

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 6, 2004**

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 6, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M.      ROBERT CHARLES BARTHLE, JR. AND ELIZABETH M. BARTHLE, VC 2003-SP-161  
DH              Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structure in front  
Approved      yard of a lot containing 36,000 square feet or less and deck 10.4 ft. from front lot line.  
Located at 6093 Arrington Dr. on approx. 26,821 sq. ft. of land zoned R-C and WS.  
Springfield District. Tax Map 77-3 ((6)) 974.
- 9:00 A.M.      GARY A. MARSHALL, EDWARD C. GALLICK, TR., AND LINDA C. ZEMKE, TR., VC  
AS              2003-PR-157 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of  
Denied        one lot into two lots with Lot 1 having a lot width of 89.99 ft. for a corner lot and both lots  
with average lot area less than 11,500 square feet. Located at 7935 Shreve Rd. on  
approx. 30,155 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 129.
- 9:00 A.M.      STEVEN A. NEWMAN & JANICE NEWMAN, VCA 89-D-065 Appl. under Sect(s). 18-401  
AS              of the Zoning Ordinance to permit construction of additions 9.6 ft. with eave 8.6 ft., 9.1 ft.  
Approved      with eave 8.1 ft. and 14.8 ft. from side lot line, 36.6 ft. with eave 35.8 ft. from front lot line,  
deck 36.6 ft. from front lot line, fence greater than 4.0 ft. to remain in front yard of a corner  
lot, and accessory structure to remain in the minimum required front yard. Located at 1168  
Chain Bridge Rd. on approx. 40,859 sq. ft. of land zoned R-1. Dranesville District. Tax  
Map 31-1 ((5)) (2) 10A. (Concurrent with SP 2003-DR-031). (Deferred indefinitely from  
10/7/03).
- 9:00 A.M.      STEVEN A. NEWMAN & JANICE NEWMAN, SP 2003-DR-031 Appl. under Sect(s). 8-914  
AS              of the Zoning Ordinance to permit reduction to minimum yard requirements based on error  
Approved      in building location to permit roofed deck to remain 5.3 ft. with eave 4.3 ft. and dwelling 9.2  
ft. with eave 8.2 ft. from side lot line. Located at 1168 Chain Bridge Rd. on approx. 40,859  
sq. ft. of land zoned R-1. Dranesville District. Tax Map 31-1 ((5)) (2) 10A. (Concurrent  
with VCA 89-D-065). (Deferred indefinitely from 10/7/03).

- 9:00 A.M. SINGH GIAN AND SINGH RITA, VC 2003-LE-156 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 15.0 ft. with eave 14.0 ft. and 17.4 ft. with eave 16.4 ft. from front lot lines of a corner lot and 11.8 ft. from side lot line. Located at 4900 Upland Dr. on approx. 10,817 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((3)) (C) 7.  
WS  
Denied
- 9:00 A.M. ROBERT R., SR. AND SHIRLEY L. AMBROGI, VC 2003-BR-162 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 20.1 ft. with eave 18.8 ft. from rear lot line. Located at 10034 Wheatfield Ct. on approx. 12,170 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 57-4 ((16)) 179. (Concurrent with SP 2003-BR-040).  
WS  
Approved
- 9:00 A.M. ROBERT R., SR. AND SHIRLEY L. AMBROGI, SP 2003-BR-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 accessory structure to remain 7.9 ft. with eave 7.5 ft. from side lot line and 2.3 ft. with eave 2.0 ft. from other side lot line. Located at 10034 Wheatfield Ct. on approx. 12,170 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 57-4 ((16)) 179. (Concurrent with VC 2003-BR-162).  
WS  
Approved
- 9:00 A.M. CLAYTON W. COVEY, SP 2003-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 accessory structure to remain 2.2 ft. with eave 0.8 ft. from side lot line. Located at 8311 Timber Brook La. on approx. 11,050 sq. ft. of land zoned R-5. Mt. Vernon District. Tax Map 98-1 ((12)) 218. (Concurrent with VC 2003-MV-134). (Continued from 11/25/03) (Admin. moved from 1/13/04 at appl. req.)  
WS  
Approved
- 9:00 A.M. CLAYTON W. COVEY, VC 2003-MV-134 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit minimum rear yard coverage greater than 30% and construction of addition 5.0 ft. with eave 4.5 ft. from side lot line. Located at 8311 Timber Brook La. on approx. 11,050 sq. ft. of land zoned R-5. Mt. Vernon District. Tax Map 98-1 ((12)) 218. (Concurrent with SP 2003-MV-035). (Continued from 11/25/03) (Admin. moved from 1/13/04 at appl. req.)  
WS  
Approved
- 9:00 A.M. WAEL ALMOUSA AND SUSANNA MURSULA, VC 2003-DR-153 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 10.0 ft. with eave 8.0 ft. from one side lot line and 9.0 ft with eave 7.0 ft. from other side lot line. Located at 1612 Great Falls St. on approx. 7,800 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-3 ((2)) 16. (Concurrent with VC 2003-DR-152).  
MS  
Approved
- 9:00 A.M. WAEL ALMOUSA AND SUSANNA MURSULA, VC 2003-DR-152 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 10.0 ft. with eave 8.0 ft. from one side lot line and 9.0 ft. with eave 7.0 ft. from other side lot line. Located at 1612 Great Falls St. on approx. 7,800 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-3 ((2)) 15. (Concurrent with VC 2003-DR-153).  
MS  
Approved

9:00 A.M. MOK YANG PRESBYTERIAN CHURCH TRS, SPA 95-S-071 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 95-S-071 previously approved for a church to permit change in permittee, site modifications and increase in seating. Located at 6608 Little Ox Rd. on approx. 6.41 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-1 ((1)) 20A and 20B. (Admin. moved from 12/2/03 per appl. req.)  
MS  
Admin.  
Moved to 2/17/04 at appl. req.

9:30 A.M. JOSEPH F. HEATH AND ROBERT P. MOLLENBERG, A 2003-MV-034 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants purchased an affordable dwelling unit without obtaining a Certificate of Qualification from Fairfax County Redevelopment and Housing Authority and are not occupying the dwelling as their domicile in violation of Zoning Ordinance provisions. Located at 7818 Liberty Spring Ci. on approx. 1,732 sq. ft. of land zoned R-20, HC and CRD. Mt. Vernon District. Tax Map 102-1 ((42)) 144. (deferred from 10/7/03 at appl. req.)  
JR  
Deferred to 2/10/04 at appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 13, 2004**

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 13, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. RICHARD S. VOLLMER, VC 2003-SP-155 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 and fence greater than 4.0 ft. in height in front yard. Located at 5198 Dungannon Rd. on approx. 20,953 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 67-2 ((4)) 30. (Decision deferred from 12/9/03)  
AS  
Denied
- 9:00 A.M. MATTHEW & PATRICIA LEOPARD, VC 2003-SP-159 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 14.2 ft. and deck to remain 11.0 ft. from rear lot line. Located at 9508 Retriever Rd. on approx. 9,030 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-3 ((3)) 387.  
DH  
Approved
- 9:00 A.M. HAROLD PALACIOS, SP 2003-LE-038 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 8.8 ft. with eave 7.8 ft. and 14.6 ft. with eave 13.6 ft. from side lot lines and accessory structure to remain 3.2 ft. from side and 7.3 ft. from rear lot lines. Located at 6251 Wills St. on approx. 13,358 sq. ft. of land zoned R-1. Lee District. Tax Map 91-1 ((6)) 15. (Concurrent with VC 2003-LE-158).  
MS  
Admin.  
Moved to 3/2/04 for notices
- 9:00 A.M. HAROLD PALACIOS, VC 2003-LE-158 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 8.8 ft. with eave 7.8 ft. and 14.6 ft. with eave 13.6 ft. from side lot lines and accessory structure 1.8 ft. with eave 0.8 ft. from side lot line. Located at 6251 Wills St. on approx. 13,358 sq. ft. of land zoned R-1. Lee District. Tax Map 91-1 ((6)) 15. (Concurrent with SP 2003-LE-038).  
MS  
Admin.  
Moved to 3/2/04 for notices

- 9:00 A.M. JOSE FLORES, SP 2003-LE-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 addition to remain 5.0 ft. with eave 4.0 ft. from side lot line. Located at 6607 Buckskin St. on approx. 8,400 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 80-4 ((5)) (1) 508.  
MS Admin. Moved to 3/16/4 for notices
- 9:00 A.M. JAMES & MICHELLE NOLAN, VC 2003-LE-163 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 5.0 ft. from side lot line such that side yards total 13.4 ft. Located at 6721 Stoneybrooke Lane on approx. 9,870 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 92-2 ((22)) 251.  
WS Withdrawn
- 9:00 A.M. JAMES V. PATTAN AND HEATHER MULLEN, VCA 2002-PR-061 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit dwelling to remain 19.9 ft. from front lot line of a corner lot and 15.7 ft. from side lot line and construction of accessory structure in front yard of a lot containing 36,000 sq. ft. or less. Located at 2354 Central Ave. on approx. 9,050 sq. ft. of land zoned R-1. Providence District. Tax Map 39-3 ((11)) (A) 44.  
WS Approved-In-Part
- 9:00 A.M. CLAYTON W. COVEY, SP 2003-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 accessory structure to remain 2.2 ft. with eave 0.8 ft. from side lot line. Located at 8311 Timber Brook La. on approx. 11,050 sq. ft. of land zoned R-5. Mt. Vernon District. Tax Map 98-1 ((12)) 218. (Concurrent with VC 2003-MV-134). (Continued from 11/25/03)  
WS Admin. Moved to 1/6/04 at appl. req.
- 9:00 A.M. CLAYTON W. COVEY, VC 2003-MV-134 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit minimum rear yard coverage greater than 30% and construction of addition 5.0 ft. from side lot line. Located at 8311 Timber Brook La. on approx. 11,050 sq. ft. of land zoned R-5. Mt. Vernon District. Tax Map 98-1 ((12)) 218. (Concurrent with SP 2003-MV-035). (Continued from 11/25/03)  
WS Admin. Moved to 1/6/04 at appl. req.
- 9:00 A.M. THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE, SPA 88-S-091 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 88-S-091 previously approved for a church and related facilities to permit building additions, increase in parking and site modifications. Located at 12409 Henderson Rd. on approx. 14.44 ac. of land zoned R-C and WS. Springfield District. Tax Map 85-4 ((1)) 7. (Decision deferred from 9/16/03 and 11/25/03)  
WS Decision Deferred to 1/27/04

9:30 A.M. FAI OLD CENTREVILLE LLC, A 2003-SU-023 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the shopping center on property located at Tax Map 54-4 ((1)) 87C has frontage on only one major thoroughfare and, therefore, only one freestanding sign may be erected in accordance with Zoning Ordinance provisions, and that there is no nonconforming right to allow two freestanding signs to be located on the property. Located at 13810 Braddock Rd. on approx. 15.89 ac. of land zoned C-6, C-8, HC and SC. Sully District. Tax Map 54-4 ((1)) 87C and 87F. (Def from 6/10/03 and 7/8/03.) (Admin moved from 9/30/03 for notices) (Admin moved from 10/21/03).

MES  
Withdrawn

9:30 A.M. LAWRENCE J. GRAY, PRESIDENT GHT ENTERPRISES, INC./VILLAGE HARDWARE, A 2003-MV-038 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is allowing outdoor storage and display which exceeds the maximum amount of accessory outdoor storage allowed in the C-5 District in violation of Zoning Ordinance provisions. Located at 7934 - 7938 Fort Hunt Rd. on approx. 1.27 ac. of land zoned C-5. Mt. Vernon District. Tax Map 102-2 ((2)) (1) 1. (Admin. moved from 11/4/03 at appl. req.)

MA  
Deferred to  
7/13/04 at  
appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 20, 2004**

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 20, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. NATIONAL CAPITAL PRESBYTERY, INC., SPA 68-D-955-4 Appl. under Sect(s). 3-103 and 3-203 of the Zoning Ordinance to amend SP 68-D-955 previously approved for a church with child care center and private school of special education to permit a reduction in land area. Located at 2036 Westmoreland St. on approx. 9.14 ac. of land zoned R-1 and R-2. Dranesville District. Tax Map 40-2 ((1)) 26A, 26B and 26C. (Admin. moved from 11/25/03 and 1/13/04 at appl. req.)  
CB  
Admin.  
Moved to 2/10/04 at appl. req.
- 9:00 A.M. DOUGLAS CLAVEL, VC 2003-BR-164 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 14.1 ft. from rear lot line. Located at 5701 Tender Ct. on approx. 8,455 sq. ft. of land zoned R-4. Braddock District. Tax Map 80-1 ((10)) 42.  
DH  
Admin.  
Moved to 2/10/04
- 9:00 A.M. CENTREVILLE LAND CORPORATION/TARMAC MID-ATLANTIC, INC., VC 2003-SU-168 Appl. under Sect(s). 8-401 of the Zoning Ordinance to permit accessory structures to remain 0.0 ft. to 7.0 ft. from front lot line. Located at approx. 1,200 ft. N.W. of the intersection of Bull Run Post Office Rd. and Lee Hwy. approx. 200 ft. N. of Lee Hwy. on approx. 1.64 ac. of land zoned I-6 and WS. Sully District. Tax Map 64-1 ((4)) 3, 4, and 5A.  
MS  
Approved
- 9:00 A.M. MANUEL DE JESUS RODRIGUEZ, SP 2003-LE-041 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 accessory structure to remain 2.8 ft. with eave 2.7 ft. from side lot line and 2.8 ft. with eave 1.8 ft. from rear lot line. Located at 7426 Northrop Rd. on approx. 8,800 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 92-4 ((3)) (3) 13. (Concurrent with VC 2003-LE-165).  
MS  
Admin.  
Moved to 3/9/04 for notices

- 9:00 A.M. MANUEL DE JESUS RODRIGUEZ, VC 2003-LE-165 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 23.8 ft. with eave 22.3 ft from front lot line and 8.3 ft. with eave 6.8 ft. from side lot line and fence greater than 7.0 ft. in height to remain in side and rear yards. Located at 7426 Northrop Rd. on approx. 8,800 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 92-4 ((3)) (3) 13. (Concurrent with SP 2003-LE-041).  
MS Admin. Moved to 3/9/04 for notices
- 9:00 A.M. SYLVIA & JAMES A. LOVELACE, VC 2003-LE-160 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit the construction of addition 6.8 ft. with eave 5.5 ft. from one side lot line and 13.2 ft. with eave 12.0 ft. from other side lot line. Located at 3131 Clayborne Ave. on approx. 10,085 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 92-2 ((18)) (7) 23.  
WS Admin. Moved to 3/9/094 for notices
- 9:00 A.M. FORREST STIEG, VC 2003-DR-170 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 6.7 ft. from side lot line and less than 200 ft. from Dulles Airport Access Rd. Located at 1720 Baldwin Dr. on approx. 12,470 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-3 ((15)) 10.  
WS Approved
- 9:00 A.M. PAUL KEARNEY, VC 2003-PR-167 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of covered deck 26.9 ft. with eave 26.4 ft and steps 23.2 ft. from front lot line of a corner lot. Located at 6727 Chestnut Ave. on approx. 10,120 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((13)) (6) 22.  
WS Approved
- 9:00 A.M. RONNIE GOLLEHON, VC 2003-MA-070 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into 2 lots with proposed Lot 27B having a lot width of 15.58 ft. Located at 6917 Cherry La. on approx. 1.24 ac. of land zoned R-2 and HC. Mason District. Tax Map 71-2 ((7)) 27. (Moved from 7/22/03 and 9/30/03 at appl. req.) (Continued from 10/28/03).  
WS Denied
- 9:30 A.M. TITAN MOVING & STORAGE, LLC, MR. EDMUND C. BOWLER, A 2003-MV-040 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant has established a storage yard on property in the C-6 District in violation of Zoning Ordinance provisions. Located at 1602 Belle View Blvd. on approx. 6.57 ac. of land zoned C-6. Mt. Vernon District. Tax Map 93-2 ((1)) 2. (Admin. moved from 11/18/03 at appl. req.)  
MA Deferred to 3/23/04 at appl. req.
- 9:30 A.M. YOUNG K. LEE AND YOUNG A. LEE, A 2003-PR-042 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellants' property consists of a single lot. Located at 10414 Miller Rd. on approx. 2.12 ac. of land zoned R-1. Providence District. Tax Map 47-2 ((2)) 1. (Decision deferred from 10/28/03).  
DPWES Overturned

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 27, 2004**

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 27, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

\*\*\* MEETING CANCELLED DUE TO INCLEMENT WEATHER \*\*\*

- 9:00 A.M. CHARLES & PATRICIA HARTMAN, VC 2003-SU-169 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of deck 4.8 ft. from side lot line. Located at 5252 Braywood Dr. on approx. 7,974 sq. ft. of land zoned PDH-3 and WS. Sully District. Tax Map 44-3 ((5)) 730.  
DH  
Moved to  
3/9/04
- 9:00 A.M. TERRY L. PLUMMER, VC 2003-HM-173 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additon 21.5 ft. from rear lot line. Located at 13346 Point Rider La. on approx. 8,848 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 25-1 ((7)) 24.  
DH  
Moved to  
2/24/04
- 9:00 A.M. JOHN S. BRUNETTE AND XIMENA M. BRUNETTE, SP 2003-DR-044 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirments based on error in building location to permit dwelling to remain 16.15 ft. from side lot line. Located at 1059 Bellview Pl. on approx. 2.07 ac. of land zoned R-E. Dranesville District. Tax Map 20-3 ((23)) 2.  
WS  
Moved to  
3/23/04
- 9:00 A.M. PHILIPPE JACQUES KUPERMAN, VC 2003-HM-172 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 5.0 ft. with eave 3.7 ft. from side lot line. Located at 1302 Aldbury Way on approx. 10,739 sq. ft. of land zoned PDH-2. Hunter Mill District. Tax Map 12-3 ((17)) 161.  
WS  
Moved to  
2/24/04

- 9:00 A.M. PLYMOUTH HAVEN BAPTIST CHURCH, SPA 91-V-071-3 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 91-V-071 previously approved for a church to permit child care center and nursery school. Located at 8600 Plymouth Rd. on approx. 6.06 ac. of land zoned R-3. Mt. Vernon District. Tax Map 102-4 ((2)) 601B and 102-4 ((3)) A2. (Continued from 12/9/04)
- WS  
Moved to  
2/17/04
- 9:00 A.M. THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE, SPA 88-S-091 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 88-S-091 previously approved for a church and related facilities to permit building additions, increase in parking and site modifications. Located at 12409 Henderson Rd. on approx. 14.44 ac. of land zoned R-C and WS. Springfield District. Tax Map 85-4 ((1)) 7. (Decision deferred from 9/16/03, 11/25/03, and 1/13/04)
- WS  
Moved to  
2/17/04
- 9:00 A.M. THUYET V. HO, SP 2003-LE-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 dwelling to remain 7.1 ft. from side lot line and shed to remain 5.0 ft. and 4.0 ft. from side lot lines and 3.0 ft. from rear lot line. Located at 7202 Dormont St. on approx. 9,589 sq. ft. of land zoned R-3 and R-4. Lee District. Tax Map 80-3 ((3)) (78) 19.
- MS  
Moved to  
3/23/04
- 9:00 A.M. FRANK R. STONE, VC 2003-MA-171 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 9.5 ft. with eave 8.5 ft. from side lot line. Located at 3911 Oak Hill Dr. on approx. 17,061 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 60-4 (19) 87. (Concurrent with SP 2003-MA-042).
- MS  
Moved to  
2/24/04
- 9:30 A.M. VIRGINIA ENTERPRISE COMPANY, L.C., A 2003-MV-041 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant has established a storage yard on property in the C-8 District in violation of Zoning Ordinance provisions. Located at on the E. side of Richmond Hwy., approx. 200 ft. N. of Memorial St. on approx. 17,563 sq. ft. of land zoned C-8, HC and CRD. Mt. Vernon District. Tax Map 93-1 ((1)) 19. (Deferred from 11/4/03 at appl req.)
- JR  
Notices  
Not in order  
Moved to  
3/23/04
- 9:30 A.M. RONALD AND LETA DEANGELIS, A 2003-SP-002 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan, an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 21.83 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17A, B and C. (Concurrent with A 2003-SP-003 and A 2003-SP-004). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, and 12/9/03 per appl. req)
- DJQ  
Admin.  
moved to  
2/17/04 at  
appl. req.

9:30 A.M.      ROBERT DEANGELIS, A 2003-SP-003 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan , an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 7.65 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17A. (Concurrent with A 2003-SP-002 and A 2003-SP-004). (Concurrent with A 2003-SP-002 and A 2003-SP-004). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, and 12/9/03 per appl. req)

DJQ  
Admin.  
moved to  
2/17/04 at  
appl. req.

9:30 A.M.      GEORGE HINNANT, A 2003-SP-004 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan , an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 7.65 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17B. (Concurrent with A 2003-SP-002 and A 2003-SP-003). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, and 12/9/03 per appl. req)

DJQ  
Admin.  
moved to  
2/17/04 at  
appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 3, 2004**

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 3, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

\*\*\* MEETING CANCELLED DUE TO INCLEMENT WEATHER \*\*\*

- 9:00 A.M. THEODORE R. HANLEY, VC 2003-MV-174 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 of a corner lot and deck to remain 7.8 ft. from rear lot line. Located at 2000 Old Stage Rd. on approx. 11,707 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-3 ((10)) (9) 1.  
WS  
Moved to  
3/30/04
- 9:00 A.M. DAVID MITCHELL & JENNIFER MITCHELL, VC 2003-DR-176 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height in the front yard of a corner lot. Located at 6565 Georgetown Pi. on approx. 1.25 ac. of land zoned R-1. Dranesville District. Tax Map 21-4 ((1)) 21A.  
DH  
Moved to  
3/30/04
- 9:00 A.M. DUANE R. ELLIS, VC 2003-SU-175 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of fence greater than 7.0 ft. in height in front yard, side and rear yards. Located at 10531 Wickens Rd. on approx. 3.79 ac. of land zoned R-E. Sully District. Tax Map 27-4 ((4)) 14.  
DH  
Moved to  
4/6/04
- 9:00 A.M. MATTHEW FRANK CARROLL, VC 2003-DR-179 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 13.2 ft. with eave 12.2 ft. from rear lot line and accessory structure 3.0 ft. with eave 2.5 ft. from side and rear lot lines. Located at 2144 Emilys Ln. on approx. 16,584 sq. ft. of land zoned R-4. Dranesville District. Tax Map 41-3 ((4)) 50.  
MS  
Moved to  
3/23/04

- 9:00 A.M. MT. VERNON PRESBYTERIAN CHURCH, SPA 97-V-006 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 97-V-006 previously approved for a church to permit the addition of a nursery school and site modifications. Located at 2001 Sherwood Hall Ln. on approx. 3.19 ac. of land zoned R-3. Mount Vernon District. Tax Map 102-1 ((11)) A and F.  
MS  
Moved to 3/30/04
- 9:00 A.M. SANT NIRANKARI MISSION, SP 2003-SU-045 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of worship. Located at 4501 Pleasant Valley Road on approx. 4.10 ac. of land zoned R-C and WS. Sully District. Tax Map 33-4 ((1)) 10.  
MS  
Admin.  
Moved to 3-2-04 at appl. req.
- 9:30 A.M. MOE NOWROUZI, BELLE VIEW TEXACO, A 2003-MV-037 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant has erected two freestanding lifts in association with the service station located in the C-6 District without special exception approval in violation of Zoning Ordinance provisions. Located at 1800 Belle View Blvd. on approx. 16,479 sq. ft. of land zoned C-6. Mt. Vernon District. Tax Map 93-2 ((1)) 4. (Admin. moved from 10/28/03 and 12/9/03 at appl. req.)  
DP  
Moved to 3/9/04
- 9:30 A.M. WILLIAM P. AND MARY O. OEHRLEIN, A 2003-MV-049 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal determination that Talbert Rd. does not meet the definition of street as set forth in the Fairfax County Zoning Ordinance and, as such, lot width cannot be measured along Talbert Rd. for Lots 2 through 5 of the proposed Giles Glenn Subdivision. Located at 9000 Hooes Rd. on approx. 10.0 ac. of land zoned R-1. Mt. Vernon District. Tax Map 106-2 ((1)) 15.  
JR  
Moved to 3/2/04

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 10, 2004**

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 10, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M.      NATIONAL CAPITAL PRESBYTERY, INC., SPA 68-D-955-4 Appl. under Sect(s). 3-103  
CB              and 3-203 of the Zoning Ordinance to amend SP 68-D-955 previously approved for a  
Deferred to      church with child care center and private school of special education to permit a reduction  
2/24/04          in land area. Located at 2036 Westmoreland St. on approx. 9.14 ac. of land zoned R-1  
at appl. req.      and R-2. Dranesville District. Tax Map 40-2 ((1)) 26A, 26B and 26C. (Admin. moved from  
11/25/03, 1/13/04, and 1/20/04 at appl. req.).
- 9:00 A.M.      DAN AND JANE MATTOON, VC 2003-MA-180 Appl. under Sect(s). 18-401 of the Zoning  
DH              Ordinance to permit construction of addition 19.0 ft. with eave 18.3 ft. from rear lot line and  
Approved        roofed deck 33.2 ft. and stairs 18.5 ft. from front lot line. Located at 6344 Cavalier Cr. on  
approx. 12,875 sq. ft. of land zoned R-2. Mason District. Tax Map 61-1 ((11)) 545.
- 9:00 A.M.      NATHAN D. BOZARTH AND DIANNE P. EDGAR, VC 2003-MV-181 Appl. under Sect(s).  
DH              18-401 of the Zoning Ordinance to permit construction of dwelling 25.0 ft. with eave 23.5 ft.  
Approved        from front lot line of a corner lot. Located at 9251 Plaskett La. on approx. 37,773 sq. ft. of  
land zoned R-1. Mt. Vernon District. Tax Map 107-4 ((10)) 15.
- 9:00 A.M.      DOUGLAS CLAVEL, VC 2003-BR-164 Appl. under Sect(s). 18-401 of the Zoning  
DH              Ordinance to permit construction of addition 14.1 ft. from rear lot line and less than 200  
Approved        feet from an Interstate Highway. Located at 5701 Tender Ct. on approx. 8,455 sq. ft. of  
land zoned R-4. Braddock District. Tax Map 80-1  
((10)) 42. (Admin. moved from 1/20/04)
- 9:00 A.M.      THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE  
WS              OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (ST. LOUIS CHURCH  
Approved        AND SCHOOL), SPA 82-V-059-2 Appl. under Sect(s). 3-203 of the Zoning Ordinance to  
amend SP 82-V-059 previously approved for a church and private school of general  
education to permit site modifications and building additions. Located at 2901 Popkins La.  
on approx. 15.65 ac. of land zoned R-2 and HC. Mt. Vernon District. Tax Map 93-1 ((1))  
6.

