

**Draft: 12/6/01**  
**Final w/o: 12/17/01**  
**BZA/APP: 12/25/01**

**BOARD OF ZONING APPEALS AGENDA**  
**JANUARY 1, 2002**

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 1, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

**NO MEETING**

Final w/o: 12/24/01  
BZA/APP: 1/1/02

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 8, 2002**

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 8, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

9:00 A.M. DIANA L. & R. BRUCE HOLCOMB, SP 01-D-061 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in JJ building location to permit accessory structure to remain 4.4 ft. from side lot line. Located at 7909 Old Falls Rd. on approx. 21,784 sq. ft. of land zoned R-1. Dranesville District. Tax Map 29-2 ((2)) 6. (Concurrent with VC 01-D-154).

9:00 A.M. R. BRUCE AND DIANA L. HOLCOMB, VC 01-D-154 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 14.8 ft. from side lot line. Located JJ at 7909 Old Falls Rd. on approx. 21,784 sq. ft. of land zoned R-1. Dranesville District. Tax Map 29-2 ((2)) 6. (Concurrent with SP 01-D-061). (Admin moved from 12/11)

9:00 A.M. DEAN & HEIDI CLANCY, VC 01-B-165 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 21.24 ft. from rear lot line. Located at 8807 MS Willow Ridge La. on approx. 10,512 sq. ft. of land zoned R-2 (Cluster). Braddock Admin. District. Tax Map 70-1 ((8)) 291. Moved to 2/19/02 for notices

9:00 A.M. DENNIS & KATE LEBER, VC 01-V-179 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 16.23 ft. from rear lot line. Located at 8481 MS Catia La. on approx. 9,205 sq. ft. of land zoned PDH-3. Mt. Vernon District. Tax Map 98-3 ((16)) 14.

9:00 A.M. BLAIR BOWEN & KEVIN B. BEDELL, VC 01-D-170 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 6.4 ft. from side lot line such that JCB side yards total 16.4 ft. Located at 1309 Capulet Ct. on approx. 15,181 sq. ft. of land zoned R-2 (Cluster). Dranesville District. Tax Map 29-2 ((3)) 74.

- 9:00 A.M. HECTOR BELTRAN, VC 01-L-171 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 11.5 ft. from side lot line. Located at 6225 Dana Ave. JCB on approx. 8,616 sq. ft. of land zoned R-3. Lee District. Tax Map 80-3 ((3)) (80) 13.
- 9:00 A.M. CAROL A. LUTTNER FRIX, VC 01-P-163 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 19.3 ft from rear lot line. Located at 8477 JCB Nicole Ct. on approx. 11,324 sq. ft. of land zoned R-3 (Cluster). Providence District. Tax Map 59-1 ((27)) 38.
- 9:00 A.M. PHILIP & LAURA ESKELAND, VC 01-P-180 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 2.1 ft. from side lot line. Located at 2426 WM Jackson Pkwy. on approx. 10,979 sq. ft. of land zoned R-3. Providence District. Tax Map 39-3 ((16)) 110.
- 9:00 A.M. HARCO I, INC., SPA 92-L-047 Appl. under Sect(s). 8-501 of the Zoning Ordinance to amend SP 92-L-047 previously approved for a billiard and pool hall to permit change in DT permittee. Located at 7255 Commerce St. on approx. 7.39 ac. of land zoned C-6, HC, SC and CRD. Lee District. Tax Map 80-3 ((1)) 4B and 11B.
- 9:30 A.M. IL CIGNO RISTORANTE, A 2001-HM-021 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant has installed on the property a tent DK which displays advertising signs, without Building Permit or Sign Permit approval and admin without obtaining Architectural Review Board approval of such permits, as required in moved to the Historic Overlay District, all in violation of Zoning Ordinance provisions. Located at 5/7/02 1617 Washington Pl. on approx. 4,075 sq. ft. of land zoned PRC and HD. Hunter Mill per appl. District. Tax Map 17-2 ((31)) 1617 and B. (Admin moved from 10/23/01) req.
- 9:30 A.M. WILFREDO O. CIFUENTES, A 2001-LE-025 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant's property is being used as a junk SE yard and that such activity has been established in violation of various Zoning Ordinance provisions. Located at 7716 / 7800 Cinder Bed Rd. on approx. 10.09 ac. of land zoned I-5. Lee District. Tax Map 99-2 ((1)) 15, 15A and 16. (Def. from 11/6/01 for notices).
- 9:30 A.M. GLADIS ONDINA DIAZ AND RAMIRO AREVALO, A 2001-LE-027 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants have DV established a junk yard/storage yard use on the subject property in violation of various Zoning Ordinance provisions. Located at 7804 Cinder Bed Rd. on approx. 1.0 ac. of land zoned I-5. Lee District. Tax Map 99-2 ((1)) 14. (Def. from 11/27/01 for notices).

JOHN DIGIULIAN, CHAIRMAN

Final w/o: 12/31/01  
BZA/APP: 1/8/02

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 15, 2002**

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 15, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M.      LAWRENCE A. & MAHA W. KLAM, VC 01-L-183 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 8.3 ft. from side lot line. Located at 5809 Ash Dr. on approx. 8,446 sq. ft. of land zoned R-4. Lee District. Tax Map 80-1 ((6)) (2B) 42.  
CWB  
Approved
- 9:00 A.M.      VERNON R. & MARY JO FREDERICK, VC 01-B-175 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 25.9 ft. from front lot line and 9.2 ft. from side lot line. Located at 5525 Eastbourne Dr. on approx. 11,200 sq. ft. of land zoned R-3. Braddock District. Tax Map 79-1 ((6)) 483.  
DT  
Approved
- 9:00 A.M.      EDWARD J. & KIRSTEN M. KENNEY, TRUSTEES, VC 01-D-174 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 3.56 ft. from side lot line. Located at 7112 Elizabeth Dr. on approx. 19,208 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((5)) 49.  
MS  
Approved
- 9:00 A.M.      CHARLES DANIEL ROTH, VC 01-L-167 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 28.5 ft. from front lot line of a corner lot. Located at 7601 Beulah St. on approx. 1.11 ac. of land zoned R-1. Lee District. Tax Map 91-3 ((1)) 36.  
MS  
Approved
- 9:00 A.M.      LOUIS GODLA, VC 01-D-188 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 7.2 ft. from side lot line. Located at 1212 Raymond Ave. on approx. 24,077 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((5)) 64.  
MS  
Approved

- 9:00 A.M. SANG T. AND BONG Y. KIM, SP 01-M-060 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit building to remain 3.4 ft. from rear lot line. Located at 8716 Little River Tnpk. on approx. 8,150 sq. ft. of land zoned C-5. Mason District. Tax Map 59-3 ((1)) 8B. (Concurrent with VC 01-M-168). (Deferred from 12/18/01 for decision only)  
MS Approved
- 9:00 A.M. SANG T. AND BONG Y. KIM, VC 01-M-168 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit parking spaces to remain 0.0 ft. from front lot line. Located at 8716 Little River Tnpk. on approx. 8,150 sq. ft. of land zoned C-5. Mason District. Tax Map 59-3 ((1)) 8B. (Concurrent with SP 01-M-060). (Deferred from 12/18/01 for decision only)  
MS Approved
- 9:00 A.M. CARLOS W. OLIVOS, VC 01-Y-166 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 of a corner lot. Located at 6705 Folkers La. on approx. 10,609 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 65-1 ((13)) (5) 18.  
JCB Approved
- 9:00 A.M. EDGAR ZAMBRANA, SP 01-P-059 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit modification to minimum yard requirements based on error in building location to permit addition to remain 7.7 ft. from side lot line. Located at 2852 Stuart Dr. on approx. 8,261 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-3 ((15)) 45.  
JCB Approved
- 9:00 A.M. LINDA & EDWARD JARVIS, SP 01-D-062 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. Located at 1353 Cassia St. on approx. 8,570 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 11-1 ((8)) (3) 31.  
JCB Approved
- 9:30 A.M. DONALD E. CRUMP AND CHESLEY CRUMP, A 2000-SP-029 Appl. under Sect(s). 18-401 of the Zoning Ordinance. Appeal of determination that previously cited violations regarding the addition of structures and storage display areas on the appellants' property continue. Located at 7600 Clifton Rd. on approx. 2.89 ac. of land zoned C-5 and WS. Springfield District. Tax Map 86-4 ((1)) 15. (moved from 1/16/01 and 4/17/01) (Def. From 8/14/01)  
JMR Cont'd to 2/12/02
- 9:30 A.M. THANH V. TRAN, A 2001-SU-035 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant has performed land disturbing activities, to include the installation of approx. 5,000 sq. ft. of concrete pad areas and the removal of approx. 2.5 ac. of vegetation and ground cover, without the required approval of a grading plan and is, therefore, in violation of Zoning Ordinance provisions. Located at 7605 Bull Run Dr. on approx. 5.10 ac. of land zoned R-C and WS. Sully District. Tax Map 73-1 ((2)) 13. (moved from 2/12/02)  
MES Upheld

JOHN DIGIULIAN, CHAIRMAN

Final w/o: 1/7/02  
BZA/APP: 1/15/02

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 22, 2002**

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 22, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M.      KENNETH D. & LYNN M. SCHWARZ, VC 01-H-191 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 14.0 ft. from rear lot line. Located at 9527 Rockport Rd. on approx. 10,959 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 38-1 ((17)) 18.  
MAG  
Approved
- 9:00 A.M.      DANIEL H. BOLTON, VC 01-D-184 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure in a front yard of a lot containing 36,000 sq. ft. or less. Located at 1934 Storm Dr. on approx. 15,525 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((16)) 265.  
JCB  
Approved
- 9:00 A.M.      ROBERT H. & ELISE Q. CHRISCO, VC 01-D-177 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure 8.0 ft. from side lot line and 3.0 ft. from rear lot line. Located at 2000 Virginia Ave. on approx. 37,868 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((8)) 1, pt. 2 and 41-1 ((1)) 32A.  
JCB  
Denied
- 9:00 A.M.      MARK & SUSAN SMITS, VC 01-M-178 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 6.2 ft. from side lot line. Located at 3336 Mansfield Rd. on approx. 10,864 sq. ft. of land zoned R-3. Mason District. Tax Map 61-1 ((16)) 2.  
JCB  
Approved
- 9:00 A.M.      KENNETH I. AND PATRICIA A. BRITZ, VC 01-P-186 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit 6.0 ft. high fence to remain in front yard of a corner lot. Located at 8436 Black Stallion Pl. on approx. 19,797 sq. ft. of land zoned R-3. Providence District. Tax Map 39-1 ((1)) 44.  
MS  
Approved

- 9:00 A.M. ROBERT G. & LESLIE A. RICHARDS, SP 01-M-064 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit porch to remain 24.4 ft. from front lot line. Located at 3422 Putnam St. on approx. 9,471 sq. ft. of land zoned R-4. Mason District. Tax Map 60-1 ((41)) 9.  
MS  
Approved
- 9:00 A.M. PEGGY C. & JOSEPH A., JR. MARSILII, SP 01-M-063 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit porch to remain 25.9 ft. from front lot line. Located at 3418 Putnum St. on approx. 9,066 sq. ft. of land zoned R-4. Mason District. Tax Map 60-1 ((41)) 10.  
MS  
Approved
- 9:00 A.M. TRUSTEES OF THE KOREAN CENTRAL PRESBYTERIAN CHURCH, SPA 83-P-057-4 Appl. under Sect(s). 3-103 and 3-403 of the Zoning Ordinance to amend SP 83-P-057 previously approved for a church to permit building additions, increase in seating, site modifications and change in development conditions. Located at 8526 Amanda Pl. on approx. 12.38 ac. of land zoned R-1 and R-4. Providence District. Tax Map 49-1 ((1)) 35A, 37, 38 and 38A. (Moved from 12/19/00, 1/30/01, 3/6/01, 10/2/01, 11/6/01 and 12/18/01)  
JJ  
approved
- 9:30 A.M. JO H. AND YUNG J. LEE, A 2001-BR-018 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellants' storage of a food vending trailer on their residential property is not a permitted accessory use and therefore is in violation of Zoning Ordinance provisions. Located at 4321 Duncan Dr. on approx. Admin. 24,051 sq. ft. of land zoned R-2. Braddock District. Tax Map 70-1 ((3)) 79  
MA  
To be withdrawn  
Notice of Violation  
to be rescinded  
(Deferred from 10/9/01)
- 9:30 A.M. WILFREDO O. CIFUENTES, A 2001-LE-025 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant's property is being used as a junk yard and that such activity has been established in violation of various Zoning Ordinance provisions. Located at 7716 / 7800 Cinder Bed Rd. on approx. 10.09 ac. of land zoned I-5. Lee District. Tax Map 99-2 ((1)) 15, 15A and 16. (Def. from 11/6/01 for notices)(Def. From 1/8/02).  
SE  
Upheld
- 9:30 A.M. T. WILLIAM DOWDY AND SHIRLEY M. HUNTER, TRUSTEES, A 2001-LE-023 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants' property is being used as a junk yard and storage yard, a portion of which is located in a floodplain, and that such activities are in violation of Zoning Ordinance provisions. Located on the W. side of Cinder Bed Rd., approx. .37 mi. N. of the Hill Park Dr. intersection on approx. 36.6 ac. of land zoned R-1. Lee District. Tax Map 90-4 ((1)) 6B. (Admin moved from 10/30/01 and 11/27/01)  
DK  
Cont'd to  
4/30/02

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 1/14/02  
BZA/APP: 1/22/02

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 29, 2002**

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, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. JAMES E. AND LYNN D. ANDERHOLM, VC 01-V-181 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 17 ft. from front lot line and 15 ft. from rear lot line. Located at 8802 Northern Spruce La. on approx. 10,502 sq. ft. of land zoned R-3 (Cluster) and HC. Mt. Vernon District. Tax Map 110-1 ((1)) (25) 23.  
FB  
Approved
- 9:00 A.M. JEFFREY M. JOHNSON, VC 01-D-197 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 26.0 ft. and 33.0 ft. from front lot lines of a corner lot. Located at 6625 Melrose Dr. on approx. 16,337 sq. ft. of land zoned R-2. Dranesville District. Tax Map 30-2 ((24)) 4.  
CWB  
Approved
- 9:00 A.M. FREDERICK C. CRAIG, JR., VC 01-V-176 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling within 200 ft. of railroad tracks and wall greater than 7.0 ft. in rear yard. Located at 10718 Old Colchester Rd. on approx. 6.69 ac. of land zoned R-1. Mt. Vernon District. Tax Map 113-3 ((1)) 27A.  
MS  
Approved
- 9:00 A.M. ALDERSGATE UNITED METHODIST CHURCH, SPA 86-V-063-2 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 86-V-063 previously approved for a church and related facilities and a child care center to permit building addition, addition of land area and rectory. Located at 1301 Collingwood Rd. on approx. 7.10 ac. of land zoned R-3. Mt. Vernon District. Tax Map 102-4 ((1)) 18 and 25.  
MS  
Approved
- 9:00 A.M. ROBERT V. & BARBARA K. MOORE, TRUSTEES, VC 01-L-190 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 7.3 ft. from rear lot line and 5.9 ft. from side lot line. Located at 6371 Alderman Dr. on approx. 6,190 sq. ft. of land zoned PDH-4. Lee District. Tax Map 91-3 ((11)) (3) 1.  
MS  
Approved



9:00 A.M. DENNIS R. & PATRICIA A. SHAW, VC 01-B-182 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 4.6 ft. from side lot line such that side yards total 18.4 ft. and 17.5 ft. from front lot line. Located at 10117 Dundalk St. on approx. 9,932 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 68-4 ((9)) 1469.  
JCB  
Approved

9:00 A.M. DONALD R. & NANCY T. CRANE, VC 01-L-189 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of deck 15.3 ft. from front lot line. Located at 5996 Marilyn Dr. on approx. 11,093 sq. ft. of land zoned R-3. Lee District. Tax Map 81-3 ((39)) 9.  
JCB  
Approved

9:00 A.M. DAR-AL-HIJRAH ISLAMIC CENTER, INC., SPA 84-M-009-2 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 84-M-009 previously approved for a place of worship to permit a private school of general education which has an enrollment of 100 or more students daily. Located at 3159 Row St. on approx. 3.32 ac. of land zoned R-3 and HC. Mason District. Tax Map 51-3 ((1)) 19B. (Concurrent with VC 01-M-008).  
JCB Def. Dec. To 7/2/02  
Approved (moved from 4/3/01 and 5/22/01) (Deferred from 7/17/01 and 10/30/01)

9:00 A.M. NORTH AMERICAN ISLAMIC TRUST, INC., VC 01-M-008 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit parking spaces to remain 2.0 ft. from front lot line of a corner lot. Located at 3159 Row St. on approx. 3.32 ac. of land zoned R-3 and HC. Mason District. Tax Map 51-3 ((1)) 19B. (Concurrent with SPA 84-M-009-2). (moved from 4/3/01 and 5/22/01) (Deferred from 7/17/01 and 10/30/01)  
JCB  
Approved

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 1/21/02  
BZA/APP: 1/29/02

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 5, 2002**

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, February 5, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. SALAMEH BROTHERS CONSTRUCTION CO., VC 01-V-187 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with proposed JCB Lot 2 having a lot width of 55.32 ft. Located at 9111 Ox Rd. on approx. 2.73 ac. of land Admin zoned R-1. Mt. Vernon District. Tax Map 106-2 ((1)) 29.  
Moved to  
3/5/02
- 9:00 A.M. WILLIAM & JEANNIE CALDWELL, VC 01-L-185 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 3.1 ft. from rear lot line. Located at JCB 5300 Trumpington Ct. on approx. 9,252 sq. ft. of land zoned PDH-4. Lee District. Tax Approved Map 91-2 ((12)) (44) 37.
- 9:00 A.M. CENTREVILLE PRESBYTERIAN CHURCH, SP 01-Y-065 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit church and related facilities. Located at 5690 Sully Rd. MS on approx. 6.06 ac. of land zoned R-1, WS, HC and SC. Sully District. Public Right-of- Approved Way formerly known as Tax Map 54-4 ((1)) 3A.
- 9:30 A.M. BX AUTO CENTER, LLC, A 2001-MA-036, A 2001-MA-037, A 2001-MA-038, A 2001-MA-039, A 2001-MA-040 Appls. under Sect(s). 18-301 of the Zoning Ordinance. MES Appeal of determination that appellant is allowing tenants to operate Vehicle Light Def. To and/or Major Service Establishments without Special Exception approval and without 4/16/02 valid Non-Residential Use Permits, as well as junk yards/storage yards, all in violation of Zoning Ordinance provisions. Located at 5723-C, 5723-D, 5723-E and 5723-F Center La. on approx. 44,544 sq. ft. of land zoned C-8, SC, HC and CRD. Mason District. Tax Map 61-2 ((20)) 10.

9:30 A.M. ALFRED W. REILLY, A 2000-MA-034 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is allowing a tenant to operate a MES Vehicle Light and Major Service Establishment in the C-8 District without Special Exception approval and to occupy the property without a valid Non-Residential Use Dismissed Permit, all in violation of Zoning Ordinance provisions. Located at 5711A Center La. on approx. 8,776 sq. ft. of land zoned C-8, HC, SC and CRD. Mason District. Tax Map 61-2 ((20)) 9. (Def. From 2/13/01 and 2/27/01) (Def. From 5/1/01 and 5/29/01) (Def. From 9/25/01)

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 1/28/02  
BZA/APP: 2/5/02

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 12, 2002**

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, February 12, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. TRUSTEES OF THE ANDREW CHAPEL UNITED METHODIST CHURCH, SPA 83-D-045-2 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 83-D-045 CSB previously approved for a church with a child care center and nursery school to permit Intent to site modifications. Located at 1301 Trap Rd. on approx. 7.01 ac. of land zoned R-1. Def. to Dranesville District. Tax Map 19-4 ((1)) 47. (In Association with SE 01-D-023 and 4/2/02 2232-D01-17). (Def. From 12/4/01) approved 1/29/02
- 9:00 A.M. GEORGE HAINES, VC 01-B-192 Appl. under Sect(s). 18-401 of the Zoning Ordinance MS to permit construction of addition 4.6 ft. from side lot line. Located at 8808 Cromwell Dr. Def. Dec. to on approx. 13,125 sq. ft. of land zoned R-3. Braddock District. Tax Map 69-4 ((5)) 181. 2/26/02
- 9:00 A.M. JAMES J. & MARY D. BRIODY, VC 01-P-193 Appl. under Sect(s). 18-401 of the Zoning Ordinance MS to permit fence 6.0 ft. in height to remain in front yards of a corner lot and to Def. Dec. to permit variance of sight distance requirements. Located at 10007 Oakton Crossing Ct. on approx. 17,266 sq. ft. of land zoned R-2. Providence District. Tax Map 47-2 ((50)) 3/5/02 5.
- 9:00 A.M. AN T. DAO, VC 01-P-194 Appl. under Sect(s). 18-401 of the Zoning Ordinance MS to permit fence 6.0 ft. in height to remain in a front yard of a corner lot. Located at 10009 Def. Dec. to Oakton Crossing Ct. on approx. 17,215 sq. ft. of land zoned R-2. Providence District. 3/5/02 Tax Map 47-2 ((50)) 4.
- 9:00 A.M. ALI A. AALAI & NAHID AZADFROUZ, VC 01-D-125 Appl. under Sect(s). 18-401 of the Zoning Ordinance MS to permit construction of dwelling 52.0 ft. in height. Located at 612 Rivercrest Dr. on approx. 1.19 ac. of land zoned R-1. Dranesville District. Tax Map 21-2 ((3)) 19R. (Moved from 10/2/01) (admin moved from ind. def. per appl. req.) Approved

- 9:00 A.M. REBERTO ESQUIVEL, VC 01-S-196 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 14.0 ft. from rear lot line. Located at 4417 Midstone La. on approx. 8,400 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-4 ((3)) (41) 17.  
JCB  
Approved
- 9:00 A.M. DANIEL SAKYI, SP 01-S-066 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit shed to remain 2.1 ft. from side lot line. Located at 8103 Langbrook Rd. on approx. 10,719 sq. ft. of land zoned PRC. Springfield District. Tax Map 79-4 ((7)) 26.  
JCB  
Approved
- 9:00 A.M. COMMUNITY OF THE POOR CLARES OF ALEXANDRIA, INC., SPA 82-V-052-3 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 82-V-052 previously approved for a monestery to permit a mausoleum. Located at 2501, 2503 and 2505 Stonehedge Dr. on approx. 6.45 ac. of land zoned R-2. Mt. Vernon District. Tax Map 93-3 ((1)) 4 and 93-3 ((8)) (3) 1, 2 and 3.  
JCB  
Approved
- 9:30 A.M. JAMES J. AND MARY D. BRIODY, A 2001-PR-041 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are maintaining a fence on a corner lot which exceeds 4.0 ft. in height and which obstructs sight distance, all in violation of Zoning Ordinance provisions. Located at 10007 Oakton Crossing Ct. on approx. 17,266 sq. ft. of land zoned R-2. Providence District. Tax Map 47-2 ((50)) 5.  
JB  
Admin  
Moved to  
3/26/02
- 9:30 A.M. MARK J. AND LAVONNE C. ROLINCIK, A 2001-SP-016 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are occupying the subject property without having obtained a Residential Use Permit in violation of Sect. 18-701 of the Zoning Ordinance. Located at 12509 Easter La. on approx. 1.07 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-4 ((5)) 40. (Admin moved from 10/9/01) (Def. From 9/11/01 and 9/18/01) (continued from 9/25/01) (def. from 12/18/01)  
MES  
withdrawn  
from 10/9/01)
- 9:30 A.M. KRISTIAN AND SANDRA MOTZ, A 2001-PR-050 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants' proposed construction of a residence, including the berm proposed to act as a flood control levee, in a major floodplain does not qualify as a permitted use under the Floodplain Regulations of Sect. 2-903 of the Zoning Ordinance. Located at 2121 Woodford Road on approx. 1.84 ac. of land zoned R-1. Providence District. Tax Map 39-1 ((7)) 11.  
DPWES  
Upheld
- 9:30 A.M. DONALD E. CRUMP AND CHESLEY CRUMP, A 2000-SP-029 Appl. under Sect(s). 18-401 of the Zoning Ordinance. Appeal of determination that previously cited violations regarding the addition of structures and storage display areas on the appellants' property continue. Located at 7600 Clifton Rd. on approx. 2.89 ac. of land zoned C-5 and WS. Springfield District. Tax Map 86-4 ((1)) 15. (moved from 1/16/01 and 4/17/01) (Def. From 8/14/01) (Cont'd from 1/15/02)  
JMR  
Def. Dec to  
3/19/02

