side lot line and 9.7 ft. from rear lot line, another accessory storage structure to remain 2.3 ft. from side lot line, deck to remain 1.6 ft. from side lot line and trellis to remain 7.6 ft. from side lot line. Located at 2212 Boxwood Dr., Falls Church, 22043, on approx. 10,357 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-4 ((10)) (D) 4. (Admin. moved from 10/30/13 for ads.)
LG
- 9:00 A.M. SALVADOR GARCIA, SP 2013-LE-057 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 8.2 ft. from side lot line and reduction of certain yard requirements to permit construction of accessory storage structure 6.5 ft. from side and rear lot lines. Located at 4807 Flower Ln., Alexandria, 22310, on approx. 11,036 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((14)) (H) 2. (Admin. moved from 10/23/13 at appl. req.)
LG
- 9:00 A.M. PATRICIA A. SAWHNEY, TRUSTEE, SP 2013-BR-065 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 4212 Saint Jerome Dr., Annandale, 22003, on approx. 40,678 sq. ft. of land zoned R-2. Braddock District. Tax Map 70-1 ((3)) 60A.
LG
Withdrawn
- 9:00 A.M. MALIHA MAHMOOD AND LIFESKILLS MONTESSORI AND DAYCARE, LLC, SP 2013-BR-069 (home child care)
LG
Admin.
Moved to 11/6/13 at appl. req.

- 9:00 A.M. AIMEE GRINNAN, VC 2013-MV-016 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit fence greater than 7.0 ft. in height to remain in side and rear yards. Located at 6804 Duke Dr., Alexandria, 22307, on approx. 7,200 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((23)) (5) 7. (Concurrent with SP 2013-MV-066).
RH
- 9:00 A.M. AIMEE GRINNAN, SP 2013-MV-066 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 5.0 ft. from the side lot line. Located at 6804 Duke Dr., Alexandria, 22307, on approx. 7,200 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((23)) (5) 7. (Concurrent with VC 2013-MV-016).
RH
- 9:00 A.M. CENTREVILLE PRESBYTERIAN CHURCH, A VIRGINIA CORPORATION, SPA 99-Y-065-03 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 99-Y-065 previously approved for a place of worship and child care center and/or private school of general education to permit increase in students, addition of temporary structures and modifications of development conditions Located at 15450 Lee Hwy., Centreville, 20120, on approx. 20.38 ac. of land zoned R-C and WS. Sully District. Tax Map 64-1 ((1)) 7.
RH
Admin.
Moved to 12/4/13 at appl. req.
- 9:00 A.M. LUIS MARCELO VALENCIA, SP 2013-MV-067 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of addition 12.58 ft. from rear lot line. Located at 8492 Brutus Ct., Springfield, 22153, on approx. 9,040 sq. ft. of land zoned PDH-3. Mt. Vernon District. Tax Map 98-3 ((16)) 36.
EMH
- 9:00 A.M. TRUSTEES OF GRACE ORTHODOX PRESBYTERIAN CHURCH, SPA 73-P-068-02 Appl. under Sect(s). 8-301 and 8-914 of the Zoning Ordinance to amend SP 73-P-068 previously approved for place of worship to permit increase in land area, increase in seats and reduction in the minimum yard requirements based on error in building location to permit accessory storage structure to remain 1.3 ft. from side lot line. Located at 2381 Cedar Ln., Vienna, 22180, and 2371 Cedar Ln, Vienna, 22182, on approx. 3.64 ac. of land zoned R-1. Providence District. Tax Map 39-3 ((1)) 31, 31A and 39-3 ((9)) 26.
EMH
- 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, 2/6/13, 4/24/13, and 7/14/13 at appl. req.)
MS
Admin.
Moved to 5/21/14 at appl. req.
- 9:00 A.M. CARL EY AND JENNIFER KRALY EY, A 2013-MA-016 (Admin. moved from 10/2/13 at appl. req.)
Admin.
Moved to 1/15/14 at appl. req.

- 9:00 A.M. KATHLEEN AND JOSEPH WHITCRAFT, A 2013-SU-024 Appl. under Sect(s). 18-301 of
SW the Zoning Ordinance. Appeal of a determination that a proposed storage building
(resource center) on property in the R-E District is part of the public benefit use and not a
separate principal use and, therefore, could be approved in conjunction with Special
Exception Amendment SEA 81-C-082-2. Located at 10900 Vale Rd., 10968 Stuart Mill
Rd., 10891 and 10899 Justin Knoll Rd., Oakton, 22124 on approx. 66.93 ac. of land zoned
R-E. Sully District. Tax Map 37-1 ((1)) 25A, 26, 38, 39A, 40.
- 9:00 A.M. CESAR C. AQUINO, A 2013-LE-019 Appl. under sect(s). 18-301 of the Zoning Ordinance.
SW Appeal of a determination that appellant has established four dwelling units on property in
the R-3 District in violation of Zoning Ordinance provisions. Located at 7415 Loisdale Rd.,
Springfield, 22150 on approx. 16, 236 sq. ft. of land zoned R-3. Lee District. Tax Map 90-
4 ((6)) 288. (Admin. moved from 10/9/13 at appl. req.)

JOHN R. RIBBLE III, CHAIRMAN