- 9:00 A.M.      DARSHAN S. PADDA AND KULWANT K. PADDA, VC 2003-DR-178 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with proposed lot 3-A2 having a lot width of 20.09 ft. and proposed lot 3-A1 having a lot width of 148.6 ft. Located at 715 Walker Rd. on approx. 3.48 ac. of land zoned R-1. Dranesville District. Tax Map 13-1 ((2)) 3A1.  
 WS  
 Deferred to 4/20/04 at Appl. req.
- 9:00 A.M.      ADARSH MEHRA & SAGUNA MEHRA, SP 2003-SU-046 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to the minimum yard requirements for certain R-C lots to permit additions 10.8 ft. with eave 10.3 ft., 11.7 ft. with eave 11.2 ft., and chimney 9.5 ft. from from side lot line. Located at 15414 Meherrin Ct. on approx. 16,844 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((8)) 156.  
 WS  
 Approved
- 9:00 A.M.      INTEKHAB A. KHAN, VC 2003-LE-182 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 of a corner lot. Located at 5822 Atteentee Rd. on approx. 10,491 sq. ft. of land zoned R-3. Lee District. Tax Map 80-3 ((2)) (61) 11.  
 MS  
 Decision Deferred to 3/16/04
- 9:00 A.M.      ANTIOCH BAPTIST CHURCH, SPA 90-S-057-2 Appl. under Sect(s). 3-103 and 3-C03 of the Zoning Ordinance to amend SP 90-S-057 previously approved for a church to permit building addition and site modifications. Located at 6525 Little Ox Rd. and 10915 Olm Dr. on approx. 17.13 ac. of land zoned R-1 and WS. Springfield District. Tax Map 77-3 ((3)) 27 and 87-1 ((1)) 2, 2A and 6.  
 MS  
 Admin. Moved to 5/4/04 at appl. req.
- 9:30 A.M.      CRAFTSMAN AUTO BODY, MIKE MCCARROLL, A 2003-W-050 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the proposed use is a motor vehicle storage and impoundment yard and is allowable only on property in the I-4, I-5, and I-6 Districts in accordance with Zoning Ordinance provisions. Tax Map number not applicable. Applies Countywide.  
 DJQ  
 Admin. Moved to 3/30/04 at appl. req.
- 9:30 A.M.      JOSEPH F. HEATH AND ROBERT P. MOLLENBERG, A 2003-MV-034 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants purchased an affordable dwelling unit without obtaining a Certificate of Qualification from Fairfax County Redevelopment and Housing Authority and are not occupying the dwelling as their domicile in violation of Zoning Ordinance provisions. Located at 7818 Liberty Spring Ci. on approx. 1,732 sq. ft. of land zoned R-20, HC and CRD. Mt. Vernon District. Tax Map 102-1 ((42)) 144. (deferred from 10/7/03 and 1/6/04 at appl. req.)  
 JR  
 Upheld

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 17, 2004**

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 17, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. PLYMOUTH HAVEN BAPTIST CHURCH, SPA 91-V-071-3 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 91-V-071 previously approved for a church to permit child care center and nursery school. Located at 8600 Plymouth Rd. on approx. 6.06 ac. of land zoned R-3. Mt. Vernon District. Tax Map 102-4 ((2)) 601B and 102-4 ((3)) A2. (Continued from 12/9/03) (Moved from 1/27/04 due to inclement weather.)  
WS  
Approved
- 9:00 A.M. THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE, SPA 88-S-091 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 88-S-091 previously approved for a church and related facilities to permit building additions, increase in parking and site modifications. Located at 12409 Henderson Rd. on approx. 14.44 ac. of land zoned R-C and WS. Springfield District. Tax Map 85-4 ((1)) 7. (Decision deferred from 9/16/03, 11/25/03, and 1/13/04) (Moved from 1/27/04 due to inclement weather.)  
WS  
Approved
- 9:00 A.M. MAROUN S. BECHARA & BARBARA M. BECHARA, VC 2003-HM-185 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 36.41 ft. and lot 2 having a lot width of 102.33 ft.. Located at 9832 Clarks Crossing Rd. on approx. 2.00 ac. of land zoned R-1. Hunter Mill District. Tax Map 28-3 ((1)) 1.  
WS  
Approved
- 9:00 A.M. BRIAN BOOKER, VC 2003-HM-183 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 19.1 ft. with eave 17.9 ft. from rear lot line. Located at 12205 Lake James Dr. on approx. 22,351 sq. ft. of land zoned R-1 (Cluster). Hunter Mill District. Tax Map 36-1 ((17)) 3.  
DH  
Approved
- 9:00 A.M. JOHN ALLISON AND JAN ALLISON, VC 2003-MV-184 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 5.2 ft. with eave 3.8 ft. from side lot line. Located at 822 Empress Ct. on approx. 14,863 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-4 ((5)) (2) 17A.  
DH  
Approved

- 9:00 A.M. GAIL L. GORDON & TIMOTHY J. CHESNUTT, SP 2003-HM-048 Appl. under Sect(s). 3-203 of the Zoning Ordinance to permit a Home Child Care Facility. Located at 1870 Foxstone Dr. on approx. 10,694 sq. ft. of land zoned R-2. Hunter Mill District. Tax Map 38-2 ((34)) 27.  
MS  
Decision  
Deferred to  
2/24/04
- 9:00 A.M. ANDREW SHERIDAN, VC 2003-BR-147 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of 1 lot into 3 lots with proposed Lot 1 having a lot width of 76.24 ft. Located at 4716 Wakefield Chapel Rd. on approx. 2.61 ac. of land zoned R-3. Braddock District. Tax Map 70-1 ((16)) 285. (Deferred for decision only from 12/16/03)  
MS  
Decision  
Deferred to  
3/16/04
- 9:00 A.M. MOK YANG PRESBYTERIAN CHURCH TRS, SPA 95-S-071 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 95-S-071 previously approved for a church to permit change in permittee, site modifications and increase in seating. Located at 6608 Little Ox Rd. on approx. 6.41 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-1 ((1)) 20A and 20B. (Admin. moved from 12/2/03 and 1/6/04 per appl. req.)  
MS  
Admin.  
Moved to  
3/23/04 at  
appl. req.
- 9:30 A.M. RONALD AND LETA DEANGELIS, A 2003-SP-002 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan, an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 21.83 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17A, B and C. (Concurrent with A 2003-SP-003 and A 2003-SP-004). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, and 1/27/04 per appl. req)  
DJQ  
Moved to  
3/23/04 at  
appl. req.
- 9:30 A.M. ROBERT DEANGELIS, A 2003-SP-003 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan , an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 7.65 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17A. (Concurrent with A 2003-SP-002 and A 2003-SP-004). (Concurrent with A 2003-SP-002 and A 2003-SP-004). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, and 1/27/04 per appl. req)

9:30 A.M. GEORGE HINNANT, A 2003-SP-004 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan , an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 7.65 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17B. (Concurrent with A 2003-SP-002 and A 2003-SP-003). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, and 1/27/04 per appl. req)

DJQ  
Moved to  
3/23/04 at  
appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 24, 2004**

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 24, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M.      NATIONAL CAPITAL PRESBYTERY, INC., SPA 68-D-955-4 Appl. under Sect(s). 3-103  
CB              and 3-203 of the Zoning Ordinance to amend SP 68-D-955 previously approved for a  
Approved      church with child care center and private school of special education to permit a reduction  
in land area. Located at 2036 Westmoreland St. on approx. 9.14 ac. of land zoned R-1  
and R-2. Dranesville District. Tax Map 40-2 ((1)) 26A, 26B and 26C. (Admin. moved from  
11/25/03, 1/13/04, and 1/20/04 at appl. req.) (Continued from 2/10/04 at app. req.)
- 9:00 A.M.      TERRY L. PLUMMER, VC 2003-HM-173 Appl. under Sect(s). 18-401 of the Zoning  
DH              Ordinance to permit construction of addition 21.5 ft. from rear lot line. Located at 13346  
Approved      Point Rider La. on approx. 8,848 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District.  
Tax Map 25-1 ((7)) 24. (Moved from 1/27/04 due to inclement weather.)
- 9:00 A.M.      JIMMY W. SMITH & ENID K. SMITH, SP 2003-MV-049 Appl. under Sect(s). 8-914 of the  
DH              Zoning Ordinance to permit reduction to minimum yard requirements based on error in  
Approved      building location to permit addition to remain 3.1 ft. with eave 2.2 ft. and stoop 0.0 ft. from  
side lot line. Located at 8815 Lagrange St. on approx. 10,640 sq. ft. of land zoned R-3.  
Mt. Vernon District. Tax Map 108-1 ((2)) 19.
- 9:00 A.M.      PHILLIP ANDREW & ELLEN R. FEERST, VC 2003-HM-186 Appl. under Sect(s). 18-401  
DH              of the Zoning Ordinance to permit construction of addition 16.9 ft. with eave 16.4 ft. from  
Approved      side lot line and accessory structure to remain in front yard of a lot containing 36,000 sq. ft.  
or less. Located at 9948 Woodrow St. on approx. 30,599 sq. ft. of land zoned R-1. Hunter  
Mill District. Tax Map 38-1 ((9)) 102.
- 9:00 A.M.      PHILIPPE JACQUES KUPERMAN, VC 2003-HM-172 Appl. under Sect(s). 18-401 of the  
WS              Zoning Ordinance to permit construction of addition 5.0 ft. with eave 3.7 ft. from side lot  
Approved      line. Located at 1302 Aldbury Way on approx. 10,739 sq. ft. of land zoned PDH-2. Hunter  
Mill District. Tax Map 12-3 ((17)) 161. (Moved from 1/27/04 due to inclement weather.)

- 9:00 A.M. PAULA L. HARRINGTON, SP 2003-BR-050 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit a modification to the limitation on the keeping of animals. Located at 6410 Charnwood St. on approx. 12,122 sq. ft. of land zoned R-3. Braddock District. Tax Map 79-4 ((2)) 548.  
WS  
Approved
- 9:00 A.M. CARLOS CABALLERO, SP 2003-LE-051 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 20.8 ft., roofed deck to remain 12.9 ft. with eave 11.9 ft., and stairs to remain 11.9 ft. from front lot line and dwelling to remain 11.7 ft. with eave 10.7 ft. from side lot line. Located at 6435 Franconia Rd. on approx. 18,839 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 81-3 ((12)) 1.  
WS  
Approved
- 9:00 A.M. CARLOS CABALLERO, VC 2003-LE-187 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit fence greater than 7.0 ft. in height to remain in side and rear yard, accessory structures 0.0 ft. from rear lot line, and minimum rear yard coverage greater than 30 percent. Located at 6435 Franconia Rd. on approx. 18,839 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 81-3 ((12)) 1.  
WS  
Decision  
Deferred to  
3/23/04
- 9:00 A.M. GAIL L. GORDON & TIMOTHY J. CHESNUTT, SP 2003-HM-048 Appl. under Sect(s). 3-203 of the Zoning Ordinance to permit a Home Child Care Facility. Located at 1870 Foxstone Dr. on approx. 10,694 sq. ft. of land zoned R-2. Hunter Mill District. Tax Map 38-2 ((34)) 27. (Decision deferred from 2/17/04)  
MS  
Denied
- 9:00 A.M. FRANK R. STONE, SP 2003-MA-042 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 3.5 ft. with eave 1.2 ft. from side lot line. Located at 3911 Oak Hill Dr. on approx. 17,061 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 60-4 (19) 87. (Concurrent with VC 2003-MA-171). (Moved from 1/27/04 due to inclement weather.)  
MS  
Approved
- 9:00 A.M. FRANK R. STONE, VC 2003-MA-171 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 9.5 ft. with eave 8.5 ft. from side lot line. Located at 3911 Oak Hill Dr. on approx. 17,061 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 60-4 (19) 87. (Concurrent with SP 2003-MA-042). (Moved from 1/27/04 due to inclement weather.)  
MS  
Approved
- 9:00 A.M. TRUSTEES OF ONE GOD MINISTRY, A GLOBAL CHURCH, SP 2003-SP-047 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church. Located at 12609 Braddock Rd. on approx. 4.84 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((3)) 4.  
MS  
Admin.  
Moved to  
3/30/04 at  
appl. req.

- 9:30 A.M. CARLOS AND MALENA CABALLERO, A 2003-LE-047 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellants have installed a tennis court which covers more than 30% of the minimum required rear yard and includes a fence and a series of pole mounted light fixtures in excess of seven feet in height all in violation of the Zoning Ordinance provisions for accessory uses and structures. Located at 6435 Franconia Rd. on approx. 18,826 sq. ft. of land zoned R-2. Lee District. Tax Map 81-3 ((12)) 1. (Admin. moved from 12/16/03 at appl. req. to 2/24/04)
- JC  
Deferred  
to 3/30/04  
on 12/16/03
- 9:30 A.M. LAKE BRADDOCK COMMUNITY ASSOCIATION, A 2003-BR-052 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is occupying the property without site plan approval and without a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 9408 Oddyssey Ct. on approx. 2,748 sq. ft. of land zoned PDH-3. Braddock District. Tax Map 78-2 ((20)) 53.
- DJQ  
Upheld

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MARCH 2, 2004**

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 2, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. MARY-CAROL WOLTER, TRUSTEE, SP 2004-DR-002 Appl. under Sect(s). 8-914 of the  
KS building location to permit reduction to minimum yard requirements based on error in  
Approved Raymond Ave. on approx. 16,981 sq. ft. of land zoned R-3. Dranesville District. Tax Map  
30-1 ((5)) 83. (Concurrent with VC 2004-DR-010).
- 9:00 A.M. MARY-CAROL WOLTER, TRUSTEE, VC 2004-DR-010 Appl. under Sect(s). 18-401 of the  
KS Zoning Ordinance to permit construction of addition 9.3 ft. with eave 7.0 ft. from side lot  
Approved line. Located at 1207 Raymond Ave. on approx. 16,981 sq. ft. of land zoned R-3.  
Dranesville District. Tax Map 30-1 ((5)) 83. (Concurrent with SP 2004-DR-002).
- 9:00 A.M. MICHAEL L. AND MARY E. FAYAD, VC 2003-DR-188 Appl. under Sect(s). 18-401 of the  
DH Zoning Ordinance to permit fence greater than 4.0 ft. in height in a front yard. Located at  
Approved 1033 Union Church Rd. on approx. 1.85 ac. of land zoned R-E. Dranesville District. Tax  
Map 19-2 ((9)) 1.
- 9:00 A.M. FORREST & MARVA HATCHER, VC 2003-PR-194 Appl. under Sect(s). 18-401 of the  
DH Zoning Ordinance to permit construction of fence greater than 4.0 ft. in height in front yard  
Continued and 7.0 ft. in height in side and rear yards and storage structure exceeding 200 sq. ft. in  
to 5/4/04 gross floor area. Located at 2747 Oldewood Dr. on approx. 27,921 sq. ft. of land zoned R-  
3. Providence District. Tax Map 49-2 ((1)) 121. (Concurrent with SP 2003-PR-054).
- 9:00 A.M. FORREST & MARVA HATCHER, SP 2003-PR-054 Appl. under Sect(s). 8-914 of the  
DH Zoning Ordinance to permit reduction to the minimum yard requirements based on error in  
Continued building location to permit deck and dwelling to remain 2.5 ft. with eave 1.5 from side lot  
to 5/4/04 line and accessory structures to remain 0.0 ft. and 1.0 ft. from side lot line. Located at  
2747 Oldewood Dr. on approx. 27,921 sq. ft. of land zoned R-3. Providence District. Tax  
Map 49-2 ((1)) 121. (Concurrent with VC 2003-PR-194).

- 9:00 A.M. MEREDITH OUELLETTE, VC 2003-LE-191 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 13.1 ft. with eave 12.1 ft. from side lot line. Located at 6575 Windham Ave. on approx. 22,198 sq. ft. of land zoned R-1. Lee District. Tax Map 91-1 ((3)) 50.  
WS  
Approved
- 9:00 A.M. KYLE T. BURKE, VC 2003-MV-193 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of carport 4.2 ft. with eave 2.7 ft. from side lot line. Located at 8421 Crossley Pl. on approx. 10,576 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-4 ((5)) (14) 20.  
WS  
Approved
- 9:00 A.M. DAVID M. BROWN & COLLYE L. MOORE, VC 2003-HM-192 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition such that side yards total 35.3 ft. Located at 1833 Satinwood Ct. on approx. 23,550 sq. ft. of land zoned R-1 (Cluster). Hunter Mill District. Tax Map 27-2 ((3)) 38.  
WS  
Approved
- 9:00 A.M. GAYE P. LINDSEY, VC 2003-DR-189 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 8.5 ft. from side lot line. Located at 1722 Maxwell Ct. on approx. 11,800 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((31)) 34.  
MS  
Approved
- 9:00 A.M. HAROLD PALACIOS, SP 2003-LE-038 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 8.8 ft. with eave 7.8 ft. and 14.6 ft. with eave 13.6 ft. from side lot lines and accessory structure to remain 3.2 ft. from side and 7.3 ft. from rear lot lines. Located at 6251 Wills St. on approx. 13,358 sq. ft. of land zoned R-1. Lee District. Tax Map 91-1 ((6)) 15. (Concurrent with VC 2003-LE-158). (Admin. moved from 1/13/04 for notices.)  
MS  
Moved to 4/13/04 for Notices
- 9:00 A.M. HAROLD PALACIOS, VC 2003-LE-158 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 8.8 ft. with eave 7.8 ft. and 14.6 ft. with eave 13.6 ft. from side lot lines and accessory structure 1.8 ft. with eave 0.8 ft. from side lot line. Located at 6251 Wills St. on approx. 13,358 sq. ft. of land zoned R-1. Lee District. Tax Map 91-1 ((6)) 15. (Concurrent with SP 2003-LE-038). (Admin. moved from 1/13/04 for notices.)  
MS  
Moved to 4/13/04 for Notices
- 9:00 A.M. SANT NIRANKARI MISSION, SP 2003-SU-045 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of worship. Located at 4501 Pleasant Valley Road on approx. 4.10 ac. of land zoned R-C and WS. Sully District. Tax Map 33-4 ((1)) 10. (Admin. moved from 2-3-04 at appl. req.)  
MS  
Admin.  
Moved to 3/9/04 at appl. req.

- 9:00 A.M. TRUSTEES FOR THE CONGREGATION OLAM TIKVAH, SPA 81-P-068-3 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 81-P-068 previously approved for a place of worship with nursery school to permit increase in land area (Lot 19), building additions and site modifications. Located at 3730, 3800 and 3804 Glenbrook Rd. on approx. 6.90 ac. of land zoned R-1. Providence District. Tax Map 58-4 ((9)) 17A, 17B and 19. (Moved from 9/16/03 and 11/18/03 per appl req) (Decision deferred from 12/2/03)
- MS  
Approved
- 9:30 A.M. KHURRAM JAMIL AND FAISAL JAMIL, A 2003-MV-054 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellants have established a storage yard on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 8416 Radford Ave. on approx. 18,000 sq. ft. of land zoned R-2, HC and CRD. Mt. Vernon District. Tax Map 101-3 ((3)) 2.
- LD  
Withdrawn
- 9:30 A.M. WILLIAM P. AND MARY O. OEHRLEIN, A 2003-MV-049 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal determination that Talbert Rd. does not meet the definition of street as set forth in the Fairfax County Zoning Ordinance and, as such, lot width cannot be measured along Talbert Rd. for Lots 2 through 5 of the proposed Giles Glenn Subdivision. Located at 9000 Hooes Rd. on approx. 10.0 ac. of land zoned R-1. Mt. Vernon District. Tax Map 106-2 ((1)) 15. (Moved from 2/3/04 due to inclement weather)
- JR  
Deferred to  
4/13/04

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MARCH 9, 2004**

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 9, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. CHARLES & PATRICIA HARTMAN, VC 2003-SU-169 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of deck 4.8 ft. from side lot line. Located at 5252 DH Braywood Dr. on approx. 7,974 sq. ft. of land zoned PDH-3 and WS. Sully District. Tax Map 44-3 ((5)) 730. (Moved from 1/27/04 due to inclement weather.)  
Approved
- 9:00 A.M. MARK SCHAAD, SPA 93-Y-025 Appl. under Sect(s). 8-913 and 8-914 of the Zoning Ordinance to amend SP 93-Y-025 to permit modifications to minimum yard requirements for certain R-C lots, to permit construction of additions 12.0 ft. and 17.0 ft. from side lot DH lines and permit reduction to the minimum yard requirements based on error in building Approved location to permit an accessory structure to remain 3.0 ft. from side lot line. Located at 15113 Elk Run Rd. on approx. 20,835 sq. ft. of land zoned R-C, AN and WS. Sully District. Tax Map 33-4 ((2)) 427.
- 9:00 A.M. KENNETH AND DEANNA PETERMAN, SP 2003-SU-052 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modifications to the minimum yard requirements for certain DH R-C lots to permit construction of an addition 12.8 ft. with eave 12.1 ft. from side lot line. Approved Located at 6216 Secret Hollow La. on approx. 13,501 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-3 ((3)) (4) 3.
- 9:00 A.M. BRIAN K. & REIKO K. BRISCOMBE, VC 2004-MA-001 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 5.0 ft. with eave 4.0 ft. from one side AS lot line and 10.4 ft. from other side lot line. Located at 6703 McCrea Pl. on approx. 18,808 Approved sq. ft. of land zoned R-3. Mason District. Tax Map 60-2 ((15)) 24.
- 9:00 A.M. SYLVIA & JAMES A. LOVELACE, VC 2003-LE-160 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit the construction of addition 6.8 ft. with eave 5.5 ft. from one WS side lot line and 13.2 ft. with eave 12.0 ft. from other side lot line. Located at 3131 Approved Clayborne Ave. on approx. 10,085 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 92-2 ((18)) (7) 23. (Admin. moved from 1/20/04 for notices.)

- 9:00 A.M. TRUSTEES OF GRACE PRESBYTERIAN CHURCH, SPA 73-L-152-02 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 73-L-152 previously approved for church with child care center to permit increase in land area. Located at 7420 and 7434 Bath St. on approx. 4.64 ac. of land zoned R-2 and R-3. Lee District. Tax Map 80-3 ((1)) 1D, 80-3 ((2)) (54) 1 and 9.  
WS  
Approved
- 9:00 A.M. SCOTT FORCE AND ANNE FORCE, VC 2003-MA-195 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 6.6 ft. with eave 5.6 ft. from side lot line. Located at 6916 Fern Pl. on approx. 12,217 sq. ft. of land zoned R-3. Mason District. Tax Map 60-4 ((3)) 198.  
MS  
Denied
- 9:00 A.M. MANUEL DE JESUS RODRIGUEZ, SP 2003-LE-041 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 accessory structure to remain 2.8 ft. with eave 2.7 ft. from side lot line and 2.8 ft. with eave 1.8 ft. from rear lot line. Located at 7426 Northrop Rd. on approx. 8,800 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 92-4 ((3)) (3) 13. (Concurrent with VC 2003-LE-165). (Admin. moved from 1/20/04 for notices.)  
MS  
Moved to  
4/27/04  
for notices
- 9:00 A.M. MANUEL DE JESUS RODRIGUEZ, VC 2003-LE-165 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 23.8 ft. with eave 22.3 ft from front lot line and 8.3 ft. with eave 6.8 ft. from side lot line. Located at 7426 Northrop Rd. on approx. 8,800 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 92-4 ((3)) (3) 13. (Concurrent with SP 2003-LE-041). (Admin. moved from 1/20/04 for notices.)  
MS  
Moved to  
4/27/04  
for notices
- 9:00 A.M. JOSEPH F. CRISP AND LOIS ANN SMITH, VCA 68-A-776 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 68-A-776 to permit addition 15.0 ft. with eave 13.4 ft. from side lot line. Located at 4107 Wakefield Dr. on approx. 22,211 sq. ft. of land zoned R-1. Braddock District. Tax Map 59-3 ((10)) 175 (Concurrent with SP 2003-BR-053).  
MS  
Approved
- 9:00 A.M. JOSEPH F. CRISP, SP 2003-BR-053 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. with eave 0.6 ft. from side lot line. Located at 4107 Wakefield Dr. on approx. 22,211 sq. ft. of land zoned R-1. Braddock District. Tax Map 59-3 ((10)) 175 (Concurrent with VCA 68-A-776).  
MS  
Approved
- 9:00 A.M. SANT NIRANKARI MISSION, SP 2003-SU-045 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of worship. Located at 4501 Pleasant Valley Road on approx. 4.10 ac. of land zoned R-C and WS. Sully District. Tax Map 33-4 ((1)) 10. (Admin. moved from 2/3/04 and 3/2/04 at appl. req.)  
MS  
Admin.  
Moved to  
4/6/04 at  
appl. req.