JOHN DIGIULIAN, CHAIRMAN

Final w/o: 2/4/02  
BZA/APP: 2/12/02

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 19, 2002**

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, February 19, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M.      DAVID L. & SANDRA J. GIDDENS, VC 01-P-129 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structure in front yard of a lot containing 36,000 sq. ft. or less. Located at 7921 Tire Swing Rd. on approx. 13,402 sq. ft. of land zoned PDH-3. Providence District. Tax Map 39-4 ((45)) 16. (Admin moved from 10/23/01 and 12/4/01 for notices)
- MS  
Def. to  
4/9/02
- 9:00 A.M.      PHILLIP L. & VALERIE C. BROWN, VC 01-D-202 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of an accessory structure 13.0 ft. from side lot line. Located at 950 Saigon Rd. on approx. 3.30 ac. of land zoned R-1. Dranesville District. Tax Map 21-3 ((7)) 2A, B1 and A1.
- MS  
Approved
- 9:00 A.M.      LAWRENCE DOLL COMPANY, VC 01-L-199 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with proposed Lot 2 having a lot width of 15.0 ft. and to permit construction of a 6.0 ft. high fence in the front yard. Located at 6001 South Van Dorn St. on approx. 35,557 sq. ft. of land zoned R-3. Lee District. Tax Map 81-4 ((1)) 39.
- MS  
Def. To  
3/12/02
- 9:00 A.M.      DEAN & HEIDI CLANCY, VC 01-B-165 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 21.24 ft. from rear lot line. Located at 8807 Willow Ridge La. on approx. 10,512 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 70-1 ((8)) 291. (Moved from 1/8 for notices)
- MS  
Approved
- 9:00 A.M.      MARY ANNE & DEMOSTHENES W. LECOS, VC 01-M-198 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 4.1 ft. and 4.8 ft. from side lot line. Located at 6311 Beachway Dr. on approx. 14,300 sq. ft. of land zoned R-2. Mason District. Tax Map 61-1 ((11)) 1023A.
- JCB  
Approved

- 9:00 A.M. D.R. HORTON, INC., VC 01-V-201 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a dwelling 4.4 ft. from a floodplain. Located at 5411 Grist Mill Woods Way on approx. 23,047 sq. ft. of land zoned R-2 and HD. Mt. Vernon District. Tax Map 109-2 ((8)) 20.  
JCB  
Def to 4/16
- 9:00 A.M. D.R. HORTON, INC., VC 01-V-200 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a dwelling 6.7 ft. from a floodplain. Located at 5410 Grist Mill Woods Way on approx. 25,629 sq. ft. of land zoned R-2, HC and HD. Mt. Vernon District. Tax Map 109-2 ((8)) 19.  
JCB  
Def to 4/16
- 9:00 A.M. THOMAS A. TYLER, VC 01-B-203 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 8.9 ft. from side lot line. Located at 7418 Axton St. on approx. 14,765 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (17) 20.  
JCB  
Approved
- 9:30 A.M. HELEN M. SHIROMA, A 2001-MA-044 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant's property was not legally subdivided and, therefore, no Building Permit can be issued for the erection of any building or structure on the lot, in accordance with Par. 1 of Sect. 18-603 of the Zoning Ordinance. Located at 4921 Virginia St. on approx. 3.08 ac. of land zoned R-2. Mason District. Tax Map 72-3 ((13)) 5.  
JB  
Def. To  
6/25/02
- 9:30 A.M. GLADIS ONDINA DIAZ AND RAMIRO AREVALO, A 2001-LE-027 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants have established a junk yard/storage yard use on the subject property in violation of various Zoning Ordinance provisions. Located at 7804 Cinder Bed Rd. on approx. 1.0 ac. of land zoned I-5. Lee District. Tax Map 99-2 ((1)) 14. (Def. from 11/27/01 and 1/8/02 for notices).  
DV  
Upheld

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 2/11/02  
BZA/APP: 2/19/02

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 26, 2002**

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, February 26, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. HASSANIN A. ISMEAIL, VC 01-Y-137 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 14.0 ft. from the rear lot line. Located at 13407 Glen Taylor La. on approx. 10,844 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 25-3 ((4)) 272. (Admin moved from ind.def. per appl req.)  
MS  
Approved
- 9:00 A.M. GEORGE HAINES, VC 01-B-192 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 4.6 ft. from side lot line. Located at 8808 Cromwell Dr. on approx. 13,125 sq. ft. of land zoned R-3. Braddock District. Tax Map 69-4 ((5)) 181. (Def. For Dec. on 2/12/02)  
MS  
Approved
- 9:00 A.M. BROYHILL CREST RECREATION CLUB, SPA 54-M-053 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 54-M-053 previously approved for a swim club to permit site modifications. Located at 7212 Early St. on approx. 2.47 ac. of land zoned R-3. Mason District. Tax Map 60-3 ((24)) 9B. (In association with SE 01-M-038). (Admin moved from 5/7/02)  
FB  
Approved
- 9:00 A.M. TRUSTEES OF UNITY OF FAIRFAX CHURCH OF THE DAILY WORD, NO. VA. FRIENDS SCHOOL, SPA 99-P-036 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 99-P-036 previously approved for a church and related facilities to permit a private school of general education and a child care center. Located at 2854, 2858 and 2864 Hunter Mill Rd. on approx. 5.31 ac. of land zoned R-1. Providence District. Tax Map 47-2 ((1)) 18A (formerly known as 17C and 18)  
JCB  
Approved
- 9:00 A.M. MARVIN E. AND JANET A. KONYHA, SP 01-S-067 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 4.1 ft. from rear lot line. Located at 5502 West Ridge View Dr. on approx. 5.23 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-4 ((13)) 2A.  
JCB  
Approved



9:00 A.M. BALWANT S. GARCHA, SPA 93-M-047 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 4816 Montgomery St. on approx. 35,967 sq. ft. of land zoned R-2. Mason District. Tax Map 71-4 ((10)) 85. JJ Approved (Admin moved from 12/11/01 for notices)

9:00 A.M. LESTER H. SMALLWOOD, JR., SP 01-L-037 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit dwelling to remain 4.8 ft. from side lot line and to permit an accessory dwelling unit. Located at 6116 Pioneer Dr. on approx. 8,412 sq. ft. of land zoned R-4. Lee District. Tax Map 80-4 ((5)) (9) 17. (Admin. moved from 8/21/01 for notices) (Deferred from 10/23/01) (Admin moved from ind. def. per appl req.) JJ Approved

9:30 A.M. CLYDE W. PROFFITT, A 2001-LE-014 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant is maintaining two dwelling units on DK property in violation of Sect. 2-501 of the Zoning Ordinance. Located at 3122 Clayborne Admin Ave. on approx. 16,816 sq. ft. of land zoned R-2. Lee District. Tax Map 92-2 ((18)) (5) Moved to 27. (Admin moved from 8/14/01) (Def. from 9/18/01) (Admin moved from 12/11/01) 5/21/02 per appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 2/18/02  
BZA/APP: 2/26/02

**BOARD OF ZONING APPEALS AGENDA  
MARCH 5, 2002**

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, March 5, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. TRUSTEES OF TEMPLE BAPTIST CHURCH, SPA 85-D-009-7 Appl. under Sect(s). 8-301 of the Zoning Ordinance to amend SP 85-D-009 previously approved for a church with child care center and a private school to permit building additions, site modifications, increase in enrollment and change in hours of operation. Located at 1545 Dranesville Rd. on approx. 5.65 ac. of land zoned R-3. Dranesville District. Tax Map 10-2 ((1)) 7 and 7A.  
MS  
Approved
- 9:00 A.M. JAMES J. & MARY D. BRIODY, VC 01-P-193 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit fence 6.0 ft. in height to remain in front yards of a corner lot and to permit variance of sight distance requirements. Located at 10007 Oakton Crossing Ct. on approx. 17,266 sq. ft. of land zoned R-2. Providence District. Tax Map 47-2 ((50)) 5. (Deferred for decision only from 2/12/02)  
MS  
Approved
- 9:00 A.M. AN T. DAO, VC 01-P-194 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit fence 6.0 ft. in height to remain in a front yard of a corner lot. Located at 10009 Oakton Crossing Ct. on approx. 17,215 sq. ft. of land zoned R-2. Providence District. Tax Map 47-2 ((50)) 4. (Deferred for decision only from 2/12/02)  
MS  
Approved
- 9:00 A.M. PATRICK M. & ROBERTA F. DEWAR, VC 01-D-204 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure in front yard of a lot containing 36,000 sq. ft. or less. Located at 10014 Colvin Run Rd. on approx. 27,358 sq. ft. of land zoned R-1 and HD. Dranesville District. Tax Map 18-2 ((1)) 22 and 22A.  
JCB  
Approved
- 9:00 A.M. SALAMEH BROTHERS CONSTRUCTION CO., VC 01-V-187 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with proposed Lot 1 having a lot width of 90.11 and proposed Lot 2 having a lot width of 75.18 ft. Located at 9111 Ox Rd. on approx. 2.73 ac. of land zoned R-1. Mt. Vernon District. Tax Map 106-2 ((1)) 29. (Moved from 2/5/02)  
JCB  
Admin  
Moved to  
4/9/02

9:00 A.M. BECKFORD T. MACKEY, SPA 99-D-003 Appl. under Sect(s). 8-918 of the Zoning Ordinance to amend SP 99-D-003 previously approved for an accessory dwelling unit to delete atrium. Located at 1014 Harriman St. on approx. 2.14 ac. of land zoned R-1. JCB Approved Dranesville District. Tax Map 12-4 ((15)) 3. (Continued from 10/16/01 and 10/30/01)

9:30 A.M. A&R FOODS, INC. AND TOWER GROUP, LLC, A 2001-SU-046 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are allowing a fast food restaurant to occupy the property without a valid Non-Residential Use Permit in violation of Sect. 18-701 of the Zoning Ordinance. Located at 5906 Old Centreville Rd. on approx. 2.82 ac. of land zoned C-6 and HC. Sully District. Tax Map 54-4 ((5)) 2A. (Admin. moved from 3/12/02) JER Intent to Defer to 4/2/02 approved 2/26/02

9:30 A.M. DELANO CONTAINER SERVICES, INC., A 2001-LE-001 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant is operating a recycling center without site plan approval or a Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 5520 Vine St. on approx. 18,703 sq. ft. of land zoned I-5. Lee District. Tax Map 81-2 ((4)) 10. (moved from 4/24/01 and 8/7/01) JB Admin Moved to 9/10/02 (Deferred from 11/13/01)

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 2/25/02  
BZA/APP: 3/5/02

**BOARD OF ZONING APPEALS AGENDA  
MARCH 12, 2002**

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, March 12, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. PAUL E. & LYNN T. HARDY, VC 01-B-205 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure 1.0 ft. from side lot line.  
JCB Located at 5300 Orchardson Ct. on approx. 18,432 sq. ft. of land zoned R-2 (Cluster).  
Denied Braddock District. Tax Map 69-3 ((5)) 615.
- 9:00 A.M. LINCOLNIA EDUCATIONAL FOUNDATION, INC., VC 01-M-206 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 13.9 ft. and 8.0 ft. from side lot lines. Located at 6447 Holyoke Dr. on approx. 9,367 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((6)) 30.  
JCB  
Approved
- 9:00 A.M. LAWRENCE DOLL COMPANY, VC 01-L-199 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with proposed Lot 2 having a lot width of 15.0 ft. and to permit construction of a 6.0 ft. high fence in the front yard.  
MS Located at 6001 South Van Dorn St. on approx. 35,557 sq. ft. of land zoned R-3. Lee District. Tax Map 81-4 ((1)) 39. (Continued from 2/19/02)  
Def. To  
4/16/02
- 9:30 A.M. ROBERT C. AND MARY A. COLE, A 2001-PR-049 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are operating a retail sales establishment on property in the R-1 District which is not a permitted use under Zoning Ordinance provisions. Located at 7129 Leesburg Pi. on approx. 2.20 ac. of land zoned R-1. Providence District. Tax Map 40-3 ((1)) 99.  
DV  
Cont'd  
4/23/02
- 9:30 A.M. ROBERT C. AND MARY A. COLE, A 2001-PR-048 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are operating a plant nursery without site plan approval and without a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 7125 Leesburg Pi. on approx. 37,207 sq. ft. of land zoned C-8. Providence District. Tax Map 40-3 ((1)) 102.  
DV  
Cont'd  
4/23/02

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 3/4/02  
BZA/APP: 3/12/02

**BOARD OF ZONING APPEALS AGENDA  
MARCH 19, 2002**

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, March 19, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. CHARLES SOPER & KAREN QUINN, VC 02-M-002 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit existing fence greater than 4.0 ft. in height to remain and construction of fence greater than 4.0 ft. in height in front yard. Located at 6611 JCB  
Notices not Columbia Pi. on approx. 20,730 sq. ft. of land zoned R-2 and HC. Mason District. Tax  
In order Map 60-4 ((1)) 31.
- 9:00 A.M. CARROLL A. MCCARTHY, SP 01-B-070 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 4.7 ft. from rear lot line. Located at JCB  
Approved 4796 Tapestry Dr. on approx. 9,771 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 68-2 ((5)) 1677.
- 9:00 A.M. ANDRE & SERENA P. CHREKY, SP 01-D-068 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 7.7 ft. from side lot line and to MS  
Approved permit an accessory dwelling unit. Located at 548 River Bend Rd. on approx. 2.48 ac. of land zoned R-E. Dranesville District. Tax Map 13-2 ((4)) 1B. (Admin. moved from 3/12/02).
- 9:00 A.M. TRUSTEES OF THE WASHINGTON EDEN KOREAN PRESBYTERIAN CHURCH, SP 01-Y-069 Appl. under Sect(s). 8-301 of the Zoning Ordinance to permit a place of MS  
Approved worship with a child care center. Located at 15117, 15121 & 15113 Lee Hwy. and 6611 Cedar Spring Rd. on approx. 11.27 ac. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((2)) 1, 2 and 2A and 64-2 ((3)) 21.

- 9:30 A.M. TAVARES FAMILY L.P., A 2001-LE-022 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants must clear violations indicated in a Notice of Violation dated June 15, 2001, within 30 days of the date of the Notice. JCR Upheld Located at 7805 Cinder Bed Rd. on approx. 21,780 sq. ft. of land zoned I-4. Lee District. Tax Map 99-2 ((1)) 22. (admin moved from 10/30/01)(def from 12/4/01)
- 9:30 A.M. TAVARES FAMILY L.P., A 2001-LE-028 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants must clear violations of the Zoning Ordinance as set forth in Notice of Violation dated August 9, 2001, within 60 days of the date of the Notice of Violation. Located at 7803 Cinder Bed Rd. on approx. 21,780 sq. ft. of land zoned I-4. Lee District. Tax Map 99-2 ((1)) 21. def from 12/4/01
- 9:30 A.M. DONALD E. CRUMP AND CHESLEY CRUMP, A 2000-SP-029 Appl. under Sect(s). 18-401 of the Zoning Ordinance. Appeal of determination that previously cited violations JMR regarding the addition of structures and storage display areas on the appellants' property continue. Dismissed Located at 7600 Clifton Rd. on approx. 2.89 ac. of land zoned C-5 and WS. Springfield District. Tax Map 86-4 ((1)) 15. (moved from 1/16/01 and 4/17/01) (Def. From 8/14/01) (Cont'd from 1/15/02) (Deferred for decision only from 2/12/02)

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 3/11/02  
BZA/APP: 3/19/02

**BOARD OF ZONING APPEALS AGENDA  
MARCH 26, 2002**

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, March 26, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. THO XUAN NGUYEN, VC 02-L-004 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 14.9 ft. and 13.2 ft. from one side lot line and 12.7 ft., 14.3 ft. and 14.5 ft. from other side lot line and deck 39.6 ft. from front lot line. Located at 6255 Wills St. on approx. 12,877 sq. ft. of land zoned R-1. Lee District. Tax Map 91-1 ((6)) 14.  
JCB  
Approved
- 9:00 A.M. H. BRADFORD GLASSMAN, VC 02-V-006 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of deck 5.2 ft. from front lot line. Located at 6428 Potomac Ave. on approx. 7,000 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-2 ((8)) (27) 31.  
JCB  
Admin  
Moved to  
4/16/02
- 9:00 A.M. WAYNE J. SCHELL, JR., SP 02-P-002 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 18.7 ft. from rear lot line. Located at 2318 Malraux Dr. on approx. 8,402 sq. ft. of land zoned R-4. Providence District. Tax Map 39-3 ((28)) 85.  
MS  
Approved
- 9:30 A.M. EDMUND J. AND MIRIAM H. HARRIS, A 2000-MV-026 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants have established a junk SE yard in the R-1 District in violation of Par. 5 of Sect. 2-302 of the Zoning Ordinance. Located at 9100 Furnance Rd. on approx. 7.67 ac. of land zoned R-1. Mt. Vernon District. Tax Map 106-2 ((1)) 23. (Def. from 12/5/00. Moved from 3/6/01. Def. from 4/3/01. Def from 10/2/01 and 12/11/01 for Decision Only)  
SE  
Def. To  
10/29/02  
for dec.  
only

- 9:30 A.M. MARILDA N. ADAMS, A 2000-DR-038 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant has added fill dirt on her property to a depth in excess of eighteen inches and thus altered the natural drainage in the area in violation of Zoning Ordinance provisions. Located at 6312 Old Dominion Dr. on approx. 9,322 sq. ft. of land zoned R-1. Dranesville District. Tax Map 31-3 ((1)) 136. (Moved from 3/6/01, 5/8/01, 6/26/01, 8/25/01 and 1/29/02)
- SE  
Cont'd to  
9/17/02
- 9:30 A.M. JAMES J. AND MARY D. BRIODY, A 2001-PR-041 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are maintaining a fence on a corner lot which exceeds 4.0 ft. in height and which obstructs sight distance, all in violation of Zoning Ordinance provisions. Located at 10007 Oakton Crossing Ct. on approx. 17,266 sq. ft. of land zoned R-2. Providence District. Tax Map 47-2 ((50)) 5. (Admin. moved from 2/12/02)
- JB  
Admin  
Moved to  
4/23/02
- 9:30 A.M. LEISURE FITNESS, INC., A 2001-PR-051 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination to deny Sign Permit Application 0110-7781-5015 because the proposed sign extends above the perimeter of the roof in violation of Par. 1 of Sect. 12-203 of the Zoning Ordinance. Located at 8133 Watson St. on approx. 28,423 sq. ft. of land zoned C-7. Providence District. Tax Map 29-4 ((2)) B2.
- JCR  
Admin  
Moved to  
5/28/02

**JOHN DIGIULIAN, CHAIRMAN**



Final w/o: 3/18/02  
BZA/APP: 3/26/02

**BOARD OF ZONING APPEALS AGENDA  
APRIL 2, 2002**

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, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. VICTOR MARTIN & GENEVIEVE BUCK SZALANKIEWICZ, VA 01-P-112 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 10.3 ft. from side lot line. Located at 2883 Hibbard St. on approx. 14,000 sq. ft. of land zoned R-2. MS Approved Providence District. Tax Map 47-2 ((4)) 15.
- 9:00 A.M. COOPER-PAGE, INC., VC 2002-MV-011 Appl. under Sect(s). 18-401 of the Zoning Ordinance to vary the Zoning Ordinance provisions of Section 17-201 (3) (B). Located MS at 8101 Backlick Rd. on approx. 2.12 ac. of land zoned C-8. Mt. Vernon District. Tax Denied Map 99-1 ((1)) 4 and 5D. (Moved from 4/9/02)
- 9:00 A.M. VERIZON VIRGINIA, INC., VC 02-P-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 17.0 ft. from front lot line. Located at 2935 JCB Gallows Rd. on approx. 4.50 ac. of land zoned I-5. Providence District. Tax Map 49-4 Admin ((1)) 32. Moved to 9/17/02 per appl. req.
- 9:00 A.M. TERRI LEE & JAMES P. WEATHERHOLTZ, VC 02-Y-008 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 20.1 ft. from rear lot line. JCB Located at 5525 Shipley Ct. on approx. 9,170 sq. ft. of land zoned R-3 (Cluster) and Approved WS. Sully District. Tax Map 54-1 ((11)) (3) 21. (Concurrent with SP 02-Y-004).
- 9:00 A.M. TERRI LEE & JAMES P. WEATHERHOLTZ, SP 02-Y-004 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit deck to remain 10.9 ft. from rear lot line. Located at 5525 JCB Shipley Ct. on approx. 9,170 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Approved Tax Map 54-1 ((11)) (3) 21. (Concurrent with VC 02-Y-008).

