

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 24, 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, September 24, 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. MARTIA CLARK, EARLY LEARNING DAYCARE L.L.C., SP 2014-LE-062 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3303 Collard St., Alexandria, 22306, on approx. 10,800 sq. ft. of land zoned R-2. Lee District. Tax Map 92-2 ((19)) 43.
JB
Deferred to 10/29/14 at appl. req.
- 9:00 A.M. KATHLEEN AUSNEHMER, SP 2014-HM-042 Appl. under Sect(s). 8-918 and 8-923 of the Zoning Ordinance to permit an accessory dwelling unit and to permit an increase in fence height in a front yard. Located at 1648 Besley Rd., Vienna, 22182, on approx. 40,630 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 28-4 ((8)) 19. (Decision deferred from 7/9/14.)
JB
Approved
- 9:00 A.M. NASRIN NEJAD (AKA "ZAHRA S. NEZHAD" AND "NASRIN'S FLOWER GARDEN, L.L.C."), SP 2014-SU-025 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6810 Farrahs Cavalry Rd., Centreville, 20121, on approx. 9,206 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 65-3 ((5)) (5) 51. (Decision deferred from 6/18/14 and 7/16/14.)
CG
Approved
- 9:00 A.M. METROPOLITAN INVESTMENT GROUP, LLC, DAVID GUGLIELMI, PARTNER, VC 2014-MV-005 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of two-story dwelling 25 feet and bay window 23.1 ft. from front lot line. Located at the intersection of Mount Vernon Memorial Hwy. and Ferry Landing Rd., on approx. 15,184 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 110-3 ((1)) 21. (Admin. moved from 7/23/14 at appl. req.)
CG
Indefinitely Deferred at appl. req.
- 9:00 A.M. BRENLEY L. AND MARC E. ELIAS, SP 2014-DR-131 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 186 River Park Dr., Great Falls, 22066, on approx. 1.72 ac. of land zoned R-E. Dranesville District. Tax Map 004-3 ((9)) 2.
CG
Approved
- 9:00 A.M. STEVEN R. DECKER, SP 2014-BR-132 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit an error in building location, to permit addition to remain 8.4 ft. from side lot line. Located at 5316 Pillow Ln., Springfield, 22151, on approx. 10,800 sq. ft. of land zoned R-3. Braddock District. Tax Map 79-2 ((3)) (14) 14.
CG
Approved

- 9:00 A.M. DUC DANG, SP 2014-PR-126 Appl. under Sect(s). 8-914 and 8-923 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit additions to remain 24.6 ft. and 23.8 ft. from one front lot line; addition to remain 22.0 ft. from other front lot line; deck to remain 0.1 ft. from side lot line; and a fence greater than 4.0 ft. in height to remain in the front yard of a corner lot. Located at 2855 Pine Spring Rd., Falls Church, 22042, on approx. 13,640 sq. ft. of land zoned R-4, HC. Providence District. Tax Map 50-3 ((19)) (6) 10. (Admin. moved from 9/17/14 for ads.)
CG
Decision
Deferred to
10/22/14
- 9:00 A.M. MOMMY DAYCARE (ALMA L. CORDOVA), SP 2014-LE-058 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6111 Paulonia Rd., Alexandria, 22310, on approx. 10,064 sq. ft. of land zoned R-4. Lee District. Tax Map 82-4 ((14)) (19) 17.
LG
Admin.
Moved to
3/11/15 at
appl. req.
- 9:00 A.M. CHRISTINE GABRIEL DBA CHRISTINE'S CHILD HOMECARE, SP 2014-LE-064 (home child care)
LG
Admin.
Moved to
3/25/15 at
appl. req.
- 9:00 A.M. SUKON KO, SP 2014-BR-029 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to the minimum yard requirements based on error in building location to permit additions to remain 16.9 ft. and 14.2 ft. from the rear lot line. Located at 4149 Elizabeth Ln, Annandale, 22003, on approx. 10,530 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 58-4 ((21)) 15. (Decision deferred from 6/25/14 and 9/10/14.)
LG
Approved
- 9:00 A.M. KENNETH E. MILLER, VC 2014-LE-004 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit an accessory storage structure and accessory structure in the front yard on a lot containing 36,000 sq. ft. or less. Located at 5633 Maxine Ct., Alexandria, 22310, on approx. 12,633 sq. ft. of land zoned R-3. Lee District. Tax Map 82-1 ((10)) 2. (Concurrent with SP 2014-LE-186.) (Admin. moved from 7/16/14 at appl. req.)
LG
Approved
- 9:00 A.M. KENNETH E. MILLER, SP 2014-LE-186 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height in a front yard of a corner lot. Located at 5633 Maxine Ct., Alexandria, 22310, on approx. 12,633 sq. ft. of land zoned R-3. Lee District. Tax Map 82-1 ((10)) 2. (Concurrent with VC 2014-LE-004.)
LG
Approved
- 9:00 A.M. DINA M. REVOLLO "DINA'S HOME SWEET HOME," SP 2014-DR-066 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6526 Roosevelt St., Falls Church, 22043, on approx. 10,396 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-4 ((10)) (A) 8.
EMH
Approved
- 9:00 A.M. THE CHURCH FOR ALL NATIONS, INC., SPA 83-P-057-06 Appl. under Sect(s). 3-403 of the Zoning Ordinance to amend SP 83-P-057 previously approved for a place of worship to permit the addition of an adult day care and a child care center. Located at 8506, 8526 and 8530 Amanda Pl., Vienna, 22180, on approx. 6.22 ac. of land zoned R-1 and R-4. Providence District. Tax Map 49-1 ((1)) 37, 38, and 38 A.
EMH
Admin.
Moved to
10/29/14 at
appl. req.

JOHN F. RIBBLE III, CHAIRMAN