9:30 A.M. JUBAL AND KIRSTEN THOMPSON; ESTATE OF MARY BROWN, ELTON K. DONALDSON, A 2003-DR-046 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants' property did not meet minimum lot area or width requirements of the Zoning Ordinance when created, does not meet current minimum lot area or width requirements of the R-1 District, and is not buildable under Zoning Ordinance provisions. Located at 8304 & 8308 Randwood St. on approx. 29,838 sq. ft. of land zoned R-1. Dranesville District. Tax Map 29-1 ((2)) 5 and 6. (Admin. moved from 12/2/03 at appl. req.)

JC  
Admin.  
Moved to  
4/20/04 at  
appl. req.

9:30 A.M. MOE NOWROUZI, BELLE VIEW TEXACO, A 2003-MV-037 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant has erected two freestanding lifts in association with the service station located in the C-6 District without special exception approval in violation of Zoning Ordinance provisions. Located at 1800 Belle View Blvd. on approx. 16,479 sq. ft. of land zoned C-6. Mt. Vernon District. Tax Map 93-2 ((1)) 4. (Admin. moved from 10/28/03 and 12/9/03 at appl. req. to 2/3/04) (Moved from 2/3/04 due to inclement weather)

DP  
Deferred to  
3/16/04 at  
appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MARCH 16, 2004**

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 16, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. H. BRADFORD GLASSMAN, VC 2003-MV-196 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 4.8 ft. with eave 3.6 ft. from one side lot line and 7.6 ft. with eave 6.4 ft. from other side lot line and 9.5 ft. from front lot line, deck 4.8 ft. and 7.6 ft. from side lot lines, roofed deck 2.5 ft. with eave 1.3 ft. from front lot line and bay windows 7.0 ft. from front lot line and 3.4 ft. with eave 2.4 ft. from side lot line and fence greater than 7.0 ft. in height to remain in side and rear yards. 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 and 32. (In association with SE 2003-MV-042)
- CB  
Approved
- 9:00 A.M. KUSTOM KASTLES, LLC, VC 2004-LE-009 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit dwelling to remain 24.71 ft. with stoop 22.02 ft. from front lot line. Located at 6515 Franconia Rd. on approx. 10,584 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 90-2 ((12)) 3 pt. (In association with RZ 2003-LE-053)
- LS  
Approved
- 9:00 A.M. DALE J. AND MARIE T. WELTER, VC 2004-BR-004 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 18.2 ft. from rear lot line. Located at 4120 Nomis Dr. on approx. 11,006 sq. ft. of land zoned R-3. Braddock District. Tax Map 58-4 ((34)) 5.
- AS  
Approved
- 9:00 A.M. THEODORE T. BELAZIS & JANE C. LEWIS, VC 2004-DR-006 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 3.0 ft. with eave 2.67 ft. from side lot line. Located at 6456 Dryden Dr. on approx. 17,551 sq. ft. of land zoned R-3. Dranesville District. Tax Map 31-3 ((15)) 8.
- DH  
Approved-  
In-Part
- 9:00 A.M. JUDITH A. ROTHLSBERGER, TRUSTEE, VC 2004-HM-002 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition such that side yards total 20.0 ft. Located at 2325 Riviera Dr. on approx. 10,818 sq. ft. of land zoned R-2 (Cluster). Hunter Mill District. Tax Map 38-1 ((22)) 52.
- WS  
Approved

- 9:00 A.M. LINDEN R., SARAH E., AND JOHN A. ALBRIGHT, VC 2004-PR-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of 2 lots into 3 lots with proposed lots 1, 2, and 3 having a lot width of 6.7 ft. Located at 10611 and 10609 Vale Rd. on approx. 6.04 ac. of land zoned R-E. Providence District. Tax Map 37-1 ((5)) A1 and 37-3 ((2)) 5A.  
WS  
Admin.  
Moved to  
4/13/04 at  
appl. req.
- 9:00 A.M. TRUSTEES OF PILGRIM COMMUNITY CHURCH, VC 2004-BR-008 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit structure to remain 15.0 ft. with stoop 11.0 ft. from front lot line. Located at 4925 Twinbrook Rd. on approx. 5.16 AC. of land zoned R-1. Braddock District. Tax Map 69-3 ((1)) 29 and 29A (Concurrent with SPA 81-A-002-04).  
KS  
Decision  
Deferred to  
5/25/04
- 9:00 A.M. TRUSTEES OF PILGRIM COMMUNITY CHURCH, SPA 81-A-002-04 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 81-A-002 previously approved for church to permit building addition and site modifications. Located at 4925 Twinbrook Rd. on approx. 5.16 ac. of land zoned R-1. Braddock District. Tax Map 69-3 ((1)) 29 and 29A (Concurrent with VC 2004-BR-008).  
KS  
Decision  
Deferred to  
5/25/04
- 9:00 A.M. JOSE FLORES, SP 2003-LE-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 addition to remain 5.0 ft. with eave 4.0 ft. from side lot line. Located at 6607 Buckskin St. on approx. 8,400 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 80-4 ((5)) (1) 508. (Admin. moved from 1/13/04 for notices.)  
MS  
Deferred to  
4/20/04 for  
notices
- 9:00 A.M. INTEKHAB A. KHAN, VC 2003-LE-182 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 of a corner lot. Located at 5822 Atteentee Rd. on approx. 10,491 sq. ft. of land zoned R-3. Lee District. Tax Map 80-3 ((2)) (61) 11. (Deferred from 2/10/04 for decision only.)  
MS  
Denied
- 9:00 A.M. ANDREW SHERIDAN, VC 2003-BR-147 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of 1 lot into 3 lots with proposed Lot 1 having a lot width of 76.24 ft. Located at 4716 Wakefield Chapel Rd. on approx. 2.61 ac. of land zoned R-3. Braddock District. Tax Map 70-1 ((16)) 285. (Deferred for decision only from 12/16/03 and 2/17/04)  
MS  
Decision  
Deferred to  
4/20/04

- 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) (Deferred for decision only from 6/4/02, 9/10/02, 2/4/03, 5/20/03, 10/7/03, and 12/16/03) (Admin moved from 5/6/03)
- JC  
Decision  
Deferred to  
9/21/04
- 9:30 A.M. GERALD E. AND SUSAN J. SIKORSKI, A 2003-SP-055 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellants have erected a free-standing accessory structure which exceeds seven feet in height located in the minimum required side yard in violation of Zoning Ordinance provisions. Located at 8255 Crestridge Rd. on approx. 5.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 95-4 ((8)) (2) 2A.
- ES  
Admin.  
Moved to  
4/27/04 at  
appl. req.
- 9:30 A.M. MOE NOWROUZI, BELLE VIEW TEXACO, A 2003-MV-037 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant has erected two freestanding lifts in association with the service station located in the C-6 District without special exception approval in violation of Zoning Ordinance provisions. Located at 1800 Belle View Blvd. on approx. 16,479 sq. ft. of land zoned C-6. Mt. Vernon District. Tax Map 93-2 ((1)) 4. (Admin. moved from 10/28/03 and 12/9/03 at appl. req. to 2/3/04) (Moved from 2/3/04 due to inclement weather) (Deferred from 3/9/04 at appl. req.)
- DP  
Deferred to  
5/18/04 at  
appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MARCH 23, 2004**

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 23, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. MATTHEW FRANK CARROLL, VC 2003-DR-179 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 13.2 ft. with eave 12.2 ft. from rear lot line and accessory structure 3.0 ft. with eave 2.5 ft. from side and rear lot lines. Located at 2144 Emilys Ln. on approx. 16,584 sq. ft. of land zoned R-4. Dranesville District. Tax Map 41-3 ((4)) 50. (Moved from 2/3/04 due to inclement weather.)  
MS  
Approved
- 9:00 A.M. THUYET V. HO, SP 2003-LE-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 dwelling to remain 7.1 ft. from side lot line and shed to remain 5.0 ft. and 4.0 ft. from side lot lines and 3.0 ft. from rear lot line. Located at 7202 Dormont St. on approx. 9,589 sq. ft. of land zoned R-3 and R-4. Lee District. Tax Map 80-3 ((3)) (78) 19. (Moved from 1/27/04 due to inclement weather.)  
MS  
Approved
- 9:00 A.M. JOHN S. BRUNETTE AND XIMENA M. BRUNETTE, SP 2003-DR-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 dwelling to remain 16.15 ft. from side lot line. Located at 1059 Bellview Pl. on approx. 2.07 ac. of land zoned R-E. Dranesville District. Tax Map 20-3 ((23)) 2. (Moved from 1/27/04 due to inclement weather.)  
WS  
Approved
- 9:00 A.M. PARVIZ JAFARBAY, SP 2004-SU-006 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals. Located at 15553 Smithfield Pl. on approx. 25,943 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-1 ((2)) 18.  
WS  
Approved
- 9:00 A.M. CARLOS CABALLERO, VC 2003-LE-187 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit fence greater than 7.0 ft. in height to remain in side and rear yard, accessory structures 0.0 ft. from rear lot line, and minimum rear yard coverage greater than 30 percent. Located at 6435 Franconia Rd. on approx. 18,839 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 81-3 ((12)) 1. (Decision deferred from 2/24/04)  
WS  
Decision  
Deferred to  
4/27/04

- 9:00 A.M. MONYA A. S. SHANNON, VC 2004-MV-014 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 24.5 ft. with eave 24.0 ft. from front lot line of a corner lot. Located at 1900 Joliette Ct. on approx. 14,297 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-3 ((24)) 51.  
AS  
Approved
- 9:00 A.M. TELEGRAPH VILLAGE LIMITED PARTNERSHIP, VC 2004-LE-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit parking spaces to remain 9.7 ft. from front lot line. Located at 6940 S. Kings Hwy. on approx. 2.52 ac. of land zoned C-8. Lee District. Tax Map 92-1 ((1)) 15. (In association with RZ 2003-LE-039 and SE 2003-LE-024)  
LS  
Approved
- 9:00 A.M. PETER YOST, VC 2004-DR-005 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 27.0 ft. with eave 26.0 ft. from front lot line . Located at 2108 Grayson Pl. on approx. 10,474 sq. ft. of land zoned R-2. Dranesville District. Tax Map 40-2 ((2)) 88A. (Concurrent with SP 2004-DR-001).  
DH  
Approved
- 9:00 A.M. PETER YOST, SP 2004-DR-001 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 2.5 ft. with eave 1.9 ft. from rear lot line. Located at 2108 Grayson Pl. on approx. 10,474 sq. ft. of land zoned R-2. Dranesville District. Tax Map 40-2 ((2)) 88A. (Concurrent with VC 2004-DR-005).  
DH  
Approved
- 9:00 A.M. MOK YANG PRESBYTERIAN CHURCH TRS, SPA 95-S-071 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 95-S-071 previously approved for a church to permit change in permittee, site modifications and increase in seating. Located at 6608 Little Ox Rd. on approx. 6.41 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-1 ((1)) 20A and 20B. (Admin. moved from 12/2/03, 1/6/04, and 2/17/04 at appl. req.)  
MS  
Decision  
Deferred to  
4/6/04
- 9:30 A.M. VIRGINIA ENTERPRISE COMPANY, L.C., A 2003-MV-041 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant has established a storage yard on property in the C-8 District in violation of Zoning Ordinance provisions. Located at on the E. side of Richmond Hwy., approx. 200 ft. N. of Memorial St. on approx. 17,563 sq. ft. of land zoned C-8, HC and CRD. Mt. Vernon District. Tax Map 93-1 ((1)) 19. (Deferred from 11/4/03 at appl req.) (Moved from 1/27/04 due to inclement weather, notices not in order.)  
JR  
Notices not  
In order  
Withdrawal  
Accepted
- 9:30 A.M. TITAN MOVING & STORAGE, LLC, MR. EDMUND C. BOWLER, A 2003-MV-040 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant has established a storage yard on property in the C-6 District in violation of Zoning Ordinance provisions. Located at 1602 Belle View Blvd. on approx. 6.57 ac. of land zoned C-6. Mt. Vernon District. Tax Map 93-2 ((1)) 2. (Admin. moved from 11/18/03 at appl. req.) (Deferred from 1/20/04 at appl. req.)  
MA  
Withdrawal  
Accepted

- 9:30 A.M. RONALD AND LETA DEANGELIS, A 2003-SP-002 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan, an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 21.83 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17A, B and C. (Concurrent with A 2003-SP-003 and A 2003-SP-004). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, 1/27/04, and 2/17/04 at appl. req)
- DJQ  
Admin.  
Moved to  
5/11/04 at  
Appl. req.
- 9:30 A.M. ROBERT DEANGELIS, A 2003-SP-003 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan , an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 7.65 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17A. (Concurrent with A 2003-SP-002 and A 2003-SP-004). (Concurrent with A 2003-SP-002 and A 2003-SP-004). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, 1/27/04, and 2/17/04 at appl. req)
- DJQ  
Admin.  
Moved to  
5/11/04 at  
Appl. req.
- 9:30 A.M. GEORGE HINNANT, A 2003-SP-004 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan , an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 7.65 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17B. (Concurrent with A 2003-SP-002 and A 2003-SP-003). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, 1/27/04, and 2/17/04 at appl. req)
- DJQ  
Admin.  
Moved to  
5/11/04 at  
Appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MARCH 30, 2004**

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 30, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. DAVID MITCHELL & JENNIFER MITCHELL, VC 2003-DR-176 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height in the front yard of a corner lot. Located at 6565 Georgetown Pi. on approx. 1.25 ac. of land zoned R-1. Dranesville District. Tax Map 21-4 ((1)) 21A . (Moved from 2/3/04 due to inclement weather)  
DH  
Approved
- 9:00 A.M. ROBERT GREENAWALT & MARY BRADY GREENAWALT, VC 2004-PR-011 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of an addition 13.2 ft. with eave 12.3 ft. from rear lot line and accessory structure 8.0 ft. with eave 7.3 ft. from side lot line and 5.0 ft. with eave 4.3 ft. from rear lot line and fence greater than 4.0 ft. in height to remain in front yard. Located at 2905 Hideaway Rd. on approx. 24,871 sq. ft. of land zoned R-2 and HC. Providence District. Tax Map 48-4 ((14)) 5. (Concurrent with SP 2004-PR-003).  
DH  
Approved
- 9:00 A.M. ROBERT GREENAWALT & MARY BRADY GREENAWALT, SP 2004-PR-003 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction to minimum yard requirements based on error in building location to permit dwelling to remain 13.2 ft. with eave 12.3 ft. from rear lot line. Located at 2905 Hideaway Rd. on approx. 24,871 sq. ft. of land zoned R-2 and HC. Providence District. Tax Map 48-4 ((14)) 5. (Concurrent with VC 2004-PR-011).  
DH  
Approved
- 9:00 A.M. THEODORE R. HANLEY, VC 2003-MV-174 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 of a corner lot and deck to remain 7.8 ft. from rear lot line. Located at 2000 Old Stage Rd. on approx. 11,707 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-3 ((10)) (9) 1 (Moved from 2/3/04 due to inclement weather)  
WS  
Approved

- 9:00 A.M. PANUWAT THANARUANG, SP 2004-LE-005 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction to minimum yard requirements based on error in building location to permit addition to remain 9.7 ft. with eave 8.6 ft. from side lot line. Located at 6217 Thomas Dr. on approx. 11,743 sq. ft. of land zoned R-3. Lee District. Tax Map 81-3 ((13)) (D) 233.  
WS  
Approved
- 9:00 A.M. MT. VERNON PRESBYTERIAN CHURCH, SPA 97-V-006 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 97-V-006 previously approved for a church to permit the addition of a nursery school and site modifications. Located at 2001 Sherwood Hall Ln. on approx. 3.19 ac. of land zoned R-3. Mount Vernon District. Tax Map 102-1 ((11)) A and F. (Moved from 2/3/04 due to inclement weather)  
MS  
Approved
- 9:00 A.M. CRAIG A. KIRBY, VC 2004-DR-012 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of an accessory structure or addition 6.8 ft. with eave 5.8 ft. from side lot line and 9.3 ft. with eave 8.3 ft. from another side lot line. Located at 5952 Woodacre Ct. on approx. 15,499 sq. ft. of land zoned R-2. Dranesville District. Tax Map 031-4 ((16)) 42A.  
MS  
Approved
- 9:00 A.M. TRUSTEES OF ONE GOD MINISTRY, A GLOBAL CHURCH, SP 2003-SP-047 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church. Located at 12609 Braddock Rd. on approx. 4.84 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((3)) 4. (Admin. moved from 2/24/04 at appl. req.)  
MS  
Admin.  
Moved to  
4/20/04 at  
appl. req.
- 9:30 A.M. CARLOS AND MALENA CABALLERO, A 2003-LE-047 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellants have installed a tennis court which covers more than 30% of the minimum required rear yard and includes a fence and a series of pole mounted light fixtures in excess of seven feet in height all in violation of the Zoning Ordinance provisions for accessory uses and structures. Located at 6435 Franconia Rd. on approx. 18,826 sq. ft. of land zoned R-2. Lee District. Tax Map 81-3 ((12)) 1. (Admin. moved from 12/16/03 at appl. req. to 2/24/04; however, deferred by BZA on 12/16/03 to 3/30/04)  
JC  
Admin.  
Moved to  
5/4/04 at  
appl. req.
- 9:30 A.M. ANASTASIOS AND ANNA GRYPEOS, A 2003-LE-053 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure is located in the front yard and closer than a distance equal to the minimum required side yard to the side lot line of the property in violation of Zoning Ordinance provisions. Located at 3138 Clayborne Ave. on approx. 11,750 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 92-2 ((18)) (5) 16. (Admin. moved from 3/2/04 at appl req.)  
ES  
Admin.  
Moved to  
4/20/04 at  
appl. req.
- 9:30 A.M. CRAFTSMAN AUTO BODY, MIKE MCCARROLL, A 2003-W-050 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the proposed use is a motor vehicle storage and impoundment yard and is allowable only on property in the I-4, I-5, and I-6 Districts in accordance with Zoning Ordinance provisions. Tax Map number not applicable. Applies Countywide. (Admin. moved from 2/10/04 at appl. req.)  
DJQ  
Withdrawn

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
APRIL 6, 2004**

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 6, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. DUANE R. ELLIS, VC 2003-SU-175 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of fence greater than 7.0 ft. in height in front yard, side and rear yards. Located at 10531 Wickens Rd. on approx. 3.79 ac. of land zoned R-E. Sully District. Tax Map 27-4 ((4)) 14. (Moved from 2/3/04 due to inclement weather.)  
DH  
Decision  
Deferred to  
4/13/04
- 9:00 A.M. JAMES H. ROSSER & NICKI J. WATTS, VC 2004-DR-015 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 22.3 ft. with eave 21.2 ft. from front lot line and 14.9 ft. from side lot line and addition 9.4 ft. with eave 8.4 ft. from other side lot line. Located at 1533 Woodacre Dr. on approx. 15,017 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-4 ((14)) 8.  
DH  
Decision  
Deferred to  
4/13/04
- 9:00 A.M. ANDREW & SHANNON KUHLMAN, VC 2004-SU-017 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 23.8 ft. from front lot line and 5.0 ft. with eave 4.7 ft. from side lot line. Located at 4300 General Kearny Ct. on approx. 13,247 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 33-4 ((2)) 110. (Concurrent with SP 2004-SU-007).  
WS  
Approved
- 9:00 A.M. ANDREW & SHANNON KUHLMAN, SP 2004-SU-007 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction to minimum yard requirements based on error in building location to permit deck to remain 5.6 ft. from side lot line. Located at 4300 General Kearny Ct. on approx. 13,247 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 33-4 ((2)) 110. (Concurrent with VC 2004-SU-017).  
WS  
Approved

- 9:00 A.M. FIRST BAPTIST CHURCH CHESTERBROOK, TRUSTEES, VC 2004-DR-013 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of canopy 18.0 ft. from front lot line. Located at 1740 Kirby Rd. on approx. 2.26 ac. of land zoned R-1. Dranesville District. Tax Map 31-1 ((1)) 66. (Concurrent with SP 2004-DR-004).  
AS  
Admin.  
Moved to  
5/18/04 at  
appl. req.
- 9:00 A.M. FIRST BAPTIST CHURCH CHESTERBROOK, TRUSTEES, SP 2004-DR-004 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit construction of a new church. Located at 1740 Kirby Rd. on approx. 2.26 ac. of land zoned R-1. Dranesville District. Tax Map 31-3 ((1)) 66. (Concurrent with VC 2004-DR-013).  
AS  
Admin.  
Moved to  
5/18/04 at  
appl. req.
- 9:00 A.M. BRUCE C. AND VIRGINIA J. BADE, VC 2004-MV-016 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 8.2 ft. with eave 7.2 ft. from side lot line and minimum rear yard coverage greater than 30 percent. Located at 8405 Morey La. on approx. 11,523 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-4 ((6)) (9) 15.  
MS  
Approved
- 9:00 A.M. SANT NIRANKARI MISSION, SP 2003-SU-045 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of worship. Located at 4501 Pleasant Valley Road on approx. 4.10 ac. of land zoned R-C and WS. Sully District. Tax Map 33-4 ((1)) 10. (Admin. moved from 2/3/04, 3/2/04 and 3/9/04 at appl. req.)  
MS  
Admin.  
Moved to  
4/27/04 at  
appl. req.
- 9:00 A.M. MOK YANG PRESBYTERIAN CHURCH TRS, SPA 95-S-071 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 95-S-071 previously approved for a church to permit change in permittee, site modifications and increase in seating. Located at 6608 Little Ox Rd. on approx. 6.41 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-1 ((1)) 20A and 20B. (Admin. moved from 12/2/03, 1/6/04, and 2/17/04 at appl. req.) (Decision deferred from 3/23/04)  
MS  
Approved
- 9:30 A.M. ALDEVCO CORPORATION, A 2004-DR-001 Appl. under Sect(s). 18-301 of the Zoning Ordinance . Appeal of determination that the appellant has installed a fence around the perimeter of a lot which does not have a principal structure in violation of Zoning Ordinance provisions. Located at 968 Towlston Rd. on approx. 1.89 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((4)) 3.  
LD  
Withdrawal  
Accepted
- 9:30 A.M. MAREC CORPORATION, A 2004-DR-002 Appl. under Sect(s). 18-301 of the Zoning Ordinance . Appeal of determination that the appellant has installed a masonry fence in excess of seven feet in height in the side and rear yards of the lot and in excess of four feet in height in the front yard of the lot in violation of Zoning Ordinance provisions. Located at 1000 Towlston Rd. on approx. 1.94 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((4)) 2.  
MA  
Deferred to  
9/21/04 at  
appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

*Revised February 1, 2019 (6:43PM)*

**BOARD OF ZONING APPEALS AGENDA  
APRIL 13, 2004**

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 13, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

CL            VC 2003-MV-166, Anastasios & Anna Grypeos  
Admin.        (in association with RZ 2003-MV-059)  
Moved to  
5/25/04 at  
appl. req.

9:00 A.M.    GREGG ALEXANDER, VC 2004-PR-028 Appl. under Sect(s). 18-401 of the Zoning  
Ordinance to permit construction of addition such that side yards total 35.2 ft. Located at  
DH            3109 Miller Heights Rd. on approx. 21,461 sq. ft. of land zoned R-1 (Cluster). Providence  
Approved     District. Tax Map 47-1 ((6)) 63. (Admin. moved from 5/11/04)

9:00 A.M.    DUANE R. ELLIS, VC 2003-SU-175 Appl. under Sect(s). 18-401 of the Zoning Ordinance  
to permit construction of fence greater than 7.0 ft. in height in front yard, side and rear  
DH            yards. Located at 10531 Wickens Rd. on approx. 3.79 ac. of land zoned R-E. Sully  
Approved     District. Tax Map 27-4 ((4)) 14. (Moved from 2/3/04 due to inclement weather.) (Decision  
deferred from 4/6/04.)

9:00 A.M.    JAMES H. ROSSER & NICKI J. WATTS, VC 2004-DR-015 Appl. under Sect(s). 18-401 of  
the Zoning Ordinance to permit construction of addition 22.3 ft. with eave 21.2 ft. from front  
DH            lot line and 14.9 ft. from side lot line and addition 9.4 ft. with eave 8.4 ft. from other side lot  
Approved     line. Located at 1533 Woodacre Dr. on approx. 15,017 sq. ft. of land zoned R-2.  
Dranesville District. Tax Map 31-4 ((14)) 8. (Decision deferred from 4/6/04.)

9:00 A.M.    JAMES REED, JR., VCA 93-P-160 Appl. under Sect(s). 18-401 of the Zoning Ordinance to  
amend VC 93-P-160 to permit construction of second story addition 10.0 ft. with eave 9.5  
WS            ft. from rear lot line and 8.5 ft. from side lot line such that side yards total 35.8 ft. and deck  
Moved to     8.0 ft. from rear lot line and 7.8 ft. from side lot line. Located at 10506 Marbury Rd. on  
6/1/04 for    approx. 20,001 sq. ft. of land zoned R-1 (Cluster). Providence District. Tax Map 47-2  
notices       ((16)) 29.