- 9:00 A.M. BRIGETTE & RONALD FRIEDMAN, VC 2002-PR-010 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of deck 9.1 ft. from side lot line. Located at 10805 Tradewind Dr. on approx. 38,788 sq. ft. of land zoned R-1. Providence District. JCB Approved Tax Map 47-1 ((15)) 101. (Moved from 4/16/02).
- 9:00 A.M. TRUSTEES OF THE ANDREW CHAPEL UNITED METHODIST CHURCH, SPA 83-D-045-2 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 83-D-045 previously approved for a church with a child care center and nursery school to permit site modifications. Located at 1301 Trap Rd. on approx. 7.01 ac. of land zoned R-1. CSB Def. To Dranesville District. Tax Map 19-4 ((1)) 47. (In Association with SE 01-D-023 and 5/14/02 2232-D01-17). (Def. From 12/4/01 and 2/12/02)
- 9:30 A.M. REPHAEL AND JENIFER BAEHR, A 2001-DR-042 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the maintenance of two separate dwelling units on appellants' property is a violation of Sect. 2-501 of the Zoning Ordinance. Located at 904 Seneca Rd. on approx. 1.21 ac. of land zoned R-E. JER Upheld Dranesville District. Tax Map 6-4 ((1)) 21. (Admin moved from 2/19/02)
- 9:30 A.M. A&R FOODS, INC. AND TOWER GROUP, LLC, A 2001-SU-046 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are allowing a fast food restaurant to occupy the property without a valid Non-Residential Use Permit in violation of Sect. 18-701 of the Zoning Ordinance. Located at 5906 Old Centreville Rd. on approx. 2.82 ac. of land zoned C-6 and HC. Sully District. Tax Map 54-4 ((5)) 2A. (Admin. moved from 3/12/02) (Deferred from 3/5/02) JER Withdrawn

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 3/25/02  
BZA/APP: 4/2/02

**BOARD OF ZONING APPEALS AGENDA  
APRIL 9, 2002**

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 9, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M.     DAVID L. & SANDRA J. GIDDENS, VC 01-P-129 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structure in front yard of a lot containing 36,000 sq. ft. or less. Located at 7921 Tire Swing Rd. on approx. 13,402 sq. ft. of land zoned PDH-3. Providence District. Tax Map 39-4 ((45)) 16. (Admin moved from 10/23/01 and 12/4/01 for notices) (Deferred from 2/19/02)  
MS  
Approved  
Pending  
Revised plat
- 9:00 A.M.     HUNG T. NGUYEN, VC 02-D-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 14.9 ft. from side lot line. Located at 2106 Greenwich St. on approx. 15,040 sq. ft. of land zoned R-2. Dranesville District. Tax Map 40-2 ((2)) 55. (Concurrent with SP 02-D-003).  
MS  
Approved
- 9:00 A.M.     HUNG T. NGUYEN, SP 02-D-003 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 6.5 ft. and accessory structure to remain 5.0 ft. from side lot line. Located at 2106 Greenwich St. on approx. 15,040 sq. ft. of land zoned R-2. Dranesville District. Tax Map 40-2 ((2)) 55. (Concurrent with VC 02-D-007).  
MS  
Approved
- 9:00 A.M.     SALAMEH BROTHERS CONSTRUCTION CO., VC 01-V-187 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with proposed Lot 1 having a lot width of 90.11 and proposed Lot 2 having a lot width of 75.18 ft. Located at 9111 Ox Rd. on approx. 2.73 ac. of land zoned R-1. Mt. Vernon District. Tax Map 106-2 ((1)) 29. (Moved from 2/5/02 and 3/5/02) 6/4/02 at appl. req.  
JCB  
Admin  
Moved to

- 9:00 A.M. TRUSTEES OF THE KOREAN CENTRAL PRESBYTERIAN CHURCH, SPA 83-P-057-4 Appl. under Sect(s). 3-103 and 3-403 of the Zoning Ordinance to amend SP 83-P-057 JJ previously approved for a church to permit building additions, increase in seating, site Denied modifications and change in development conditions. Located at 8526 Amanda Pl. on approx. 12.38 ac. of land zoned R-1 and R-4. Providence District. Tax Map 49-1 ((1)) 35A, 37, 38 and 38A. (Moved from 12/19/00, 1/30/01, 3/6/01, 10/2/01, 11/6/01 and 12/18/01) (Reconsideration approved 1/29/02)
- 9:30 A.M. MEADOWS FARMS, INC. AND BETTY M. MEADOWS, A 2001-DR-033 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants' plant DP nursery business has been expanded without Board of Supervisors' approval of a Admin Category 5 Special Exception, that building additions and other structures have been Moved to constructed/erected without Building Permit approval, and that the sale of certain items 6/11/02 constitutes the establishment of an activity that is most similar to a retail sales establishment, all in violation of Zoning Ordinance provisions. Located at 11254 Leesburg Pi. on approx. 5.0 ac. of land zoned R-1. Dranesville District. Tax Map 11-2 ((1)) 22C. (Admin moved from 2/12/01 and 1/29/02)
- 9:30 A.M. CAPITAL COMMERCIAL PROPERTIES, INC., A 2001-MA-034 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant is allowing the MA storage of vans and pick-up trucks belonging to Cox Communication on property in the Admin C-6 District and that such use is deemed to be a storage yard which is in violation of Moved to Par. 5 of Sec. 2-302 of the Zoning Ordinance. Located at 6459 Edsall Rd. on approx. 5/21/02 13.82 ac. of land zoned C-6. Mason District. Tax Map 81-1 ((1)) 7D. (Admin moved from 1/29/02 and 2/5/02)

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 4/1/02  
BZA/APP: 4/9/02

**BOARD OF ZONING APPEALS AGENDA  
APRIL 16, 2002**

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 16, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. JAMES B. VELTRI, VC 2002-PR-012 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of deck 6.3 ft. from side lot line. Located at 3703 Waples Crest Ct. on approx. 2.21 ac. of land zoned R-1. Providence District. Tax Map Approved in 46-4 ((12)) 15.  
JJ  
Part
- 9:00 A.M. FAUSTO A. PERINA, SP 2002-MA-005 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit dwelling to remain 9.9 ft. from side lot line. Located at 6625 Barrett Rd. on approx. 10,270 sq. ft. of land zoned R-3. Mason District. Tax Map 50-4 ((20)) 151.  
JJ  
Approved
- 9:00 A.M. MICHAEL C. BRANDLAND, VC 2002-SP-035 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of deck 6.3 ft. from side lot line. Located at 5231 Gunpowder Rd. on approx. 1.43 ac. of land zoned R-1 and WS. Springfield District. Tax Map 55-4 ((10)) 5.  
JJ  
Approved
- 9:00 A.M. JENNIFER L. WERTH, VC 02-L-009 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 15.8 ft. from side lot line. Located at 6412 Briarmoor La. on approx. 20,002 sq. ft. of land zoned R-1. Lee District. Tax Map 81-3 Approved ((9)) 35.  
MS
- 9:00 A.M. LORD FAIRFAX, L.L.C., VC 2002-PR-013 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 11.9 ft. from rear lot line. Located at 8760 Cedar Meadow Ct. on approx. 9,583 sq. ft. of land zoned R-4. Providence District. Tax Map 49-1 ((26)) 7.  
MS  
Approved

- 9:00 A.M. LAWRENCE DOLL COMPANY, VC 01-L-199 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with proposed Lot 2 having a lot width of 15.0 ft. and to permit construction of a 6.0 ft. high fence in the front yard. MS withdrawn Located at 6001 South Van Dorn St. on approx. 35,557 sq. ft. of land zoned R-3. Lee District. Tax Map 81-4 ((1)) 39. (Continued from 2/19/02) (Def. From 3/12/02)
- 9:00 A.M. JENIFER W. PICKETT DUFFY, VC 02-H-005 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with proposed Lot 2 having a lot width of 95.91 ft. Located at 9101 Old Courthouse Rd. on approx. 1.27 ac. of land zoned R-2. Hunter Mill District. Tax Map 28-4 ((1)) 41. JCB Denied
- 9:00 A.M. D.R. HORTON, INC., VC 01-V-200 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a dwelling 11.0 ft. from a floodplain and 29.8 ft. from front lot line. Located at 5410 Grist Mill Woods Way on approx. 25,629 sq. ft. of land zoned R-2, HC and HD. Mt. Vernon District. Tax Map 109-2 ((8)) 19. (Continued from 2/19/02) JCB Approved
- 9:00 A.M. D.R. HORTON, INC., VC 01-V-201 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a dwelling 28.7 ft. from front lot line. Located at 5411 Grist Mill Woods Way on approx. 23,047 sq. ft. of land zoned R-2 and HD. Mt. Vernon District. Tax Map 109-2 ((8)) 20. (Continued from 2/19/02) JCB Approved
- 9:00 A.M. H. BRADFORD GLASSMAN, VC 02-V-006 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of deck 5.2 ft. from front lot line. Located at 6428 Potomac Ave. on approx. 7,000 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-2 ((8)) (27) 31. (Admin. moved from 3/26/02) JCB Approved
- 9:30 A.M. BX AUTO CENTER, LLC, A 2001-MA-036, A 2001-MA-037, A 2001-MA-038, A 2001-MA-039, A 2001-MA-040 Appls. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant is allowing tenants to operate Vehicle Light and/or Major Service Establishments without Special Exception approval and without valid Non-Residential Use Permits, as well as junk yards/storage yards, all in violation of Zoning Ordinance provisions. Located at 5723-C, 5723-D, 5723-E and 5723-F Center La. on approx. 44,544 sq. ft. of land zoned C-8, SC, HC and CRD. Mason District. Tax Map 61-2 ((20)) 10. (Admin. moved from 2/5/02) MES Def to 6/18

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 4/8/02  
BZA/APP: 4/16/02

**BOARD OF ZONING APPEALS AGENDA  
APRIL 23, 2002**

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 23, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M.      ROBERT L. SMITH AND DR. KILE B. BAKER, SP 2002-BR-007 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 5.5 ft. from side lot line.  
JJ  
Approved      Located at 11210 Belmont Dr. on approx. 20,500 sq. ft. of land zoned R-C and WS. Braddock District. Tax Map 67-2 ((2)) 3A. (Concurrent with VCA 93-B-113).
- 9:00 A.M.      ROBERT L. SMITH AND DR. KILE B. BAKER, VCA 93-B-113 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 6.6 ft. from side lot line.  
JJ  
Approved      Located at 11210 Belmont Dr. on approx. 20,500 sq. ft. of land zoned R-C and WS. Braddock District. Tax Map 67-2 ((2)) 3A. (Concurrent with SP 2002-BR-007).
- 9:00 A.M.      NANCY H. FOOR, VC 2002-MV-015 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 10.0 ft. from side lot line. Located at 1105 Arcturus La. on approx. 14,729 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-2 ((14)) (A) 25. (Concurrent with SP 2002-MV-008).  
MS  
Approved
- 9:00 A.M.      NANCY H. FOOR, SP 2002-MV-008 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 7.7 ft. and accessory structure 0.0 ft. from side lot line. Located at 1105 Arcturus La. on approx. 14,729 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-2 ((14)) (A) 25. (Concurrent with VC 2002-MV-015).  
MS  
Approved
- 9:00 A.M.      MEGAN & LAWRENCE MEGALE, SP 2002-SU-009 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modifications to the minimum yard requirements for certain R-C lots to permit construction of addition 13.0 ft. from side lot line. Located at 15097 Wetherburn Dr. on approx. 13,248 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((8)) 242.  
JCB  
Admin  
Moved to  
5/21/02 for notices

- 9:00 A.M. GREGORY L. AND JANET S. PILLER, VC 2002-SU-014 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 18.0 ft. from rear lot line.  
 JCB Located at 13147 Applegrove La. on approx. 9,830 sq. ft. of land zoned PDH-2 and  
 Approved WS. Sully District. Tax Map 35-1 ((4)) (15) 111.
- 9:00 A.M. TRUSTEES OF CAPITAL WORSHIP CENTER, SP 02-Y-001 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church and a child care center. Located at  
 JCB 7000 Ordway Rd. on approx. 9.92 ac. of land zoned R-C and WS. Sully District. Tax  
 Admin Map 65-3 ((1)) 71 pt., 72, 73 and 76B. (Administratively moved from 4/9/02)  
 Moved to 5/28/02  
 Per appl. req.
- 9:30 A.M. SANG T. KIM AND BONG Y. KIM, A 2001-MA-004 Appl. under Sect(s). 18-301 of the  
 Zoning Ordinance. Appeal of determination that a building addition which was  
 DJQ constructed on the appellants' property violates setback and floor area ratio  
 Admin requirements for the C-5 District and was constructed without valid site plan approval or  
 Moved to a valid Building Permit, all in violation of Zoning Ordinance provisions. Located at 8716  
 7/30/02 Little River Tnpk. on approx. 8,150 sq. ft. of land zoned C-5. Mason District. Tax Map  
 per. Appl req 59-3 ((1)) 8B. (Def. from 5/22/01, 7/10/01, 10/23/01) (Admin. moved from 1/8/02)
- 9:30 A.M. LILIANE P. AND GEORGE J. KNAKMUHS, A 1999-SP-020 Appl. under Sect(s). 18-301  
 of the Zoning Ordinance. Determination that appellant is operating a business  
 SE (Clifton Pottery) without an approved site plan or Non-Residential Use Permit (Non-  
 Upheld RUP) in violation of Zoning Ordinance provisions. Located at 7601 Clifton Rd. on  
 approx. 91,476 sq. ft. of land zoned R-C, C-5 and WS. Springfield District. Tax Map  
 86-4 ((1)) 12. (Def. From 8/1/00, 1/2/01, 6/26/01 and 12/18/01 for decision only)
- 9:30 A.M. JAMES J. AND MARY D. BRIODY, A 2001-PR-041 Appl. under Sect(s). 18-301 of the  
 Zoning Ordinance. Appeal of determination that appellants are maintaining a fence on  
 JB a corner lot which exceeds 4.0 ft. in height and which obstructs sight distance, all in  
 Withdrawn violation of Zoning Ordinance provisions. Located at 10007 Oakton Crossing Ct. on  
 approx. 17,266 sq. ft. of land zoned R-2. Providence District. Tax Map 47-2 ((50)) 5.  
 (Admin. moved from 2/12/02 and 3/26/02)
- 9:30 A.M. ROBERT C. AND MARY A. COLE, A 2001-PR-049 Appl. under Sect(s). 18-301 of the  
 Zoning Ordinance. Appeal of determination that appellants are operating a retail sales  
 DV establishment on property in the R-1 District which is not a permitted use under Zoning  
 overturn Ordinance provisions. Located at 7129 Leesburg Pi. on approx. 2.20 ac. of land zoned  
 ZA R-1. Providence District. Tax Map 40-3 ((1)) 99. (Cont'd. From 3/12/02)
- 9:30 A.M. ROBERT C. AND MARY A. COLE, A 2001-PR-048 Appl. under Sect(s). 18-301 of the  
 Zoning Ordinance. Appeal of determination that appellants are operating a plant  
 DV nursery without site plan approval and without a valid Non-Residential Use Permit in  
 overturn violation of Zoning Ordinance provisions. Located at 7125 Leesburg Pi. on approx.  
 ZA 37,207 sq. ft. of land zoned C-8. Providence District. Tax Map 40-3 ((1)) 102. (Cont'd  
 From 3/12/02)



Final w/o: 4/15/02  
BZA/APP: 4/23/02

**BOARD OF ZONING APPEALS AGENDA  
APRIL 30, 2002**

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 30, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. LYMAN S. & DEE A. BUTTERFIELD, VC 2002-PR-016 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 25.9 ft. from front lot line.  
JCB Located at 8111 Bright Meadows La. on approx. 12,165 sq. ft. of land zoned R-3.  
Approved Providence District. Tax Map 39-4 ((18)) 10.
- 9:00 A.M. BRADFORD WHITE & ASSOCIATES, LC, VC 2002-SU-026 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with proposed  
JCB Lot 37 having a lot width of 12.0 ft. Located at 12711 Oxon Rd. on approx. 2.50 ac. of  
Approved land zoned R-1 and WS. Sully District. Tax Map 35-4 ((18)) 36.
- 9:00 A.M. FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY, VC 02-P-001  
WM Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit building to remain 1.08  
Approved ft. and parking area to remain 6.0 ft. from front lot line of a corner lot. Located at 2855  
Annandale Rd. on approx. 13.17 ac. of land zoned R-4. Providence District. Tax Map  
50-4 ((1)) 47, 50, 51; 50-4 ((6)) 11, 12; 50-4 ((10)) 1 and 50-4 ((11)) 1. (In association  
with SEA 90-P-050 and 2232-P02-2).
- 9:00 A.M. BRUCE W. REYNOLDS, VC 2002-DR-018 Appl. under Sect(s). 18-401 of the Zoning  
JJ Ordinance to permit construction of addition 17.3 ft. from side lot line. Located at 6804  
Approved Hampshire Rd. on approx. 36,042 sq. ft. of land zoned R-1. Dranesville District. Tax  
Map 21-2 ((5)) 1A.
- 9:00 A.M. SALO FAJER, VC 2002-HM-019 Appl. under Sect(s). 18-401 of the Zoning Ordinance  
JJ to permit construction of addition 19.0 ft. from rear lot line. Located at 13100 Mares  
Approved Neck La. on approx. 13,404 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 25-  
3 ((14)) 3.

- 9:00 A.M. BRIAN AND LAURA CANNON MADDIX, VC 2002-MV-021 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a deck 3.02 ft. from rear lot line.  
 JJ Located at 9226 Lee Masey Dr. on approx. 3,042 sq. ft. of land zoned PDH-5. Mt.  
 Approved Vernon District. Tax Map 107-4 ((20)) (J) 17.
- 9:00 A.M. J.P. BREHONY/COMMONWEALTH HOUSING CORP., SP 2002-HM-010 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit dwelling to remain 20.7 ft. from rear lot line. Located at 1929 Beulah Rd. on approx. 22,687 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 38-2 ((67)) 1. (Admin moved from 5/7/02)
- 9:00 A.M. JOHN R. & ANNA M. HALL, SP 2002-BR-017 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 2.0 ft. from rear lot line. Located at 9936 Braddock Rd. on approx. 19,429 sq. ft. of land zoned R-3. Braddock District. Tax Map 69-1 ((16)) 9. (admin moved from 6/4/02)
- 9:30 A.M. T. WILLIAM DOWDY AND SHIRLEY M. HUNTER, TRUSTEES, A 2001-LE-023 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants' property is being used as a junk yard and storage yard, a portion of which is located in a floodplain, and that such activities are in violation of Zoning Ordinance provisions. Located on the W. side of Cinder Bed Rd., approx. .37 mi. N. of the Hill Park Dr. intersection on approx. 36.6 ac. of land zoned R-1. Lee District. Tax Map 90-4 ((1)) 6B. (Admin moved from 10/30/01 and 11/27/01) (continued from 1/22/02)
- 9:30 A.M. JIMMIE AND MARGIE WALKER, A 2002-LE-001 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants' property is being used as a contractor's office and shop, storage yard, junk yard and a heavy equipment and specialized vehicle sale, rental and service establishment and that such activity has been established in violation of various Zoning Ordinance provisions. Located at 7801 Cinder Bed Rd. on approx. 1.06 ac. of land zoned I-5. Lee District. Tax Map 99-2 ((1)) 20.

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 4/22/02  
BZA/APP: 4/30/02

**BOARD OF ZONING APPEALS AGENDA  
MAY 7, 2002**

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, May 7, 2002 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. PHILIP AND LAURA ESKELAND, VC 2002-PR-028 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 8.1 ft. and eave 5.6 ft. from side lot line. Located at 2426 Jackson Pkwy. on approx. 10,979 sq. ft. of land zoned R-3. MS Approved Providence District. Tax Map 39-3 ((16)) 110.
- 9:00 A.M. BILL WILLIAMS, VC 2002-MA-022 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 18.4 ft. from rear lot line. Located at 3359 Roundtree Estates Ct. on approx. 10,179 sq. ft. of land zoned R-4. Mason District. Tax Map 60-1 ((38)) 9. JJ Approved
- 9:00 A.M. ROBERT A. ROWE AND LISA MARIE RAND ROWE, VC 2002-HM-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 of a corner lot. Located at 2412 Carey La. on approx. 28,734 sq. ft. of land zoned R-2. Hunter Mill District. Tax Map 38-3 ((20)) 41. JJ Denied
- 9:00 A.M. LINCOLNIA EDUCATIONAL FOUNDATION, INC., SP 2002-MA-011 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 2.1 ft. from side lot line and 5.4 ft. from rear lot line. Located at 6447 Holyoke Dr. on approx. 9,367 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((6)) 30. JCB Admin Moved to 6/11/02 for notices
- 9:00 A.M. H. JAY SPIEGEL, VC 2002-MV-017 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 0.1 ft. from a floodplain. Located at 8778 Thomas J. Stockton Pkwy. on approx. 21,696 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 111-1 ((1)) 10A pt. and 111-1 ((16)) A pt. JCB Denied

9:30 A.M. ERNEST A. AND EILEEN M. DEMARCO, A 2002-PR-002 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that a portion of land abutting appellants' property was previously dedicated for public right-of-way and, therefore, is not subject to density credit. Located at 3428 Woodburn Rd. on approx. 41,857 sq. ft. of land zoned R-1. Providence District. Tax Map 59-1 ((1)) 17 and 59-1 ((8)) (B) A.  
MES  
Def. To  
7/23/02

9:30 A.M. IL CIGNO RISTORANTE, A 2001-HM-021 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant has installed on the property a tent which displays advertising signs, without Building Permit or Sign Permit approval and Admin without obtaining Architectural Review Board approval of such permits, as required in Moved to the Historic Overlay District, all in violation of Zoning Ordinance provisions. Located at 7/23/02 1617 Washington Pl. on approx. 4,075 sq. ft. of land zoned PRC and HD. Hunter Mill per appl req. District. Tax Map 17-2 ((31)) 1617 and B. (Admin moved from 10/23/01 and 1/8/02)

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 4/29/02

BZA/APP: 5/7/02

**BOARD OF ZONING APPEALS AGENDA  
MAY 14, 2002**

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, May 14, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. ROBIN M. HOEHN, VC 2002-DR-025 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 8.9 ft. from side lot line such that side yards total 21.8 ft. Located at 7302 Idylwood Ct. on approx. 11,050 sq. ft. of land zoned R-2 (Cluster). Dranesville District. Tax Map 40-1 ((14)) 9.  
MS  
Approved
- 9:00 A.M. NEIL J. & EMILY K. GOETZMAN, VC 2002-MV-027 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of deck 5.1 ft. from side lot line. Located at 6102 Edgewood Terr. on approx. 8,100 sq. ft. of land zoned R-4 and HC. Mt. Vernon District. Tax Map 83-3 ((14)) (3) 31.  
JJ  
Approved
- 9:00 A.M. FALLS CHURCH CITY PUBLIC SCHOOLS, VC 2002-DR-033 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height in front yard and greater than 7.0 ft. in height in side yard. Located at 7124 Leesburg Pi. on approx. 39.28 ac. of land zoned C-8, R-1 and HC. Dranesville District. Tax Map 40-3 ((1)) 91, 93 and 94.  
JJ  
Approved
- 9:00 A.M. RICHARD AND EILEEN DIGIOVANNA, VC 2002-SP-024 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 11.3 ft. from rear lot line. Located at 8127 Haddington Ct. on approx. 13,463 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-3 ((11)) 324.  
JJ  
Admin  
Moved to 6/4/02 for notices
- 9:00 A.M. CHARLES SOPER & KAREN QUINN, VC 02-M-002 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit existing fence greater than 4.0 ft. in height to remain and construction of fence greater than 4.0 ft. in height in front yard. Located at 6611 Columbia Pi. on approx. 20,730 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 60-4 ((1)) 31. (admin moved from 3-19/02 for notices)  
JCB  
approved  
need new  
plat

9:00 A.M. CLAYTON R. GRAHAM, SP 2002-PR-012 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 19.1 ft. from rear lot line and accessory structure to remain 3.4 ft. from rear lot line and 3.5 ft. from side lot line. Located at 2832 Bolling Rd. on approx. 6,271 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((6)) 417.  
 JCB Approved

9:00 A.M. TRUSTEES OF THE ANDREW CHAPEL UNITED METHODIST CHURCH, SPA 83-D-045-2 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 83-D-045 previously approved for a church with a child care center and nursery school to permit site modifications. Located at 1301 Trap Rd. on approx. 7.01 ac. of land zoned R-1. Dranesville District. Tax Map 19-4 ((1)) 47. (In Association with SE 01-D-023 and 2232-D01-17). (Def. From 12/4/01 and 2/12/02) (Def. Req. from 4/2/02)  
 CSB Ind. Def. On 5/7/02

9:30 A.M. A.W. RUDZINSKI AND CHARLOTTE JONES, A 2002-SU-003 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants' property was not legally subdivided and, therefore, no Building Permit can be issued for the erection of any building or structure on the lot, in accordance with Par. 1 of Sect. 18-603 of the Zoning Ordinance. Located at 15400 Lee Hwy. on approx. 2.22 ac. of land zoned R-C and WS. Sully District. Tax Map 64-1 ((3)) 1.  
 JB Admin Moved to 6/25/02 per appl. req.

