

**BOARD OF ZONING APPEALS AGENDA  
APRIL 2, 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, April 2, 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.      CASTLE CREEK PAINTBALL LLC, SP 2014-SP-001 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit outdoor recreational use (paintball). Located at 12711 Popes Head Rd., Clifton, 20124, on approx. 75.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-4 ((1)) 20, 29Z Pt. and 75-2 ((1)) 20Z Pt.  
EMH  
Admin.  
Moved to  
4/23/14 at  
appl. req.  
(Subsequently admin. moved to 6/4/14 at appl. req.)
- 9:00 A.M.      STACY BENNETT, SP 2014-MV-003 Appl. under Sect(s). 8-301 of the Zoning Ordinance to permit a home child care facility. Located at 8912 Jandell Rd., Lorton, 22079, on approx. 13,507 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 108-1 ((2)) 49.  
EMH  
Approved
- 9:00 A.M.      ROSARIO PICINI, SP 2014-MV-004 Appl. under Sect(s). 8-301 of the Zoning Ordinance to permit a home child care facility. Located at 2301 Collingwood Rd., Alexandria, 22308, on approx. 13,660 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-1 ((27)) (2) 15.  
EMH  
Approved
- 9:00 A.M.      SABA Y. TESFAZGI & MERHAWI K. MEBRAHTU, SP 2014-MA-002 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit modification of minimum yard requirements based on error in building location to permit addition to remain 5.3 ft. from side lot line. Located at 5009 Lincoln Ave., Alexandria, 22312, on approx. 24,773 sq. ft. of land zoned R-2. Mason District. Tax Map 72-3 ((10)) 11.  
LG  
Approved
- 9:00 A.M.      CAPITAL RESTAURANTS, INC., (DBA CUE CLUB), SPA 00-M-037-02 Appl. under Sect(s). 8-501 of the Zoning Ordinance to amend SP 00-M-037 previously approved for a billiards hall to permit change in permittee. Located at 7014 Columbia Pk., Annandale, 22003, on approx. 5.30 ac. of land zoned C-6, CRD, HC and SC. Mason District. Tax Map 60-3 ((1)) 21, 21A and 21B.  
LG  
Approved

- 9:00 A.M. NEDAL KHATIB, SP 2013-SP-103 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of an accessory structure 21.0 ft. from front lot line. Located at 8261 Roseland Dr., Fairfax Station, 22039, on approx. 3.27 ac. of land zoned R-C and WS. Springfield District. Tax Map 97-3 ((15)) 71A. (Admin. moved from 2/12/14 at appl. req.)
- LG  
Admin.  
Moved to 5/14/14 at appl. req.
- 9:00 A.M. VULCAN CONSTRUCTION MATERIALS LP, SPA 82-V-091-06 (quarry)
- JC  
Admin.  
Moved to 5/21/14 at appl. req.  
(Subsequently admin. moved to 7/16/14 at appl. req.)
- 9:00 A.M. PILGRIM COMMUNITY CHURCH, INC., SPA 81-A-002-06 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 81-A-002 previously approved for church to permit building addition and site modifications. Located at 4925 Twinbrook Rd., Burke, 22015, on approx. 5.15 ac. of land zoned R-1. Braddock District. Tax Map 69-3 ((1)) 29 and 29A. (Admin. moved from 2/12/14 and 3/5/14 at appl. req.)
- SCL/JC  
Deferred to 5/14/14 at appl. req.
- 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 and 11/6/13 at appl. req.) (Deferred from 2/26/14 at appl. req.)
- JC  
Approved
- 9:00 A.M. NORMAN D. AND DEBORAH L. CHIRITE, A 2013-DR-030 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the proposed Sagebrush Treatment Center to be located on property in the R-E District is deemed a Group Residential Facility, in accordance with Zoning Ordinance provisions. Located at 11901 Plantation Dr., Great Falls, 22066 on approx. 5.0 ac. of land zoned R-E. Dranesville District. Tax Map 6-1 ((1)) 12A.
- HE  
Admin.  
Moved to 7/9/14 at appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**