- 9:00 A.M. LINDEN R., SARAH E., AND JOHN A. ALBRIGHT, VC 2004-PR-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of 2 lots into 3 lots with proposed lots 1, 2, and 3 having a lot width of 6.7 ft. Located at 10611 and 10609 Vale Rd. on approx. 6.04 ac. of land zoned R-E. Providence District. Tax Map 37-1 ((5)) A1 and 37-3 ((2)) 5A. (Admin. moved from 3/16/04 at appl. req.)  
 WS  
 Decision  
 Deferred to 4/27/04
- 9:00 A.M. HAROLD PALACIOS, SP 2003-LE-038 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 8.8 ft. with eave 7.8 ft. and 14.6 ft. with eave 13.6 ft. from side lot lines and accessory structure to remain 3.2 ft. from side and 7.3 ft. from rear lot lines. Located at 6251 Wills St. on approx. 13,358 sq. ft. of land zoned R-1. Lee District. Tax Map 91-1 ((6)) 15. (Concurrent with VC 2003-LE-158). (Admin. moved from 1/13/04 and 3/2/04 for notices.)  
 MS  
 Decision  
 Deferred to 4/27/04
- 9:00 A.M. HAROLD PALACIOS, VC 2003-LE-158 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 8.8 ft. with eave 7.8 ft. and 14.6 ft. with eave 13.6 ft. from side lot lines and accessory structure 1.8 ft. with eave 0.8 ft. from side lot line. Located at 6251 Wills St. on approx. 13,358 sq. ft. of land zoned R-1. Lee District. Tax Map 91-1 ((6)) 15. (Concurrent with SP 2003-LE-038). (Admin. moved from 1/13/04 and 3/2/04 for notices.)  
 MS  
 Decision  
 Deferred to 4/27/04
- 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. (Admin moved from 12/10/02) (Deferred from 4/15/03, 10/14/03, and 1/6/04)  
 JC  
 Deferred to 9/28/04 at app. req.
- 9:30 A.M. SILVIO DIANA, A 2003-LE-001 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 7901 and 7828 Cinder Bed Rd. on approx. 10.33 ac. of land zoned I-6 and R-1. Lee District. Tax Map 99-2 ((3)) 3A and 3B. (Deferred from 4/15/03, 10/14/03, and 1/6/04)  
 JC  
 Deferred to 9/28/04 at app. req.
- 9:30 A.M. WILLIAM P. AND MARY O. OEHRLEIN, A 2003-MV-049 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal determination that Talbert Rd. does not meet the definition of street as set forth in the Fairfax County Zoning Ordinance and, as such, lot width cannot be measured along Talbert Rd. for Lots 2 through 5 of the proposed Giles Glenn Subdivision. Located at 9000 Hooes Rd. on approx. 10.0 ac. of land zoned R-1. Mt. Vernon District. Tax Map 106-2 ((1)) 15. (Moved from 2/3/04 due to inclement weather) (Deferred from 3/2/04 at appl. req.)  
 JR  
 Deferred to 7/20/04 at appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
APRIL 20, 2004**

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 20, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. KAREN LYNNE WILSON, VC 2004-BR-018 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 14.9 ft. with eave 13.9 ft. from rear lot line.  
DH Located at 5633 Ravenel La. on approx. 11,249 sq. ft. of land zoned R-3. Braddock District. Tax Map 79-2 ((2)) (73) 18.  
Approved
- 9:00 A.M. JANE TOROK (FORMERLY JANE VAN WAGONER) AND THOMAS TOROK, VC 2004-PR-019 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structures to remain in the front yard of a lot containing 36,000 sq. ft. or less and to permit fences greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 2908 Westcott Street on approx. 11,627 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((16)) 66.  
WS  
Decision  
Deferred to 5/25/04
- 9:00 A.M. DONNA LEE KENNON, VC 2004-LE-024 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 9.7 ft. with eave 8.2 ft. from side lot line. Located at 2917 Breezy Ter. on approx. 13,989 sq. ft. of land zoned R-4. Lee District. Tax Map 83-3 ((4)) 20.  
WS  
Approved
- 9:00 A.M. DARSHAN S. PADDA AND KULWANT K. PADDA, VC 2003-DR-178 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with proposed lot 3-A2 having a lot width of 20.09 ft. and proposed lot 3-A1 having a lot width of 148.6 ft. Located at 715 Walker Rd. on approx. 3.48 ac. of land zoned R-1. Dranesville District. Tax Map 13-1 ((2)) 3A1. (Deferred from 2/10/04 at appl. req.)  
WS  
Deferred to 5/11/04 at appl. req.
- 9:00 A.M. KEVIN MCGIRL, VC 2004-BR-020 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 10.1 ft. with eave 9.6 ft. from side lot line such that side yards total 21.8 ft. Located at 4911 Gadsen Dr. on approx. 15,566 sq. ft. of land zoned R-2 Cluster. Braddock District. Tax Map 68-1 ((10)) (9) 10.  
MS  
Approved

- 9:00 A.M. TRUSTEES OF ONE GOD MINISTRY, A GLOBAL CHURCH, SP 2003-SP-047 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church. Located at 12609 Braddock Rd. on approx. 4.84 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((3)) 4. (Admin. moved from 2/24/04 and 3/30/04 at appl. req.)  
MS  
Approved
- 9:00 A.M. JOSE FLORES, SP 2003-LE-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 addition to remain 5.0 ft. with eave 4.0 ft. from side lot line. Located at 6607 Buckskin St. on approx. 8,400 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 80-4 ((5)) (1) 508. (Admin. moved from 1/13/04 for notices.) (Deferred from 3/16/04 for notices.)  
MS  
Approved
- 9:00 A.M. ANDREW SHERIDAN, VC 2003-BR-147 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of 1 lot into 3 lots with proposed Lot 1 having a lot width of 76.24 ft. Located at 4716 Wakefield Chapel Rd. on approx. 2.61 ac. of land zoned R-3. Braddock District. Tax Map 70-1 ((16)) 285. (Deferred for decision only from 12/16/03, 2/17/04, and 3/16/04.)  
MS  
Withdrawal Request  
Approved
- 9:30 A.M. JOHN D. BOBOLSKY, III, A 2003-SP-033 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant is allowing an agriculture use to be established on property in the R-C District, which is located at Tax Map 67-2 ((1)) 42 and which does not meet minimum lot size requirements for the use, and is allowing the property to be used as a storage yard and junk yard, all in violation of Zoning Ordinance provisions. Located on the W. side of Popes Head Rd., approx. 700 ft. from its intersection with the Fairfax County Pkwy. on approx. 10,890 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 67-2 ((1)) 42. (Admin moved from 9/30/03 for notices) (Decision def. from 10/21/03).  
JC  
Withdrawn
- 9:30 A.M. JUBAL AND KIRSTEN THOMPSON; ESTATE OF MARY BROWN, ELTON K. DONALDSON, A 2003-DR-046 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants' property did not meet minimum lot area or width requirements of the Zoning Ordinance when created, does not meet current minimum lot area or width requirements of the R-1 District, and is not buildable under Zoning Ordinance provisions. Located at 8304 & 8308 Randwood St. on approx. 29,838 sq. ft. of land zoned R-1. Dranesville District. Tax Map 29-1 ((2)) 5 and 6. (Admin. moved from 12/2/03 and 3/9/04 at appl. req.)  
JC  
Admin.  
Moved to 5/18/04 at appl. req.
- 9:30 A.M. ANASTASIOS AND ANNA GRYPEOS, A 2003-LE-053 Appl. under Sect(s). 18-301 of the Zoning Ordinance . Appeal of a determination that an accessory structure is located in the front yard and closer than a distance equal to the minimum required side yard to the side lot line of the property in violation of Zoning Ordinance provisions. Located at 3138 Clayborne Ave. on approx. 11,750 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 92-2 ((18)) (5) 16. (Admin. moved from 3/2/04 and 3/30/04 at appl. req.)  
ES  
Admin.  
Moved to 4/27/04 at appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
APRIL 27, 2004**

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 27, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. CARLOS CABALLERO, VC 2003-LE-187 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit fence greater than 7.0 ft. in height to remain in side and rear yard, accessory structures 0.0 ft. from rear lot line, and minimum rear yard coverage greater than 30 percent. Located at 6435 Franconia Rd. on approx. 18,839 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 81-3 ((12)) 1. (Decision deferred from 2/24/04 and 3/23/04)
- WS  
Denied
- 9:00 A.M. MARK W. KLOSTERMEYER, VC 2004-PR-023 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a carport 25.4 ft. with eave 22.9 ft. from front lot line of a corner lot. Located at 3446 Surrey La. on approx. 10,890 sq. ft. of land zoned R-3. Providence District. Tax Map 60-1 ((2)) 83.
- WS  
Approved
- 9:00 A.M. LINDEN R., SARAH E., AND JOHN A. ALBRIGHT, VC 2004-PR-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of 2 lots into 3 lots with proposed lots 1, 2, and 3 having a lot width of 6.7 ft. Located at 10611 and 10609 Vale Rd. on approx. 6.04 ac. of land zoned R-E. Providence District. Tax Map 37-1 ((5)) A1 and 37-3 ((2)) 5A. (Admin. moved from 3/16/04 at appl. req.) (Decision deferred from 4/13/04)
- WS  
Denied
- 9:00 A.M. DAWN HARTOP AND JULIAN P. GABOUREL, VC 2004-LE-021 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 16.5 ft. from rear lot line. Located at 3402 Austin Ct. on approx. 9,225 sq. ft. of land zoned R-4. Lee District. Tax Map 92-2 ((24)) 66.
- DH  
Approved
- 9:00 A.M. LAWRENCE E. PHILLIPS, VC 2004-SP-022 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 18.0 ft. from rear lot line. Located at 8396 Crosslake Dr. on approx. 10,826 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-3 ((13)) 56.
- MS  
Approved

- 9:00 A.M. MANUEL DE JESUS RODRIGUEZ, SP 2003-LE-041 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 accessory structure to remain 2.8 ft. with eave 2.7 ft. from side lot line and 2.8 ft. with eave 1.8 ft. from rear lot line. Located at 7426 Northrop Rd. on approx. 8,800 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 92-4 ((3)) (3) 13. (Concurrent with VC 2003-LE-165). (Admin. moved from 1/20/04 and 3/9/04 for notices.)  
MS  
Denied
- 9:00 A.M. MANUEL DE JESUS RODRIGUEZ, VC 2003-LE-165 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 23.8 ft. with eave 22.3 ft from front lot line and 8.3 ft. with eave 6.8 ft. from side lot line. Located at 7426 Northrop Rd. on approx. 8,800 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 92-4 ((3)) (3) 13. (Concurrent with SP 2003-LE-041). (Admin. moved from 1/20/04 and 3/9/04 for notices.)  
MS  
Approved
- 9:00 A.M. SANT NIRANKARI MISSION, SP 2003-SU-045 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of worship. Located at 4501 Pleasant Valley Road on approx. 4.10 ac. of land zoned R-C and WS. Sully District. Tax Map 33-4 ((1)) 10. (Admin. moved from 2/3/04, 3/2/04, 3/9/04 and 4/6/04 at appl. req.)  
MS  
Decision  
Deferred to  
7/27/04
- 9:00 A.M. HAROLD PALACIOS, SP 2003-LE-038 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 8.8 ft. with eave 7.8 ft. and 14.6 ft. with eave 13.6 ft. from side lot lines and accessory structure to remain 3.2 ft. from side and 7.3 ft. from rear lot lines. Located at 6251 Wills St. on approx. 13,358 sq. ft. of land zoned R-1. Lee District. Tax Map 91-1 ((6)) 15. (Concurrent with VC 2003-LE-158). (Admin. moved from 1/13/04 and 3/2/04 for notices.) (Decision deferred from 4/13/04)  
MS  
Approved
- 9:00 A.M. HAROLD PALACIOS, VC 2003-LE-158 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 8.8 ft. with eave 7.8 ft. and 14.6 ft. with eave 13.6 ft. from side lot lines and accessory structure 1.8 ft. with eave 0.8 ft. from side lot line. Located at 6251 Wills St. on approx. 13,358 sq. ft. of land zoned R-1. Lee District. Tax Map 91-1 ((6)) 15. (Concurrent with SP 2003-LE-038). (Admin. moved from 1/13/04 and 3/2/04 for notices.) (Decision deferred from 4/13/04)  
MS  
Approved  
In Part
- 9:30 A.M. GERALD E. AND SUSAN J. SIKORSKI, A 2003-SP-055 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellants have erected a free-standing accessory structure which exceeds seven feet in height located in the minimum required side yard in violation of Zoning Ordinance provisions. Located at 8255 Crestridge Rd. on approx. 5.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 95-4 ((8)) (2) 2A. (Admin. moved from 3/16/04 at appl req.)  
ES  
Admin.  
Moved to  
5/11/04 at  
appl req
- 9:30 A.M. ANASTASIOS AND ANNA GRYPEOS, A 2003-LE-053 Appl. under Sect(s). 18-301 of the Zoning Ordinance . Appeal of a determination that an accessory structure is located in the front yard and closer than a distance equal to the minimum required side yard to the side lot line of the property in violation of Zoning Ordinance provisions. Located at 3138 Clayborne Ave. on approx. 11,750 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 92-2 ((18)) (5) 16. (Admin. moved from 3/2/04, 3/30/04, and 4/20/04 at appl. req.)  
ES  
Deferred to  
6/8/04 at  
appl. req.

9:30 A.M. ANASTASIOS AND ANNA GRYPEOS, A 2004-LE-005 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants use and own an accessory structure which is not located on the same lot as the principal use, in violation of Zoning Ordinance provisions. Located at 3138 Clayborne Ave. on approx. 11,750 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 92-2 ((18)) (5) 16.

ES  
Deferred to  
6/8/04 at  
appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MAY 4, 2004**

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 4, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. MARK AND CLAIRE TANENBAUM, VC 2004-PR-029 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a roofed deck 35.1 ft. with steps 33.8 ft. from front lot line. Located at 3124 Windsong Dr. on approx. 36,025 sq. ft. of land zoned R-1. WS Decision Deferred to 6/15/04 Providence District. Tax Map 47-1 ((13)) 14.
- 9:00 A.M. WAYNE D. PARKS, SP 2004-DR-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 shed to remain 2.3 ft. from side and 12.4 ft. from rear lot lines and accessory structures to remain 6.6 ft. and 6.3 ft. from side lot line. Located at 1007 Kimberly Pl. on approx. 25,606 sq. ft. of land zoned R-1 (Cluster). Dranesville District. Tax Map 11-2 ((7)) 66. WS Approved
- 9:00 A.M. GAYLON L. SMITH AND KAREN L. MARSHALL, VC 2004-MV-026 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of deck 5.1 ft. from side lot line. Located at 6006 Grove Dr. on approx. 8,640 sq. ft. of land zoned R-4 and HC. Mt. Vernon District. Tax Map 83-3 ((14)) (2) 32. DH Decision Deferred to 6/15/04
- 9:00 A.M. FORREST & MARVA HATCHER, VC 2003-PR-194 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 and 7.0 ft. in height in side and rear yards and storage structure exceeding 200 sq. ft. in gross floor area. Located at 2747 Oldewood Dr. on approx. 27,921 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 121. (Concurrent with SP 2003-PR-054). DH Decision Deferred to 11/2/04 (Continued from 3/2/04)

- 9:00 A.M. FORREST & MARVA HATCHER, SP 2003-PR-054 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to the minimum yard requirements based on error in building location to permit deck and dwelling to remain 2.5 ft. with eave 1.5 from side lot line and accessory structures to remain 0.0 ft. and 1.0 ft. from side lot line. Located at 2747 Oldewood Dr. on approx. 27,921 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 121. (Concurrent with VC 2003-PR-194). (Continued from 3/2/04)
- DH  
Decision  
Deferred to  
11/2/04
- 9:00 A.M. WAKEFIELD CHAPEL RECREATION ASSOCIATION, INC. (WCRA), SPA 76-A-022-02 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend SP 76-A-022 previously approved for community swim club and tennis courts to permit additional tennis courts. Located at 4627 Holborn Ave. on approx. 6.05 ac. of land zoned R-2. Braddock District. Tax Map 70-1 ((1)) 16.
- KS  
Admin.  
Moved to  
6/8/04 at  
appl. req.
- 9:00 A.M. ANTIOCH BAPTIST CHURCH, SPA 90-S-057-2 Appl. under Sect(s). 3-103 and 3-C03 of the Zoning Ordinance to amend SP 90-S-057 previously approved for a church to permit an increase in seats and land area, building additions and site modifications. Located at 6531 and 6525 Little Ox Rd., 10915 Olm Dr., 6400 Stoney Rd. and 6340 Sydney Rd. on approx. 18.7 ac. of land zoned R-1, R-C and WS. Springfield District. Tax Map 77-3 ((3)) 27, 34 and 87-1 ((1)) 2, 2A, 5 and 6. (Admin. moved from 2/10/04 at appl. req.)
- MS  
Admin.  
Moved to  
6/22/04 at  
appl. req.
- 9:30 A.M. CARLOS AND MALENA CABALLERO, A 2003-LE-047 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellants have installed a tennis court which covers more than 30% of the minimum required rear yard and includes a fence and a series of pole mounted light fixtures in excess of seven feet in height all in violation of the Zoning Ordinance provisions for accessory uses and structures. Located at 6435 Franconia Rd. on approx. 18,826 sq. ft. of land zoned R-2. Lee District. Tax Map 81-3 ((12)) 1. (Admin. moved from 12/16/03 at appl. req. to 2/24/04; however, deferred by BZA on 12/16/03 to 3/30/04) (Admin. moved from 3/30/04 at appl. req.)
- JC  
Admin.  
Moved to  
5/25/04 at  
appl. req.
- 9:30 A.M. ELLEN PAUL, A 2004-DR-003 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is operating a home business with more than one employee and with storage that exceeds the use limitations set forth for the approved Home Occupation Permits, in violation of Zoning Ordinance provisions. Located at 10611 Allenwood La. on approx. 5.35 ac. of land zoned R-E. Dranesville District. Tax Map 3-3 ((1)) 5C.
- LD  
Admin.  
Moved to  
7/6/04 at  
appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MAY 11, 2004**

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 11, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. THUAN & TRISHA NGUYEN, SP 2004-SU-009 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of addition 18.0 ft. from side lot line. Located at 6461 Gristmill Square La. on approx. 15,535 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-3 ((5)) 399. (Admin. moved from 5/25/04)  
DH  
Approved
- 9:00 A.M. DONG S. SHIM AND JENNIFER K. SHIM, VC 2004-PR-027 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 25.0 ft. with eave 23.5 ft. and stoop 21.0 ft. from front lot line and 8.4 ft. with eave 6.9 ft. from side lot line. Located at 2913 Cedarest Rd. on approx. 10,077 sq. ft. of land zoned R-1 and HC. Providence District. Tax Map 49-3 ((2)) 2A.  
WS  
Decision  
Deferred to  
6/15/04
- 9:00 A.M. MICHAEL J. ROBIC, VC 2004-HM-030 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 10.5 ft. from side lot line. Located at 13606 Floris St. on approx. 22,143 sq. ft. of land zoned R-2. Hunter Mill District. Tax Map 24-2 ((2)) 11.  
WS  
Withdrawal  
Accepted
- 9:00 A.M. DARSHAN S. PADDA AND KULWANT K. PADDA, VC 2003-DR-178 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with proposed lot 3-A2 having a lot width of 20.09 ft. and proposed lot 3-A1 having a lot width of 148.6 ft. Located at 715 Walker Rd. on approx. 3.48 ac. of land zoned R-1. Dranesville District. Tax Map 13-1 ((2)) 3A1. (Deferred from 2/10/04 and 4/20/04 at appl. req.)  
WS  
Decision  
Deferred to  
11/16/04

- 9:00 A.M. LAURENCE L. ELFES, VC 2004-PR-025 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height in front yard of a corner lot. Located at 9762 Oleander Ave. on approx. 12,105 sq. ft. of land zoned R-3. Providence District. Tax Map 48-1 ((16)) 8.  
MS  
Decision  
Deferred to  
6/22/04
- 9:00 A.M. MYRNA Z. KROH, VC 2004-PR-035 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of an accessory structure 5.0 ft. with eave 3 ft. 6 in. from side lot line. Located at 9110 Arlington Blvd. on approx. 21,780 sq. ft. of land zoned R-1. Providence District. Tax Map 48-4 ((4)) 6.  
MS  
Decision  
Deferred to  
6/22/04
- 9:00 A.M. MANTUA HILLS SWIMMING ASSOCIATION, SPA 81-P-089-04 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 81-P-089 previously approved for community swimming pool and tennis courts to permit site modifications and change in development conditions. Located at 9330 Pentland Pl. on approx. 4.68 ac. of land zoned R-3. Providence District. Tax Map 58-2 ((1)) 3 and 3B. (Admin. moved from 6/8/04 at appl. req.)  
MS  
Admin.  
Withdrawn
- 9:30 A.M. CURTIS A. AND BEULAH M. CRABTREE, A 2004-SP-004 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellants are allowing the parking of four commercial vehicles on property in the R-C District in violation of Zoning Ordinance provisions. Located at 5401 Ruby Dr. on approx. 21,780 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 17.  
ES  
Notices Not  
In Order  
Deferred to  
7/20/04
- 9:30 A.M. GERALD E. AND SUSAN J. SIKORSKI, A 2003-SP-055 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellants have erected a free-standing accessory structure which exceeds seven feet in height located in the minimum required side yard in violation of Zoning Ordinance provisions. Located at 8255 Crestridge Rd. on approx. 5.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 95-4 ((8)) (2) 2A. (Admin. moved from 3/16/04 and 4/27/04 at appl req.)  
ES  
Admin.  
Moved to  
6/22/04 at  
appl. req.
- 9:30 A.M. RONALD AND LETA DEANGELIS, A 2003-SP-002 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan, an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 21.83 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17A, 17B and 17C. (Concurrent with A 2003-SP-003 and A 2003-SP-004). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, 1/27/04, 2/17/04, and 3/23/04 at appl. req)  
DJQ  
Admin.  
Moved to  
10/26/04 at  
appl. req.