9:30 A.M. RADLEY AUTOMOBILES, INC., D/B/A RADLEY ACURA, A 2002-MA-005 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant is operating the vehicle sale, rental and ancillary service establishment authorized under Admin Special Exception SE 85-M-086 in violation of certain conditions set forth in the special exception approval. Located at 5823 Columbia Pi. on approx. 1.86 ac. of land zoned C-8. Mason District. Tax Map 61-2 ((1)) 105.  
 MA Admin Moved to 7/16/02 Per appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 5/6/02  
BZA/APP: 5/14/02

**BOARD OF ZONING APPEALS AGENDA  
MAY 21, 2002**

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, May 21, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. SOKRAT SAYDAHMAT, VC 2002-DR-023 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 11.6 ft. from side lot line. Located at 6509 MS Elnido Dr. on approx. 14,990 sq. ft. of land zoned R-3. Dranesville District. Tax Map Approved 31-3 ((34)) 54.
- 9:00 A.M. EDUARDO E. VALDEZ, SP 2002-LE-013 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. Located JJ at 4511 Tipton La. on approx. 13,349 sq. ft. of land zoned R-3. Lee District. Tax Map Admin 82-3 ((17)) (C) 5.  
Moved to 6/18/02  
For notices
- 9:00 A.M. RONALD P. HARVEY AND VIRGINIA A. RIZZO, VC 2002-BR-031 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 7.9 ft. from side lot JJ line. Located at 11156 Byrd Dr. on approx. 13,139 sq. ft. of land zoned R-3. Braddock Approved District. Tax Map 57-3 ((7)) 303.
- 9:00 A.M. SUN M. RO, SP 2002-BR-014 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit deck to remain 2.5 ft. from side lot line. Located at 8731 Shadow Lawn Ct. on JCB Def to 6/11 approx. 8,909 sq. ft. of land zoned PDH-3. Braddock District. Tax Map 59-3 ((22)) 1.  
For dec. only (Concurrent with VC 2002-BR-030).
- 9:00 A.M. SUN M. RO, VC 2002-BR-030 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 1.5 ft. from side lot line and eave 0.5 ft. from side lot line. JCB Def to 6/11 Located at 8731 Shadow Lawn Ct. on approx. 8,909 sq. ft. of land zoned PDH-3. Braddock District. Tax Map 59-3 ((22)) 1. (Concurrent with SP 2002-BR-014).  
For dec only

- 9:00 A.M. MEGAN & LAWRENCE MEGALE, SP 2002-SU-009 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modifications to the minimum yard requirements for certain R-C lots to permit construction of addition 13.0 ft. from side lot line. Located at 15097 Wetherburn Dr. on approx. 13,248 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((8)) 242. (Moved from 4/23 for notices)
- JCB  
Approved
- 9:30 A.M. CAPITAL COMMERCIAL PROPERTIES, INC., A 2001-MA-034 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant is allowing the storage of vans and pick-up trucks belonging to Cox Communication on property in the C-6 District and that such use is deemed to be a storage yard which is in violation of Par. 5 of Sec. 2-302 of the Zoning Ordinance. Located at 6459 Edsall Rd. on approx. 13.82 ac. of land zoned C-6. Mason District. Tax Map 81-1 ((1)) 7D. (Admin moved from 1/29/02, 2/5/02, and 4/9/02)
- MA  
withdrawn
- 9:30 A.M. CLYDE W. PROFFITT, A 2001-LE-014 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant is maintaining two dwelling units on property in violation of Sect. 2-501 of the Zoning Ordinance. Located at 3122 Clayborne Ave. on approx. 16,816 sq. ft. of land zoned R-2. Lee District. Tax Map 92-2 ((18)) (5) 27. (Admin moved from 8/14/01) (Def. from 9/18/01) (Admin moved from 12/11/01 and 2/26/02)
- DK  
Def to 7/30  
For dec.
- 9:30 A.M. TYSON'S FORD, INC., A 2002-PR-006 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant's storage of new vehicles is a storage yard which is not permitted and is in violation of Par. 5 of Sect. 2-302 of the Zoning Ordinance. Located at 1410 and 1430 Spring Hill Rd. on approx. 10.63 ac. of land zoned C-4. Providence District. Tax Map 29-1 ((1)) 67A and 69.
- DK  
Admin  
Moved to  
3/2003

**JOHN DIGIULIAN, CHAIRMAN**



Final w/o: 5/13/02  
BZA/APP: 5/21/02

**BOARD OF ZONING APPEALS AGENDA  
MAY 28, 2002**

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, May 28, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. NAWAL HAMAD, VC 2002-MA-044 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of fence 12.0 ft. in height in rear yard and to permit a fence 8.0 ft. in height to remain in side yard. Located at 3330 Pensa Dr. on approx. 1.2 ac. of land zoned R-3 and HC. Mason District. Tax Map 61-2 ((26)) (5) 4, 5 and A pt. (Admin. moved from 6/4/02)
- MS  
Approved
- 9:00 A.M. CYTHIANNE C. RHODE, VC 2002-MV-034 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of deck 8.2 ft. and addition 10.6 ft. from rear lot line. Located at 7561 Cloud Ct. on approx. 12,243 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 89-3 ((16)) 20.
- JJ  
Approved
- 9:00 A.M. HAOYING CHEN & XUDONG JIANG, SP 2002-DR-015 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit dwelling to remain 14.6 ft. from side lot line and fence 6.0 ft. in height to remain in front yard. Located at 950 Seneca Rd. on approx. 1.17 ac. of land zoned R-1. Dranesville District. Tax Map 6-4 ((3)) 12.
- JJ  
Approved
- 9:00 A.M. HAOYING CHEN & XUDONG JIANG, VC 2002-DR-068 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. Located at 951 Preserve Ct. on approx. 1.17 ac. of land zoned R-1. Dranesville District. Tax Map 6-4 ((3)) 12. (Concurrent with SP 2002-DR-015).
- JJ  
Approved
- 9:00 A.M. KURT D. JACOBS, VC 2002-HM-032 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 13.4 ft. from rear lot line. Located at 1533 Coat Ridge Rd. on approx. 8,470 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 11-3 ((3)) 102.
- JCB  
Approved

- 9:00 A.M.      STEPHEN J. RODGERS, VC 2002-MA-029 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 9.3 ft. from side lot line. Located at 6302 Yosemite Dr. on approx. 10,772 sq. ft. of land zoned R-3. Mason District. Tax Map 61-3 ((7)) (K) 19.  
JCB  
Approved
- 9:00 A.M.      TRUSTEES OF CAPITAL WORSHIP CENTER, SP 02-Y-001 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church and a child care center. Located at 7000 Ordway Rd. on approx. 11.72 ac. of land zoned R-C and WS. Sully District. Tax Map 65-3 ((1)) 71B, 72, 73, 76B and 76C. (Administratively moved from 4/9/02 and 4/23/02 per appl. req.)  
JCB  
Cont'd to  
7/2/02
- 9:30 A.M.      LEISURE FITNESS, INC., A 2001-PR-051 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination to deny Sign Permit Application 0110-7781-5015 because the proposed sign extends above the perimeter of the roof in violation of Par. 1 of Sect. 12-203 of the Zoning Ordinance. Located at 8133 Watson St. on approx. 28,423 sq. ft. of land zoned C-7. Providence District. Tax Map 29-4 ((2)) B2. (admin moved from 3/26/02)  
JCR  
Admin  
Moved to  
7/9/02
- 9:30 A.M.      HAI T. NGO/TEO CHEW ASSOCIATION, A 2002-MA-007 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant has established a public benefit association on property located in the R-4 District without Special Exception approval, in violation of Zoning Ordinance provisions. Located at 3236 Annandale Rd. on approx. 14,434 sq. ft. of land zoned R-4. Mason District. Tax Map 60-2 ((8)) 17.  
JCR  
Notices Not  
In Order

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 5/20/02  
BZA/APP: 5/28/02

**BOARD OF ZONING APPEALS AGENDA  
JUNE 4, 2002**

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, June 4, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. MARK LURIA, VC 2002-MV-036 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 of a corner lot.  
JJ Located at 7801 Blue Jasmine Ct. on approx. 6,986 sq. ft. of land zoned PDH-3. Mt. Vernon District. Tax Map 98-1 ((15)) 14.  
Denied
- 9:00 A.M. LUU T. NGUYEN, SP 2002-BR-016 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 5.7 ft. from side lot line. Located at 5503 Gardner Pl. on approx. 19,926 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (17) 8. 6/25/02  
JJ Def dec. to
- 9:00 A.M. RICHARD AND EILEEN DIGIOVANNA, VC 2002-SP-024 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 11.3 ft. from rear lot line. Located at 8127 Haddington Ct. on approx. 13,463 sq. ft. of land zoned PDH-2.  
JJ Approved Springfield District. Tax Map 97-3 ((11)) 324. (Admin moved from 5/14/02 for notices)
- 9:00 A.M. JOHN S. & JULIE P. PARKER, VC 2002-LE-040 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 26.1 ft. from front lot line. Located at 4363 Penwood Dr. on approx. 10,755 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((39)) 4.  
JCB Approved
- 9:00 A.M. SALAMEH BROTHERS CONSTRUCTION CO., VC 01-V-187 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with proposed Lot 2 having a lot width of 55.32 ft. Located at 9111 Ox Rd. on approx. 2.74 ac. of land zoned R-1. Mt. Vernon District. Tax Map 106-2 ((1)) 29. (Moved from 2/5/02, 3/5/02 and 4/9/02)  
JCB Def. To 7/23/02

- 9:00 A.M. ROBERT C. GUCKIAN, VC 2002-MV-038 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 8.0 ft. from side lot line and 25.5 ft. from MS front lot line. Located at 8307 Lilac La. on approx. 11,123 sq. ft. of land zoned R-3. Mt. Approved Vernon District. Tax Map 102-4 ((6)) (5) 20.
- 9:00 A.M. LORD FAIRFAX, L.L.C., VC 2002-PR-013 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 11.9 ft. from rear lot line. Located at 8760 MS Cedar Meadow Ct. on approx. 9,583 sq. ft. of land zoned R-4. Providence District. Tax Map 49-1 ((26)) 7. (Reconsideration Granted 4/23/02)
- 9:30 A.M. MEHRAN HOUSHANGNEJAD, A 2002-BR-008 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant is parking a wrecker in the R-3 District which exceeds the 12,000 pound gross weight limit for wreckers that are JER allowed to be parked in a residential district, in violation of Zoning Ordinance provisions. Def to 7/30 Located at 5520 Hinton St. on approx. 10,856 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (11) 16.
- 9:30 A.M. T. WILLIAM DOWDY AND SHIRLEY M. HUNTER, TRUSTEES, A 2001-LE-023 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that DK appellants' property is being used as a junk yard and storage yard, a portion of which is Def. Dec. to located in a floodplain, and that such activities are in violation of Zoning Ordinance 9/10/02 provisions. Located on the W. side of Cinder Bed Rd., approx. .37 mi. N. of the Hill Park Dr. intersection on approx. 36.6 ac. of land zoned R-1. Lee District. Tax Map 90-4 ((1)) 6B. (Admin moved from 10/30/01 and 11/27/01) (continued from 1/22/02 and 4/30/02)

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 5/27/02

BZA/APP: 6/4/02

**BOARD OF ZONING APPEALS AGENDA  
JUNE 11, 2002**

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, June 11, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. STEVEN AND MARY BYRD, VC 2002-MV-043 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 41.8 ft. from front lot line and 19.2 ft. from side lot line. Located at 10467 Greene Dr. on approx. 25,225 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 113-4 ((6)) 13A.  
MS  
Approved
- 9:00 A.M. MARGOT HENNINGS, VC 2002-PR-039 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 16.5 ft. and eave 14.5 ft. from front lot line and to permit walls 8.6 ft. and 8.8 ft. in height to remain in side yard. Located at 3440 Joan Ct. on approx. 10,981 sq. ft. of land zoned R-3. Providence District. Tax Map 60-1 ((2)) 58.  
JJ  
Approved
- 9:00 A.M. MURRAY A. BLOOM, VC 2002-BR-042 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition such that side yards total 19.4 ft. Located at 9029 Ashmeade Dr. on approx. 10,774 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 69-2 ((16)) 16.  
JJ  
Approved
- 9:00 A.M. KENNETH AND RUBY KRANTZ, VC 2002-MV-046 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of decks 8.0 ft. and 14.0 ft. and addition 9.0 ft. from side lot line. Located at 3605 Surrey Dr. on approx. 17,415 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 110-2 ((5)) 11A. (Admin moved from 5/28/02 per appl req.)  
JJ  
Denied
- 9:00 A.M. GEORGE & JOY WALSH, VC 2002-PR-037 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 9.6 ft. and 11.4 ft. from side lot line and 25.1 ft. from front lot line. Located at 7603 Maydan La. on approx. 16,212 sq. ft. of land zoned R-1 and R-3. Providence District. Tax Map 39-4 ((9)) A and 39-4 ((17)) 17.  
JCB  
Approved

- 9:00 A.M. SUSAN FISCHER, VC 2002-MA-041 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of deck 4.0 ft. from side lot line and addition 27.0 ft. from front lot line and 6.0 ft. high fence to remain in front yard of a corner lot. Located at 3117 Worthington Ci. on approx. 9,465 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((2)) (E) 1. (Concurrent with SP 2002-MA-019).  
JCB  
Approved
- 9:00 A.M. SUSAN FISCHER, SP 2002-MA-019 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit dwelling to remain 7.7 ft. from side lot line and 26.4 ft. and 17.1 ft. from front lot lines of a corner lot. Located at 3117 Worthington Ci. on approx. 9,465 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((2)) (E) 1. (Concurrent with VC 2002-MA-041).  
JCB  
Approved
- 9:00 A.M. DILIP P. & ALISON K. KAMAT, SP 2002-DR-018 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of deck 14.22 ft. from side lot line. Located at 1185 Windrock Dr. on approx. 2.0 ac. of land zoned R-E. Dranesville District. Tax Map 19-4 ((27)) 2.  
JCB  
Approved
- 9:00 A.M. JENIFER W. PICKETT DUFFY, VC 02-H-005 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with proposed Lot 2 having a lot width of 95.91 ft. Located at 9101 Old Courthouse Rd. on approx. 1.27 ac. of land zoned R-2. Hunter Mill District. Tax Map 28-4 ((1)) 41. (Reconsideration granted 4/30/02)  
JCB  
approved
- 9:00 A.M. LINCOLNIA EDUCATIONAL FOUNDATION, INC., SP 2002-MA-011 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 2.1 ft. from side lot line and 5.4 ft. from rear lot line. Located at 6447 Holyoke Dr. on approx. 9,367 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((6)) 30. (Admin moved from 5/7/02 for notices)  
JCB  
Approved
- 9:00 A.M. SUN M. RO, SP 2002-BR-014 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit deck to remain 2.5 ft. from side lot line. Located at 8731 Shadow Lawn Ct. on approx. 8,909 sq. ft. of land zoned PDH-3. Braddock District. Tax Map 59-3 ((22)) 1. (Concurrent with VC 2002-BR-030). (Def from 5/21/02 for decision only)  
JCB  
Def. To  
7/2/02
- 9:00 A.M. SUN M. RO, VC 2002-BR-030 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 1.5 ft. from side lot line and eave 0.5 ft. from side lot line. Located at 8731 Shadow Lawn Ct. on approx. 8,909 sq. ft. of land zoned PDH-3. Braddock District. Tax Map 59-3 ((22)) 1. (Concurrent with SP 2002-BR-014). (Def from 5/21/02 for decision only)  
JCB  
Def. To  
7/2/02

9:30 A.M. MEADOWS FARMS, INC. AND BETTY M. MEADOWS, A 2001-DR-033 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants' plant nursery business has been expanded without Board of Supervisors' approval of a DP Category 5 Special Exception, that building additions and other structures have been Admin Moved to 10/15/02 constructed/erected without Building Permit approval, and that the sale of certain items constitutes the establishment of an activity that is most similar to a retail sales establishment, all in violation of Zoning Ordinance provisions. Located at 11254 Leesburg Pi. on approx. 5.0 ac. of land zoned R-1. Dranesville District. Tax Map 11-2 ((1)) 22C. (Admin moved from 2/12/01, 1/29/02, and 4/9/02)

Final w/o: 6/3/02  
BZA/APP: 6/11/02

**BOARD OF ZONING APPEALS AGENDA  
JUNE 18, 2002**

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, June 18, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. AURANGZAIB & AMINA E. KALEEM, VC 2002-MV-053 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 10.0 ft. and chimney 7.33 ft. from side lot line. Located at 9009 Kiger St. on approx. 21,780 sq. ft. of land zoned R-1. Mt. Vernon District. Tax Map 97-4 ((3)) 58.  
JJ Approved
- 9:00 A.M. SARA PRICE, SP 2002-DR-020 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 2.3 ft. from side lot line. Located at 819 Lawton St. on approx. 34,747 sq. ft. of land zoned R-1. Dranesville District. Tax Map 21-4 ((14)) A and 1.  
JJ Approved
- 9:00 A.M. EDUARDO E. VALDEZ, SP 2002-LE-013 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. Located at 4511 Tipton La. on approx. 13,349 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((17)) (C) 5. (Moved from 5/21/02 for notices)  
JJ denied
- 9:00 A.M. MARGARET JENNIFER SANTLEY, VC 2002-PR-054 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 25.3 ft. from front lot line. Located at 2910 Cleave Dr. on approx. 8,727 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 51-3 ((3)) 102.  
MS Approved
- 9:00 A.M. WILLIAM AND SHARON MILLS, VC 2002-BR-049 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 23.0 ft. from rear lot line. Located at 5302 Dunleigh Ct. on approx. 9,241 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 69-4 ((14)) 26.  
MS Approved



- 9:00 A.M. JEFFERSON D. TAYLOR, SP 2002-PR-022 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 7.9 ft. from rear lot line and 9.9 ft. from side lot line. Located at 9202 Ponce Pl. on approx. 24,749 sq. ft. of land zoned R-2. Providence District. Tax Map 58-2 ((12)) 94.  
MS Approved
- 9:00 A.M. DALE E. WICKIZER, VC 2002-SP-050 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition such that side yards total 20.2 ft. and addition 22.5 ft. from rear lot line. Located at 7201 Trappers Pl. on approx. 10,744 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-4 ((5)) 392.  
JCB Approved
- 9:00 A.M. SHIRLEY L. ROUSE, VC 2002-LE-048 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure 4.0 ft. from side lot line. Located at 5413 Thetford Pl. on approx. 12,258 sq. ft. of land zoned R-3. Lee District. Tax Map 81-2 ((7)) 132.  
JCB Approved
- 9:00 A.M. SERGIO GUTIERREZ, VC 2002-MV-047 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 19.7 ft. from rear lot line and 7.9 ft. and 8.5 ft. from side lot lines. Located at 2901 Preston Ave. on approx. 6,250 sq. ft. of land zoned R-3 and HC. Mt. Vernon District. Tax Map 93-1 ((18)) (F) 209. (Concurrent with SP 2002-MV-021).  
JCB Approved
- 9:00 A.M. SERGIO GUTIERREZ, SP 2002-MV-021 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirement based on error in building location to permit dwelling to remain 7.9 ft. and 8.5 ft. from side lot lines. Located at 2901 Preston Ave. on approx. 6,250 sq. ft. of land zoned R-3 and HC. Mt. Vernon District. Tax Map 93-1 ((18)) (F) 209. (Concurrent with VC 2002-MV-047).  
JCB Approved
- 9:30 A.M. BX AUTO CENTER, LLC, A 2001-MA-036, A 2001-MA-037, A 2001-MA-038, A 2001-MA-039, A 2001-MA-040 Appls. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant is allowing tenants to operate Vehicle Light and/or Major Service Establishments without Special Exception approval and without valid Non-Residential Use Permits, as well as junk yards/storage yards, all in violation of Zoning Ordinance provisions. Located at 5723-C, 5723-D, 5723-E and 5723-F Center La. on approx. 44,544 sq. ft. of land zoned C-8, SC, HC and CRD. Mason District. Tax Map 61-2 ((20)) 10. (Admin. moved from 2/5/02) (Def from 4/16/02)  
MES Admin Moved to 8/6/02

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 6/10/02  
BZA/APP: 6/18/02

**BOARD OF ZONING APPEALS AGENDA  
JUNE 25, 2002**

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, June 25, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. COLE J. & JENNIFER A. KUPEC, VC 2002-DR-055 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 20.2 ft. from front lot line of a corner lot. Located at 6438 Noble Dr. on approx. 15,123 sq. ft. of land zoned R-3. Dranesville District. Tax Map 31-3 ((17)) 18.  
JCB
- 9:00 A.M. JANE W. HARDING, VC 2002-PR-061 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 20.0 ft. from front lot line of a corner lot and 16.0 ft. from side lot line. Located at 8350 Idylwood Rd. on approx. 9,050 sq. ft. of land zoned R-1. Providence District. Tax Map 39-3 ((11)) (A) 44, 45 and 46.  
JCB
- 9:00 A.M. JANE W. HARDING, VC 2002-PR-062 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 20.0 ft. from front lot line of a corner lot and 16.0 ft. from side lot line. Located at 8353 First Ave. on approx. 6,000 sq. ft. of land zoned R-1. Providence District. Tax Map 39-3 ((11)) (A) 21, 23 and 23.  
JCB
- 9:00 A.M. LYMAN S. & DEE A. BUTTERFIELD, SP 2002-PR-023 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 7.0 ft. from side lot line and 1.9 ft. from rear lot line. Located at 8111 Bright Meadow La. on approx. 12,165 sq. ft. of land zoned R-3. Providence District. Tax Map 39-4 ((18)) 10.  
JCB
- 9:00 A.M. PAUL AND DRAYANNE ERICKSON, VC 2002-HM-065 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 3.0 ft. and eave 1.0 ft. from side lot line such that side yards total 8.0 ft. Located at 9435 Talisman Dr. on approx. 33,580 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 38-1 ((34)) 15.  
JJ

- 9:00 A.M. RICHARD JOSEPH, VC 2002-MV-066 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 10.3 ft. from side lot line. Located at 1216 Priscilla La. on approx. 10,519 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-4 ((5)) (19) 20.  
JJ
- 9:00 A.M. DANIEL & SANDRA L. MCMASTER, VC 2002-MV-056 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 26.5 ft. from front lot line of a corner lot. Located at 7701 Frances Dr. on approx. 22,848 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-1 ((7)) (8) 505.  
JJ
- 9:00 A.M. LUU T. NGUYEN, SP 2002-BR-016 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 5.7 ft. from side lot line. Located at 5503 Gardner Pl. on approx. 19,926 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (17) 8. (def. From 6/4/02)  
JJ
- 9:30 A.M. HELEN M. SHIROMA, A 2001-MA-044 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant's property was not legally subdivided and, therefore, no Building Permit can be issued for the erection of any building or structure on the lot, in accordance with Par. 1 of Sect. 18-603 of the Zoning Ordinance. Located at 4921 Virginia St. on approx. 3.08 ac. of land zoned R-2. Mason District. Tax Map 72-3 ((13)) 5. (Deferred from 2/19/02)  
JB
- 9:30 A.M. A.W. RUDZINSKI AND CHARLOTTE JONES, A 2002-SU-003 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants' property was not legally subdivided and, therefore, no Building Permit can be issued for the erection of any building or structure on the lot, in accordance with Par. 1 of Sect. 18-603 of the Zoning Ordinance. Located at 15400 Lee Hwy. on approx. 2.22 ac. of land zoned R-C \ and WS. Sully District. Tax Map 64-1 ((3)) 1. (Admin moved from 5/14/02)  
JB  
Admin  
Moved to  
7/9/02 per  
appl. req.

