

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 29, 2014**

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, January 29, 2014, 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. 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, 10/30/13, and 12/11/13.)  
JG  
Admin.  
Moved to 2/26/14 for ads
- 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. (Deferred from 11/20/13 at appl. req.)  
EMH  
Admin.  
Moved to 2/26/14 for Notices
- 9:00 A.M. PAULA E. PAHOS & JOEL VAN VOLLENHOVEN, SP 2013-SU-095 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within proposed accessory structure. Located at 10400 Hunters Valley Rd., Vienna, 22181, on approx. 2.90 ac. of land zoned R-E. Sully District. Tax Map 37-2 ((3)) 5A.  
LG  
Admin.  
Moved to 3/5/14 at appl. req.
- 9:00 A.M. WASHINGTON APOSTOLIC CHURCH, INC., SPA 91-S-036 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 91-Y-036 previously approved for a church to permit the addition of a child care center, increase in seats and site modifications. Located at 11800 Braddock Rd., Fairfax, 22030, on approx. 10.73 ac. of land zoned R-C and WS. Braddock District. Tax Map 67-2 ((1)) 1. (Admin. moved from 11/6/13, 12/11/13, and 1/15/13 at appl. req.)  
LG  
Admin.  
Moved to 3/5/14 at appl. req.

- 9:00 A.M. ALICIA C. SANDOVAL, SP 2013-SU-096 Appl. under Sect(s). 8-914 and 8-923 of the Zoning Ordinance to permit accessory storage structure to remain in minimum required front yard and fence greater than 4.0 ft. in height to remain in front yard. Located at 2710 Linda Marie Dr., Oakton, 22124, on approx. 1.14 ac. of land zoned R-1 (Cluster). Sully District. Tax Map 36-2 ((5)) 106 (Concurrent with VC 2013-SU-023).  
RH  
Admin.  
Moved to  
2/26/14  
for ads
- 9:00 A.M. ALICIA C. SANDOVAL, VC 2013-SU-023 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height to remain in front yard, fence greater than 7.0 ft. in height to remain in side and rear yards and to permit greater than 30 percent minimum required rear yard coverage. Located at 2710 Linda Marie Dr., Oakton, 22124, on approx. 1.14 ac. of land zoned R-1 (Cluster). Sully District. Tax Map 36-2 ((5)) 106 (Concurrent with SP 2013-SU-096).  
RH  
Admin.  
Moved to  
2/26/14  
for ads
- 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, 5/15/13 and 11/6/13 at appl. req.)  
RM  
Admin.  
Moved to  
7/30/14  
for ads
- 9:00 A.M. CHARLES B. MOLSTER, III; SHARON B. MOLSTER, A 2012-DR-019 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a Riding/Boarding Stable on property in the R-E District without an approved special permit in violation of Zoning Ordinance provisions. Located 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 10/24/12 at appl. req.) (Continued from 10/31/12, 11/28/12, 4/3/13, and 10/9/13.)  
JC  
Continued  
to 4/23/14
- 9:00 A.M. RONALD S. FEDERICI, A 2013-SP-015 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining three dwelling units and is maintaining an accessory storage structure and an accessory structure (barn) that do not comply with size or location requirements, all on property in the R-C and WS Districts in violation of Zoning Ordinance provisions. Located at 13310 Compton Rd., Clifton, 20124 on approx. 5.62 ac. of land zoned R-C and WS. Springfield District. Tax Map 75-1 ((1)) 24. (Decision deferred from 9/11/13.)  
MM  
Decision  
Deferred to  
5/14/14 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**