- 9:30 A.M. ROBERT DEANGELIS, A 2003-SP-003 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan , an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 7.65 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17A. (Concurrent with A 2003-SP-002 and A 2003-SP-004). (Concurrent with A 2003-SP-002 and A 2003-SP-004). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, 1/27/04, 2/17/04, and 3/23/04 at appl. req)
- DJQ  
Admin.  
Moved to  
10/26/04 at  
appl. req.
- 9:30 A.M. GEORGE HINNANT, A 2003-SP-004 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan , an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 7.65 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17B. (Concurrent with A 2003-SP-002 and A 2003-SP-003). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, 1/27/04, 2/17/04, and 3/23/04 at appl. req)
- DJQ  
Admin.  
Moved to  
10/26/04 at  
appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MAY 18, 2004**

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 18, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. EDWARD C. GALLICK, TRUSTEE, ET. AL., VC 2003-PR-157 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with Lot 1 having a lot width of 95.14 ft. Located at 7935 Shreve Rd. on approx. 30,155 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 129. (Reconsideration granted on 2/10/04)  
AS  
Deferred to 7/20/04 at appl. req.
- 9:00 A.M. FIRST BAPTIST CHURCH CHESTERBROOK, TRUSTEES, VC 2004-DR-013 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of canopy 18.0 ft. from front lot line. Located at 1740 Kirby Rd. on approx. 2.26 ac. of land zoned R-1. Dranesville District. Tax Map 31-1 ((1)) 66. (Concurrent with SP 2004-DR-004). (Admin. moved from 4/6/04 at appl. req.)  
AS  
Admin.  
Moved to 6/8/04 at appl. req.
- 9:00 A.M. FIRST BAPTIST CHURCH CHESTERBROOK, TRUSTEES, SP 2004-DR-004 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit construction of a new church. Located at 1740 Kirby Rd. on approx. 2.26 ac. of land zoned R-1. Dranesville District. Tax Map 31-3 ((1)) 66. (Concurrent with VC 2004-DR-013). (Admin. moved from 4/6/04 at appl. req.)  
AS  
Admin.  
Moved to 6/8/04 at appl. req.
- 9:00 A.M. JOE A. HATCHER, VC 2004-LE-032 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 7.5 ft. with eave 7.3 ft. from side lot line. Located at 6102 Leewood Dr. on approx. 10,662 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((12)) 28.  
DH  
Decision  
Deferred to 7/6/04

- 9:00 A.M. VIJAY B. BHALALA, VCA 2003-SU-106 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 2003-SU-106 to permit construction of addition 20.8 ft. from front lot line of a corner lot. Located at 13549 Currey La. on approx. 12,127 sq. ft. of land zoned R-3 and WS. Sully District. Tax Map 45-1 ((2)) 666A.  
MS  
Decision  
Deferred to  
7/6/04
- 9:00 A.M. MICHAEL S. BUFANO, VC 2004-MV-031 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 11.8 ft. with eave 11.3 ft. and stairs 11.7 ft. from the rear lot line. Located at 7113 Richard Casey Ct. on approx. 8,538 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-3 ((29)) 9.  
WS  
Decision  
Deferred to  
7/6/04
- 9:00 A.M. FRANCIS AND ROBIN SAILER, VC 2004-PR-033 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 5.5 ft. with eave 4.5 ft. and 7.6 ft. with eave 6.6 ft. from side lot line. Located at 8423 Stonewall Dr. on approx. 12,000 sq. ft. of land zoned R-3. Providence District. Tax Map 39-3 ((16)) 5.  
WS  
Decision  
Deferred to  
7/13/04
- 9:00 A.M. HARCO III, INC., T/A FAST EDDIES, SPA 95-Y-069-02 Appl. under Sect(s). 4-703 of the Zoning Ordinance to amend SP 95-Y-069 previously approved for billiard hall with an eating establishment to permit change in permittee. Located at 14114 - 14116 Lee Hwy. on approx. 8.6 ac. of land zoned C-7, WS, HC and SC. Sully District. Tax Map 54-4 ((1)) 8C.  
WS  
Approved
- 9:00 A.M. BUDDHIST ASSOCIATION OF AMERICA, SPA 87-V-070  
WS  
Admin.  
Moved to  
5/25/04
- 9:30 A.M. ALVIN E. MEADOWS, A 2004-SP-006  
Withdrawn

9:30 A.M. JUBAL AND KIRSTEN THOMPSON; ESTATE OF MARY BROWN, ELTON K. DONALDSON, A 2003-DR-046 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants' property did not meet minimum lot area or width requirements of the Zoning Ordinance when created, does not meet current minimum lot area or width requirements of the R-1 District, and is not buildable under Zoning Ordinance provisions. Located at 8304 & 8308 Randwood St. on approx. 29,838 sq. ft. of land zoned R-1. Dranesville District. Tax Map 29-1 ((2)) 5 and 6. (Admin. moved from 12/2/03, 3/9/04, and 4/20/04 at appl. req.)  
JC  
Withdrawn

9:30 A.M. MOE NOWROUZI, BELLE VIEW TEXACO, A 2003-MV-037 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant has erected two freestanding lifts in association with the service station located in the C-6 District without special exception approval in violation of Zoning Ordinance provisions. Located at 1800 Belle View Blvd. on approx. 16,479 sq. ft. of land zoned C-6. Mt. Vernon District. Tax Map 93-2 ((1)) 4. (Admin. moved from 10/28/03 and 12/9/03 at appl. req. to 2/3/04) (Moved from 2/3/04 due to inclement weather) (Deferred from 3/9/04 and 3/16/04 at appl. req.)  
DP  
Decision  
Deferred to  
9/21/04

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MAY 25, 2004**

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 25, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. ANASTASIOS & ANNA GRYPEOS, VC 2003-MV-166 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of parking spaces less than 10.0 ft. from front lot lines and loading space in required front yard. Located at 6925 Richmond Hwy. on approx. 1.23 ac. of land zoned C-8, CRD and HC. Mt. Vernon District. Tax Map 93-1 ((18)) (D) 117, 126, 130 and 138. (in association with RZ 2003-MV-059) (Admin. moved from 4/13/04 at appl. req.)  
CL  
Deferred  
Indefinitely
- 9:00 A.M. TRUSTEES OF PILGRIM COMMUNITY CHURCH, VC 2004-BR-008 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit structure to remain 15.0 ft. with stoop 11.0 ft. from front lot line. Located at 4925 Twinbrook Rd. on approx. 5.16 AC. of land zoned R-1. Braddock District. Tax Map 69-3 ((1)) 29 and 29A (Concurrent with SPA 81-A-002-04). (Decision deferred from 3/16/04).  
KS  
Decision  
Deferred to  
7/13/04
- 9:00 A.M. TRUSTEES OF PILGRIM COMMUNITY CHURCH, SPA 81-A-002-04 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 81-A-002 previously approved for church to permit building addition and site modifications. Located at 4925 Twinbrook Rd. on approx. 5.16 ac. of land zoned R-1. Braddock District. Tax Map 69-3 ((1)) 29 and 29A (Concurrent with VC 2004-BR-008). (Decision deferred from 3/16/04).  
KS  
Approved
- 9:00 A.M. JANE TOROK (FORMERLY JANE VAN WAGONER) AND THOMAS TOROK, VC 2004-PR-019 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structures to remain in the front yard of a lot containing 36,000 sq. ft. or less and to permit fences greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 2908 Westcott Street on approx. 11,627 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((16)) 66. (Decision deferred from 4/20/04).  
WS  
Decision  
Deferred to  
7/27/04

- 9:00 A.M. AHMAD AMARLOOI & MANSOUREH KAVIAN, VC 2004-MV-034 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a roofed deck 13.0 ft. from the front lot line, second story addition 9.1 ft. from side lot line and addition 9.0 ft. from one side lot line and 10.0 ft. from other side lot line. Located at 1205 H St. on approx. 9,000 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-2 ((8)) (44) 19.  
WS  
Decision  
Deferred to  
7/20/04
- 9:00 A.M. BUDDHIST ASSOCIATION OF AMERICA, SPA 87-V-070 (Admin. moved from 5/18/04)  
WS  
Deferred  
Indefinitely
- 9:00 A.M. DAN F. BRINKWORTH, VC 2004-LE-039 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 4.5 ft. with eave 4.3 ft. from side lot line. Located at 3718 Logan Ct. on approx. 14,879 sq. ft. of land zoned R-4. Lee District. Tax Map 82-4 ((14)) (14) 6.  
DH  
Decision  
Deferred to  
7/20/04
- 9:00 A.M. BENNY D. HOCKERSMITH, VC 2004-SP-036 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 6.5 ft. with eave 5.83 ft. from side lot line such that side yards total 21.1 ft. Located at 7210 Reservation Dr. on approx. 14,323 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-3 ((2)) 287. (Concurrent with SP 2004-SP-010).  
MS  
Decision  
Deferred to  
7/20/04
- 9:00 A.M. BENNY D. HOCKERSMITH, SP 2004-SP-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 shed to remain 0.10 ft. with eave 0.16 ft. from side lot line and 6.4 ft. with eave 5.94 ft. from rear lot line. Located at 7210 Reservation Dr. on approx. 14,323 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-3 ((2)) 287. (Concurrent with VC 2004-SP-036).  
MS  
Approved
- 9:00 A.M. HOSSEIN FATTAHI, VC 2004-PR-037 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 6.5 ft. from side lot line. Located at 8723 Litwalton Ct. on approx. 13,789 sq. ft. of land zoned R-4. Providence District. Tax Map 39-3 ((28)) 5A.  
MS  
Decision  
Deferred to  
7/20/04

9:30 A.M. DONALD J. AND JAKI S. MCCARTHY, A 2004-MA-007 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that two dwelling units exist on a single lot located in the R-1 District in violation of Zoning Ordinance provisions. Located at 3915 Glenbrook Rd. on approx. 1.47 ac. of land zoned R-1. Mason District. Tax Map 58-4 ((9)) 20A.  
JC  
Overturned

9:30 A.M. CARLOS AND MALENA CABALLERO, A 2003-LE-047 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellants have installed a tennis court which covers more than 30% of the minimum required rear yard and includes a fence and a series of pole mounted light fixtures in excess of seven feet in height all in violation of the Zoning Ordinance provisions for accessory uses and structures. Located at 6435 Franconia Rd. on approx. 18,826 sq. ft. of land zoned R-2. Lee District. Tax Map 81-3 ((12)) 1. (Admin. moved from 12/16/03 at appl. req. to 2/24/04; however, deferred by BZA on 12/16/03 to 3/30/04) (Admin. moved from 3/30/04 and 5/4/04 at appl. req.)  
JC  
Upheld

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JUNE 1, 2004**

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 1, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. BRUCE A. CISKE & MARY D. CISKE, VC 2004-MV-040 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 14.9 ft. from rear lot line. Located at 3705 Maryland St. on approx. 10,529 sq. ft. of land zoned R-2 (Cluster). Mt. Vernon District. Tax Map 101-4 ((21)) 3.  
DH  
Decision  
Deferred to  
6/29/04
- AS TRUSTEES OF THE CALVARY KOREAN BAPTIST CHURCH, SPA 99-S-070, (in association with SE 2004-MV-001)  
Admin.  
Moved to  
6/29/04 at  
appl. req.
- 9:00 A.M. BRENT R. AND JENNIFER L. GUERNSEY, VC 2004-SP-042 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structures to remain in the front yard of a lot containing 36,000 square feet or less. Located at 6722 Holford La. on approx. 16,565 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 89-1 ((6)) 222.  
MS  
Decision  
Deferred to  
6/29/04
- 9:00 A.M. JASON HAMPEL AND SARAH MALERICH, VC 2004-SU-043 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 5.0 ft. from side lot line. Located at 12108 Wayland St. on approx. 20,515 of land zoned R-2. Sully District. Tax Map 46-1 ((8)) 55.  
MS  
Decision  
Deferred to  
6/29/04

- 9:00 A.M. RENE F. RAMIREZ AND ANNA HERNANDEZ, SP 2004-LE-011 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 accessory structure to remain 4.2 ft. from the rear lot line and 4.4 ft. with eave 3.4 ft. from the side lot line. Located at 6219 Hanover Ave. on approx. 8,400 sq. ft. of land zoned R-3. Lee District. Tax Map 80-3 ((2)) (72) 10.  
MS  
Approved
- 9:00 A.M. JAMES REED, JR., VCA 93-P-160 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 93-P-160 to permit construction of second story addition 10.0 ft. with eave 9.5 ft. from rear lot line and 8.5 ft. from side lot line such that side yards total 35.8 ft. and deck 8.0 ft. from rear lot line and 7.8 ft. from side lot line. Located at 10506 Marbury Rd. on approx. 20,001 sq. ft. of land zoned R-1 (Cluster). Providence District. Tax Map 47-2 ((16)) 29. (Moved from 4/13/04 for notices.)  
WS  
Deferred to 9/14/04 at appl. req.
- 9:00 A.M. SUSAN E. MILLER AND AARON A. SULESKE, SP 2004-MA-014 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit the construction of an accessory dwelling unit. Located at 4915 Bradford Dr. on approx. 6.48 ac. of land zoned R-1. Mason District. Tax Map 71-3 ((1)) 4.  
WS  
Approved
- 9:00 A.M. CARL J. UNTERKOFLE, SP 2004-SU-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 accessory storage structure to remain 5.9 ft. with eave 5.4 ft. from side lot line. Located at 14817 Hickory Post Ct. on approx. 25,027 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((4)) (2) 34. (Concurrent with VC 2004-SU-041).  
WS  
Deferred to 10/12/04 at appl. req.
- 9:00 A.M. CARL J. UNTERKOFLE, VC 2004-SU-041 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure 4.0 ft. with eave 3.1 ft. from side lot line. Located at 14817 Hickory Post Ct. on approx. 25,027 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((4)) (2) 34. (Concurrent with SP 2004-SU-012).  
WS  
Deferred to 10/12/04 at appl. req.
- 9:00 A.M. TRUSTEES OF BEACON HILL MISSIONARY BAPTIST CHURCH, SP 2004-HM-013 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit a church with a child care center. Located at 2472 Centreville Rd. on approx. 1.44 ac. of land zoned R-1 and PDH-12. Hunter Mill District. Tax Map 16-3 ((1)) 7 and 32B pt. (Concurrent with VC 2004-HM-045).  
TS  
Admin.  
Moved to 6/22/04 at appl. req.
- 9:00 A.M. TRUSTEES OF BEACON HILL MISSIONARY BAPTIST CHURCH, VC 2004-HM-045 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 15.0 ft. from side lot line. Located at 2472 Centreville Road on approx. 1.44 ac. of land zoned R-1 and PDH-12. Hunter Mill District. Tax Map 16-3 ((1)) 7 and 32B pt. (Concurrent with SP 2004-HM-013).  
TS  
Admin.  
Moved to 6/22/04 at appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

*Revised February 1, 2019 (6:43PM)*

**BOARD OF ZONING APPEALS AGENDA  
JUNE 8, 2004**

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 8, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

DH  
Admin.  
Moved to  
8/3/04 at  
appl. req.

SYED N. RAZA AND SHAHNAZ N. RAZA, SP 2004-MV-015

9:00 A.M.  
DH  
Approved

JANET PATRICIA GRAY, SP 2004-LE-018 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals. Located at 5804 Harvey Pl. on approx. 12,457 sq. ft. of land zoned R-3. Lee District. Tax Map 82-2 ((5)) (B) 12.

9:00 A.M.  
KS  
Admin.  
Moved to  
8/10/04 at  
appl. req.

WAKEFIELD CHAPEL RECREATION ASSOCIATION, INC. (WCRA), SPA 76-A-022-02 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 76-A-022 previously approved for community swim club and tennis courts to permit additional tennis courts. Located at 4627 Holborn Ave. on approx. 6.05 ac. of land zoned R-2. Braddock District. Tax Map 70-1 ((1)) 16. (Admin. moved from 5/4/04 at appl. req.)

9:00 A.M.  
MS  
Decision  
Deffered to  
7/20/04

DAVID A. DISANO AND CAROL S. DISANO, VC 2004-SU-048 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 7.1 ft. from rear lot line. Located at 5856 Linden Creek Ct. on approx. 5,016 sq. ft. of land zoned PDH-4 and WS. Sully District. Tax Map 53-2 ((7)) 14.

- 9:00 A.M. THOMAS A. WILD, VC 2004-SU-044 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 13.3 ft. with eave 12.0 ft. from rear lot line. Located at 12560 Lt. Nichols Rd. on approx. 9,494 sq. ft. of land zoned R-3 (Cluster). Sully District. WS Decision Deferred to 7/20/04 Tax Map 45-2 ((6)) 322.
- 9:00 A.M. HENRY M. & SHEILA S. BARNUM, SP 2004-SU-016 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of addition 9.0 ft. with eave 8.7 ft. from side lot line. Located at 4334 Silas Hutchinson Dr. on approx. 12,783 sq. ft. of land zoned R-C, WS and AN. Sully District. Tax Map 33-4 ((2)) 226. WS Approved
- 9:00 A.M. FIRST BAPTIST CHURCH CHESTERBROOK, TRUSTEES, VC 2004-DR-013 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of canopy 35.0 ft. from front lot line. Located at 1740 Kirby Rd. on approx. 2.26 ac. of land zoned R-1. Dranesville District. Tax Map 31-1 ((1)) 66. (Concurrent with SP 2004-DR-004). (Admin. moved from 4/6/04 and 5/18/04 at appl. req.) AS Withdrawn
- 9:00 A.M. FIRST BAPTIST CHURCH CHESTERBROOK, TRUSTEES, SP 2004-DR-004 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit construction of a new church. Located at 1740 Kirby Rd. on approx. 2.26 ac. of land zoned R-1. Dranesville District. Tax Map 31-3 ((1)) 66. (Concurrent with VC 2004-DR-013). (Admin. moved from 4/6/04 and 5/18/04 at appl. req.) AS Approved
- 9:30 A.M. CG (TEXAS), INC./THE CONTAINER STORE, A 2004-PR-008 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have installed or allowed the installation of a shipping container in the parking lot of the site without site plan approval nor a valid Building Permit, in violation of Zoning Ordinance provisions. Located at 8508 Leesburg Pi. on approx. 1.87 ac. of land zoned C-7, HC and SC. Providence District. Tax Map 29-3 ((1)) 47. DJQ Admin. Moved to 9/14/04 at appl. req.
- 9:30 A.M. ANASTASIOS AND ANNA GRYPEOS, A 2003-LE-053 Appl. under Sect(s). 18-301 of the Zoning Ordinance . Appeal of a determination that an accessory structure is located in the front yard and closer than a distance equal to the minimum required side yard to the side lot line of the property in violation of Zoning Ordinance provisions. Located at 3138 Clayborne Ave. on approx. 11,750 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 92-2 ((18)) (5) 16. (Admin. moved from 3/2/04, 3/30/04, and 4/20/04 at appl. req.) (Deferred from 4/27/04 at appl. req.) ES Overturned
- 9:30 A.M. ANASTASIOS AND ANNA GRYPEOS, A 2004-LE-005 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants use and own an accessory structure which is not located on the same lot as the principal use, in violation of Zoning Ordinance provisions. Located at 3138 Clayborne Ave. on approx. 11,750 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 92-2 ((18)) (5) 16. (Deferred from 4/27/04 at appl. req.) ES Decision Deferred to 6/15/04

**JOHN DIGIULIAN, CHAIRMAN**

*Revised February 1, 2019 (6:43PM)*

**BOARD OF ZONING APPEALS AGENDA  
JUNE 15, 2004**

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 15, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. JAMES P. & CECILIA BANHOLZER, VC 2004-BR-051 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 17.0 ft. with eave 15.7 ft. from rear lot line. Located at 10434 Stallworth Ct. on approx. 9,489 sq. ft. of land zoned R-3 (Cluster).  
DH Braddock District. Tax Map 68-2 ((5)) 68.  
Decision  
Deferred to  
9/21/04 at  
appl. req.
- 9:00 A.M. SEYMOUR SCHNEIDER, VC 2004-SP-047 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 20.5 ft. with eave 19.5 ft. from front lot line of a corner lot. Located at 9325 Walking Horse Ct. on approx. 10,990 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-4 ((5)) 198.  
DH  
Decision  
Deferred to  
9/21/04 at  
appl. req.
- 9:00 A.M. GAYLON L. SMITH AND KAREN L. MARSHALL, VC 2004-MV-026 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of deck 5.1 ft. from side lot line. Located at 6006 Grove Dr. on approx. 8,640 sq. ft. of land zoned R-4 and HC. Mt. Vernon District. Tax Map 83-3 ((14)) (2) 32. (Decision deferred from 5/4/04)  
DH  
Decision  
Deferred to  
9/21/04 at  
appl. req.

- 9:00 A.M. FABIAN RIVELIS, VC 2004-PR-049 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 14.7 ft. with eave 13.7 ft. from rear lot line. Located at 9314 Christopher St. on approx. 20,066 sq. ft. of land zoned R-2. Providence District. Tax Map 58-2 ((9)) 61.  
MS  
Decision  
Deferred to  
9/21/04 at  
appl. req.
- 9:00 A.M. CONNIE J. REID, VCA 2002-MA-176 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 2002-MA-176 to permit fence greater than 4.0 ft. in height to remain in a front yard. Located at 8214 Robey Ave. on approx. 39,727 sq. ft. of land zoned R-2. Mason District. Tax Map 59-1 ((11)) 21.  
MS  
Admin.  
Moved to  
10/19/04 at  
appl. req.
- 9:00 A.M. KEVIN C. & MICHELLE L. HEALY, VC 2004-MA-059 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of roofed deck 32.3 ft. with eave 30.9 ft. from front lot line and addition 14.9 ft. with eave 13.8 ft. from rear lot line of a corner lot. Located at 3807 Foxwood Nook on approx. 12,396 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 60-4 ((12)) 273.  
MS  
Decision  
Deferred to  
9/21/04 at  
appl. req.
- 9:00 A.M. DONG S. SHIM AND JENNIFER K. SHIM, VC 2004-PR-027 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 25.0 ft. with eave 23.5 ft. and stoop 21.0 ft. from front lot line and 8.4 ft. with eave 6.9 ft. from side lot line. Located at 2913 Cedarest Rd. on approx. 10,077 sq. ft. of land zoned R-1 and HC. Providence District. Tax Map 49-3 ((2)) 2A. (Decision deferred from 5/11/04)  
WS  
Decision  
Deferred to  
9/21/04 at  
appl. req.
- 9:00 A.M. KEVIN E. DRISCOLL, VC 2004-MA-050 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 5.0 ft. with eave 4.5 ft. from side lot line. Located at 3714 Rose La. on approx. 15,248 sq. ft. of land zoned R-3. Mason District. Tax Map 60-4 ((4)) (E) 18.  
WS  
Decision  
Deferred to  
9/21/04 at  
appl. req.
- 9:00 A.M. ROBERT AND CYNTHIA MCELROY, VC 2004-MA-053 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 18.6 ft. with eave 17.1 ft. from the rear lot line, fence greater than 7.0 ft. in height to remain in the side and rear yards and to permit minimum rear yard coverage greater than 30 percent. Located at 3911 Sandalwood Ct. on approx. 15,893 sq. ft. of land zoned R-2 (Cluster). Mason District. Tax Map 59-3 ((18)) 26.  
WS  
Admin.  
Moved to  
9/28/04 at  
appl. req.

- 9:00 A.M. MARK AND CLAIRE TANENBAUM, VC 2004-PR-029 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a roofed deck 35.1 ft. with steps 33.8 ft. from front lot line. Located at 3124 Windsong Dr. on approx. 36,025 sq. ft. of land zoned R-1. Providence District. Tax Map 47-1 ((13)) 14. (Decision deferred from 5/4/04)
- WS  
Withdrawn
- 9:00 A.M. RONALD W. STANGE AND EVE I. CUDDIHY, SP 2004-MV-017 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction to the minimum yard requirement based on error in building location to permit accessory structure to remain 1.7 ft. from side lot line. Located at 1200 Essex Manor Ct. on approx. 23,628 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-2 ((22)) 10.
- WS  
Approved
- 9:30 A.M. ANASTASIOS AND ANNA GRYPEOS, A 2004-LE-005 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants use and own an accessory structure which is not located on the same lot as the principal use, in violation of Zoning Ordinance provisions. Located at 3138 Clayborne Ave. on approx. 11,750 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 92-2 ((18)) (5) 16. (Deferred from 4/27/04 at appl. req.) (Decision deferred from 6/8/04)
- ES  
Overturned

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JUNE 22, 2004**

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 22, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M.      JERRY L. WINCHESTER, VC 2004-MV-055 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 11.3 ft. with eave 10.3 ft. from both side lot lines and stoop 6.0 ft. with stairs 3.0 ft. from one side lot line and stoop with stairs 6.0 ft. from other side lot line. Located at 6430 Fourteenth St. on approx. 7,000 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-2 ((8)) (10) 31 and 32. (Reconsideration granted on 6/29/04)
- CB  
Denied
- 9:00 A.M.      JOSEPH FRANCO AND SARA FRANCO, VC 2004-MA-052 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 31.3 ft. with eave 30.6 ft. from front lot line and 10.0 ft. with eave 9.6 ft. from side lot line. Located at 6201 Beachway Dr. on approx. 15,034 sq. ft. of land zoned R-2. Mason District. Tax Map 61-1 ((11)) 936.
- WS  
Denied
- 9:00 A.M.      PETER M. LONGDEN, VC 2004-BR-057 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 2.7 ft. from side lot line. Located at 9000 Littleton St. on approx. 25,797 sq. ft. of land zoned R-1. Braddock District. Tax Map 58-4 ((8)) Y. (Concurrent with SP 2004-BR-019).
- WS  
Denied
- 9:00 A.M.      PETER M. LONGDEN, SP 2004-BR-019 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction to minimum yard requirements based on error in building location to permit an accessory storage structure to remain 4.8 ft. from rear lot line and 18.6 ft. from side lot line. Located at 9000 Littleton St. on approx. 25,797 sq. ft. of land zoned R-1. Braddock District. Tax Map 58-4 ((8)) Y. (Concurrent with VC 2004-BR-057).
- WS  
Approved
- 9:00 A.M.      BRADLEY W. AND NANCY L. JOHNSON, VC 2004-DR-060 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 22.9 ft. with eave 20.8 ft. from rear lot line. Located at 2122 Natahoa Ct. on approx. 10,111 sq. ft. of land zoned R-4. Dranesville District. Tax Map 41-1 ((25)) 13.
- WS  
Denied

- 9:00 A.M. LAURENCE L. ELFES, VC 2004-PR-025 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height in front yard of a corner lot. Located at 9762 Oleander Ave. on approx. 12,105 sq. ft. of land zoned R-3. Providence District. Tax Map 48-1 ((16)) 8. (Decision deferred from 5/11/04)
- MS  
Denied
- 9:00 A.M. MYRNA Z. KROH, VC 2004-PR-035 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of an accessory structure 5.0 ft. with eave 3 ft. 6 in. from side lot line. Located at 9110 Arlington Blvd. on approx. 21,780 sq. ft. of land zoned R-1. Providence District. Tax Map 48-4 ((4)) 6. (Decision deferred from 5/11/04)
- MS  
Denied
- 9:00 A.M. VINCENT D. GIBSON, VC 2004-SU-056 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 11.0 ft. with eave 10.0 ft. from rear lot line and deck 8.4 ft. from rear lot line. Located at 15153 Stratton Major Ct. on approx. 13,622 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((8)) 186.
- MS  
Denied
- 9:00 A.M. JAMES V. PATTAN, VCA 2002-PR-061-02 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 2002-PR-061 to permit construction of accessory structure in the minimum required front yard of a lot containing 36,000 sq. ft. or less. Located at 2354 Central Ave. on approx. 9,050 sq. ft. of land zoned R-1. Providence District. Tax Map 039-3 ((11)) (A) 44.
- MS  
Denied
- MS BRAD CZIKA, VC 2004-BR-063 (yd vc), concurrent with SP 2004-BR-020 (error)
- Admin.  
moved to  
6/29/04 at  
appl. req.
- MS LINCOLNIA EDUCATION FOUNDATION, INC., VC 2004-MA-061 (yd vc)
- Admin.  
moved to  
6/29/04 at  
appl. req.
- 9:00 A.M. TRUSTEES OF BEACON HILL MISSIONARY BAPTIST CHURCH, VC 2004-HM-045 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a new church 32.0 ft. from front lot line. Located at 2472 Centreville Road on approx. 1.44 ac. of land zoned R-1 and PDH-12. Hunter Mill District. Tax Map 16-3 ((1)) 7 and 32B pt. (Concurrent with SP 2004-HM-013). (Admin. moved from 6/1/04 at appl. req.)
- TS  
Admin.  
Moved to  
7/6/04 at  
appl. req.
- 9:00 A.M. TRUSTEES OF BEACON HILL MISSIONARY BAPTIST CHURCH, SP 2004-HM-013 Appl. under Sect(s). 3-103 and 6-105 of the Zoning Ordinance to permit a church with a child care center. Located at 2472 Centreville Rd. on approx. 1.44 ac. of land zoned R-1 and PDH-12. Hunter Mill District. Tax Map 16-3 ((1)) 7 and 32B pt. (Concurrent with VC 2004-HM-045). (Admin. moved from 6/1/04 at appl. req.)
- TS  
Admin.  
Moved to  
7/6/04 at  
appl. req.