JOHN DIGIULIAN, CHAIRMAN

Final w/o: 6/17/02  
BZA/APP: 6/25/02

**BOARD OF ZONING APPEALS AGENDA  
JULY 2, 2002**

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 2, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. ANTHONY R. LEWIS, VC 2002-SU-064 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit fence 6.0 ft. in height to remain in front yard of a corner lot.  
JJ Located at 6706 Folkers Landing on approx. 9,607 sq. ft. of land zoned R-3 (Cluster).  
Approved Sully District. Tax Map 65-1 ((13)) (5) 6.
- 9:00 A.M. MARTIN G. OLSON, VC 2002-SP-067 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 15.1 ft. from rear lot line. Located at 6302  
JCB Bluestone Pl. on approx. 10,459 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield  
Approved District. Tax Map 66-3 ((9)) 518.
- 9:00 A.M. JAY R. SULLIVAN, VC 2002-MV-080 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 8.9 ft., 8.8 ft. and 5.1 ft. from side lot lines  
JCB and permit addition to remain 8.9 ft. from side lot line. Located at 6120 Vernon Terr. on  
Approved approx. 8,125 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-3 ((14)) (6) 6.  
(admin. moved from 7/16/02)
- 9:00 A.M. TRUSTEES OF CAPITAL WORSHIP CENTER, SP 02-Y-001 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church and a child care center. Located at  
JCB 7000 Ordway Rd. on approx. 11.72 ac. of land zoned R-C and WS. Sully District. Tax  
Approved Map 65-3 ((1)) 71B, 72, 73, 76B and 76C. (Administratively moved from 4/9/02 and  
4/23/02 per appl. req.) (Cont'd from 5/28/02)
- 9:00 A.M. BOB HOTALING, VC 2002-MA-063 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 11.8 ft. from side lot line and 30.3 ft. from  
MS front lot line and permit addition to remain 13.5 ft. from side lot line. Located at 6928  
Approved Alpine Dr. on approx. 25,351 sq. ft. of land zoned R-2 and HC. Mason District. Tax  
Map 71-2 ((2)) 34 and 35.

- 9:00 A.M. SUN M. RO, SP 2002-BR-014 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit deck to remain 2.5 ft. from side lot line. Located at 8731 Shadow Lawn Ct. on approx. 8,909 sq. ft. of land zoned PDH-3. Braddock District. Tax Map 59-3 ((22)) 1. (Concurrent with VC 2002-BR-030). (Def from 5/21/02 and 6/11/02 for decision only)
- JCB  
Approved
- 9:00 A.M. SUN M. RO, VC 2002-BR-030 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 1.5 ft. from side lot line and eave 0.5 ft. from side lot line. Located at 8731 Shadow Lawn Ct. on approx. 8,909 sq. ft. of land zoned PDH-3. Braddock District. Tax Map 59-3 ((22)) 1. (Concurrent with SP 2002-BR-014). (Def from 5/21/02 and 6/11/02 for decision only)
- JCB  
Approved
- 9:00 A.M. DAR-AL-HIJRAH ISLAMIC CENTER, INC., SPA 84-M-009-2 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 84-M-009 previously approved for a place of worship to permit a private school of general education which has an enrollment of 100 or more students daily. Located at 3159 Row St. on approx. 3.32 ac. of land zoned R-3 and HC. Mason District. Tax Map 51-3 ((1)) 19B. (Concurrent with VC 01-M-008). (moved from 4/3/01 and 5/22/01) (Deferred from 7/17/01 and 10/30/01) (Def. For dec. 12/10/02 only from 1/29/02)
- JCB  
Deferred  
to  
12/10/02
- 9:30 A.M. WANDA V. MOUSER, DVM, A 2002-SU-010 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal determination that proposed fenced outdoor extension to kennels is not in substantial conformance with Special Permit SP 00-Y-040. Located at 7300 Ordway Rd. on approx. 15.97 ac. of land zoned R-C and WS. Sully District. Tax Map 74-1 ((1)) 22.
- MS  
Overturned
- 9:30 A.M. WAL-MART STORES EAST, INC., A 2002-LE-009 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant has located metal storage containers on property in the PDC District as an accessory secondary use, without an approved Proffered Condition Amendment, Final Development Plan Amendment and Site Plan, in violation of Zoning Ordinance provisions. Located at 5885 Kingstowne Blvd. on approx. 14.82 ac. of land zoned PDC and I-4. Lee District. Tax Map 91-2 ((1)) 32B. (admin moved from 6/25/02)
- JER  
Withdrawn
- 9:30 A.M. SHIRLEY M. HUNTER, TRUSTEE AND T. WILLIAM DOWDY, TRUSTEE, A 2002-MV-014 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are allowing a tenant to operate a service station/quick service food store/car wash without a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 8101 Backlick Rd. (aka 8101 Loisdale Rd.) on approx. 34,309 sq. ft. of land zoned C-8. Mt. Vernon District. Tax Map 99-1 ((1)) 4.
- DJQ  
Def. To  
7/23/02

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 6/24/02

BZA/APP: 7/2/02

**BOARD OF ZONING APPEALS AGENDA  
JULY 9, 2002**

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 9, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. ALI R. ABTAHI & ANA T. JACOBS, VCA 00-D-134 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 00-D-134 to permit construction of addition 5.5 ft. from side lot line. Located at 2040 Kirby Rd. on approx. 17,328 sq. ft. of land zoned R-3. Dranesville District. Tax Map 40-2 ((3)) 33.  
JCB  
Approved
- 9:00 A.M. JOY M. HILL PHILLIPS, VC 2002-MA-069 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 9.1 ft. from side lot line. Located at 6917 Barrett Rd. on approx. 8,649 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((17)) 268.  
JCB  
Approved
- 9:00 A.M. BRIAN KUNTZ, VC 2002-SU-074 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 18.3 ft. from rear lot line. Located at 3003 Jeannie Anna Ct. on approx. 9,082 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 25-3 ((4)) 953.  
JJ  
Approved
- 9:00 A.M. ST. FRANCIS EPISCOPAL CHURCH OF GREAT FALLS, VA, SPA 82-D-087-4 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SP 82-D-087 previously approved for a church with child care center and nursery school to permit site modifications. Located at 9220 Georgetown Pi. on approx. 6.81 of land zoned R-E. Dranesville District. Tax Map 13-2 ((1)) 8.  
JJ  
Admin.  
Moved to  
7/30/02 per  
appl. req.
- 9:00 A.M. JAMES M. BRANHAM, VC 2002-MA-070 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 8.0 ft. from side lot line and 25.5 ft. from front lot line. Located at 6305 Beachway Dr. on approx. 21,119 sq. ft. of land zoned R-2. Mason District. Tax Map 61-1 ((11)) 1020A.  
MS  
Approved

- 9:00 A.M. ROBERT M. & BARBARA B. NOVOGRATZ, SP 2002-MV-024 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit shed to remain 2.0 ft. from rear lot line and 0.9 ft. from side lot line, trellis 1.0 ft. from rear lot line and deck 5.5 ft. from side lot line. Located at 8724 Waterford Rd. on approx. 15,344 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 111-1 ((6)) (16) 23A. (Admin moved from 7/2/02 per appl. req)
- MS  
Admin  
Moved to  
9/10/02 per  
appl req.
- 9:00 A.M. ROBERT S. AND ROSA E. YOUNG, TRUSTEES, SP 2002-MA-027 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 7.9 ft. from side lot line. Located at 7415 Beverly Manor Dr. on approx. 8,704 sq. ft. of land zoned R-4. Mason District. Tax Map 60-3 ((37)) 8. (Concurrent with VC 2002-MA-078).
- MS  
Approved
- 9:00 A.M. ROBERT S. AND ROSA E. YOUNG, TRUSTEES, VC 2002-MA-078 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 11.2 ft. from rear lot line. Located at 7415 Beverly Manor Dr. on approx. 8,704 sq. ft. of land zoned R-4. Mason District. Tax Map 60-3 ((37)) 8. (Concurrent with SP 2002-MA-027).
- MS  
Approved
- 9:30 A.M. A.W. RUDZINSKI AND CHARLOTTE JONES, A 2002-SU-003 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants' property was not legally subdivided and, therefore, no Building Permit can be issued for the erection of any building or structure on the lot, in accordance with Par. 1 of Sect. 18-603 of the Zoning Ordinance. Located at 15400 Lee Hwy. on approx. 2.22 ac. of land zoned R-C and WS. Sully District. Tax Map 64-1 ((3)) 1. (Admin moved from 5/14/02 and 6/25/02)
- JB  
Overruled

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 7/1/02  
BZA/APP: 7/9/02

**BOARD OF ZONING APPEALS AGENDA  
JULY 16, 2002**

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 16, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. ORSON BATTAD, VC 2002-SP-077 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 10.9 ft. from rear lot line. Located at 7005 Barnacle Pl. on approx. 9,277 sq. ft. of land zoned R-3 (Cluster). Springfield District. JJ Approved Tax Map 88-1 ((5)) 219.
- 9:00 A.M. MICHAEL J. CUNNINGHAM, VC 2002-MV-072 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 10.4 ft. and eave 9.4 ft. from side JCB lot line. Located at 7609 Ridgecrest Dr. on approx. 30,537 sq. ft. of land zoned R-2. Approved Mt. Vernon District. Tax Map 102-2 ((7)) (5) 1.
- 9:00 A.M. ARTHUR H. COLLIER, VC 2002-MV-073 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure 2.5 ft. from side lot line. MS Located at 8721 Old Mt. Vernon Rd. on approx. 34,848 sq. ft. of land zoned R-2. Mt. Def. Dec. Vernon District. Tax Map 110-2 ((1)) 29. 7/30/02
- 9:00 A.M. CRAIG L. MAXEY & KATHRYN M. RACHELS, VC 2002-MA-082 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 6.0 ft. from side lot MS line. Located at 6500 Gretna Green Way on approx. 6,860 sq. ft. of land zoned PDH-8 and HC. Mason District. Tax Map 72-1 ((26)) (2) 17. Approved
- 9:00 A.M. GLENN AND ANN ROUNSEVELL, SP 2002-PR-026 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in MS building location to permit accessory structure to remain 8.8 ft. from side lot line. Def. 7/23/02 Located at 2468 Buckelew Dr. on approx. 2.30 ac. of land zoned R-3. Providence District. Tax Map 40-3 ((1)) 51.



9:30 A.M. RADLEY AUTOMOBILES, INC., D/B/A RADLEY ACURA, A 2002-MA-005 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant is MA operating the vehicle sale, rental and ancillary service establishment authorized under Admin Special Exception SE 85-M-086 in violation of certain conditions set forth in the special Moved to exception approval. Located at 5823 Columbia Pi. on approx. 1.86 ac. of land zoned C-1/7/03 8. Mason District. Tax Map 61-2 ((1)) 105. (admin moved from 5/14/02) per appl req.

9:30 A.M. RENAISSANCE AT BRIDGES OF OAKTON, A 2002-HM-012 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants must clear MA violations indicated in a Notice of Violation dated April 2, 2002, within 15 days of receipt Admin of the Notice. Located at 2552 Bridge Hill La. on approx. 1.73 ac. of land zoned R-E. Moved to Hunter Mill District. Tax Map 36-2 ((13)) 15. 10/8/02 per appl req.

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 7/8/02  
BZA/APP: 7/16/02

**BOARD OF ZONING APPEALS AGENDA  
JULY 23, 2002**

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 23, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. LEO J. MILANOWSKI, JR. & DIANE E. RYDEL-MILANOWSKI, VC 2002-MV-081 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 27.4 ft. and eaves 25.8 ft. and 26.2 ft. from front lot line. Located at 8017 Washington Rd. on approx. 14,300 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-2 ((3)) 104 and 105.  
JJ  
Approved
- 9:00 A.M. JOHNNY A. KITTS & CARLA J. LEAP, VC 2002-SP-083 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 18.5 ft. from rear lot line. Located at 8824 Applecross La. on approx. 8,624 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 89-3 ((6)) 230.  
JJ  
Approved
- 9:00 A.M. THANH CHAU HUYNH, SP 2002-LE-028 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit dwelling to remain 15.0 ft. from one side lot line and 14.9 ft. from other side lot line. Located at 6259 Wills St. on approx. 12,877 sq. ft. of land zoned R-1. Lee District. Tax Map 91-1 ((6)) 13. (Concurrent with VC 2002-LE-079).  
MS  
Approved
- 9:00 A.M. THANH CHAU HUYNH, VC 2002-LE-079 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure 10.0 ft. from side lot line and 4.5 ft. high fence to remain in front yard. Located at 6259 Wills St. on approx. 12,877 sq. ft. of land zoned R-1. Lee District. Tax Map 91-1 ((6)) 13. (Concurrent with SP 2002-LE-028).  
MS  
Approved
- 9:00 A.M. JOSE A. MENDEZ, SP 2002-LE-029 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 2.0 ft. from side lot line and 2.3 ft. from rear lot line. Located at 5914 Erving St. on approx. 9,023 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((2)) (20) 8.  
JCB  
Admin  
Moved to  
10/01/02 for notices

- 9:00 A.M. SALAMEH BROTHERS CONSTRUCTION CO., VC 01-V-187 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with proposed Lot 2 having a lot width of 55.32 ft. Located at 9111 Ox Rd. on approx. 2.74 ac. of land zoned R-1. Mt. Vernon District. Tax Map 106-2 ((1)) 29. (Moved from 2/5/02, 3/5/02 and 4/9/02) (def. From 6-4-02)
- JCB  
Approved
- 9:30 A.M. GLENN AND ANN ROUNSEVELL, SP 2002-PR-026 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 8.8 ft. from side lot line. Located at 2468 Buckelew Dr. on approx. 2.30 ac. of land zoned R-3. Providence District. Tax Map 40-3 ((1)) 51. (Def. From 7/16/02)
- MS  
Approved
- 9:30 A.M. IL CIGNO RISTORANTE, A 2001-HM-021 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant has installed on the property a tent which displays advertising signs, without Building Permit or Sign Permit approval and without obtaining Architectural Review Board approval of such permits, as required in the Historic Overlay District, all in violation of Zoning Ordinance provisions. Located at 1617 Washington Pl. on approx. 6,233 sq. ft. of land zoned PRC and HD. Hunter Mill District. Tax Map 17-2 ((31)) 1617 and B. (Admin moved from 10/23/01, 1/8/02 and 5/7/02)
- DK  
Admin  
Moved to 10/1/02  
per appl. req.
- 9:30 A.M. ERNEST A. AND EILEEN M. DEMARCO, A 2002-PR-002 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that a portion of land abutting appellants' property was previously dedicated for public right-of-way and, therefore, is not subject to density credit. Located at 3428 Woodburn Rd. on approx. 41,857 sq. ft. of land zoned R-1. Providence District. Tax Map 59-1 ((1)) 17 and 59-1 ((8)) (B) A. (def. from 5/7/02)
- MES  
Def to 10/8
- 9:30 A.M. SHIRLEY M. HUNTER, TRUSTEE AND T. WILLIAM DOWDY, TRUSTEE, A 2002-MV-014 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are allowing a tenant to operate a service station/quick service food store/car wash without a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 8101 Backlick Rd. (aka 8101 Loisdale Rd.) on approx. 34,309 sq. ft. of land zoned C-8. Mt. Vernon District. Tax Map 99-1 ((1)) 4. (Def. from 7/2/02 for notices)
- DJQ  
Upheld

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 7/15/02  
BZA/APP: 7/23/02

**BOARD OF ZONING APPEALS AGENDA  
JULY 30, 2002**

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, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. TANYA MURPHY, VC 2002-MV-071 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 4.5 ft. from side lot line and 3.0 ft. from rear lot line. Located at 6019 Grove Dr. on approx. 6,864 sq. ft. of land zoned R-4 and HC. JCB Approved Mt. Vernon District. Tax Map 83-3 ((14)) (3) 13.
- 9:00 A.M. EDWARD A. & LAURA B. DIGGES, VC 2002-PR-084 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure 2.0 ft. from side lot line and 15.0 ft. from rear lot line. Located at 7712 Virginia La. on approx. 12,859 sq. ft. of land zoned R-3. Providence District. Tax Map 39-4 ((7)) 16. JCB Approved-In part
- 9:00 A.M. KEMAL M. ABUL-HAWA, VC 2002-PR-092 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 9.6 ft. from rear lot line. Located at 2112 Tysons Executive Ct. on approx. 6,486 sq. ft. of land zoned PDH-3. Providence District. Tax Map 39-2 ((48)) 13. JCB Approved
- 9:00 A.M. MICHAEL BRATTI, VC 2002-DR-085 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 13.0 ft. and chimneys 10.0 ft. and 11.0 ft. from side lot line. Located at 2025 Franklin Ave. on approx. 20,471 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((7)) 2. JJ Approved
- 9:00 A.M. ST. FRANCIS EPISCOPAL CHURCH OF GREAT FALLS, VA, SPA 82-D-087-4 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SP 82-D-087 previously approved for a church with child care center and nursery school to permit site modifications. Located at 9220 Georgetown Pi. on approx. 6.81 of land zoned R-E. Dranesville District. Tax Map 13-2 ((1)) 8. (moved from 7/9/02) JJ Admin Moved to 10/8/02

- 9:00 A.M. TRUSTEES OF MT. PLEASANT BAPTIST CHURCH, VC 2002-MA-060 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 13.0 ft. from front lot line and angle of bulk plane less than 45 degrees and to permit existing structure to remain 24.0 ft. from front lot line. Located at 6477 Lincolnia Rd. on approx. 4.31 ac. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((1)) 4, 4A, 5 and 6; 61-3 ((3)) 26B. (Concurrent with SPA 75-M-060-2). (admin moved from 7/2/02 and per appl. req. 7/16/02 per appl. req)
- JJ  
Admin  
Moved to  
8/13/02
- 9:00 A.M. TRUSTEES OF MOUNT PLEASANT BAPTIST CHURCH, SPA 75-M-060-2 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 75-M-060 previously approved for a place of worship to permit addition of land area, building additions and site Admin modifications. Located at 6477 Lincolnia Rd. on approx. 4.31 ac. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((1)) 4, 4A, 5 and 6; 61-3 ((3)) 26B. (Concurrent with VC 2002-MA-060). (admin moved from 7/2/02 and 7/16/02 per appl. req req)
- JJ  
Admin  
Moved to  
8/13/02
- 9:00 A.M. ARTHUR H. COLLIER, VC 2002-MV-073 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure 2.5 ft. from side lot line. Located at 8721 Old Mt. Vernon Rd. on approx. 34,848 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 110-2 ((1)) 29. (Def. Dec. from 7/16/02)
- MS  
Approved-  
In Part
- 9:30 A.M. SANG T. KIM AND BONG Y. KIM, A 2001-MA-004 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that a building addition which was constructed on the appellants' property violates setback and floor area ratio requirements for the C-5 District and was constructed without valid site plan approval or a valid Building Permit, all in violation of Zoning Ordinance provisions. Located at 8716 Little River Tnpk. on approx. 8,150 sq. ft. of land zoned C-5. Mason District. Tax Map 59-3 ((1)) 8B. (Def. from 5/22/01, 7/10/01, 10/23/01) (Admin. moved from 1/8/02 and 4/23/02)
- DJQ  
Withdrawn
- 9:30 A.M. CLYDE W. PROFFITT, A 2001-LE-014 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant is maintaining two dwelling units on property in violation of Sect. 2-501 of the Zoning Ordinance. Located at 3122 Clayborne Ave. on approx. 16,816 sq. ft. of land zoned R-2. Lee District. Tax Map 92-2 ((18)) (5) 27. (Admin moved from 8/14/01) (Def. from 9/18/01) (Admin moved from 12/11/01 and 2/26/02) (cont'd from 5/21/02)
- DK  
Cont'd to  
10/15/02
- 9:30 A.M. MEHRAN HOUSHANGNEJAD, A 2002-BR-008 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant is parking a wrecker in the R-3 District which exceeds the 12,000 pound gross weight limit for wreckers that are allowed to be parked in a residential district, in violation of Zoning Ordinance provisions. Located at 5520 Hinton St. on approx. 10,856 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (11) 16. (Def. From 6/4/02)
- JER  
Cont'd to  
9/10/02

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 7/22/02  
BZA/APP: 7/30/02

**BOARD OF ZONING APPEALS AGENDA  
AUGUST 6, 2002**

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, August 6, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. MYRNA Z. KROH, VC 2002-PR-087 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 5.0 ft. and eave 3.6 ft. from side lot line. Located at 9110 Arlington Blvd. on approx. 21,780 sq. ft. of land zoned R-1. JCB Approved Providence District. Tax Map 48-4 ((4)) 6.
- 9:00 A.M. ISAKU AND YUKO HIGA, VC 2002-DR-086 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 3 inches and wall 1 ft. 3 in. from side lot line. Located at 6324 Georgetown Pi. on approx. 23,696 sq. ft. of land zoned R-1 and HD. JJ Approved Dranesville District. Tax Map 22-3 ((1)) 43.
- 9:00 A.M. POPLAR HEIGHTS RECREATION ASSOCIATION, INCORPORATED, SP 2002-PR-031 Appl. under Sect(s). 3-403 of the Zoning Ordinance for a previously approved community swimming and tennis club to permit site modifications. Located at 2463 Buckelew Dr. on approx. 10.1 ac. of land zoned R-4. JJ Approved Providence District. Tax Map 40-3 ((1)) 53.
- 9:00 A.M. MALCOLM M. MITCHELL, JR. AND LURA T. MITCHELL, VC 2002-MV-091 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 21.5 ft. from front lot line and 7.0 ft. from side lot line. Located at 2209 Belle Haven Rd. on approx. 11,152 sq. ft. of land zoned R-4. MS Approved Mt. Vernon District. Tax Map 83-3 ((14)) (21) 8.
- 9:00 A.M. CHARLES MERLIN, VC 2002-SU-088 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 4.8 ft. from side lot line such that side yards total 15.0 ft. Located at 3116 Franklins Way on approx. 11,132 sq. ft. of land MS Approved zoned PDH-2. Sully District. Tax Map 35-2 ((12)) 69.

