

**BOARD OF ZONING APPEALS AGENDA
DECEMBER 18, 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 18, 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 AND MAY ABDO ELMOHTASEB, VC 2013-SP-020 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height to remain in the front yard. Located at 5969 Colchester Road, Fairfax, 22030, on approx. 1.25 ac. of land zoned R-C. Springfield District. Tax Map 66-4 ((6)) 2B. (Admin. moved from 7/24/13 and 11/6/13 at appl. req.) (Converted from SP 2013-SP-036.)
EMH
Decision
Deferred to 3/19/14
- 9:00 A.M. JOHN HANDRAHAN, KAROLYN HARDRAHAN, AIMEE MESSINA, SP 2013-SP-082 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 13.0 ft. from rear lot line. Located at 5924 Hall St., Springfield, 22152, on approx. 9,058 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 79-3 ((16)) 61.
EMH
Approved
- 9:00 A.M. FRANCES A. MILLS, SP 2013-LE-080 Appl. under Sect(s). 8-301 of the Zoning Ordinance to permit a home child care facility. Located at 3426 Beechcraft Dr., Alexandria, 22306, on approx. 19,210 sq. ft. of land zoned R-4. Lee District. Tax Map 92-4 ((3)) (9) 30.
EMH
Approved
- 9:00 A.M. HEATHER AND STEPHEN WANSER, SP 2013-MV-081 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of roofed deck 5.0 ft. from the side lot line, addition 5.0 ft. from side lot line and 21.8 ft. from rear lot line and chimney 4.5 ft. from side lot line. Located at 6012 Fort Hunt Rd., Alexandria, 22307, on approx. 6,552 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-4 ((3)) (1) 5.
LG
Approved
- 9:00 A.M. FLORENCE E. CAMPBELL, SP 2013-MV-079 Appl. under Sect(s). 8-301 of the Zoning Ordinance to permit a home child care facility. Located at 8807 Oak Leaf Dr., Alexandria, 22309, on approx. 21,791 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 110-1 ((3)) 27.
LG
Approved
- 9:00 A.M. RAMESH RAMAN TRUSTEE AND LATHA RAMAN TRUSTEE, SP 2013-PR-084 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit roofed deck to remain 25.4 ft. from front lot line and dwelling to remain 6.4 ft. from side lot line. Located at 2305 Malraux Dr., Vienna, 22182, on approx. 9,430 sq. ft. of land zoned R-4. Providence District. Tax Map 39-3 ((28)) 95.
RH
Approved

- 9:00 A.M. KIRSTEN H. LUKAS, SP 2013-BR-077 Appl. under Sect(s). 8-301 and 8-914 of the Zoning Ordinance to permit a home child care facility and errors in building locations to permit accessory storage structure to remain 4.8 ft. from side lot line and accessory structures to remain 15.5 ft. with open deck 8.7 ft. and 6.0 ft. with open deck 3.6 ft. from side lot lines. Located at 8704 Norfolk Ave., Annandale, 22003, on approx. 22,195 sq. ft. of land zoned R-1. Braddock District. Tax Map 59-3 ((10)) 112.
RH
Approved
- 9:00 A.M. THOMAS J. KELLY, SR., SP 2013-SP-083 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals. Located at 6226 Capella Ave, Burke, 22015, on approx. 9,700 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 78-3 ((5)) 226.
SCL
Admin.
Moved to
2/5/14 at
appl. req.
- 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. (Continued from 12/11/13 at appl. req.)
SW
Upheld
- 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.) (Admin. moved from 12/11/13.)
SW
Withdrawn

JOHN F. RIBBLE III, CHAIRMAN