- 9:00 A.M. ANTIOCH BAPTIST CHURCH, SPA 90-S-057-2 Appl. under Sect(s). 3-103 and 3-C03 of the Zoning Ordinance to amend SP 90-S-057 previously approved for a church to permit an increase in seats and land area, building additions and site modifications. Located at 6531 and 6525 Little Ox Rd., 10915 Olm Dr., 6400 Stoney Rd. and 6340 Sydney Rd. on approx. 18.7 ac. of land zoned R-1, R-C and WS. Springfield District. Tax Map 77-3 ((3)) 27, 34 and 87-1 ((1)) 2, 2A, 5 and 6. (Admin. moved from 2/10/04 and 5/4/04 at appl. req.)
- MS  
Deferred to 7/13/04 at appl. req.
- 9:30 A.M. GERALD E. AND SUSAN J. SIKORSKI, A 2003-SP-055 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellants have erected a free-standing accessory structure which exceeds seven feet in height located in the minimum required side yard in violation of Zoning Ordinance provisions. Located at 8255 Crestridge Rd. on approx. 5.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 95-4 ((8)) (2) 2A. (Admin. moved from 3/16/04, 4/27/04, and 5/11/04 at appl req.)
- ES  
Admin.  
Moved to 10/5/04 at appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JUNE 29, 2004**

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 29, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. JOHN F. KELLY, VC 2004-MV-054 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 6.5 ft. with eave 5.5 ft., deck 4.0 ft. and chimney 4.5 ft. with eave 3.5 ft. from side lot line and porch 26.8 ft. with stairs 21.8 ft. from front lot line. Located at 6423 Thirteenth St. on approx. 14,000 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-2 ((8)) (27) 1.  
CB  
Decision Deferred to 7/13/04
- 9:00 A.M. CHARLES J. AND BARBARA E. PARKER, VC 2004-SP-065 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 14.6 ft. from rear lot line. Located at 9609 Chapel Hill Dr. on approx. 9,267 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-1 ((16)) 16.  
DH  
Denied
- 9:00 A.M. BRUCE A. CISKE & MARY D. CISKE, VC 2004-MV-040 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 14.9 ft. from rear lot line. Located at 3705 Maryland St. on approx. 10,529 sq. ft. of land zoned R-2 (Cluster). Mt. Vernon District. Tax Map 101-4 ((21)) 3. (Decision deferred from 6/1/04)  
DH  
Denied

- 9:00 A.M. CECELIA C. PANICH, TRUSTEE, DEORMAN L. ROBEY, JR., TRUSTEE AND FREIDA E. ROBEY, TRUSTEE, VC 2004-PR-058 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwellings within 200 ft. of interstate highway. Located at 2524 Avon La. and 2525 Ogden St. on approx. 6.21 ac. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 166, 167A, 167B and 168.  
WS  
Deferred to 9/14/04 at appl. req.
- 9:00 A.M. BRUCE AND BARBARA STALCUP, VC 2004-BR-064 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of carport 14.3 ft. from front lot line of a corner lot. Located at 5620 Heming Ave. on approx. 13,772 sq. ft. of land zoned R-3. Braddock District. Tax Map 79-2 ((2)) (70) 1A.  
WS  
Continued To 12/7/04
- 9:00 A.M. BRENT R. AND JENNIFER L. GUERNSEY, VC 2004-SP-042 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structures to remain in the front yard of a lot containing 36,000 square feet or less. Located at 6722 Holford La. on approx. 16,565 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 89-1 ((6)) 222. (Decision deferred from 6/29/04)  
MS  
Denied
- 9:00 A.M. JASON HAMPEL AND SARAH MALERICH, VC 2004-SU-043 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 5.0 ft. from side lot line. Located at 12108 Wayland St. on approx. 20,515 of land zoned R-2. Sully District. Tax Map 46-1 ((8)) 55. (Decision deferred from 6/29/04)  
MS  
Denied
- 9:00 A.M. LINCOLNIA EDUCATIONAL FOUNDATION, INC., VC 2004-MA-061 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 10.0 ft. with eave 9.0 ft. from one side lot line and 12.0 ft. with eave 11.0 ft. from other side lot line. Located at 6449 Holyoke Dr. on approx. 9,413 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((6)) 31. (Admin. moved from 6/22/04 at appl. req.)  
MS  
Deferred to 10/5/04 at appl. req.
- 9:00 A.M. BRAD CZIKA, SP 2004-BR-020 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction to minimum yard requirements based on error in building location to permit shed to remain 5.5 ft. with eave 5.3 ft. from rear lot line and accessory structure to remain 0.0 ft. from rear lot line. Located at 10411 Pearl St. on approx. 10,739 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 77-2 ((2)) 222. (Concurrent with VC 2004-BR-063) (Admin. moved from 6/22/04 at appl. req.)  
MS  
Approved
- 9:00 A.M. BRAD CZIKA, VC 2004-BR-063 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit minimum rear yard coverage greater than 30 percent and fence greater than 7.0 ft. in height to remain in rear yard and side yards. Located at 10411 Pearl St. on approx. 10,739 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 77-2 ((2)) 222. (Concurrent with SP 2004-BR-020) (Admin. moved from 6/22/04 at appl. req.)  
MS  
Decision Deferred to 10/5/04

- 9:00 A.M. THE CHURCH OF GOOD SHEPHERD (UNITED METHODIST)/LORIEN WOOD SCHOOL, SPA 85-C-003-03 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SP 85-C-003 previously approved for church to permit a private school of general education. Located at 2351 Hunter Mill Rd. on approx. 7.16 ac. of land zoned R-E. Hunter Mill District. Tax Map 37-2 ((1)) 26A.  
MS  
Decision  
Deferred to 7/6/04
- 9:30 A.M. ESTATE OF SCOTT P. CRAMPTON, A 2003-MV-032 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant's property did not meet minimum lot width requirements of the Zoning Ordinance when created, does not meet current minimum lot width requirements of the R-E District, and is not buildable under Zoning Ordinance provisions. Located at 11709 River Dr. on approx. 29,860 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 119-4 ((3)) 3. (Admin moved from 12-2-03 at 12/21/04 at appl. req.)  
JC  
Admin.  
Moved to 12/21/04 at appl. req.
- 9:30 A.M. MARK WISEMAN, A 2004-SP-009 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a junk yard and storage yard on residential property in the R-C District in violation of Zoning Ordinance provisions. Located at 12512 Braddock Rd. on approx. .89 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1)) 15.  
MA  
Upheld

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JULY 6, 2004**

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 6, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. THOMAS & SUZANNE O'BOYLE, VC 2004-MV-070 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 8.0 ft. with eave 7.0 ft. from side lot line. Located at 8202 Chancery Ct. on approx. 12,685 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((12)) (1) 3.  
DH  
Decision  
Deferred to  
1/11/05
- 9:00 A.M. JOE A. HATCHER, VC 2004-LE-032 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 7.5 ft. with eave 7.3 ft. from side lot line. Located at 6102 Leewood Dr. on approx. 10,662 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((12)) 28. (Decision deferred from 5/18/04)  
DH  
Denied
- 9:00 A.M. JEFF A. DUNKELBERGER/CAITLIN GARVEY, VC 2004-MV-069 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 10.1 ft and roofed deck 11.9 ft. from side lot line, deck 25.9 ft. from front lot line and accessory structure in the front yard of a lot containing 36,000 sq. ft. or less. Located at 8000 Hamilton La. on approx. 10,353 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-2 ((2)) (4) 1.  
MS  
Withdrawn
- 9:00 A.M. DONNA M. ECHOLS, VC 2004-LE-074 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of an accessory storage structure 5.0 ft. from side lot line, an addition 5.0 ft. with eave 4.0 ft. from side lot line and total side yards of 16.7 ft. Located at 7026 Polins Ct. on approx. 11,347 sq. ft. of land zoned R-2 (Cluster) and HD. Lee District. Tax Map 92-2 ((27)) 24.  
MS  
Admin.  
Moved to  
10/5/04 at  
appl. req.

- 9:00 A.M. VIJAY B. BHALALA, VCA 2003-SU-106 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 2003-SU-106 to permit construction of addition 20.8 ft. from front lot line of a corner lot. Located at 13549 Currey La. on approx. 12,127 sq. ft. of land zoned R-3 and WS. Sully District. Tax Map 45-1 ((2)) 666A. (Decision deferred from 5/18/04)
- MS  
Decision  
Deferred to  
1/11/05
- 9:00 A.M. KEVIN NORTH, VC 2004-SU-038 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 17.4 ft. with eave 16.5 ft. and 12.6 ft. with eave 11.7 ft. from rear lot line. Located at 13223 Wrenn House La. on approx. 13,177 sq. ft. of land zoned PDH-2 and WS. Sully District. Tax Map 35-1 ((4)) (17) 31. (Decision deferred from 5/18/04)
- MS  
Decision  
Deferred to  
1/11/05
- 9:00 A.M. WALTER WILLIAM DAY, SHARON ADKINS DAY, SP 2004-SU-021 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on error in building location to permit accessory structure to remain 2.0 ft. from side and 8.0 ft. from rear lot line and accessory storage structure to remain 1.1 ft. from side and 1.0 ft. from rear lot line. Located at 4222 Kincaid Ct. on approx. 11,316 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 45-1 ((2)) 453.
- MS  
Approved  
In part
- 9:00 A.M. THE CHURCH OF GOOD SHEPHERD (UNITED METHODIST)/LORIEN WOOD SCHOOL, SPA 85-C-003-03 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SP 85-C-003 previously approved for church to permit a private school of general education. Located at 2351 Hunter Mill Rd. on approx. 7.16 ac. of land zoned R-E. Hunter Mill District. Tax Map 37-2 ((1)) 26A. (Decision deferred from 6/29/04)
- MS  
Decision  
Deferred to  
7/13/04
- 9:00 A.M. RHODA Y. WATERS TRUST, VC 2004-BR-068 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit the construction of addition 7.3 ft. from side lot line. Located at 8437 Chapelwood Ct. on approx. 12,091 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-1 ((23)) 19.
- WS  
Admin.  
Moved to  
10/5/04 at  
appl. req.
- 9:00 A.M. THE HEIRS OF RODERIC M. SWAIN, VC 2004-PR-067 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a dwelling 10.0 ft. from a front lot line. Located at 10623 Marbury Rd. on approx. 1.01 ac. of land zoned R-1. Providence District. Tax Map 47-1 ((1)) 6.
- WS  
Admin.  
Moved to  
10/12/04 at  
appl. req.
- 9:00 A.M. MICHAEL S. BUFANO, VC 2004-MV-031 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 11.8 ft. with eave 11.3 ft. and stairs 11.7 ft. from the rear lot line. Located at 7113 Richard Casey Ct. on approx. 8,538 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-3 ((29)) 9. (Decision deferred from 5/18/04)
- WS  
Denied

- 9:00 A.M. BUDDHIST ASSOCIATION OF AMERICA, SPA 87-V-070 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 87-V-070 previously approved for a place of worship to permit building addition, side modifications and increase in land area. Located at 9105, 9111 and 9115 Backlick Rd. on approx. 1.06 ac. of land zoned R-3. Mt. Vernon District. Tax Map 109-1 ((1)) 26A, 26B and 27. (Admin. moved from 5/18/04) (Deferred indefinitely from 5/25/04)
- WS  
Admin.  
Moved to  
9/14/04 at  
appl. req.
- 9:00 A.M. TRUSTEES OF BEACON HILL MISSIONARY BAPTIST CHURCH, VC 2004-HM-045 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a new church 32.0 ft. from front lot line. Located at 2472 Centreville Road on approx. 1.44 ac. of land zoned R-1 and PDH-12. Hunter Mill District. Tax Map 16-3 ((1)) 7 and 32F pt. (Concurrent with SP 2004-HM-013). (Admin. moved from 6/1/04 and 6/22/04 at appl. req.)
- TS  
Continued  
To 7/20/04
- 9:00 A.M. TRUSTEES OF BEACON HILL MISSIONARY BAPTIST CHURCH, SP 2004-HM-013 Appl. under Sect(s). 3-103 and 6-105 of the Zoning Ordinance to permit a church with a child care center. Located at 2472 Centreville Rd. on approx. 1.44 ac. of land zoned R-1 and PDH-12. Hunter Mill District. Tax Map 16-3 ((1)) 7 and 32F pt. (Concurrent with VC 2004-HM-045). (Admin. moved from 6/1/04 and 6/22/04 at appl. req.)
- TS  
Continued  
To 7/20/04
- 9:30 A.M. ELLEN PAUL, A 2004-DR-003 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is operating a home business with more than one employee and with storage that exceeds the use limitations set forth for the approved Home Occupation Permits, in violation of Zoning Ordinance provisions. Located at 10611 Allenwood La. on approx. 5.35 ac. of land zoned R-E. Dranesville District. Tax Map 3-3 ((1)) 5C. (Admin. moved from 5/4/04 at appl. req.)
- LD  
Withdrawn
- 9:30 A.M. RACHEL N. AND CHARLES D. SHORES, A 2004-MV-010 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have installed fencing, landscaping timbers, dirt and new plantings in the natural drainage channel which is obstructing the drainage onto the neighboring property, in violation of Zoning Ordinance provisions. Located at 1210 Falster Rd. on approx. 11,702 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-4 ((10)) 41A.
- ES  
Withdrawn

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JULY 13, 2004**

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 13, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. JOHN F. KELLY, VC 2004-MV-054 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 6.5 ft. with eave 5.5 ft., deck 4.0 ft. and chimney 4.5 ft. with eave 3.5 ft. from side lot line and porch 26.8 ft. with stairs 21.8 ft. from front lot line. Located at 6423 Thirteenth St. on approx. 14,000 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-2 ((8)) (27) 1. (Decision deferred from 6/29/04)  
CB  
Decision  
Deferred to 1/8/05
- 9:00 A.M. TRUSTEES OF PILGRIM COMMUNITY CHURCH, VC 2004-BR-008 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit structure to remain 15.0 ft. with stoop 11.0 ft. from front lot line. Located at 4925 Twinbrook Rd. on approx. 5.16 AC. of land zoned R-1. Braddock District. Tax Map 69-3 ((1)) 29 and 29A (Concurrent with SPA 81-A-002-04). (Decision deferred from 3/16/04 and 5/25/04).  
KS  
Decision  
Deferred to 10/5/04 at appl. req.
- 9:00 A.M. MARIANELA ROJAS, VC 2004-MA-075 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of second story addition 13.2 ft. with eave 12.5 ft. from one side lot line and 9.4 ft. with eave 8.1 ft. from other side lot line. Located at 4811 Seminole Ave. on approx. 7,500 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 72-1 ((9)) (B) 21.  
DH  
Deferred to 1/18/05
- 9:00 A.M. MARY G. MEADOR, TRUSTEE, VC 2004-LE-073 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 11.2 ft. with eave 10.0 ft. and stairs 8.8 ft. from side lot line. Located at 6600 Ridgeway Dr. on approx. 1.62 ac of land zoned R-2. Lee District. Tax Map 90-1 ((1)) 7B.  
WS  
Denied

- 9:00 A.M. DEBORAH A. BASTAICH AND RAYMOND P. BASTAICH, VC 2004-BR-079 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 10.7 ft. with eave 9.7 ft. from side lot line. Located at 7117 Leesville Blvd. on approx. 11,340 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (3) 24. (Concurrent with SP 2004-BR-026).  
WS  
Denied
- 9:00 A.M. DEBORAH A. BASTAICH AND RAYMOND P. BASTAICH, SP 2004-BR-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 storage structure to remain 3.8 ft. from side lot line and 2.9 ft. with eave 0.9 ft. from rear lot line. Located at 7117 Leesville Blvd. on approx. 11,340 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (3) 24. (Concurrent with VC 2004-BR-079).  
WS  
Approved
- 9:00 A.M. EMELITA M. ACUESTA, SP 2004-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 addition to remain 15.3 ft. with eave 13.4 ft. from rear lot line. Located at 7312 Brad St. on approx. 10,552 sq. ft. of land zoned R-4. Providence District. Tax Map 60-1 ((16)) 46.  
WS  
Approved
- 9:00 A.M. FRANCIS AND ROBIN SAILER, VC 2004-PR-033 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 5.5 ft. with eave 4.5 ft. and 7.6 ft. with eave 6.6 ft. from side lot line. Located at 8423 Stonewall Dr. on approx. 12,000 sq. ft. of land zoned R-3. Providence District. Tax Map 39-3 ((16)) 5. (Decision deferred from 5/18/04)  
WS  
Denied
- 9:00 A.M. JOHN ADAM & ELISABETH ANNE NEFF, VC 2004-BR-076 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 6.85 ft. from side lot line. Located at 4729 Springbrook Dr. on approx. 15,326 sq. ft. of land zoned R-2. Braddock District. Tax Map 69-2 ((7)) (5) 10.  
MS  
Denied
- 9:00 A.M. ERIC R. WILDER & PRESCILA B. WILDER, VC 2004-MV-077 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of 1 lot into 3 lots with proposed lots C-2 and C-3 having a lot width of 12.02 ft. and to permit carport on proposed lot C-1 12.3 ft. and roofed deck 10.5 ft. from front lot line. Located at 3111 Douglas St. on approx. 1.05 ac. of land zoned R-3 and HC. Mt. Vernon District. Tax Map 101-2 ((1)) 51.  
MS  
Admin.  
Moved to  
9/21/04 at  
appl. req.
- 9:00 A.M. JAMES G. KANALA, SP 2004-MA-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 addition to remain 10.4 ft. from side lot line. Located at 5403 Danville St. on approx. 11,961 sq. ft. of land zoned R-3. Mason District. Tax Map 80-2 ((2)) 103.  
MS  
Approved

- 9:00 A.M. ANTIOCH BAPTIST CHURCH, SPA 90-S-057-2 Appl. under Sect(s). 3-103 and 3-C03 of the Zoning Ordinance to amend SP 90-S-057 previously approved for a church to permit an increase in seats and land area, building additions and site modifications. Located at 6531 and 6525 Little Ox Rd., 10915 Olm Dr., 6400 Stoney Rd. and 6340 Sydney Rd. on approx. 18.7 ac. of land zoned R-1, R-C and WS. Springfield District. Tax Map 77-3 ((3)) 27, 34 and 87-1 ((1)) 2, 2A, 5 and 6. (Admin. moved from 2/10/04 and 5/4/04 at appl. req.) (Deferred from 6/22/04 at appl. req.)  
MS  
Decision  
Deferred to  
10/5/04
- 9:00 A.M. THE CHURCH OF GOOD SHEPHERD (UNITED METHODIST)/LORIEN WOOD SCHOOL, SPA 85-C-003-03 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SP 85-C-003 previously approved for church to permit a private school of general education. Located at 2351 Hunter Mill Rd. on approx. 7.16 ac. of land zoned R-E. Hunter Mill District. Tax Map 37-2 ((1)) 26A. (Decision deferred from 6/29/04 and 7/6/04)  
MS  
Approved
- 9:30 A.M. LAWRENCE J. GRAY, PRESIDENT GHT ENTERPRISES, INC./VILLAGE HARDWARE, A 2003-MV-038 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is allowing outdoor storage and display which exceeds the maximum amount of accessory outdoor storage allowed in the C-5 District in violation of Zoning Ordinance provisions. Located at 7934 - 7938 Fort Hunt Rd. on approx. 1.27 ac. of land zoned C-5. Mt. Vernon District. Tax Map 102-2 ((2)) (1) 1. (Admin. moved from 11/4/03 at appl. req.) (Deferred from 1/13/04 at appl. req.)  
MA  
Withdrawal  
Accepted
- 9:30 A.M. ANTHONY TEDDER, A 2004-PR-011 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing a dwelling to be constructed and has allowed a land area in excess of 2,500 square feet to be filled and graded, both occurring in the floodplain and the Resource Protection Area without an approved permit, in violation of the Zoning Ordinance provisions. Located at 2862 Hunter Rd. on approx. 4.74 ac. of land zoned R-1 and HC. Providence District. Tax Map 48-2 ((7)) (44) D.  
MA  
Admin.  
Moved to  
10/12/04 at  
appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JULY 20, 2004**

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 20, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. EDWARD C. GALLICK, TRUSTEE, ET. AL., VC 2003-PR-157 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 95.14 ft. Located at 7935 Shreve Rd. on approx. 30,155 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 129. (Reconsideration granted on 2/10/04) (Deferred from 5/18/04 at appl. req.)  
AS  
Admin.  
Moved to 9/28/04 at appl. req.
- WS EASTWOOD PROPERTIES, INC., VC 2004-DR-072  
Admin.  
Moved to 10/19/04 at appl. req.
- 9:00 A.M. AHMAD AMARLOOI & MANSOUREH KAVIAN, VC 2004-MV-034 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a roofed deck 13.0 ft. from the front lot line, second story addition 9.1 ft. from side lot line and addition 9.0 ft. from one side lot line and 10.0 ft. from other side lot line. Located at 1205 H St. on approx. 9,000 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-2 ((8)) (44) 19. (Decision deferred from 5/25/04)  
WS  
Denied
- 9:00 A.M. THOMAS A. WILD, VC 2004-SU-044 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 13.3 ft. with eave 12.0 ft. from rear lot line. Located at 12560 Lt. Nichols Rd. on approx. 9,494 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 45-2 ((6)) 322. (Decision deferred from 6/8/04)  
WS  
Denied

- 9:00 A.M. CAROL Y. & CHONG HYUP KIM, VC 2004-BR-080 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 8.2 ft. with eave 8.0 ft. from side lot line. Located at 9304 Nester Rd. on approx. 21,161 sq. ft. of land zoned R-2. Braddock District. Tax Map 58-4 ((22)) 3.  
DH  
Decision  
Deferred to  
1/25/05
- 9:00 A.M. DAN F. BRINKWORTH, VC 2004-LE-039 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 4.5 ft. with eave 4.3 ft. from side lot line. Located at 3718 Logan Ct. on approx. 14,879 sq. ft. of land zoned R-4. Lee District. Tax Map 82-4 ((14)) (14) 6. (Decision deferred from 5/25/04)  
DH  
Decision  
Deferred to  
1/25/05
- 9:00 A.M. BENNY D. HOCKERSMITH, VC 2004-SP-036 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 6.5 ft. with eave 5.83 ft. from side lot line such that side yards total 21.1 ft. Located at 7210 Reservation Dr. on approx. 14,323 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-3 ((2)) 287. (Concurrent with SP 2004-SP-010). (Decision deferred from 5/25/04)  
MS  
Decision  
Deferred to  
1/25/05 at  
appl. req.
- 9:00 A.M. HOSSEIN FATTAHI, VC 2004-PR-037 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 6.5 ft. from side lot line. Located at 8723 Litwalton Ct. on approx. 13,789 sq. ft. of land zoned R-4. Providence District. Tax Map 39-3 ((28)) 5A. (Decision deferred from 5/25/04)  
MS  
Decision  
Deferred to  
1/25/05
- 9:00 A.M. KENNETH ARTHUR & DEBRA SPRADLIN, VC 2004-BR-046 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 17.8 ft. with eave 16.8 ft. from rear lot line. Located at 9325 Hobart Ct. on approx. 8,803 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 69-4 ((19)) 13. (Deferred from 5/25/04)  
MS  
Notices not  
In order  
Deferred to  
1/25/05
- 9:00 A.M. DAVID A. DISANO AND CAROL S. DISANO, VC 2004-SU-048 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 7.1 ft. from rear lot line. Located at 5856 Linden Creek Ct. on approx. 5,016 sq. ft. of land zoned PDH-4 and WS. Sully District. Tax Map 53-2 ((7)) 14. (Decision deferred from 6/8/04)  
MS  
Decision  
Deferred to  
1/25/05
- 9:00 A.M. ST. CATHERINE OF SIENA CATHOLIC CHURCH, SPA 80-D-021-04 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 80-D-021 previously approved for a church to permit a church with a nursery school and private school of general education. Located at 1020 Springvale Rd. on approx. 15.19 ac. of land zoned R-1. Dranesville District. Tax Map 12-1 ((1)) 31, 32B and 32C.  
MS  
Approved

- 9:00 A.M. TRUSTEES OF BEACON HILL MISSIONARY BAPTIST CHURCH, VC 2004-HM-045 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a new church 32.0 ft. from front lot line. Located at 2472 Centreville Road on approx. 1.44 ac. of land zoned R-1 and PDH-12. Hunter Mill District. Tax Map 16-3 ((1)) 7 and 32F pt. (Concurrent with SP 2004-HM-013). (Admin. moved from 6/1/04 and 6/22/04 at appl. req.) (Continued from 7/6/04)
- TS  
Withdrawn
- 9:00 A.M. TRUSTEES OF BEACON HILL MISSIONARY BAPTIST CHURCH, SP 2004-HM-013 Appl. under Sect(s). 3-103 and 6-105 of the Zoning Ordinance to permit a church with a child care center. Located at 2472 Centreville Rd. on approx. 1.44 ac. of land zoned R-1 and PDH-12. Hunter Mill District. Tax Map 16-3 ((1)) 7 and 32F pt. (Concurrent with VC 2004-HM-045). (Admin. moved from 6/1/04 and 6/22/04 at appl. req.) (Continued from 7/6/04)
- TS  
Decision  
Deferred to  
10/19/04
- 9:30 A.M. WILLIAM P. AND MARY O. OEHRLEIN, A 2003-MV-049 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that Talbert Rd. does not meet the definition of street as set forth in the Fairfax County Zoning Ordinance and, as such, lot width cannot be measured along Talbert Rd. for Lots 2 through 5 of the proposed Giles Glenn Subdivision. Located at 9000 Hooes Rd. on approx. 10.0 ac. of land zoned R-1. Mt. Vernon District. Tax Map 106-2 ((1)) 15. (Moved from 2/3/04 due to inclement weather) (Deferred from 3/2/04 and 4/13/04 at appl. req.)
- JR  
Deferred to  
10/5/04
- 9:30 A.M. CURTIS A. AND BEULAH M. CRABTREE, A 2004-SP-004 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellants are allowing the parking of four commercial vehicles on property in the R-C District in violation of Zoning Ordinance provisions. Located at 5401 Ruby Dr. on approx. 21,780 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 17. (Deferred from 5/11/04 for notices.)
- ES  
Decision  
Deferred to  
9/14/04

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JULY 27, 2004**

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 27, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M.      ANDREW H. ARNOLD AND LESLIE K. OVERSTREET, VC 2004-MV-084 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of roofed deck 24.9 ft. with eave 23.5 ft. from the front lot line . Located at 7735 Tauxemont Rd. on approx. 20,000 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-2 ((8)) 5.  
DH  
Deferred to 2/8/05 at appl. req.
- 9:00 A.M.      MICHAEL AND MARIA MORGAN, SP 2004-MV-028 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 2.7 ft. with eave 1.6 ft. from rear lot line and 9.3 ft. with eave 8.3 ft. from side lot line. Located at 2109 Wakefield St. on approx. 14,781 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 111-1 ((3)) (4) 509.  
DH  
Approved
- 9:00 A.M.      JANE TOROK (FORMERLY JANE VAN WAGONER) AND THOMAS TOROK, VC 2004-PR-019 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structures to remain in the front yard of a lot containing 36,000 sq. ft. or less and to permit fences greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 2908 Westcott Street on approx. 11,627 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((16)) 66. (Decision deferred from 4/20/04 and 5/25/04).  
WS  
Decision  
Deferred to 2/8/05 at appl. req.
- 9:00 A.M.      ERIN SHAFFER, TRUSTEE, VC 2004-DR-081 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of 2 lots into 2 lots with proposed Lot 42A having a lot width of 70.0 ft. and to permit construction of addition on proposed Lot 44A 9.5 ft. with eave 8.7 ft. from side lot line. Located at 1885 and 1889 Virginia Ave. on approx. 38,901 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (4) 42 and 44. (Concurrent with SP 2004-DR-027). (Admin. moved from 8/3/04)  
WS  
Admin.  
Moved to 9/28/04 at appl. req.