9:00 A.M. MOHAMMAD HUMAYN SULTANY, SP 2002-LE-030 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals.  
MS Located at 6518 Delia Dr. on approx. 5,661 sq. ft. of land zoned R-5. Lee District. Tax  
Admin Map 91-2 ((8)) 42.  
Moved to 9/17/02

9:30 A.M. BX AUTO CENTER, LLC, A 2001-MA-036, A 2001-MA-037, A 2001-MA-038, A 2001-MA-039, A 2001-MA-040 Appls. under Sect(s). 18-301 of the Zoning Ordinance.  
MES Appeal of determination that appellant is allowing tenants to operate Vehicle Light and/or Major Service Establishments without Special Exception approval and without valid Non-Residential Use Permits, as well as junk yards/storage yards, all in violation of Zoning Ordinance provisions. Located at 5723-C, 5723-D, 5723-E and 5723-F Center La. on approx. 44,544 sq. ft. of land zoned C-8, SC, HC and CRD. Mason District. Tax Map 61-2 ((20)) 10. (Admin. moved from 2/5/02 and 6/18/02) (Def from 4/16/02)

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 7/29/02

BZA/APP: 8/6/02

**BOARD OF ZONING APPEALS AGENDA  
AUGUST 13, 2002**

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, August 13, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. SCOTT S. & MARTHA GEORGE, VCA 98-H-117 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 6.8 ft. from side lot line and accessory structure to remain in front yard of a lot containing 36,000 sq. ft. or less. Located at 1636 Irvin St. on approx. 27,992 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 28-4 ((10)) 42.
- JJ  
Approved
- 9:00 A.M. FRANK W. CORLEY, SP 2002-MV-035 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 7.0 ft. from side lot line. Located at 8430 Blakiston La. on approx. 13,958 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((11)) (3) 9A.
- JJ  
Approved
- 9:00 A.M. TRUSTEES OF MT. PLEASANT BAPTIST CHURCH, VC 2002-MA-060 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 13.0 ft. from front lot line and angle of bulk plane less than 45 degrees and to permit existing structure to remain 24.0 ft. and 23.0 ft. from front lot line. Located at 6477 Lincolnia Rd. on approx. 4.31 ac. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((1)) 4, 4A, 5 and 6; 61-3 ((3)) 26B. (Concurrent with SPA 75-M-060-2). (admin moved from 7/2/02, 7/16/02 and 7/30/02 per appl. req)
- JJ  
Cont'd to  
9/17/02
- 9:00 A.M. TRUSTEES OF MOUNT PLEASANT BAPTIST CHURCH, SPA 75-M-060-2 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 75-M-060 previously approved for a place of worship to permit addition of land area, building additions and site modifications. Located at 6477 Lincolnia Rd. on approx. 4.31 ac. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((1)) 4, 4A, 5 and 6; 61-3 ((3)) 26B. (Concurrent with VC 2002-MA-060). (admin moved from 7/2/02 7/16/02 and 7/30/02per appl. req)
- JJ  
Cont'd to  
9/17/02



9:00 A.M. ROBERT E. WHITE, VC 2002-HM-095 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 5.7 ft. from side lot line. Located at 12821 JCB Pinecrest Rd. on approx. 15,546 sq. ft. of land zoned R-2 (Cluster). Hunter Mill District. Approved Tax Map 25-4 ((10)) 409.

9:00 A.M. ERIC MERCIER, VC 2002-HM-097 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 9.1 ft. from side lot line. Located at 1628 JCB Hicks Dr. on approx. 1.22 ac. of land zoned R-1. Hunter Mill District. Tax Map 28-2 Approved ((3)) 9.

9:00 A.M. INES DEJESUS AND MARTHA A. CARRERO, VC 2002-LE-089 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 10.8 ft. from rear lot line and 7.0 ft. from side lot line. Located at 6528 Riefton Ct. on approx. 3,676 sq. ft. of JCB land zoned R-5. Lee District. Tax Map 91-2 ((8)) 28A. Approved

9:00 A.M. NICHOLAS TSIMBIDIS, VCA 90-V-096 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure in minimum required front yard of a lot containing 36,000 sq. ft. or less and permit dwelling to remain 29.4 ft. from front JCB lot line. Located at 5860 Nicotine Trail on approx. 17,500 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 119-4 ((2)) (21) 34 - 40. Approved

9:30 A.M. NORMAN AND PATRICIA MIXON, A 2002-PR-016 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants have erected an accessory structure and a fence which do not comply with applicable requirements and established a junk yard and storage yard on property in the R-4 District, all in violation of JCB Zoning Ordinance provisions. Located at 6803 Custis Pkwy. on approx. 12,482 sq. ft. of Upheld land zoned R-4. Providence District. Tax Map 50-4 ((5)) 451.

**JOHN DIGIULIAN, CHAIRMAN**

**Final w/o: 8/5/02**  
**BZA/APP: 8/13/02**

**BOARD OF ZONING APPEALS AGENDA**  
**AUGUST 20, 2002**

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, August 20, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

**(IF NEEDED)**

**Final w/o: 8/12/02**  
**BZA/APP: 8/20/02**

**BOARD OF ZONING APPEALS AGENDA**  
**AUGUST 27, 2002**

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, August 27, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

**(NO MEETING)**

Final w/o: 8/19/02  
BZA/APP: 8/27/02

**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 3, 2002**

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 3, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

MATTERS PRESENTED BY BOARD MEMBERS

**NO MEETING**

Final w/o: 8/26/02

BZA/APP: 9/3/02

**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 10, 2002**

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 10, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. KYLE P. MAY, VC 2002-MA-107 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. Located at 6831 Little River Tnpk. on approx. 28,518 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 71-2 ((1)) 12A.  
SL  
Def. Dec. to 10/8/02
- 9:00 A.M. CAFE U & I INC., SPA 96-M-006 Appl. under Sect(s). 4-603 of the Zoning Ordinance to amend SP 96-M-006 previously approved for commercial recreation use to permit change in permittee. Located at 7031 Little River Tnpk. on approx. 3.07 ac. of land zoned C-6, HC, SC and CRD. Mason District. Tax Map 71-1 ((1)) 116A.  
MS (JJ)  
Approved
- 9:00 A.M. ROBERT M. & BARBARA B. NOVOGRATZ, SP 2002-MV-024 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit shed to remain 2.0 ft. from rear lot line and 0.9 ft. from side lot line and trellis 0.0 ft. from rear lot line. Located at 8724 Waterford Rd. on approx. 15,344 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 111-1 ((6)) (16) 23A. (Admin moved from 7/2/02 and 7/9/02 per appl. req)  
MS  
Approved
- 9:00 A.M. RAINBOW ACADEMY LLC AND ST. KATHERINE'S GREEK ORTHODOX CHURCH, TRUSTEES, SPA 93-M-119 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 93-M-119 previously approved for a church and related facilities to permit child care center and site modifications. Located at 3149 Glen Carlyn Rd. on approx. 4.43 ac. of land zoned R-3. Mason District. Tax Map 61-2 ((1)) 16.  
MS  
Cont'd to 11/12/02
- 9:00 A.M. MITCHELL J. LIAKOS & MELISSA M. BUCKMASTER, VC 2002-HM-098 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. Located at 1643 White Pine Dr. on approx. 36,116 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 28-1 ((25)) (2) 6.  
JCB  
Def. Dec to 11/19/02

- 9:00 A.M. JOHN L. BLEDSOE, VC 2002-DR-101 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure 15.0 ft. from rear lot line. Located at 2003 Griffith Rd. on approx. 10,955 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((11)) 16.  
JCB  
Approved
- 9:00 A.M. CONCEPTS 21, LTD., SP 2002-SU-034 Appl. under Sect(s). 4-603 of the Zoning Ordinance to permit an indoor recreation facility. Located at 4312 Chantilly Place Shopping Center on approx. 9,200 sq. ft. of land zoned C-6 and WS. Sully District. Tax Map 44-1 ((9)) F1.  
JCB  
Approved
- 9:30 A.M. DELANO CONTAINER SERVICES, INC., A 2001-LE-001 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant is operating a recycling center without site plan approval or a Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 5520 Vine St. on approx. 18,703 sq. ft. of land zoned I-5. Lee District. Tax Map 81-2 ((4)) 10. (moved from 4/24/01 and 8/7/01) (Deferred from 11/13/01) (admin moved from 3/5/02)  
JB  
Withdrawn
- 9:30 A.M. JIMMIE AND MARGIE WALKER, A 2002-LE-001 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants' property is being used as a contractor's office and shop, storage yard, junk yard and a heavy equipment and specialized vehicle sale, rental and service establishment and that such activity has been established in violation of various Zoning Ordinance provisions. Located at 7801 Cinder Bed Rd. on approx. 1.06 ac. of land zoned I-5. Lee District. Tax Map 99-2 ((1)) 20. (Def. from 4/30/02)  
DLV  
Def. for  
posting  
sugg.  
10/15/02
- 9:30 A.M. T. WILLIAM DOWDY AND SHIRLEY M. HUNTER, TRUSTEES, A 2001-LE-023 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants' property is being used as a junk yard and storage yard, a portion of which is located in a floodplain, and that such activities are in violation of Zoning Ordinance provisions. Located on the W. side of Cinder Bed Rd., approx. .37 mi. N. of the Hill Park Dr. intersection on approx. 36.6 ac. of land zoned R-1. Lee District. Tax Map 90-4 ((1)) 6B. (Admin moved from 10/30/01 and 11/27/01) (continued from 1/22/02 and 4/30/02) (Def. for Dec. Only from 6/4/02)  
DK  
Def. sugg  
By staff  
To 2/4/03
- 9:30 A.M. MEHRAN HOUSHANGNEJAD, A 2002-BR-008 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant is parking a wrecker in the R-3 District which exceeds the 12,000 pound gross weight limit for wreckers that are allowed to be parked in a residential district, in violation of Zoning Ordinance provisions. Located at 5520 Hinton St. on approx. 10,856 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (11) 16. (Def. From 6/4/02) (cont'd from 7/30/02)  
JER  
dismissed

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 9/2/02  
BZA/APP: 9/10/02

**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 17, 2002**

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 17, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. TAURUS ENTERPRISES, INC., VC 2002-PR-093 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with proposed Lot 2 having a lot width of 41.0 ft. Located at 7607 Idylwood Rd. on approx. 40,380 sq. ft. of land zoned R-3. Providence District. Tax Map 40-3 ((1)) 21A.  
JJ  
Approved
- 9:00 A.M. MARIA MCMURRAY, VC 2002-MV-094 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure in a minimum required front yard. Located at 9300 Davis Dr. on approx. 36,257 sq. ft. of land zoned R-1. Mt. Vernon District. Tax Map 106-4 ((4)) 27.  
JJ  
Approved
- 9:00 A.M. TRUSTEES OF MT. PLEASANT BAPTIST CHURCH, VC 2002-MA-060 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 13.0 ft. from front lot line and angle of bulk plane less than 45 degrees and to permit existing structure to remain 24.0 ft. and 23.0 ft. from front lot line. Located at 6477 Lincolnia Rd. on approx. 4.31 ac. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((1)) 4, 4A, 5 and 6; 61-3 ((3)) 26B. (Concurrent with SPA 75-M-060-2). (admin moved from 7/2/02, 7/16/02 and 7/30/02 per appl. req) (cont'd from 8/13/02)  
JJ  
Approved
- 9:00 A.M. TRUSTEES OF MOUNT PLEASANT BAPTIST CHURCH, SPA 75-M-060-2 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 75-M-060 previously approved for a place of worship to permit addition of land area, building additions and site modifications. Located at 6477 Lincolnia Rd. on approx. 4.31 ac. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((1)) 4, 4A, 5 and 6; 61-3 ((3)) 26B. (Concurrent with VC 2002-MA-060). (admin moved from 7/2/02 7/16/02 and 7/30/02per appl. req) (cont'd from 8/13/02)  
JJ  
approved

- 9:00 A.M. WALTER A. PEZET, VC 2002-DR-100 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 5.0 ft. from side lot line and 18.0 ft. from rear lot line. Located at 6440 Gerard Ct. on approx. 10,844 sq. ft. of land zoned R-3. JCB Approved Dranesville District. Tax Map 41-1 ((14)) 11.
- 9:00 A.M. JEANNE B. HERRICK, SP 2002-PR-033 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit accessory dwelling unit. Located at 2207 Arden St. on approx. 8,613 sq. ft. of land zoned R-5. Providence District. Tax Map 39-4 ((24)) (2) 10. MS Admin moved to 10/29/02 Per appl. req.
- 9:00 A.M. MOHAMMAD HUMAYN SULTANY, SP 2002-LE-030 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. MS Located at 6518 Delia Dr. on approx. 5,661 sq. ft. of land zoned R-5. Lee District. Tax Def. dec. Map 91-2 ((8)) 42. (Admin. moved from 8/6) To 10/29
- 9:30 A.M. MARILDA N. ADAMS, A 2000-DR-038 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant has added fill dirt on her SE property to a depth in excess of eighteen inches and thus altered the natural drainage upheld in the area in violation of Zoning Ordinance provisions. Located at 6312 Old Dominion Dr. on approx. 9,322 sq. ft. of land zoned R-1. Dranesville District. Tax Map 31-3 ((1)) 136. (Moved from 3/6/01, 5/8/01, 6/26/01, 8/25/01 and 1/29/02) (Continued from 3/26/02)
- 9:30 A.M. IRA AND VIRGINIA COX L.P. & COMMONWEALTH CONSTRUCTION MANAGEMENT, INC., T/A HANDYMAN CONCRETE, A 2002-SU-015 Appl. under JCR Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are Def. dec. allowing uses to exist on the property which are either not allowed in the I-5 District or To 11/26 have been established without approval of a Site Plan, Building Permits or Non-Residential Use Permits, all in violation of Zoning Ordinance provisions. Located at 13800 Barnsfield Rd. on approx. 7.92 ac. of land zoned I-5 and HD. Sully District. Tax Map 34-2 ((1)) 3A. (Admin moved from 8/13/02)
- 9:30 A.M. GARY GRIMM, A 2002-SU-018 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant is operating a contractor's office and shop in the MA R-1 District in violation of Zoning Ordinance provisions. Located at 13716 Lee Jackson Withdrawn Mem. Hwy. on approx. 15,365 sq. ft. of land zoned R-1 and HC. Sully District. Tax Map 34-4 ((5)) 1.

**JOHN DIGIULIAN, CHAIRMAN**



Final w/o: 9/9/02  
BZA/APP: 9/17/02

**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 24, 2002**

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, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. MELVINA TARAZI SAAD, VC 2002-DR-111 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of deck 22.5 ft. from front lot line and fence greater than 4.0 ft. in height in front yard of a through lot. Located at 6915 Bonheim Ct. on approx. 10,501 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((52)) 9.  
JJ  
Approved
- 9:00 A.M. FAIR OAKS GLEN HOMEOWNERS ASSOCIATION, PHILLIP N.P. NGUYEN, MILAGROS V. NGUYEN, TRUNG H. NGUYEN, HANH B. QUACH, GODANDARAMAN AND RAMANI RADHAKRISHNAN, PHILIP C. KLETT, TERESA L. PRICE, DEBRA HANNEMAN AND PHILIPPE S. JEAN BAPTISTE, PATRICIA J. AND IVAN L. MILLS, GARY M. AND LORNA B. JACKSON, MATTHEW J. AND MARGARET A. FLANIGAN, VC 2002-SU-103 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit the construction of a fence greater than 4.0 ft. in height in front yards. Located at 3701, 3703, 3705, 3709 Valley Oaks Dr.; 12694 Valley Oaks Ct.; 12730, 12732, 12734 Alder Woods Dr. on approx. 15.06 ac. of land zoned R-3 (Cluster). Sully District. Tax Map 45-2 ((15)) A, 19 – 21, 23, 24, 41 - 43.  
JCB  
Approved
- 9:00 A.M. JACQUES L. BOUROT, VC 2002-PR-104 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 23.0 ft. from front lot line. Located at 8736 Wolftrap Rd. on approx. 19,392 sq. ft. of land zoned R-1 and HC. Providence District. Tax Map 39-1 ((4)) 5B.  
JCB  
Approved
- 9:00 A.M. ROSE E. AND LOUIS A. WATKINS, SP 2002-MA-036 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit dwelling to remain 10.0 ft. from side lot line. Located at 6332 River Downs Rd. on approx. 19,354 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((32)) 31.  
MS  
Approved

9:30 A.M. RALPH C. DUKE, A 1999-HM-026 Appl. under Sect(s) 18-301 of the Zoning Ordinance. Determination that appellant is maintaining two separate dwelling units on one lot in violation of Zoning Ordinance provisions. Located at 9935-A Corsica St. on approx. 37,885 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 38-3 ((1)) 3. (Deferred from 9/21/99, 11/9/99 and 11/28/00). (Def. From 3/27/01 and 9/25/01)

DK  
Def. for one  
Year

9:30 A.M. MICHAEL P. D'AIUTO, A 2002-PR-019 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant is operating a car wash in the I-5 District without Special Exception approval in violation of Zoning Ordinance provisions. Located at 1524V Spring Hill Rd. on approx. 5.61 ac. of land zoned I-5. Providence District. Tax Map 29-3 ((1)) 60C.

JER  
Def to 10/22

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 9/16/02  
BZA/APP: 9/24/02

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 1, 2002**

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, October 1, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. BETTY M. MEADOWS, VC 2002-DR-057 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit existing structures to remain 11.5 ft. and 10.8 ft. from side lot line.  
TS Located at 11254 Leesburg Pi. on approx. 5.0 ac. of land zoned R-1. Dranesville Def. to 10/22 District. Tax Map 11-2 ((1)) 22C. (In association with SE 2002-PR-012)
- 9:00 A.M. DOUGLAS K. & MICHELLE CLEVELAND, VC 2002-SP-105 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 27.8 ft. from front lot line.  
MS Located at 12234 Blue Topaz La. on approx. 33,654 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 53.  
Approved
- 9:00 A.M. TRUSTEES OF SIKH FOUNDATION OF VIRGINIA, SPA 83-D-098 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 83-D-098 previously approved for church (temple) and related facilities to permit change in land area, building addition and site modifications. Located at 7250 Ox Rd. on approx. 5.49 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-4 ((1)) 7E pt. and 7F.  
JJ Def. dec To 10/8
- 9:00 A.M. MALINI S. CUNJE, SP 2002-PR-037 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit a home child care facility. Located at 2828 Cedar La. on approx. 14,040 sq. ft. of land zoned R-1. Providence District. Tax Map 49-1 ((4)) 15.  
JJ approved
- 9:00 A.M. DENISE B. DORITY, VC 2002-DR-090 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 18.8 ft. from rear lot line and dwelling to remain 8.3 ft. from side lot line. Located at 6732 Baron Rd. on approx. 6,250 sq. ft. of land zoned R-3. Dranesville District. Tax Map 21-4 ((8)) (M) 19. (Admin moved from 9/10/02 per appl. req.)  
JCB Approved

- 9:00 A.M. JOSE A. MENDEZ, SP 2002-LE-029 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 2.0 ft. from side lot line and 2.3 ft. from rear lot line. Located at 5914 Erving St. on approx. 9,023 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((2)) (20) 8. (Admin moved from 7/23/02 and 8/13/02 for notices)
- JCB  
dismissed
- 9:30 A.M. LAKESIDE INN OF RESTON, INC., A 2002-HM-021 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant has erected a tent which is not in substantial conformance with the zoning for the site which was approved as a portion of rezoning application A-502. Located at 1617 Washington Pl. on approx. 6,233 sq. ft. of land zoned PRC and HD. Hunter Mill District. Tax Map 17-2 ((31)) 1617 and a portion of Washington Plaza.
- Def. to  
1/14/03
- 9:30 A.M. LAKESIDE INN OF RESTON, INC. D/B/A IL CIGNO RISTORANTE, A 2001-HM-021 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant has installed on the property a tent which displays advertising signs, without Building Permit or Sign Permit approval and without obtaining Architectural Review Board approval of such permits, as required in the Historic Overlay District, all in violation of Zoning Ordinance provisions. Located at 1617 Washington Pl. on approx. 6,233 sq. ft. of land zoned PRC and HD. Hunter Mill District. Tax Map 17-2 ((31)) 1617 and a portion of Washington Plaza. (Admin moved from 10/23/01, 1/8/02 5/7/02 and 7/23/02)
- DK  
Def. to  
4/1/03
- 9:30 A.M. E.P. MOWING & LANDSCAPING, INC., A 2002-MV-013 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant is allowing the operation of a contractor's office in the C-8 District without a valid Non-Residential Use Permit or Site Plan approval in violation of Zoning Ordinance provisions. Located at 8801 Richmond Hwy. on approx. 2.85 ac. of land zoned C-6, C-8, HC, HD and CRD. Mt. Vernon District. Tax Map 109-2 ((2)) 9. (Admin from 7/30/02 per appl. req.)
- SE  
Def to  
10/29/02

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 9/23/02  
BZA/APP: 10/1/02

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 8, 2002**

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, October 8, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. KYLE P. MAY, VC 2002-MA-107 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. Located at 6831 Little River Tnpk. on approx. 28,518 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 71-2 ((1)) 12A. (Def. Dec. from 9/10/02)  
SL  
denied
- 9:00 A.M. JOSEPH AND SUZANNE COTELLESSA, VC 2002-MV-108 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 18.8 ft. and 18.9 ft. from side lot lines. Located at 10531 Amity St. on approx. 21,782 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 113-4 ((6)) 110.  
JCB  
Withdrawn
- 9:00 A.M. DOUGLAS J. FEARSON, VC 2002-SU-119 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 19.6 ft. from rear lot line. Located at 13121 Ladybank La. on approx. 13,152 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 35-1 ((2)) 573.  
JCB  
Approved
- 9:00 A.M. THOMAS W. PEARSON, SR., VC 2002-MA-106 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 1.9 ft. from side lot line. Located at 5508 Sheldon Dr. on approx. 10,314 sq. ft. of land zoned R-4. Mason District. Tax Map 81-1 ((4)) (J) 9. (Concurrent with SP 2002-MA-039).  
MS  
Denied
- 9:00 A.M. THOMAS W. PEARSON, SR., SP 2002-MA-039 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 1.7 ft. from rear lot line and 7.2 ft. from side lot line. Located at 5508 Sheldon Dr. on approx. 10,314 sq. ft. of land zoned R-4. Mason District. Tax Map 81-1 ((4)) (J) 9. (Concurrent with VC 2002-MA-106).  
MS  
Approved

