

**BOARD OF ZONING APPEALS AGENDA  
JULY 30, 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, July 30, 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. MONICA JACKSON D/B/A JACKSON CHILD CARE, SP 2014-BR-050 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5201 Heming Ave., Springfield, 22151, on approx. 13,647 sq. ft. of land zoned R-3. Braddock District. Tax Map 71-3 ((4)) (38) 1.  
JB  
Approved
- 9:00 A.M. ROSA FLORES D/B/A ROSA'S DAYCARE AND CRE CORPORATION, SP 2014-MA-051 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit home child care facility. Located at 5404 Danville St., Springfield, 22151 on approx. 10,500 sq. ft. of land zoned R-3. Mason District. Tax Map 80-2 ((2)) 192.  
CG  
Approved
- 9:00 A.M. ALICIA MARLENE VILLAGRA / MARLENE'S HOME DAY CARE, SP 2014-MA-048 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit home child care facility. Located at 4102 Dakota Ct., Alexandria, 22312 on approx. 10,622 sq. ft. of land zoned R-3. Mason District. Tax Map 61-3 ((16)) 2.  
LG  
Deferred to 11/5/14 at appl. req.
- 9:00 A.M. ROSA MARIA CASTRO THOMASON, SP 2014-SP-052 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit home child care facility. Located at 8233 Smithfield Ave., Springfield, 22152 on approx. 11,030 sq. ft. of land zoned R-3. Springfield District. Tax Map 89-1 ((4)) 205.  
LG  
Approved
- 9:00 A.M. CYNTHIA NKONWA, SP 2014-MV-017 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8119 Cooper St., Alexandria, 22309 on approx. 13,324 sq. ft of land zoned R-3. Mt. Vernon District. Tax Map 101-1 ((2)) 598. (Admin. moved from 6/11/14 at appl. req.)  
LG  
Deferred to 11/19/14 at appl. req.
- 9:00 A.M. RUBINA A. MAHMOOD, SP 2014-MV-032 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit home child care facility. Located at 8616 Lombardy Ln., Alexandria, 22308, on approx. 23,203 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((6)) (2) 5. (Decision deferred from 7/9/14.)  
LG  
Decision Deferred to 8/6/14

- 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  
 EMH previously approved for place of worship to permit increase in land area, increase in seats  
 Decision and reduction in the minimum yard requirements based on error in building location to  
 Deferred permit accessory storage structure to remain 1.3 ft. from side lot line. Located at 2381  
 to 11/5/14 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 and a  
 portion of 39-4 ((1)) 40A. (Deferred from 11/20/13 and 2/26/14 at appl. req.) (Admin.  
 moved from 1/29/14 for notices.) (Decision deferred from 3/19/14 and 5/7/14.)
- 9:00 A.M. GUNTHER IMER, SP 2014-MA-059 Appl. under Sect(s). 8-922 and 8-918 of the Zoning  
 Ordinance to permit reduction in certain yard requirements to permit accessory structure  
 EMH 13.0 ft. from side lot line and accessory dwelling unit. Located at 4609 Brookside Dr.,  
 Approved Alexandria, 22312 on approx. 2.72 ac. of land zoned R-1. Mason District. Tax Map 72-1  
 ((6)) 25.
- 9:00 A.M. DAVID & LISA PRZYBYSZ, SP 2014-SU-087 Appl. under Sect(s). 8-917 of the Zoning  
 Ordinance to permit modifications to the limitations on keeping of animals. Located at  
 EMH 5410 Hedgerow Ct., Centreville, 20120 on approx. 8,500 sq. ft. of land zoned R-3  
 Approved (Cluster). Sully District. Tax Map 54-1 ((10)) (1B) 8.
- 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)  
 RM contributes to the coverage of over 30% of the minimum rear yard on property in the R-2  
 Admin. District in violation of Zoning Ordinance provisions. Located at 2090 Grace Manor Ct.,  
 Moved to McLean, 22101 on approx. 21,445 sq. ft. of land zoned R-2. Dranesville District. Tax Map  
 2/4/15 at 41-1 ((33)) 11. (Deferred from 1/9/13 at appl. req.) (Admin moved from 4/3/13, 5/15/13  
 appl. req. and 11/6/13 at appl. req.) (Admin. moved from 1/29/14 for ads.)

**JOHN F. RIBBLE III, CHAIRMAN**