- 9:00 A.M. BLAIR G. CHILDS, TRUSTEE, & ERIN SHAFFER, TRUSTEE, SP 2004-DR-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 accessory structure to remain 7.7 ft. from side lot line and 1.6 ft. from rear lot line. Located at 1885 Virginia Ave. on approx. 14,000 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (4) 44. (Concurrent with VC 2004-DR-081). (Admin. moved from 8/3/04)
- WS  
Admin.  
Moved to 9/28/04 at appl. req.
- 9:00 A.M. ROMULO AND BLANCA B. CASTRO, VC 2004-PR-087 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 12.5 ft. from front lot line. Located at 2822 Douglass Ave. on approx. 4,757 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((9)) 106. (Concurrent with SP 2004-PR-034).
- WS  
Moved to 10/12/04 for notices
- 9:00 A.M. ROMULO CASTRO, SP 2004-PR-034 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 trellis to remain 7.0 ft. from side and 3.0 ft. from rear lot line, accessory storage structure to remain 3.0 ft. from side and 3.0 ft. from rear lot line, roofed deck to remain 0.6 ft. from front lot line and dwelling to remain 6.0 ft. from front lot line and 2.0 ft. from side lot line. Located at 2822 Douglass Ave. on approx. 4,757 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((9)) 106. (Concurrent with VC 2004-PR-087).
- WS  
Moved to 10/12/04 for notices
- 9:00 A.M. BECKY MARTIN, VC 2004-PR-083 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 6.0 ft. from side lot line. Located at 2512 Swift Run St. on approx. 10,684 sq. ft. of land zoned R-3. Providence District. Tax Map 49-1 ((11)) 19.
- MS  
Decision Deferred to 2/8/05 at appl. req.
- 9:00 A.M. SANT NIRANKARI MISSION, SP 2003-SU-045 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of worship. Located at 4501 Pleasant Valley Road on approx. 4.10 ac. of land zoned R-C and WS. Sully District. Tax Map 33-4 ((1)) 10. (Admin. moved from 2/3/04, 3/2/04, 3/9/04 and 4/6/04 at appl. req.) (Decision deferred from 4/27/04)
- MS  
Decision Deferred to 10/19/04 at appl. req.
- MS  
Deferred Indefinitely
- 9:00 A.M. EDWARD AND GINA BAKER, SP 2004-SP-029 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on error in building location to permit addition to remain 3.4 ft. with eave 2.9 ft. and 4.8 ft. with eave 2.8 ft. from side lot line such that side yards total 13.9 ft. . Located at 7010 Spaniel Rd. on approx. 14,856 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-4 ((2)) 135. (Concurrent with VCA 74-S-143).
- MS  
Approved

9:00 A.M. EDWARD AND GINA BAKER, VCA 74-S-143 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 74-S-143 to permit construction of addition 3.4 ft. with eave 2.8 ft. from side lot line such that side yards total 13.9 ft.. Located at 7010 Spaniel Rd. on MS Decision Deferred to 2/8/05 approx. 14,856 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-4 ((2)) 135. (Concurrent with SP 2004-SP-029).

Admin. moved to 10/5/04 at appl. req. ANDROULA DEMETRIOU, A 2004-MV-012

9:30 A.M. RON JOHNSON, A 2004-MA-013 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is conducting a use on property in the R-3 District which is not in substantial conformance with the conditions of Special Exception Amendment SEA 81-M-034 in violation of Zoning Ordinance provisions. Located at 6071 Arlington Blvd. on approx. 10,300 sq. ft. of land zoned R-3, SC and CRD. Mason District. Tax Map 51-4 ((2)) A8. JC Notices Not in Order Deferred to 11/2/04

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
AUGUST 3, 2004**

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 3, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M.      ARMANDO AND ELENA MESCHIERI, VC 2004-DR-085 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 2.8 ft. with eave 2.6 ft. from side lot line such that side yards total 20.0 ft. Located at 1311 Titania La. on approx. 16,452 sq. ft. of land zoned R-2 (Cluster). Dranesville District. Tax Map 29-2 ((3)) 139.  
DH  
Deferred to 2/15/05 at appl. req.
- 9:00 A.M.      SYED N. RAZA & SHEHNAZ RAZA, SP 2004-MV-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 accessory storage structure to remain 1.9 ft. from rear lot line and 1.6 ft. with eave 0.2 ft. from side lot line, deck 2.5 ft. from rear lot line and addition 4.4 ft. from side lot line such that side yards total 16.8 ft. Located at 7910 Frye Rd. on approx. 8,791 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 101-1 ((5)) (19) 9. (Admin. moved from 6/8/04 at appl req.)  
DH  
Approved
- 9:00 A.M.      STEVEN AND BARBARA MINK, VC 2004-BR-088 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 9.4 ft. from side lot line such that side yards total 18.8 ft. Located at 4902 Loosestrife Ct. on approx. 10,365 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 69-4 ((12)) 60.  
WS  
Deferred to 1/18/05 for notices
- 9:00 A.M.      ALI TORKAMBOOR, VC 2004-DR-091 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 29.05 ft. from the front lot line of a corner lot. Located at 9101 Jackson La. on approx. 1.12 ac. of land zoned R-E. Dranesville District. Tax Map 13-2 ((1)) 27A.  
WS  
Denied

- 9:00 A.M. DAMIAN & SUSAN CARACCILO, SP 2004-SU-033 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of addition 11.0 ft. with eave 10.0 ft. from side lot line and 35.2 ft. with bay window 34.0 ft. from front lot line. Located at 6221 Point Ct. on approx. 13,146 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-2 ((5)) (4) 36.  
WS  
Approved
- 9:00 A.M. NICOLE ROGERS, SP 2004-SU-030 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of addition 28.0 ft. from the side lot line and 32.0 ft. from the front lot line of a corner lot. Located at 15519 Vine Cottage Dr. on approx. 13,866 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-3 ((4)) (3) 1.  
WS  
Approved
- 9:00 A.M. CHUNG AE AUH, SU HAK AUH, VC 2004-MA-078 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit parking spaces less than 10.0 ft. from the front lot line and front yard coverage greater than 25 percent. Located at 4119 Hummer Rd. on approx. 26,939 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 59-4 ((6)) 20B. (Concurrent with SP 2004-MA-024).  
MS  
Admin.  
Moved to 11/2/04 at appl. req.
- 9:00 A.M. CHUNG AE AUH, SU HAK AUH, SP 2004-MA-024 Appl. under Sect(s). 8-907 and 8-914 of the Zoning Ordinance to permit a home professional office and reduction to minimum yard requirements based on error in building location to permit dwelling to remain 30.8 ft. and roofed deck 25.6 ft. and stairs 20.9 ft. from front lot line and addition to remain 9.2 ft. from side lot line. Located at 4119 Hummer Rd. on approx. 26,939 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 59-4 ((6)) 20B. (Concurrent with VC 2004-MA-078).  
MS  
Admin.  
Moved to 11/2/04 at Appl. req.
- 9:00 A.M. AMY LOUISE LA CIVITA, VC 2004-BR-090 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of stairs 3.3 ft. from side lot line. Located at 10212 Glen Chase Ct. on approx. 9,718 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 77-2 ((27)) 8.  
MS  
Decision  
Deferred to 2/15/05 at appl. req.
- 9:00 A.M. PENELOPE A. LANG, SP 2004-HM-031 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit a modification to the limitation of the keeping of animals. Located at 2527 Logan Wood Dr. on approx. 1,056 sq. ft. of land zoned PDH-16. Hunter Mill District. Tax Map 16-3 ((9)) (6) 100.  
MS  
Approved
- 9:30 A.M. CARVILLE J. CROSS, JR., A 2004-PR-014 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected a structure, which does not comply with the minimum rear yard requirements for the PDH-4 District, without a valid Building Permit in violation of Zoning Ordinance provisions. Located at 9827 Fox Rest La. on approx. 6,361 sq. ft. of land zoned PDH-4. Providence District. Tax Map 48-1 ((32)) 18.  
MT  
Decision  
Deferred to 8/10/04

9:30 A.M. JENNIFER CANTY/WILLIAM FRISCHLING, A 2004-DR-015 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are operating a Retail Sales Establishment and a Repair Service Establishment and are exceeding the home occupation use limitations on property in the RE District in violation of Zoning Ordinance provisions. Located at 802-A Olde Georgetown Ct. on approx. 2.77 ac of land zoned R-E. Dranesville District. Tax Map 13-1 ((1)) 66C.

JC  
Admin.  
Moved to  
10/12/04 at  
appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
AUGUST 10, 2004**

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 10, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. WAKEFIELD CHAPEL RECREATION ASSOCIATION, INC., SPA 76-A-022-02 Appl.  
KS under Sect(s). 3-203 of the Zoning Ordinance to amend SP 76-A-022 previously approved  
Admin. for community swim club and tennis court to permit additional tennis courts. Located at  
Moved to 4627 Holborn Ave. on approx. 6.05 ac. of land zoned R-2. Braddock District. Tax Map 70-  
9/14/04 at 1 ((1)) 16. (Admin. moved from 5/4/04 and 6/8/04 at appl. req.)  
appl. req.
- 9:00 A.M. DIANA A. HARRISON-CRAUN, SP 2004-MV-035 Appl. under Sect(s). 8-914 of the Zoning  
DH Ordinance to permit reduction to minimum yard requirements based on error in building  
Approved location to permit accessory storage structure to remain 3.1 ft. with eave 2.1 ft. from the  
rear lot line and 5.7 ft. from side lot line. Located at 7113 Fort Hunt Rd. on approx. 16,001  
sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-4 ((3)) (1) 22.
- 9:00 A.M. BARBARA ELKIN & PAUL KLEIN, VC 2004-MV-096 Appl. under Sect(s). 18-401 of the  
DH Zoning Ordinance to permit construction of addition 8.0 ft. with eave 7.0 ft. and deck 0.4 ft.  
Decision from side lot lines. Located at 6404 Tenth St. on approx. 7,000 sq. ft. of land zoned R-3.  
Deferred to Mt. Vernon District. Tax Map 83-4 ((2)) (39) 20. (Concurrent with SP 2004-MV-038).  
2/15/05
- 9:00 A.M. BARBARA ELKIN & PAUL KLEIN, SP 2004-MV-038 Appl. under Sect(s). 8-914 of the  
DH Zoning Ordinance to permit reduction to minimum yard requirements based on error in  
Approved building location to permit accessory storage structure to remain 2.6 ft. with eave 2.3 ft.  
from side lot line and 9.1 ft. with eave 8.9 ft. from rear lot line. Located at 6404 Tenth St.  
on approx. 7,000 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 83-4 ((2)) (39)  
20. (Concurrent with VC 2004-MV-096).

- 9:00 A.M. TRUSTEES OF HOLY TRINITY LUTHERAN CHURCH, VC 2004-PR-086 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit parking spaces to remain less than 10 ft. from front lot line. Located at 3017 and 3021 Wallace Dr.; 3020, 3022 and 3025 Woodlawn Ave. on approx. 1.45 ac. of land zoned R-4. Providence District. Tax Map 50-3 ((5)) (1) A and 1; 50-3 ((6)) 156, 157 and 187. (Concurrent with SP 2004-PR-032).  
WS  
Withdrawn
- 9:00 A.M. TRUSTEES OF HOLY TRINITY LUTHERAN CHURCH, SP 2004-PR-032 Appl. under Sect(s). 3-403 of the Zoning Ordinance for an existing church to add land area. Located at 3017 and 3021 Wallace Dr.; 3020, 3022 and 3025 Woodlawn Ave. on approx. 1.45 ac. of land zoned R-4. Providence District. Tax Map 50-3 ((5)) (1) A and 1; 50-3 ((6)) 156, 157 and 187. (Concurrent with VC 2004-PR-086)  
WS  
Approved
- 9:00 A.M. TERRY W. ESTES & CHRISTA B. ESTES, SP 2004-SU-036 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of roofed deck 17.24 ft. with eave 16.7 ft. from side lot line. Located at 15440 Eagle Tavern La. on approx. 13,766 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 64-1 ((5)) (6) 24.  
WS  
Approved
- 9:00 A.M. OSCAR HINOJOSA, SP 2004-PR-037 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 8.67 ft. with eave 7.67 ft. from the rear lot line and 5.0 ft. with eave 4.0 ft. from the side lot line. Located at 2927 East Tripps Run Rd. on approx. 8,932 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-4 ((13)) (3) 56.  
WS  
Decision  
Deferred to  
9/14/04
- 9:00 A.M. COMMONWEALTH HOMES LLC, VCA 94-D-153 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 94-D-153 to permit change in development condition. Located at 419 and 421 Walker Rd. on approx. 4.59 ac. of land zoned R-E. Dranesville District. Tax Map 7-2 ((1)) 39A and 39B.  
MS  
Deferred to  
10/12/04 at  
appl. req.
- 9:00 A.M. JOHN HOWARD CARPENTER TRUSTEE, VC 2004-MA-093 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 3.2 ft. with eave 2.6 ft. from side lot line. Located at 4107 Wynnwood Dr. on approx. 16,900 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 60-4 ((24)) 5.  
MS  
Denied
- 9:00 A.M. TRUSTEES OF THE CHURCH OF THE GOOD SHEPHERD, VC 2004-BR-092 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of fence greater than 4.0 ft. in height in a front yard. Located at 9350 Braddock Rd; 4925 and 5001 Olley La. on approx. 10.63 ac. of land zoned R-1. Braddock District. Tax Map 69-4 ((1)) 6, 7 and 8.  
MS  
Withdrawn
- 9:00 A.M. CHARLES AND SUSAN FISENNE, VC 2004-MA-095 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 10.0 ft. with eave 7.5 ft. from both side lot lines. Located at 3516 Blair Rd. on approx. 11,521 sq. ft. of land zoned R-3 and HC. \ Mason District. Tax Map 61-4 ((3)) (1) 7.  
MS  
Denied

- 9:00 A.M. GORDON L. BOSCH, VC 2004-BR-094 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 18.0 ft. with eave 17.0 ft from the front lot line of a corner lot. Located at 4211 Willow Woods Dr. on approx. 13,149 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 70-1 ((8)) 297.  
MS  
Decision  
Deferred to  
2/15/05
- 9:30 A.M. DIDIER VANTHEMSCHE, A 2004-DR-016 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an accessory structure, which does not comply with the minimum yard requirements for the R-E District, without a valid Building Permit and has installed two entrance gates, which exceed the allowable height regulations, in violation of the Zoning Ordinance provisions. Located at 950 Towlston Rd. on approx. 2.0 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((1)) 22 C.  
LD  
Deferred to  
11/9/04 for  
notices
- 9:30 A.M. THOMAS A. HUHN, A 2004-MA-017 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an addition (a deck and pergola), which does not comply with the minimum bulk regulations for the PHD-8 District and was constructed without a valid Building Permit, in violation of Zoning Ordinance provisions. Located at 4522 Shoal Creek Ct. on approx. 2,100 sq. ft. of land zoned PDH-8 and HC. Mason District. Tax Map 71-2 ((34)) (9) 47.  
ES  
Deferred to  
11/2/04 for  
notices
- 9:30 A.M. CARVILLE J. CROSS, JR., A 2004-PR-014 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected a structure, which does not comply with the minimum rear yard requirements for the PDH-4 District, without a valid Building Permit in violation of Zoning Ordinance provisions. Located at 9827 Fox Rest La. on approx. 6,361 sq. ft. of land zoned PDH-4. Providence District. Tax Map 48-1 ((32)) 18. (Decision deferred from 8/3/04)  
MT  
Decision  
Deferred to  
12/7/04

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
AUGUST 17, 2004**

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 17, 2004, 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 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

**IF NEEDED**

**BOARD OF ZONING APPEALS AGENDA  
AUGUST 24, 2004**

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 24, 2004, 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 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

**NO MEETING**

**BOARD OF ZONING APPEALS AGENDA  
AUGUST 31, 2004**

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 31, 2004, 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 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

**NO MEETING**

**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 7, 2004**

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 7, 2004, 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 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

**NO MEETING**

**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 14, 2004**

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 14, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. WAKEFIELD CHAPEL RECREATION ASSOCIATION, INC., SPA 76-A-022-02 Appl.  
under Sect(s). 3-203 of the Zoning Ordinance to amend SP 76-A-022 previously approved  
KC for community swim club and tennis court to permit additional tennis courts. Located at  
Admin. 4627 Holborn Ave. on approx. 6.05 ac. of land zoned R-2. Braddock District. Tax Map 70-  
Moved to 1 ((1)) 16. (Admin. moved from 5/4/04, 6/8/04, and 8/10/04 at appl. req.)  
10/26/04 at  
appl. req.
- 9:00 A.M. LANSING W. HINRICHS, SP 2004-MA-040 Appl. under Sect(s). 8-914 of the Zoning  
Ordinance to permit reduction to minimum yard requirements based on error in building  
DH location to permit accessory storage structure to remain 1.0 ft. from side lot line. Located  
Approved at 3023 Cedarwood La. on approx. 23,869 sq. ft. of land zoned R-1 and HC. Mason  
District. Tax Map 50-4 ((23)) 61. (Concurrent with VC 2004-MA-097).
- 9:00 A.M. LANSING W. HINRICHS, VC 2004-MA-097 Appl. under Sect(s). 18-401 of the Zoning  
Ordinance to permit construction of addition 14.0 ft. with eave 11.7 ft. from side lot line.  
DH Located at 3023 Cedarwood La. on approx. 23,869 sq. ft. of land zoned R-1 and HC.  
Deferred to Mason District. Tax Map 50-4 ((23)) 61. (Concurrent with SP 2004-MA-040).  
4/5/05 at  
appl. req.
- MS JENNIFER L. CHU, SP 2004-HM-039  
Withdrawn

- 9:00 A.M. MAREC CORPORATION, VC 2004-DR-098 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height in front yard of a corner lot. Located at 1000 Towlston Rd. on approx. 1.94 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((4)) 2. (Concurrent with SP 2004-DR-041).  
MS  
Deferral Request  
Deferred to 9/21/04
- 9:00 A.M. MAREC CORPORATION, SP 2004-DR-041 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 in a minimum required front yard. Located at 1000 Towlston Rd. on approx. 1.94 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((4)) 2. (Concurrent with VC 2004-DR-098).  
MS  
Deferral Request  
Deferred to 9/21/04
- 9:00 A.M. ROBERTON C. WILLIAMS, JR. AND JANE C. HILDER, VC 2004-LE-102 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 6.7 ft. with eave 6.3 ft. from side lot line. Located at 5707 Norton Rd. on approx. 12,192 sq. ft. of land zoned R-3. Lee District. Tax Map 82-2 ((12)) 7.  
WS  
Decision  
Deferred to 3/8/05
- 9:00 A.M. CECELIA C. PANICH, TRUSTEE, DEORMAN L. ROBEY, JR., TRUSTEE AND FREIDA E. ROBEY, TRUSTEE, VC 2004-PR-058 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwellings within 200 ft. of interstate highway. Located at 2524 Avon La. and 2525 Ogden St. on approx. 6.21 ac. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 166, 167A, 167B and 168. (Deferred from 6/29/04 at appl. req.)  
WS  
Admin.  
Moved to 1/18/05 for notices
- 9:00 A.M. JAMES REED, JR., VCA 93-P-160 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 93-P-160 to permit construction of second story addition 10.0 ft. with eave 9.5 ft. from rear lot line and 8.5 ft. from side lot line such that side yards total 35.8 ft. and deck 8.0 ft. from rear lot line and 7.8 ft. from side lot line. Located at 10506 Marbury Rd. on approx. 20,001 sq. ft. of land zoned R-1 (Cluster). Providence District. Tax Map 47-2 ((16)) 29. (Moved from 4/13/04 for notices.) (Deferred from 6/1/04 at appl. req.)  
WS  
Withdrawn
- 9:00 A.M. BUDDHIST ASSOCIATION OF AMERICA, SPA 87-V-070 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 87-V-070 previously approved for a place of worship to permit building addition, site modifications and increase in land area. Located at 9105 and 9111 Backlick Rd. on approx. 1.06 ac. of land zoned R-3. Mt. Vernon District. Tax Map 109-1 ((1)) 26A, 26B and 27. (Admin. moved from 5/18/04 and 7/6/04) (Deferred indefinitely from 5/25/04)  
WS  
Admin.  
Moved to 11/30/04 at appl. req.