- 9:00 A.M. RONALD W. CAIN, VC 2002-MV-122 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit constructin of addition 7.0 ft. from side lot line and fence greater than 7.0 ft. in height to remain. Located at 1702 Elkin St. on approx. 12,043 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-4 ((15)) 5.  
JJ  
Approved-in part
- 9:00 A.M. TRUSTEES OF FIRST BAPTIST CHURCH OF FOX CHASE, SP 2002-MA-038 Appl. under Sect(s). 3-203 of the Zoning Ordinance to permit a place of worship. Located at 4215 Pine La. on approx. 1.78 ac. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 63.  
JJ  
Admin  
Moved to 10/29 per appl. Req.
- 9:00 A.M. ST. FRANCIS EPISCOPAL CHURCH OF GREAT FALLS, VA, SPA 82-D-087-4 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SP 82-D-087 previously approved for a church with child care center and nursery school to permit site modifications. Located at 9220 Georgetown Pi. on approx. 6.81 of land zoned R-E. Dranesville District. Tax Map 13-2 ((1)) 8. (moved from 7/9/02 and 7/30/02)  
JJ  
approved
- 9:00 A.M. TRUSTEES OF SIKH FOUNDATION OF VIRGINIA, SPA 83-D-098 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 83-D-098 previously approved for church (temple) and related facilities to permit change in land area, building addition and site modifications. Located at 7250 Ox Rd. on approx. 5.49 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-4 ((1)) 7E pt. and 7F. (def from 10/1/02 for decision only)  
JJ  
Def dec to 10/29/02
- 9:30 A.M. RENAISSANCE AT BRIDGES OF OAKTON, A 2002-HM-012 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants must clear violations indicated in a Notice of Violation dated April 2, 2002, within 15 days of receipt of the Notice. Located at 2552 Bridge Hill La. on approx. 1.73 ac. of land zoned R-E. Hunter Mill District. Tax Map 36-2 ((13)) 15. (admin moved from 7/16/02 per appl req.)  
MA  
withdrawn
- 9:30 A.M. ROBERT ASHLEY ROWE AND LISA M. RAND-ROWE, A 2002-HM-017 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the erection of a six foot fence in the front yard of a corner lot is in violation of Zoning Ordinance provisions. Located at 2412 Carey La. on approx. 28,734 sq. ft. of land zoned R-2. Hunter Mill District. Tax Map 38-3 ((20)) 41. (Admin moved from 8/13/02 per appl. req)  
SE  
Upheld
- 9:30 A.M. ERNEST A. AND EILEEN M. DEMARCO, A 2002-PR-002 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that a portion of land abutting appellants' property was previously dedicated for public right-of-way and, therefore, is not subject to density credit. Located at 3428 Woodburn Rd. on approx. 41,857 sq. ft. of land zoned R-1. Providence District. Tax Map 59-1 ((1)) 17 and 59-1 ((8)) (B) A. (def. from 5/7/02 and 7/23/02)  
MES  
w/d

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 9/30/02  
BZA/APP: 10/8/02

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 15, 2002**

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, October 15, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. ST. JAMES EPISCOPAL CHURCH, TRUSTEES, SPA 86-V-052-2 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 86-V-052 previously approved for a church with a child care center to permit site modifications and building addition. Located at 5614 Old Mill Rd. on approx. 5.12 ac. of land zoned R-2. Mt. Vernon District. Tax Map 110-1 ((1)) 4B.  
JCB  
Approved
- 9:00 A.M. JAMES L. HICKERSON, VC 2002-PR-075 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with each lot having a width of 60.23 ft. Located at 7704 Virginia La. on approx. 34,998 sq. ft. of land zoned R-3. Providence District. Tax Map 39-4 ((7)) 17. (Admin from 8/6/02 and 9/24/02 per appl. Moved to req.)  
JCB  
Admin  
Moved to  
11/19/02 per appl. req
- 9:00 A.M. WILLIAM L. AND NANCY J. MAHONEY, VC 2002-SU-112 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 12.1 ft. from rear lot line. Located at 13187 Blue Fox La. on approx. 5,525 sq. ft. of land zoned PDH-3 and WS. Sully District. Tax Map 35-3 ((23)) (7) 18.  
JCB  
Approved
- 9:00 A.M. WANDA C. J. MCCAIN, VC 2002-MV-113 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 20.2 ft. from front lot line of a corner lot. Located at 8902 Stratford La. on approx. 13,042 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 111-1 ((3)) (8) 5.  
JJ  
Approved
- 9:00 A.M. MEMORIAL HEIGHTS, LLC, VC 2002-MV-110 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 17.0 ft. from front lot line of a corner lot. Located at 2913 Memorial Heights Dr. on approx. 6,115 sq. ft. of land zoned R-3 and HC. Mt. Vernon District. Tax Map 93-1 ((18)) (E) 182 and 183.  
JJ  
Approved

- 9:00 A.M. PETER MARK PRINCIOTTO, VC 2002-DR-141 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit an addition 10.2 ft. from front lot line and 6.0 ft. high fence to remain in front yard of a corner lot. Located at 1258 Spring Hill Rd. on approx. 9,644 sq. ft. of land zoned R-1. Dranesville District. Tax Map 29-1 ((2)) 4.  
JJ  
Approved
- 9:00 A.M. ROBERT A. BURGOYNE, VCA 77-V-221 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit dwelling to remain 10.6 ft. and deck 11.8 ft. from side lot line and permit construction of addition 10.8 ft. and bay window 9.7 ft. from side lot line. Located at 6912 Arbor La. on approx. 21,781 sq. ft. of land zoned R-1. Dranesville District. Tax Map 21-4 ((11)) 11.  
JJ  
Approved
- 9:00 A.M. PHILIP P. & LI HWA SCIANNA, VC 2002-SP-109 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 6.0 ft. from side lot line such that side yards total 21.5 ft. Located at 9125 Donna Dean Dr. on approx. 11,137 sq. ft. of and zoned R-2 (Cluster). Springfield District. Tax Map 88-2 ((6)) 16.  
MS  
Approved
- 9:00 A.M. S. SCOTT AVERY, SP 2002-DR-040 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 10.8 ft. from side lot line. Located at 1921 Kenbar Ct. on approx. 19,527 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((24)) 19B.  
MS  
Approved
- 9:30 A.M. CLYDE W. PROFFITT, A 2001-LE-014 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant is maintaining two dwelling units on property in violation of Sect. 2-501 of the Zoning Ordinance. Located at 3122 Clayborne Ave. on approx. 16,816 sq. ft. of land zoned R-2. Lee District. Tax Map 92-2 ((18)) (5) 27. (Admin moved from 8/14/01) (Def. from 9/18/01) (Admin moved from 12/11/01 and 2/26/02) (cont'd from 5/21/02 and 7/30/02)  
DK  
Upheld
- 9:30 A.M. JIMMIE AND MARGIE WALKER, A 2002-LE-001 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants' property is being used as a contractor's office and shop, storage yard, junk yard and a heavy equipment and for specialized vehicle sale, rental and service establishment and that such activity has been established in violation of various Zoning Ordinance provisions. Located at 7801 Cinder Bed Rd. on approx. 1.06 ac. of land zoned I-5. Lee District. Tax Map 99-2 ((1)) 20. (Def. from 4/30/02 and 9/10/02)  
DLV  
Def. for Posting  
11/12/02

**JOHN DIGIULIAN, CHAIRMAN**



Final w/o: 10/7/02  
BZA/APP: 10/15/02

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 22, 2002**

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, October 22, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. BETTY M. MEADOWS, VC 2002-DR-057 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit existing structures to remain 11.5 ft. and 10.8 ft. from side lot line.  
TS Located at 11254 Leesburg Pi. on approx. 5.0 ac. of land zoned R-1. Dranesville  
Def to 11/12 District. Tax Map 11-2 ((1)) 22C. (In association with SE 2002-PR-012) (def from 10/1/02)
- 9:00 A.M. DEBBI L. AND RICHARD W. GORHAM, VC 2002-LE-117 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a dwelling and deck 15.2 ft. from side lot line. Located at 6405 Briarmoor La. on approx. 20,000 sq. ft. of land zoned R-1.  
MS Lee District. Tax Map 81-4 ((15)) 29.  
Approved
- 9:00 A.M. CHRISTOPHER & PATTI PICCIANO, VC 2002-SU-116 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 9.3 ft. from side lot line.  
MS Located at 4525 Silas Hutchinson Dr. on approx. 10,560 sq. ft. of land zoned R-C, WS and AN. Sully District. Tax Map 33-4 ((2)) 486.  
Approved
- 9:00 A.M. RASHNE & GARRETT GREEN, VC 2002-MA-114 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 30.0 ft. from front lot line and 5.0 ft. and 14.0 ft. from side lot lines. Located at 3643 Tallwood Terr. on approx. 20,743 sq. ft. of land zoned R-2. Mason District. Tax Map 61-3 ((14)) 353.  
JCB  
Approved
- 9:00 A.M. WILLIAM E. JAGG, VC 2002-MV-115 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 6.6 ft. from side lot line. Located at 1937 Shiver Dr. on approx. 10,657 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-3 ((24)) 17.  
JCB  
Approved

- 9:00 A.M. VALE UNITED METHODIST CHURCH, VC 2002-SU-123 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 22.0 ft. from front lot line of a corner lot. Located at 11528 Vale Rd. on approx. 5.62 ac. of land zoned R-1. Sully District. Tax Map 36-4 ((1)) 19. (Concurrent with SPA 73-C-187-3).  
JCB  
Approved
- 9:00 A.M. VALE UNITED METHODIST CHURCH, SPA 73-C-187-3 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 73-C-187 previously approved for a church and nursery school to permit building additions and increase in seats. Located at 11528 Vale Rd. on approx. 5.62 ac. of land zoned R-1. Sully District. Tax Map 36-4 ((1)) 19. (Concurrent with VC 2002-SU-123).  
JCB  
Approved
- 9:00 A.M. TRUSTEES OF ALL SAINTS EPISCOPAL CHURCH-SHARON CHAPEL, SP 2002-LE-041 Appl. under Sect(s). 3-203 of the Zoning Ordinance for an existing church to permit a building addition and to allow a reduction to minimum yard requirements based on error in building location to permit addition to remain 12.75 ft. from side lot line. Located at 3421 Franconia Rd. on approx. 5.95 ac. of land zoned R-2. Lee District. Tax Map 82-2 ((1)) 49 and 82-4 ((1)) 40.  
JJ  
Approved
- 9:00 A.M. NANCY BOSHOVEN, SP 2002-SU-042 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitation on the keeping of animals. Located at 5622 Rocky Run Dr. on approx. 11,355 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 54-1 ((7)) 28.  
JJ  
Approved
- 9:30 A.M. MARGARET BURNETTE, A 2002-MV-027 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that an accessory use (patio) has been constructed in the R-3 District on a lot which does not have a principal use, in violation of Zoning Ordinance provisions. Located at 8719 Thomas J. Stockton Pkwy. on approx. 8,894 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 111-1 ((6)) 12A.  
MA  
Cont'd to  
1/7/02
- 9:30 A.M. MICHAEL P. D'AIUTO, A 2002-PR-019 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant is operating a car wash in the I-5 District without Special Exception approval in violation of Zoning Ordinance provisions. Located at 1524V Spring Hill Rd. on approx. 5.61 ac. of land zoned I-5. Providence District. Tax Map 29-3 ((1)) 60C. (Def for decision only from 9/24/02)  
JER  
Reversed

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 10/14/02  
BZA/APP: 10/22/02

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 29, 2002**

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, October 29, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. TRUSTEES OF SIKH FOUNDATION OF VIRGINIA, SPA 83-S-098 Appl. under Sect(s).  
3-C03 of the Zoning Ordinance to amend SP 83-D-098 previously approved for  
JJ church (temple) and related facilities to permit change in land area, building addition  
Def dec to and site modifications. Located at 7250 Ox Rd. on approx. 5.49 ac. of land zoned R-C  
11/5/02 and WS. Springfield District. Tax Map 87-4 ((1)) 7E pt. and 7F. (def from 10/1/02 and  
10/8/02 for decision only)
- 9:00 A.M. BRIAN G. AND MARY K. DALY, VC 2002-SP-118 Appl. under Sect(s). 18-401 of the  
MS Zoning Ordinance to permit construction of addition 17.4 ft. from rear lot line. Located  
Approved at 6302 Clear Springs Ct. on approx. 9,985 sq. ft. of land zoned R-3 (Cluster).  
Springfield District. Tax Map 65-2 ((7)) 112.
- 9:00 A.M. BRUCE BRASHER, VC 2002-SP-121 Appl. under Sect(s). 18-401 of the Zoning  
MS Ordinance to permit construction of addition 4.4 ft. from side lot line. Located at 6006  
Approved Carrindale Ct. on approx. 10,318 sq. ft. of land zoned R-3 (Cluster). Springfield District.  
Tax Map 78-4 ((8)) 193.
- 9:00 A.M. JEANNE B. HERRICK, SP 2002-PR-033 Appl. under Sect(s). 8-918 of the Zoning  
MS Ordinance to permit accessory dwelling unit. Located at 2207 Arden St. on approx.  
Approved 8,613 sq. ft. of land zoned R-5. Providence District. Tax Map 39-4 ((24)) (2) 10.  
(Admin moved from 9/17/02)
- 9:00 A.M. MOHAMMAD HUMAYN SULTANY, SP 2002-LE-030 Appl. under Sect(s). 8-917 of the  
MS Zoning Ordinance to permit modification to the limitations on the keeping of animals.  
denied Located at 6518 Delia Dr. on approx. 5,661 sq. ft. of land zoned R-5. Lee District. Tax  
Map 91-2 ((8)) 42. (Admin. moved from 8/6) (Def dec. from 9/17/02)

- 9:00 A.M. CARL E. COX, TRUSTEE, VC 2002-MA-120 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 4.0 ft. from side lot line and 27.0 ft. from front lot line of a corner lot and deck 12.0 ft. from side lot line. Located at 6327 Lakeview Dr. on approx. 16,183 sq. ft. of land zoned R-2. Mason District. Tax Map 61-3 ((14)) 25.  
JJ  
Denied
- 9:00 A.M. TRUSTEES OF SEOUL PRESBYTERIAN CHURCH, SPA 95-S-029 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 95-S-029 previously approved for a church and related facilities to permit increase in land area, building additions and site modifications. Located at 6426 Ox Rd. on approx. 15.45 ac. of land zoned R-C and WS. Springfield District. Tax Map 77-3 ((1)) 35 and 36.  
JJ  
Admin  
Moved to  
12/17/02
- 9:00 A.M. TRUSTEES OF FIRST BAPTIST CHURCH OF FOX CHASE, SP 2002-MA-038 Appl. under Sect(s). 3-203 of the Zoning Ordinance to permit a place of worship. Located at 4215 Pine La. on approx. 1.78 ac. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 63. (Moved from 10/8/02)  
JJ  
Approved
- 9:00 A.M. ROBERT H. AND ELISE Q. CHRISCO, SP 2002-DR-043 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 14.5 ft. from rear lot line. Located at 2000 Va Ave. on approx. 37,868 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((8)) (5) 1, 2 pt. and 41-1 ((1)) (5) 32A.  
JCB  
Approved
- 9:00 A.M. GOOD SHEPHERD LUTHERAN CHURCH, SP 2002-HM-045 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit a church with a nursery school. Located on the S. side of Leesburg Pi., approx. 500 ft. E. of its intersection with Reston Ave. on approx. 7.93 ac. of land zoned R-1. Hunter Mill District. Tax Map 11-2 ((1)) 34C and 35.  
JCB  
Cont'd to  
11/26/02
- 9:30 A.M. EDMUND J. AND MIRIAM H. HARRIS, A 2000-MV-026 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants have established a junk yard in the R-1 District in violation of Par. 5 of Sect. 2-302 of the Zoning Ordinance. Located at 9100 Furnance Rd. on approx. 7.67 ac. of land zoned R-1. Mt. Vernon District. Tax Map 106-2 ((1)) 23. (Def. from 12/5/00. Moved from 3/6/01. Def. from 4/3/01. Def from 10/2/01, 12/11/01 and 3/26/02 for Decision Only)  
SE  
dismissed
- 9:30 A.M. SANDY C. HESS, A 2002-PR-028 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant's property did not meet minimum lot area requirements of the Zoning Ordinance when created, does not meet current minimum lot size requirements of the R-1 District, was not legally subdivided and is not buildable under Zoning Ordinance provisions. Located at 8415 Rainbow Rd. on approx. 23,870 sq. ft. of land zoned R-1. Providence District. Tax Map 39-1 ((1)) 47.  
JER  
Overturned

9:30 A.M. E.P. MOWING & LANDSCAPING, INC., A 2002-MV-013 Appl. under Sect(s). 18-301 of  
the Zoning Ordinance. Appeal of determination that appellant is allowing the operation  
SE of a contractor's office in the C-8 District without a valid Non-Residential Use Permit or  
Def dec to Site Plan approval in violation of Zoning Ordinance provisions. Located at 8801  
12/10/02 Richmond Hwy. on approx. 2.85 ac. of land zoned C-6, C-8, HC, HD and CRD. Mt.  
Vernon District. Tax Map 109-2 ((2)) 9. (Admin from 7/30/02 per appl. req.) (Def from  
10/1/02)

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 10/21/02  
BZA/APP: 10/29/02

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 5, 2002**

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, November 5, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. PATRICK AND ROBYN O'DONNELL, VC 2002-SP-132 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 11.3 ft. from rear lot line and 9.5 ft. from side lot line such that side yards total 16.3 ft. Located at 9121 Silver Pointe Way on approx. 5,614 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-4 ((14)) (A) 50.  
JJ  
Approved
- 9:00 A.M. LINDA K. SCHLAITZER AND JANICE M. TYREE, TRUSTEES FOR THE BERNADINE R. MELVIN TRUST, VC 2002-MA-124 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into 3 lots with proposed Lots 2 and 3 having lot widths of 0.0 ft. Located at 4921 Sunset La. on approx. 2.88 ac. of land zoned R-2. Moved to Mason District. Tax Map 71-4 ((1)) 2.  
JJ  
Admin  
Moved to  
12/10/02 per appl. Req.
- 9:00 A.M. RICHARD EUBANKS, VC 2002-LE-125 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 5.6 ft. and eave 4.5 ft. from side lot line and 26.2 ft. and eave 25.3 ft. from front lot line. Located at 8121 Martha St. on approx. 7,259 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 101-4 ((5)) 15.  
JJ  
Approved
- 9:00 A.M. JASON D. AND JEWELL C. HUDSON, VC 2002-SP-126 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 16.0 ft. from rear lot line. Located at 9114 Silver Pointe Way on approx. 6,758 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-4 ((14)) (A) 32.  
JJ  
Approved
- 9:00 A.M. DAVID L. RILEY, VC 2002-MV-128 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structure 4.0 ft. from side and rear lot lines. Located at 8029 Lynnfield Dr. on approx. 10,857 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-1 ((33)) 2.  
JCB  
Denied

- 9:00 A.M. ROBERTA M. HANKS, VC 2002-BR-133 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 9.4 ft. from side lot line and accessory structure to remain 6.0 ft. from rear lot line. Located at 8333 The Midway on approx. 23,969 sq. ft. of land zoned R-2. Braddock District. Tax Map 70-1 ((3)) 67.  
JCB  
Approved  
In part
- 9:00 A.M. MANUEL M. CIENFUEGOS, SP 2002-MV-044 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 5.8 ft. from side lot line. Located at 7816 Schelhorn Rd. on approx. 33,362 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-1 ((7)) (7) 15.  
JCB  
Denied
- 9:00 A.M. ISAIAS MEJIA, SP 2002-LE-048 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 9.5 ft. from side lot line. Located at 7209 Monticello Blvd. on approx. 8,400 sq. ft. of land zoned R-3 and HC. Lee District. Tax Map 80-3 ((3)) (72) 9.  
JCB  
Approved
- 9:00 A.M. TRUSTEES OF SIKH FOUNDATION OF VIRGINIA, SPA 83-S-098 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 83-D-098 previously approved for church (temple) and related facilities to permit change in land area, building addition and site modifications. Located at 7250 Ox Rd. on approx. 5.49 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-4 ((1)) 7E pt. and 7F. (def from 10/1/02 and 10/8/02 and 10/29/02 for decision only)  
JJ  
Approved
- 9:30 A.M. MARVIN D. AND JEAN P. TOOMBS, A 2002-MA-022 and A 2002-MA-023 Appls. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are allowing tenants to operate a Vehicle Major Service Establishment and a Truck Rental Establishment in the C-8 District without special exception approval and without valid Non-Residential Use Permits in violation of Zoning Ordinance provisions. Located at 5710 Center La. on approx. 23,352 sq. ft. of land zoned C-8, CRD, HC and SC. Mason District. Tax Map 61-2 ((20)) 16. (Concurrent with A 2002-MA-024). (Admin moved from 10/22/02 per appl. req)  
MES  
Intent to  
Defer  
Approved  
On 10/22/02  
To 1/14/03
- 9:30 A.M. MARVIN D. AND JEAN P. TOOMBS, A 2002-MA-024 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are allowing a tenant to operate a Vehicle Major Service Establishment in the C-8 District without special exception approval and without a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 5710 Center La. on approx. 19,039 sq. ft. of land zoned C-8, CRD, HC and SC. Mason District. Tax Map 61-2 ((20)) 17A. (Concurrent with A 2002-MA-022 and A 2002-MA-023). (Admin moved from 10/22/02 per appl. req)  
MES  
Intent to  
Defer  
Approved  
On 10/22/02  
To 1/14/03

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 10/28/02  
BZA/APP: 11/5/02

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 12, 2002**

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, November 12, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. BETTY M. MEADOWS, VC 2002-DR-057 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit existing structures to remain 11.5 ft. and 10.8 ft. from side lot line.  
TS Located at 11254 Leesburg Pi. on approx. 5.0 ac. of land zoned R-1. Dranesville  
Def dec. to District. Tax Map 11-2 ((1)) 22C. (In association with SE 2002-PR-012) (def from 10/1/02 and 10/22/02)  
1/21/03
- 9:00 A.M. RODGER G. ASHLEY, VC 2002-BR-096 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 5.5 ft. from side lot line such that side yards total 16.3 ft. Located at 5401 Sideburn Rd. on approx. 10,744 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 77-2 ((2)) 112. (Admin moved from 9/10/02 per appl. req)  
MS Admin Moved to 1/14/03 per appl req
- 9:00 A.M. ZUBAIR RANJBER, VC 2002-BR-127 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of fence greater than 4.0 ft. in height in front yard.  
MS Located at 4405 Shirley Gate Rd. on approx. 43,289 sq. ft. of land zoned R-C and WS.  
Approved Braddock District. Tax Map 56-4 ((6)) 4.
- 9:00 A.M. ELLEN H. SMITH, TRUSTEE, VC 2002-SU-131 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 5.0 ft. from side lot line. Located at 3418 Valewood Dr. on approx. 24,320 sq. ft. of land zoned R-2. Sully District. Tax Map 46-1 ((8)) 103.  
MS Approved
- 9:00 A.M. RAINBOW ACADEMY LLC AND ST. KATHERINE'S GREEK ORTHODOX CHURCH, TRUSTEES, SPA 93-M-119 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 93-M-119 previously approved for a church and related facilities to permit child care center and site modifications. Located at 3149 Glen Carlyn Rd. on approx. 4.43 ac. of land zoned R-3. Mason District. Tax Map 61-2 ((1)) 16. (Cont'd from



9/10/02)

