

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 11, 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, December 11, 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.      STEPHEN G. RADEMAKER AND DANIELLE M. PLETKA, VC 2013-DR-018 Appl. under  
EMH              Sect(s). 18-401 of the Zoning Ordinance to permit accessory structure to remain in the  
Approved        front yard of a lot containing 36,000 sq. ft. or less. Located at 1620 Brookside Rd.,  
McLean, 22101, on approx. 28,616 sq. ft. of land zoned R-2. Dranesville District. Tax  
Map 31-4 ((4)) 30B. (Concurrent with SP 2013-DR-075).
- 9:00 A.M.      STEPHEN G. RADEMAKER AND DANIELLE M. PLETKA, SP 2013-DR-075 Appl. under  
EMH              Sect(s). 8-923 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height in front  
Approved        yard of a corner lot. Located at 1620 Brookside Rd., McLean, 22101, on approx. 28,616  
sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-4 ((4)) 30B. (Concurrent with  
VC 2013-DR-018).
- 9:00 A.M.      WASHINGTON APOSTOLIC CHURCH, INC., SPA 91-S-036 (place of worship to add  
LG                child care center) (Admin. moved from 11/6/13 at appl. req.)  
Admin.  
Moved to  
1/15/14 at  
appl. req.
- 9:00 A.M.      BERDIA FOSTER, SP 2013-SU-076 Appl. under Sect(s). 8-922 of the Zoning Ordinance  
RH                to permit reduction of certain yard requirements to permit construction of addition 12.5 ft.  
Approved        from rear lot line. Located at 15212 Dumas Ct., Centreville, 20120, on approx. 13,762 sq.  
ft. of land zoned R-2 (Cluster) and WS. Sully District. Tax Map 53-2 ((2)) (41) 16.
- 9:00 A.M.      GARY L. LYLES, SP 2013-LE-064 Appl. under Sect(s). 8-914 of the Zoning Ordinance to  
RH                permit reduction to minimum yard requirements based on error in building location to  
Approved        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. (Admin. moved from 11/6/13 at appl. req.)

- 9:00 A.M. TRUSTEES OF CALVARY CHRISTIAN CHURCH, SPA 76-S-200-02 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 76-S-200 previously approved for place of worship to permit site modifications and deletion of land area. Located at 6408 Spring Lake Dr. and 9800 Old Keene Mill Rd., Burke, 22015, on approx. 9.67 ac. of land zoned R-1. Springfield District. Tax Map 88-1 ((2)) 8 and 10. (In association with RZ 2013-SP-005) (Admin. moved from 7/31/13, 9/25/13, and 10/30/13.)
- JG  
Admin.  
Moved to  
1/29/14 at  
appl. req.
- 9:00 A.M. FRANCIS S. RATH, A 2012-DR-024 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a Riding/Boarding Stable on property in the R-E District without an approved special permit in violation of Zoning Ordinance provisions. Located at 1051 Kelso Rd., Great Falls, 22066 on approx. 6.03 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((2)) A. (Admin. moved from 1/9/13, 5/8/13, and 9/18/13 at appl. req.)
- JC  
Admin.  
Moved to  
5/21/14 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, 3/20/13, 4/24/13, and 10/23/13 at appl. req.)
- JC  
Withdrawn
- 9:00 A.M. ETAN MINTZ AND TAMAR MINTZ, A 2013-PR-025 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are allowing five or more unrelated persons to reside in a single family dwelling unit on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 3908 Skyview La., Fairfax, 22031 on approx. 22,366 sq. ft. of land zoned R-1. Providence District. Tax Map 58-4 ((10)) 38.
- SW  
Continued  
to 12/18/13  
at appl. req.
- 9:00 A.M. CESAR C. AQUINO, A 2013-LE-019 Appl. under sect(s). 18-301 of the Zoning Ordinance. 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.) (Decision deferred from 11/20/13.)
- SW  
Admin.  
Moved to  
12/18/13

**JOHN F. RIBBLE III, CHAIRMAN**