- 9:00 A.M. EDWARD R. MCCAULEY, VC 2002-DR-102 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with proposed Lot B having a lot width of 80.0 ft. Located at 6638 Byrns Pl. on approx. 25,086 sq. ft. of land zoned R-4 and JJ  
Approved HC. Dranesville District. Tax Map 30-4 ((11)) 6. (Admin moved from 9/24/02 and 10/29/02 per appl req)
- 9:00 A.M. PATRICIO AND NANCY VILLALOBOS, SP 2002-MV-046 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 10.69 ft. and bay window 9.2 ft. from side JJ  
Approved lot line. Located at 8721 Lagrange St. on approx. 12,953 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 108-1 ((2)) 200A.
- 9:00 A.M. TRUSTEES OF FLORIS UNITED METHODIST CHURCH, SPA 88-C-057-3 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 88-C-057 previously JJ  
Approved approved for a church with child care center and nursery school to permit reduction in land area. Located at 2730 Centreville Rd. on approx. 5.3 ac. of land zoned R-1 and SC. Hunter Mill District. Tax Map 25-1 ((1)) 36 and 37.
- 9:00 A.M. JOHN MARCUCCI & DIANA GIAMMARCO, VC 2002-MV-129 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 8.8 ft. from side lot line. JCB  
Approved Located at 2500 Ryegate La. on approx. 10,959 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((2)) (19) 28.
- 9:00 A.M. KEVIN P. AND KRISTEN A. MCCARTHY, VC 2002-DR-130 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of deck 23.4 ft. from front lot line and fence greater than 4.0 ft. in height in front yard of a through lot. Located at 6913 JCB  
Approved Bonheim Ct. on approx. 10,501 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((52)) 10.
- 9:00 A.M. DOUGLAS L. AND ANN K.D. WALLS, VC 2002-PR-144 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 8.4 ft. from rear lot line. JCB  
Approved Located at 2152 Silentree Dr. on approx. 11,825 sq. ft. of land zoned R-4 (Cluster). Providence District. Tax Map 39-3 ((42)) 43.
- 9:30 A.M. JIMMIE AND MARGIE WALKER, A 2002-LE-001 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants' property is being used as a DLV  
Reversed contractor's office and shop, storage yard, junk yard and a heavy equipment and for specialized vehicle sale, rental and service establishment and that such activity has been established in violation of various Zoning Ordinance provisions. Located at 7801 Barn str. Upheld all  
Other det. Cinder Bed Rd. on approx. 1.06 ac. of land zoned I-5. Lee District. Tax Map 99-2 ((1)) 20. (Def. from 4/30/02, 9/10/02 and 10/15/02)

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 11/4/02  
BZA/APP: 11/12/02

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 19, 2002**

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, November 19, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. KEVIN NORRIS, VC 2002-HM-134 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of decks 2.3 ft. and 8.8 ft. from side lot lines. Located at 2434 Dakota Lakes Dr. on approx. 8,558 sq. ft. of land zoned R-3 (Cluster). Hunter Mill  
MS  
Approved District. Tax Map 25-2 ((16)) 76.
- 9:00 A.M. EINER R. & STEFANIA S. NIELSON, VC 2002-DR-139 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit a minimum lot width of 24.23 ft. Located on the W. side of Westmoreland St., approx. 400 ft. S. of its intersection with 33rd St. on approx. 1.63 ac.  
MS  
Approved of land zoned R-4. Dranesville District. Tax Map 40-4 ((1)) 44A.
- 9:00 A.M. PAUL F. URRUTIA, VC 2002-MV-137 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 10.9 ft. from side lot line. Located at 7747 Frances Dr. on approx. 35,037 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-1 ((7)) (5) 503.  
JJ  
Approved
- 9:00 A.M. MR. AND MRS. ROHRBACH, VC 2002-DR-135 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 5.0 ft. from side lot line. Located at 904 Douglass Dr. on approx. 24,515 sq. ft. of land zoned R-1. Dranesville District. Tax Map 21-4 ((6)) 30C.  
JJ  
Approved
- 9:00 A.M. ANDREW AND LAURIE BUCHANAN, VC 2002-DR-136 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 4.2 ft. from side lot line and deck to remain 2.7 ft. from other side lot line. Located at 6608 Melrose Dr. on approx. 15,000 sq. ft. of land zoned R-2. Dranesville District. Tax Map 21-4 ((22)) (B) 34 and 35.  
JCB  
Approved

9:00 A.M. JAMES L. HICKERSON, VC 2002-PR-075 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with proposed Lot 2 having a lot width of 20.02 ft. Located at 7704 Virginia La. on approx. 34,998 sq. ft. of land zoned R-3.  
JCB  
Approved Providence District. Tax Map 39-4 ((7)) 17. (Admin from 8/6/02, 9/24/02 and 10/15/02 per appl. req.)

9:00 A.M. MANTUA HILLS SWIMMING ASSOCIATION, SPA 81-P-089-3 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 81-P-089 previously approved for a community swimming pool and tennis courts to permit increase in membership and development condition and site modifications. Located at 9330 Pentland Pl. on approx. 4.68 ac. (3.98 ac. in Fairfax County) of land zoned R-3. Providence District. Tax Map 58-2 ((1)) 3 and 3B.  
JCB  
Approved

9:30 A.M. HONG KI KIM, A 2002-MV-029 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that repair of fire damage to existing service station is deemed to be replacement and, therefore, special exception approval would be required under Zoning Ordinance provisions. Located at 6817 Richmond Hwy. on approx. 15,553 sq. ft. of land zoned C-8. Mt. Vernon District. Tax Map 93-1 ((18)) (A) 1.  
JER  
Admin  
Moved to  
1/21/03 Per  
appl. Req.

9:30 A.M. INTERNATIONAL CALVARY CHURCH, A 2002-LE-030 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant continues to operate a place of worship without an approved Non-Residential Use Permit in violation of Zoning Ordinance provisions as cited in a May 16, 2001 Notice of Violation. Located at 5700 Hanover Ave. on approx. 1.09 ac. of land zoned I-3. Lee District. Tax Map 80-1 ((1)) 6.  
JCR  
Cont'd to  
5/20/03

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 11/11/02  
BZA/APP: 11/19/02

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 26, 2002**

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, November 26, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. THOMAS D. RYAN, JR., VC 2002-LE-142 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 10.7 ft. from side lot line and 6.0 ft. high fence to remain in a front yard of a corner lot. Located at 5547 Dunsmore Rd. on approx.  
MS  
Approved 11,147 sq. ft. of land zoned R-3. Lee District. Tax Map 91-4 ((6)) 51.
- 9:00 A.M. HARESH CHAWLA, SP 2002-BR-049 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 8.4 ft. from side lot line. Located at 4711 Philadelphia  
MS  
Approved Pl. on approx. 11,919 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-1 ((16)) 213.
- 9:00 A.M. ROBERT E. & TERRY L. BERGER, VC 2002-SU-148 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 22.9 ft. from rear lot line.  
JJ  
Approved Located at 14210 Rock Canyon Dr. on approx. 8,242 sq. ft. of land zoned R-5 and WS. Sully District. Tax Map 65-3 ((4)) 80.
- 9:00 A.M. JOHN W. TAYLOR, VC 2002-MV-149 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 30.0 ft. from front lot line. Located on the S. side of Nicotine Tr., approx. 600 ft. E. of its intersection with Moul Rd. on approx.  
JJ  
Approved 21,000 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 119-4 ((2)) (40) 11 - 17.
- 9:00 A.M. ALBERT E. WHITTAKER, II AND KAREN LYNN WHITTAKER, VC 2002-MA-140 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 7.6 ft. and eave 6.6 ft. from side lot line, 7.5 ft. high fence to remain in front yard, and accessory structure in front yard of a lot containing 36,000 sq. ft. or less to remain. Located at 4817 Virginia St. on approx. 10,192 sq. ft. of land zoned R-2 and HC. Mason District.  
JCB  
Approved Tax Map 72-1 ((10)) 49.

- 9:00 A.M. ALI & KAMRAN GERAYLI, SP 2002-HM-050 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 4.6 ft. from side lot line and 8.7 ft. from rear lot line. Located at 11100 Baron Cameron Ave. on approx. 1.11 ac. of land zoned R-  
JCB  
Admin  
Moved to  
1-21-03  
E. Hunter Mill District. Tax Map 12-3 ((1)) 23. (Concurrent with VC 2002-HM-147).
- 9:00 A.M. ALI & KAMRAN GERAYLI, VC 2002-HM-147 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. Located at 11100 Baron Cameron Ave. on approx. 1.11 ac. of land zoned R-E. Hunter Mill District.  
JCB  
Admin  
Moved to  
1-21-03  
Tax Map 12-3 ((1)) 23. (Concurrent with SP 2002-HM-050).
- 9:00 A.M. DAVID E. BURKS, VC 2002-PR-143 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 22.0 ft. from rear lot line. Located at 8300 Forestree Ct. on approx. 10,218 sq. ft. of land zoned R-4 (Cluster). Providence District.  
JCB  
Approved  
Tax Map 39-1 ((27)) 18.
- 9:00 A.M. GOOD SHEPHERD LUTHERAN CHURCH, SP 2002-HM-045 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit a church with a nursery school. Located on the S. side of Leesburg Pi., approx. 500 ft. E. of its intersection with Reston Ave. on approx. 7.93 ac. of land zoned R-1. Hunter Mill District. Tax Map 11-2 ((1)) 34C and 35.  
JCB  
Approved  
(Cont'd from 10/29/02)
- 9:30 A.M. IRA AND VIRGINIA COX L.P. & COMMONWEALTH CONSTRUCTION MANAGEMENT, INC., T/A HANDYMAN CONCRETE, A 2002-SU-015 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are upheld allowing uses to exist on the property which are either not allowed in the I-5 District or have been established without approval of a Site Plan, Building Permits or Non-Residential Use Permits, all in violation of Zoning Ordinance provisions. Located at 13800 Barnsfield Rd. on approx. 7.92 ac. of land zoned I-5 and HD. Sully District. Tax Map 34-2 ((1)) 3A. (Admin moved from 8/13/02) (Def dec. from 9/17/02)

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 11/18/02  
BZA/APP: 11/26/02

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 3, 2002**

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 3, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. SARITA AND RAJESH KALE, VC 2002-SP-146 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 16.0 ft. from rear lot line. Located at 4207 Majestic La. on approx. 8,775 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-3 ((2)) (24) 13.  
MS  
Approved
- 9:00 A.M. ADO MACHIDA, VC 2002-SU-145 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 16.0 ft. from rear lot line. Located at 13601 Brockmeyer Ct. on approx. 8,389 sq. ft. of land zoned R-5 and WS. Sully District. Tax Map 34-4 ((10)) 422.  
MS  
Admin  
Moved to  
2/4/02 for notices
- 9:00 A.M. KEVIN AND ANN MAHONEY, VC 2002-DR-151 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 5.0 ft. from side lot line. Located at 2117 Reynolds St. on approx. 21,829 sq. ft. of land zoned R-2. Dranesville District. Tax Map 40-2 ((29)) 10.  
JJ  
Denied
- 9:00 A.M. ROBERT E. & PATRICIA T. TYREE, SP 2002-LE-052 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 2.1 ft. from side lot line and 2.5 ft. from rear lot line. Located at 5623 Norton Rd. on approx. 7,200 sq. ft. of land zoned R-4. Lee District. Tax Map 82-2 ((13)) 88.  
JJ  
Denied
- 9:00 A.M. RICHARD SHERMAN, VC 2002-DR-138 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 9.1 ft. from side lot line. Located at 6445 Sienna Ct. on approx. 13,454 sq. ft. of land zoned R-3. Dranesville District. Tax Map 41-1  
JCB

Approved ((14)) 22.



- 9:00 A.M. ROBERT H. AND REBECCA T. DICKINSON, VC 2002-PR-154 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 8.0 ft. from side lot line and deck to remain 11.0 ft. from rear lot line. Located at 8307 First Ave. on approx. 6,414 sq. ft. of land zoned R-1. Providence District. Tax Map 39-3 ((11)) (D) 6, 7 and 8.  
JCB  
Approved
- 9:00 A.M. MAUREEN M. DUNN, VC 2002-DR-160 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 4.4 ft. from side lot line. Located at 1208 Raymond Ave. on approx. 16,482 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((5)) 62. (Concurrent with SP 2002-DR-054).  
JCB  
Approved
- 9:00 A.M. MAUREEN M. DUNN, SP 2002-DR-054 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 4.4 ft. from rear lot line and 5.1 ft. from side lot line and playhouse to remain 8.5 ft. from side lot line. Located at 1208 Raymond Ave. on approx. 16,482 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((5)) 62. (Concurrent with VC 2002-DR-160).  
JCB  
Approved
- 9:30 A.M. BX AUTO CENTER, LLC, A 2001-MA-036, A 2001-MA-037, A 2001-MA-038, A 2001-MA-039, A 2001-MA-040 Appls. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant is allowing tenants to operate Vehicle Light and/or  
MES  
Withdrawn Major Service Establishments without Special Exception approval and without valid Non-Residential Use Permits, as well as junk yards/storage yards, all in violation of Zoning Ordinance provisions. Located at 5723-C, 5723-D, 5723-E and 5723-F Center La. on approx. 44,544 sq. ft. of land zoned C-8, SC, HC and CRD. Mason District. Tax Map 61-2 ((20)) 10. (Admin. moved from 2/5/02 and 6/18/02) (Def from 4/16/02 and 8/6/02).

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 10, 2002**

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 10, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. RICHARD AND JUDY DELAQUIS, VC 2002-MA-156 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 7.9 ft. from rear lot line and deck to remain 3.6 ft. from side lot line. Located at 6363 Levto Landing on approx. 2,310 sq. ft. of land zoned PDH-4. Mason District. Tax Map 72-3 ((33)) (B2) 34.  
DT
- 9:00 A.M. SHAISTA & NASR CHAUDHRY, VC 2002-HM-155 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit fences greater than 4.0 ft. in height to remain in front yards of a corner lot. Located at 2700 Floris La. on approx. 26,239 sq. ft. of land zoned R-2. Hunter Mill District. Tax Map 25-1 ((16)) 1.  
WM
- 9:00 A.M. JOHN P. AND RACHEL N. BENNER, VC 2002-MA-150 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit the subdivision of one lot into two lots with proposed Lot B2 having a lot width of 80.0 ft. Located at 5219 Monroe Dr. on approx. 1.05 ac. of land zoned R-2. Mason District. Tax Map 71-4 ((6)) B.  
JJ
- 9:00 A.M. LINDA K. SCHLAITZER AND JANICE M. TYREE, TRUSTEES FOR THE BERNADINE R. MELVIN TRUST, VC 2002-MA-124 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into 3 lots with proposed Lots 2 and 3 having lot widths of 0.0 ft. Located at 4921 Sunset La. on approx. 2.88 ac. of land zoned R-2. Mason District. Tax Map 71-4 ((1)) 2. (Admin moved from 11/5/02)  
JJ  
Admin  
Moved to  
2/4/03 per  
appl. req
- 9:00 A.M. TRUSTEES OF THE KINGS CHAPEL, SP 2002-SP-051 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a new church with a child care center and nursery school. Located at 12925 Braddock Rd. and 5712 Doyle Rd. on approx. 10.12 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((2)) 2 and 16.  
JJ

- 9:00 A.M. HERBERT AND STACY D. HOPWOOD, VC 2002-HM-152 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 25.0 ft. from front lot line.  
JCB Located at 1699 Drewlaine Dr. on approx. 30,907 sq. ft. of land zoned R-2. Hunter Mill District. Tax Map 28-4 ((1)) 27A and 28-4 ((34)) H.
- 9:00 A.M. TRUSTEES OF THE ST. JOHN'S LUTHERAN CHURCH, SPA 85-L-050 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 85-L-050 previously approved for a church and child care center to permit building additions, increase in enrollment, site modifications and change in development conditions. Located at 5952 Franconia Rd. on approx. 3.78 ac. of land zoned R-3 and HC. Lee District. Tax Map 81-4 ((1)) 15.  
JCB
- 9:00 A.M. DAR-AL-HIJRAH ISLAMIC CENTER, INC., SPA 84-M-009-2 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 84-M-009 previously approved for a place of worship to permit a private school of general education which has an enrollment of 100 or more students daily. Located at 3159 Row St. on approx. 3.32 ac. of land zoned R-3 and HC. Mason District. Tax Map 51-3 ((1)) 19B. (Concurrent with VC 01-M-008). (moved from 4/3/01 and 5/22/01) (Deferred from 7/17/01 and 10/30/01) (Def. For dec. only from 1/29/02 and 7/2/02)  
JCB  
Intent to  
Defer to  
6/10/03  
approved  
12/3/02
- 9:30 A.M. VINCENT A. TRAMONTE II, LOUISE ANN CARUTHERS, ROBERT C. TRAMONTE AND SILVIO DIANA, A 2002-LE-031 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that there are improvements and uses on property located in the I-6 and R-1 Districts which are in violation of Zoning Ordinance provisions. Located at 7909 and 7915 Cinder Bed Rd. on approx. 7.04 ac. of land zoned I-6 and R-1. Lee District. Tax Map 99-2 ((3)) 1 and 2.  
JCR  
Admin  
Moved to  
2/4/03
- 9:30 A.M. E.P. MOWING & LANDSCAPING, INC., A 2002-MV-013 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant is allowing the operation of a contractor's office in the C-8 District without a valid Non-Residential Use Permit or Site Plan approval in violation of Zoning Ordinance provisions. Located at 8801 Richmond Hwy. on approx. 2.85 ac. of land zoned C-6, C-8, HC, HD and CRD. Mt. Vernon District. Tax Map 109-2 ((2)) 9. (Admin from 7/30/02 per appl. req.) (Def from 10/1/02 and 10/29/02)  
SE  
Def req.  
To 1/7/03

**JOHN DIGIULIAN, CHAIRMAN**

Final w/o: 12/2/02  
BZA/APP: 12/10/02

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 17, 2002**

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 17, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. PATRICK J. FOLEY, VC 2002-PR-153 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 15.0 ft. from rear lot line. Located at 8004 Woodcroft Ct. on approx. 10,509 sq. ft. of land zoned R-3. Providence District. Tax Map 39-4 ((25)) 2.  
FB  
Approved
- 9:00 A.M. QUANG VAN LE AND LAURA LE, VC 2002-SU-166 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 18.9 ft. from rear lot line. Located at 13595 Brewerton Ct. on approx. 9,401 sq. ft. of land zoned PDH-2 and WS. Sully District. Tax Map 55-1 ((15)) 21.  
JJ  
Approved
- 9:00 A.M. VICTOR K. LIM, JR., VC 2002-DR-163 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure 3.0 ft. from side lot line and 6.5 ft. from rear lot line and accessory structure to remain in the front yard of a lot containing 36,000 sq. ft. or less. Located at 7024 Statendam Ct. on approx. 10,500 sq. ft. of land zoned R-3 and HC. Dranesville District. Tax Map 30-1 ((12)) 180.  
JJ  
Approved
- 9:00 A.M. BAHRAM SHAHRIARI, VC 2002-PR-159 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. Located at 2000 Woodford Rd. on approx. 24,416 sq. ft. of land zoned R-3. Providence District. Tax Map 39-1 ((1)) 43.  
JJ  
Admin  
Moved to  
2/4/03 for notices
- 9:00 A.M. STEVEN PRESING, VC 2002-BR-165 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of deck 13.7 ft. from front lot line. Located at 5299 Windsor Hills Dr. on approx. 15,975 sq. ft. of land zoned R-3. Braddock District. Tax Map  
LS

Approved 68-4 ((21)) 1.

- 9:00 A.M. CLAUDIA MARGAIN BROWN, VC 2002-PR-161 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in the front yard  
 LS and an accessory structure to remain in front yard of a lot containing 36,000 sq. ft. or less.  
 Admin Located at 2352 Cedar La. on approx. 25,018 sq. ft. of land zoned R-2. Providence  
 Moved to District. Tax Map 39-3 ((1)) 34C. (Concurrent with SP 2002-PR-055).  
 2/11/03 for notices
- 9:00 A.M. CLAUDIA MARGAIN BROWN, SP 2002-PR-055 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building  
 LS location to permit an accessory structure to remain 7.8 ft. and 8.3 ft. from side lot lines.  
 Admin Located at 2352 Cedar La. on approx. 25,018 sq. ft. of land zoned R-2. Providence  
 Moved to District. Tax Map 39-3 ((1)) 34C. (Concurrent with VC 2002-PR-161).  
 2/11/03 for notices
- 9:00 A.M. MICHAEL H. & THERESA A. SHERMAN, VC 2002-PR-157 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of roofed deck 11.1 ft. and 17.8 ft. and addition 17.1 ft. and 17.8 ft. from side lot lines. Located at 3004 Fairhill Rd. on approx. 12,000 sq. ft. of land zoned R-1. Providence District. Tax Map 49-3 ((6)) 66.  
 JCB  
 Approved
- 9:00 A.M. WINCHESTER HOMES, INC., VC 2002-PR-158 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of roofed deck 5.3 ft. from side lot line. Located at 9951 Cryandall Dr. on approx. 3,174 sq. ft. of land zoned R-8. Providence District. Tax Map 48-3 ((46)) 10.  
 JCB  
 Approved
- 9:00 A.M. WINCHESTER HOMES, INC., VC 2002-PR-177 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of roofed deck 5.3 ft. from side lot line. Located at 9965 Cryandall Dr. on approx. 3,174 sq. ft. of land zoned R-8. Providence District. Tax Map 48-3 ((46)) 16.  
 JCB  
 Approved
- 9:00 A.M. WINCHESTER HOMES, INC., VC 2002-PR-178 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of roofed deck 5.3 ft. from side lot line. Located at 9979 Cryandall Dr. on approx. 3,174 sq. ft. of land zoned R-8. Providence District. Tax Map 48-3 ((46)) 23.  
 JCB  
 Approved
- 9:00 A.M. WINCHESTER HOMES, INC., VC 2002-PR-179 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of roofed deck 5.3 ft. from side lot line. Located at 9978 Cryandall Dr. on approx. 3,174 sq. ft. of land zoned R-8. Providence District. Tax Map 48-3 ((46)) 34.  
 JCB  
 Approved
- 9:00 A.M. ROY E. LAFROTH, SP 2002-SU-053 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of addition 9.1 ft. from side lot line. Located at 15330 Jordans Journey Dr. on approx. 13,130 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((8)) 16.  
 JCB  
 Approved

9:30 A.M. MEADOWS FARMS, INC. AND BETTY M. MEADOWS, A 2001-DR-033 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants' plant nursery business has been expanded without Board of Supervisors' approval of a Admin Category 5 Special Exception, that building additions and other structures have been Moved to constructed/erected without Building Permit approval, and that the sale of certain items 2/25/03 constitutes the establishment of an activity that is most similar to a retail sales per appl. establishment, all in violation of Zoning Ordinance provisions. Located at 11254 Leesburg

req. Pi. on approx. 5.0 ac. of land zoned R-1. Dranesville District. Tax Map 11-2 ((1)) 22C. (Admin moved from 2/12/01, 1/29/02, 4/9/02, 6/11/02 and 10/15/02)

**JOHN DIGIULIAN, CHAIRMAN**

**Draft: 11/28/02**  
**Final w/o: 12/9/02**  
**BZA/APP: 12/17/02**

**BOARD OF ZONING APPEALS AGENDA**  
**DECEMBER 24, 2002**

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 24, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

**(NO MEETING)**



**Draft: 12/5/02**  
**Final w/o: 12/16/02**  
**BZA/APP: 12/24/02**

**BOARD OF ZONING APPEALS AGENDA**  
**DECEMBER 31, 2002**

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 31, 2002, 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 7 days advance notice. For additional information on ADA call (703) 324-1334.

**MATTERS PRESENTED BY BOARD MEMBERS**

**(NO MEETING)**