- 9:00 A.M. OSCAR HINOJOSA, SP 2004-PR-037 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 8.67 ft. with eave 7.67 ft. from the rear lot line and 5.0 ft. with eave 4.0 ft. from the side lot line. Located at 2927 East Tripps Run Rd. on approx. 8,932 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-4 ((13)) (3) 56. (Decision deferred from 8/10/04)
- WS  
Approved
- 9:30 A.M. VICTOR L. AND TRACY A. PRICE, A 2004-DR-018 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a Contractor's Office and Shops and a Storage Yard and have accumulated outdoor storage which exceeds the maximum allowable area on property in the RE District in violation of Zoning Ordinance provisions. Located at 770 Keithly Dr. on approx. 5.01 ac. of land zoned R-E. Dranesville District. Tax Map 6-2 ((4)) 1.
- LD  
Withdrawn
- 9:30 A.M. CG (TEXAS), INC./THE CONTAINER STORE, A 2004-PR-008 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have installed or allowed the installation of a shipping container in the parking lot of the site without site plan approval nor a valid Building Permit, in violation of Zoning Ordinance provisions. Located at 8508 Leesburg Pi. on approx. 1.87 ac. of land zoned C-7, HC and SC. Providence District. Tax Map 29-3 ((1)) 47. (Admin. moved from 6/8/04 at appl. req.)
- DJQ  
Withdrawn
- 9:30 A.M. CURTIS A. AND BEULAH M. CRABTREE, A 2004-SP-004 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellants are allowing the parking of four commercial vehicles on property in the R-C District in violation of Zoning Ordinance provisions. Located at 5401 Ruby Dr. on approx. 21,780 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 17. (Deferred from 5/11/04 for notices.) (Decision deferred from 7/20/04)
- ES  
Continued  
To 9/28/04

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 21, 2004**

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 21, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M.      JERRY L. WINCHESTER, VC 2004-MV-055 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 11.3 ft. with eave 10.3 ft. from both side lot lines and stoop 6.0 ft. with stairs 3.0 ft. from one side lot line and stoop with stairs 6.0 ft. from other side lot line. Located at 6430 Fourteenth St. on approx. 7,000 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-2 ((8)) (10) 31 and 32. (Reconsideration granted on 6/29/04)
- CB  
Decision  
Deferred to  
1/11/05
- 9:00 A.M.      JAMES P. & CECILIA BANHOLZER, VC 2004-BR-051 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 17.0 ft. with eave 15.7 ft. from rear lot line. Located at 10434 Stallworth Ct. on approx. 9,489 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 68-2 ((5)) 68. (Decision deferred from 6/15/04)
- DH  
Decision  
Deferred to  
4/5/05
- 9:00 A.M.      SEYMOUR SCHNEIDER, VC 2004-SP-047 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 20.5 ft. with eave 19.5 ft. from front lot line of a corner lot. Located at 9325 Walking Horse Ct. on approx. 10,990 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-4 ((5)) 198. (Decision deferred from 6/15/04)
- DH  
Withdrawn
- 9:00 A.M.      GAYLON L. SMITH AND KAREN L. MARSHALL, VC 2004-MV-026 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of deck 5.1 ft. from side lot line. Located at 6006 Grove Dr. on approx. 8,640 sq. ft. of land zoned R-4 and HC. Mt. Vernon District. Tax Map 83-3 ((14)) (2) 32. (Decision deferred from 5/4/04 and 6/15/04)
- DH  
Decision  
Deferred to  
3/8/05

- 9:00 A.M. FABIAN RIVELIS, VC 2004-PR-049 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 14.7 ft. with eave 13.7 ft. from rear lot line. Located at 9314 Christopher St. on approx. 20,066 sq. ft. of land zoned R-2. Providence District. Tax Map 58-2 ((9)) 61. (Decision deferred from 6/15/04)  
 MS Decision Deferred to 3/8/05
- 9:00 A.M. KEVIN C. & MICHELLE L. HEALY, VC 2004-MA-059 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of roofed deck 32.3 ft. with eave 30.9 ft. from front lot line and addition 14.9 ft. with eave 13.8 ft. from rear lot line of a corner lot. Located at 3807 Foxwood Nook on approx. 12,396 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 60-4 ((12)) 273. (Decision deferred from 6/15/04)  
 MS Decision Deferred to 3/8/05
- 9:00 A.M. ERIC R. WILDER & PRESCILA B. WILDER, VC 2004-MV-077 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of 1 lot into 3 lots with proposed lots C-2 and C-3 having a lot width of 12.02 ft. and to permit carport on proposed lot C-1 12.3 ft. and roofed deck 10.5 ft. from front lot line. Located at 3111 Douglas St. on approx. 1.05 ac. of land zoned R-3 and HC. Mt. Vernon District. Tax Map 101-2 ((1)) 51. (Admin. moved from 7/13/04 at appl. req.)  
 MS Indefinitely Deferred at Appl. req.
- 9:00 A.M. UNITED BAPTIST CHURCH OF ANNANDALE & AMERIKIDS, LLC, SP 2004-MA-042 Appl. under Sect(s). 3-403 of the Zoning Ordinance to permit an existing church to add a child care center and nursery school. Located at 7100 Columbia Pi. on approx. 2.03 ac. of land zoned R-4, CRD, HC and SC. Mason District. Tax Map 71-1 ((4)) 145 and 146.  
 MS Admin. Moved to 10/26/04 at appl. req.
- 9:00 A.M. DONG S. SHIM AND JENNIFER K. SHIM, VC 2004-PR-027 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 25.0 ft. with eave 23.5 ft. and stoop 21.0 ft. from front lot line and 8.4 ft. with eave 6.9 ft. from side lot line. Located at 2913 Cedarest Rd. on approx. 10,077 sq. ft. of land zoned R-1 and HC. Providence District. Tax Map 49-3 ((2)) 2A. (Decision deferred from 5/11/04 and 6/15/04)  
 WS Decision Deferred to 10/26/04
- 9:00 A.M. KEVIN E. DRISCOLL, VC 2004-MA-050 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 5.0 ft. with eave 4.5 ft. from side lot line. Located at 3714 Rose La. on approx. 15,248 sq. ft. of land zoned R-3. Mason District. Tax Map 60-4 ((4)) (E) 18. (Decision deferred from 6/15/04)  
 WS Decision Deferred to 3/8/05
- 9:00 A.M. TRUSTEES OF MT. CALVARY BAPTIST CHURCH, SPA 82-V-013 Appl. under Sect(s). 3-403 of the Zoning Ordinance to amend SP 82-V-013 previously approved for a church to permit a change in development conditions, increase in land area, building addition and site modifications. Located at 6418-A Quander Rd. and 2221 Emmett Dr. on approx. 1.50 ac. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((1)) 40, 41 and 41A.  
 WS Approved

- 9:00 A.M. MAREC CORPORATION, VC 2004-DR-098 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height in front yard of a corner lot. Located at 1000 Towlston Rd. on approx. 1.94 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((4)) 2. (Concurrent with SP 2004-DR-041). (Deferral request deferred from 9/14/04)
- MS  
Deferred to 3/8/05 at appl. req.
- 9:00 A.M. MAREC CORPORATION, SP 2004-DR-041 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 in a minimum required front yard. Located at 1000 Towlston Rd. on approx. 1.94 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((4)) 2. (Concurrent with VC 2004-DR-098) (Deferral request deferred from 9/14/04)
- MS  
Deferred to 3/8/05 at appl. req.
- 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) (Deferred for decision only from 6/4/02, 9/10/02, 2/4/03, 5/20/03, 10/7/03, 12/16/03, and 3/16/04) (Admin moved from 5/6/03)
- JC  
Withdrawn
- 9:30 A.M. MAREC CORPORATION, A 2004-DR-002 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant has installed a masonry fence in excess of seven feet in height in the side and rear yards of the lot and in excess of four feet in height in the front yard of the lot in violation of Zoning Ordinance provisions. Located at 1000 Towlston Rd. on approx. 1.94 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((4)) 2. (Deferred from 4/6/04.)
- MA  
Upheld
- 9:30 A.M. MOE NOWROUZI, BELLE VIEW TEXACO, A 2003-MV-037 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant has erected two freestanding lifts in association with the service station located in the C-6 District without special exception approval in violation of Zoning Ordinance provisions. Located at 1800 Belle View Blvd. on approx. 16,479 sq. ft. of land zoned C-6. Mt. Vernon District. Tax Map 93-2 ((1)) 4. (Admin. moved from 10/28/03 and 12/9/03 at appl. req. to 2/3/04) (Moved from 2/3/04 due to inclement weather) (Deferred from 3/9/04 and 3/16/04 at appl. req.) (Decision deferred from 5/18/04)
- DP  
Withdrawn

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 28, 2004**

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 28, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. EDWARD C. GALLICK, TRUSTEE, ET. AL., VC 2003-PR-157 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 95.14 ft. Located at 7935 Shreve Rd. on approx. 30,155 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 129. (Reconsideration granted on 2/10/04) (Deferred from 5/18/04 at appl. req.) (Admin. moved from 7/20/04 at appl. req.)  
AS  
Admin.  
Moved to  
2/1/05 at  
appl. req.
- 9:00 A.M. CLARENCE F. SWANSON, III AND JANIS K. SWANSON, VC 2004-SU-100 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 4.96 ft. with eave 3.96 ft. from the side lot line such that side yards total 17.16 ft. Located at 14100 Roamer Ct. on approx. 13,682 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 65-4 ((8)) (11) 15.  
DH  
Decision  
Deferred to  
4/12/05
- 9:00 A.M. DWAYNE A. & LAURA L. CARABIN, VC 2004-MA-101 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure 2.0 ft. from rear and side lot lines. Located at 6234 Yellowstone Dr. on approx. 10,999 sq. ft. of land zoned R-3. Mason District. Tax Map 61-3 ((7)) (J) 6.  
MS  
Decision  
Deferred to  
7/12/05
- 9:00 A.M. LODI G. GYARI, SP 2004-DR-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 addition to remain 7.0 ft. with eave 4.3 ft. from side lot line. Located at 1602 Woodmoor La. on approx. 11,025 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((29)) 60.  
MS  
Approved

- MS RIDGEMONT MONTESSORI SCHOOL, INC., AND IGLESIA PALABRA VIVA, SPA 85-D-070-02  
 Admin.  
 Moved to 10/12/04 at appl. req.
- 9:00 A.M. ROBERT AND CYNTHIA MCELROY, VC 2004-MA-053 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 18.6 ft. with eave 17.1 ft. from the rear lot line, fence greater than 7.0 ft. in height to remain in the side and rear yards and to permit minimum rear yard coverage greater than 30 percent. Located at 3911 Sandalwood Ct. on approx. 15,893 sq. ft. of land zoned R-2 (Cluster). Mason District. Tax Map 59-3 ((18)) 26. (Admin. moved from 6/15/04 at appl. req.)  
 WS Admin.  
 Moved to 3/1/05 at appl. req.
- 9:00 A.M. ERIN SHAFFER, TRUSTEE, VC 2004-DR-081 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of 2 lots into 2 lots with proposed Lot 42A having a lot width of 70.0 ft. and to permit construction of addition on proposed Lot 44A 9.5 ft. with eave 8.7 ft. from side lot line. Located at 1885 and 1889 Virginia Ave. on approx. 38,901 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (4) 42 and 44. (Concurrent with SP 2004-DR-027). (Admin. moved from 8/3/04 and 7/27/04)  
 WS Admin.  
 Moved to 11/30/04 at appl. req.
- 9:00 A.M. BLAIR G. CHILDS, TRUSTEE, & ERIN SHAFFER, TRUSTEE, SP 2004-DR-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 accessory structure to remain 7.7 ft. from side lot line and 1.6 ft. from rear lot line. Located at 1885 Virginia Ave. on approx. 14,000 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (4) 44. (Concurrent with VC 2004-DR-081). (Admin. moved from 8/3/04 and 7/27/04)  
 WS Admin.  
 Moved to 11/30/04 at appl. req.
- 9:00 A.M. CLIFTON H. COLEE AND GIUSEPPINA A. COLEE, SP 2004-BR-047 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 15.7 ft. with eave 14.7 ft. and stairs to remain 11.4 ft. and 11.8 ft. and deck to remain 12.8 ft. from front lot line. Located at 9585 Pine Meadows La. on approx. 9,773 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 69-3 ((21)) 1. (Admin. moved from 10/12/04 at appl. req.)  
 WS 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) (Deferred for decision from 9/24/02 and 9/23/03)  
 MAT Upheld

- 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.  
JC Appeal of determination that there are improvements and uses on property located in the I-  
Decision 6 and R-1 Districts which are in violation of Zoning Ordinance provisions. Located at 7909  
Deferred to and 7915 Cinder Bed Rd. on approx. 7.04 ac. of land zoned I-6 and R-1. Lee District. Tax  
1/25/05 Map 99-2 ((3)) 1 and 2. (Admin moved from 12/10/02) (Deferred from 4/15/03, 10/14/03,  
and 1/6/04). (Deferred from 4/13/04 at appl. req.)
- 9:30 A.M. SILVIO DIANA, A 2003-LE-001 Appl. under Sect(s). 18-301 of the Zoning Ordinance.  
JC Appeal of determination that there are improvements and uses on property located in the  
Decision I-6 and R-1 Districts which are in violation of Zoning Ordinance provisions. Located at  
Deferred to 7901 and 7828 Cinder Bed Rd. on approx. 10.33 ac. of land zoned I-6 and R-1. Lee  
1/25/05 District. Tax Map 99-2 ((3)) 3A and 3B. (Deferred from 4/15/03, 10/14/03, and 1/6/04)  
(Deferred from 4/13/04 at appl. req.)
- 9:30 A.M. CURTIS A. AND BEULAH M. CRABTREE, A 2004-SP-004 Appl. under Sect(s). 18-301 of  
the Zoning Ordinance. Appeal of determination that the appellants are allowing the  
ES parking of four commercial vehicles on property in the R-C District in violation of Zoning  
Decision Ordinance provisions. Located at 5401 Ruby Dr. on approx. 21,780 sq. ft. of land zoned  
Deferred to R-C and WS. Springfield District. Tax Map 67-1 ((1)) 17. (Deferred from 5/11/04 for  
11/9/04 notices.) (Decision deferred from 7/20/04) (Continued from 9/14/04)

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 5, 2004**

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 5, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. TRUSTEES OF PILGRIM COMMUNITY CHURCH, VC 2004-BR-008 Appl. under Sect(s).  
18-401 of the Zoning Ordinance to permit structure to remain 15.0 ft. with stoop 11.0 ft.  
KC from front lot line. Located at 4925 Twinbrook Rd. on approx. 5.16 AC. of land zoned R-1.  
Decision Braddock District. Tax Map 69-3 ((1)) 29 and 29A (Concurrent with SPA 81-A-002-04).  
Deferred to (Decision deferred from 3/16/04, 5/25/04, and 7/13/04).  
3/1/05
- 9:00 A.M. GEORGE C. VAN DYKE, TRUDI C. VAN DYKE, VC 2004-BR-104
- DH  
Admin.  
Moved to  
2/8/05 at  
appl. req.
- 9:00 A.M. FREDERIC SURLS & MARY SURLS, SP 2004-SP-046 Appl. under Sect(s). 8-914 of the  
Zoning Ordinance to permit reduction to minimum yard requirements based on error in  
DH building location to permit addition to remain 4.7 ft. from rear lot line. Located at 6159  
Approved Hatches Ct. on approx. 3,556 sq. ft. of land zoned PDH-2. Springfield District. Tax Map  
78-4 ((24)) 26.
- 9:00 A.M. RHODA Y. WATERS TRUST, VC 2004-BR-068 Appl. under Sect(s). 18-401 of the Zoning  
Ordinance to permit the construction of addition 7.3 ft. from side lot line. Located at 8437  
WS Chapelwood Ct. on approx. 12,091 sq. ft. of land zoned R-3. Braddock District. Tax Map  
Withdrawn 70-1 ((23)) 19. (Admin. moved from 7/6/04 at appl. req.)

- 9:00 A.M. MINA AKHLAGHI, SP 2004-DR-043 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 1192 Dolley Madison Blvd. on approx. 14,568 sq. ft. of land zoned R-2. Dranesville District. Tax Map 30-2 ((20)) (A) 1.  
WS  
Admin.  
Moved to  
11/30/04 at  
appl req.
- 9:00 A.M. DONNA M. ECHOLS, VC 2004-LE-074 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of an accessory storage structure 5.0 ft. from side lot line, an addition 5.0 ft. with eave 4.0 ft. from side lot line and total side yards of 16.7 ft. Located at 7026 Polins Ct. on approx. 11,347 sq. ft. of land zoned R-2 (Cluster) and HD. Lee District. Tax Map 92-2 ((27)) 24. (Admin. moved from 7/6/04 at appl. req.)  
MS  
Withdrawn
- 9:00 A.M. BRAD CZIKA, VC 2004-BR-063 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit minimum rear yard coverage greater than 30 percent and fence greater than 7.0 ft. in height to remain in rear yard and side yards. Located at 10411 Pearl St. on approx. 10,739 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 77-2 ((2)) 222. (Concurrent with SP 2004-BR-020) (Admin. moved from 6/22/04 at appl. req.) (Decision Deferred from 6/29/04)  
MS  
Decision  
Deferred to  
3/8/05
- 9:00 A.M. RICHARD G. WARGOWSKY, TRUSTEE, VC 2004-MA-103 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 3.5 ft. with eave 2.5 ft. from side lot line and 12.5 ft. with eave 11.5 ft. from rear lot line. Located at 4503 Highland Green Ct. on approx. 5,741 sq. ft. of land zoned PDH-8. Mason District. Tax Map 72-1 ((26)) (2) 36.  
MS  
Admin.  
Moved to  
4/5/05 at  
appl. req.
- 9:00 A.M. LINCOLNIA EDUCATIONAL FOUNDATION, INC., VC 2004-MA-061 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 10.0 ft. with eave 9.0 ft. from one side lot line and 12.0 ft. with eave 11.0 ft. from other side lot line. Located at 6449 Holyoke Dr. on approx. 9,413 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((6)) 31. (Admin. moved from 6/22/04 at appl. req.) (Deferred from 6/29/04 at appl. req.)  
MS  
Withdrawn
- 9:00 A.M. RANDALL K. & SONJA S. BJORKLUND, SP 2004-BR-045 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 10708 Marlborough Rd. on approx. 22,965 sq. ft. of land zoned R-1. Braddock District. Tax Map 68-1 ((7)) 40.  
MS  
Withdrawn
- 9:00 A.M. ANTIOCH BAPTIST CHURCH, SPA 90-S-057-2 Appl. under Sect(s). 3-103 and 3-C03 of the Zoning Ordinance to amend SP 90-S-057 previously approved for a church to permit an increase in seats and land area, building additions and site modifications. Located at 6531 and 6525 Little Ox Rd., 10915 Olm Dr., 6400 Stoney Rd. and 6340 Sydney Rd. on approx. 18.7 ac. of land zoned R-1, R-C and WS. Springfield District. Tax Map 77-3 ((3)) 27, 34 and 87-1 ((1)) 2, 2A, 5 and 6. (Admin. moved from 2/10/04 and 5/4/04 at appl. req.) (Deferred from 6/22/04 at appl. req.) (Decision deferred from 7/13/04)  
MS  
Denied

- 9:30 A.M. GERALD E. AND SUSAN J. SIKORSKI, A 2003-SP-055 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellants have erected a free-standing accessory structure which exceeds seven feet in height located in the minimum required side yard in violation of Zoning Ordinance provisions. Located at 8255 Crestridge Rd. on approx. 5.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 95-4 ((8)) (2) 2A. (Admin. moved from 3/16/04, 4/27/04, 5/11/04, and 6/22/04 at appl req.)
- ES  
Deferred to  
11/9/04 for  
notices
- 9:30 A.M. ANDROULA DEMETRIOU, A 2004-MV-012 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant's property contains two dwelling units in violation of Zoning Ordinance provisions. Located at 8618 Richmond Hwy. on approx. 9,583 sq. ft. of land zoned R-2, HC and CRD. Mt. Vernon District. Tax Map 101-3 ((1)) 65G. (Admin. moved from 7/27/04 at appl. req.)
- LD  
Continued  
to 12/21/04
- 9:30 A.M. WILLIAM P. AND MARY O. OEHRLEIN, A 2003-MV-049 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that Talbert Rd. does not meet the definition of street as set forth in the Fairfax County Zoning Ordinance and, as such, lot width cannot be measured along Talbert Rd. for Lots 2 through 5 of the proposed Giles Glenn Subdivision. Located at 9000 Hooes Rd. on approx. 10.0 ac. of land zoned R-1. Mt. Vernon District. Tax Map 106-2 ((1)) 15. (Moved from 2/3/04 due to inclement weather) (Deferred from 3/2/04, 4/13/04, and 7/20/04 at appl. req.)
- JR  
Withdrawn

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 12, 2004**

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 12, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- AS  
Withdrawn      ECONOMY BUILDING & SUPPLIES, INC., VC 2004-BR-066, in association with  
RZ 2004-BR-017
- 9:00 A.M.      TRUSTEES FOR THE BETHLEHEM BAPTIST CHURCH (A/K/A) FAIR OAKS BAPTIST  
CHURCH, SPA 80-S-067-02 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend  
KC  
Admin.      SP 80-S-067 previously approved for a church and school of general education to permit a  
Moved to      reduction in land area and change in permittee. Located at 4601 West Ox Rd. on approx.  
11/2/04 at      29.08 ac. of land zoned R-1. Springfield District. Tax Map 56-1 ((1)) 11H; (Formerly  
appl. req.      known as 56-1 ((1)) 10, 11C, 11E and 11G.)
- 9:00 A.M.      MARY A. PETTIT, TR., VC 2004-SP-105 Appl. under Sect(s). 18-401 of the Zoning  
Ordinance to permit construction of addition 19.8 ft. with eave 18.8 ft. from rear lot line.  
DH  
Decision      Located at 6668 Old Blacksmith Dr. on approx. 9,069 sq. ft. of land zoned R-3 (Cluster).  
Deferred to      Springfield District. Tax Map 88-1 ((7)) 46.  
3/22/04
- 9:00 A.M.      THE HEIRS OF RODERIC M. SWAIN, VC 2004-PR-067 Appl. under Sect(s). 18-401 of  
the Zoning Ordinance to permit construction of a dwelling 10.0 ft. from a front lot line.  
WS  
Withdrawn      Located at 10623 Marbury Rd. on approx. 1.0 ac. of land zoned R-1. Providence District.  
Tax Map 47-1 ((1)) 6. (Admin. moved from 7/6/04 at appl. req.)

- 9:00 A.M. CARL J. UNTERKOFLE, SP 2004-SU-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 accessory storage structure to remain 5.9 ft. with eave 5.4 ft. from side lot line. Located at 14817 Hickory Post Ct. on approx. 25,027 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((4)) (2) 34. (Concurrent with VC 2004-SU-041). (Deferred from 6/1/04 at appl. req.)
- WS  
Admin.  
Moved to  
3/1/05 at  
appl. req.  
Notices not  
In order
- 9:00 A.M. CARL J. UNTERKOFLE, VC 2004-SU-041 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure 4.0 ft. with eave 3.1 ft. from side lot line. Located at 14817 Hickory Post Ct. on approx. 25,027 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((4)) (2) 34. (Concurrent with SP 2004-SU-012). (Deferred from 6/1/04 at appl. req.)
- WS  
Admin.  
Moved to  
3/1/05 at  
appl. req.  
Notices not  
In order
- WS  
Admin.  
Moved to  
9/28/04 at  
appl. req.
- 9:00 A.M. ROMULO AND BIANCA B. CASTRO, VC 2004-PR-087 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 12.5 ft. from front lot line. Located at 2822 Douglass Ave. on approx. 4,757 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((9)) 106. (Concurrent with SP 2004-PR-034). (Moved from 7/27/04 for notices)
- WS  
Decision  
Deferred to  
3/22/05
- 9:00 A.M. ROMULO CASTRO, SP 2004-PR-034 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 trellis to remain 7.0 ft. from side and 3.0 ft. from rear lot line, accessory storage structure to remain 3.0 ft. from side and 3.0 ft. from rear lot line, roofed deck to remain 0.6 ft. from front and dwelling to remain 6.0 ft. from front lot line and 2.0 ft. from side lot line. Located at 2822 Douglass Ave. on approx. 4,757 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((9)) 106. (Concurrent with VC 2004-PR-087). (Moved from 7/27/04 for notices)
- WS  
Approved
- 9:00 A.M. WAYNE T. HENRICH, VC 2004-DR-106 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory storage structure 5.8 ft. with eave 5.4 ft. from side lot line and 5.4 ft. with eave 5.0 ft. from rear lot line. Located at 2140 Haycock Rd. on approx. 10,295 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-2 ((6)) (E) 2.
- MS  
Admin.  
Moved to  
2/1/05 at  
appl. req.

- 9:00 A.M. SHAWN AND CATHLEEN BASSETT, VC 2004-MV-108 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of second story addition 22.6 ft. with eave 21.5 ft., roofed deck 20.9 ft. with eave 19.8 ft. and a two-story addition 23.4 ft. from rear lot line. Located at 1606 Old Stage Road on approx. 12,136 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-4 ((12)) (1) 5.  
MS Admin. Moved to 2/1/05 at appl. req.
- 9:00 A.M. COMMONWEALTH HOMES LLC, VCA 94-D-153 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 94-D-153 to permit change in development condition. Located at 419 and 421 Walker Rd. on approx. 4.59 ac. of land zoned R-E. Dranesville District. Tax Map 7-2 ((1)) 39A and 39B. (Deferred from 8/10/04 at appl. req.)  
MS Admin. Moved to 1/11/05 at appl. req.
- 9:00 A.M. RIDGEMONT MONTESSORI SCHOOL, INC. AND IGLESIA PALABRA VIVA, SPA 85-D-070-02 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 85-D-070 previously approved for a church with nursery school and private school of general education to permit change in permittee, increase in enrollment and change in development conditions. Located at 6519 Georgetown Pi. on approx. 1.43 ac. of land zoned R-1. Dranesville District. Tax Map 22-3 ((1)) 4B. (Admin. moved from 9/28/04 at appl. req.)  
MS Deferred to 11/16/04 at appl. req.
- 9:30 A.M. ANTHONY TEDDER, A 2004-PR-011 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing a dwelling to be constructed and has allowed a land area in excess of 2,500 square feet to be filled and graded, both occurring in the floodplain and the Resource Protection Area without an approved permit, in violation of the Zoning Ordinance provisions. Located at 2862 Hunter Rd. on approx. 4.74 ac. of land zoned R-1 and HC. Providence District. Tax Map 48-2 ((7)) (44) D. (Admin. moved from 7/13/04 at appl. req.)  
MA Admin. Moved to 1/18/05 at appl. req.
- 9:30 A.M. JENNIFER CANTY/WILLIAM FRISCHLING, A 2004-DR-015 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are operating a Retail Sales Establishment and a Repair Service Establishment and are exceeding the home occupation use limitations on property in the RE District in violation of Zoning Ordinance provisions. Located at 802-A Olde Georgetown Ct. on approx. 2.77 ac of land zoned R-E. Dranesville District. Tax Map 13-1 ((1)) 66C. (Admin. moved from 8/3/04 at appl. req.)  
JC Withdrawn

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 19, 2004**

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 19, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M.      ROBERT L. HARLOW, JR., VCA 01-P-014 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 01-P-014 to permit construction of roofed deck 17.5 ft. with eave 16.5 ft., stoop 14.5 ft. and second story addition 24.5 ft. with eave 23.6 ft. and 25.5 ft. from front lot lines of a corner lot. Located at 2843 Summerfield Rd. on approx. 7,711 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((5)) 375. (Concurrent with SPA 01-P-002).  
DH  
Decision  
Deferred to  
4/19/05
- 9:00 A.M.      ROBERT L. HARLOW, JR., SPA 01-P-002 Appl. under Sect(s). 8-914 of the Zoning Ordinance to amend SP 01-P-002 to permit reduction in minimum yard requirements based on error in building location for carport to remain 1.6 ft. with eave 1.0 ft. from side lot line . Located at 2843 Summerfield Rd. on approx. 7,711 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((5)) 375. (Concurrent with VCA 01-P-014).  
DH  
Denied
- 9:00 A.M.      EASTWOOD PROPERTIES, INC., VC 2004-DR-072 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit the subdivision of one lot into three lots with proposed lot 1 having a lot width of 35.12 ft. and proposed lot 3 having a lot width of 36.04 ft. Located at 7421 Tillman Dr. on approx. 1.05 of land zoned R-4. Dranesville District. Tax Map 30-3 ((1)) 8A. (Admin. moved from 7/20/04 at appl. req.)  
WS  
Withdrawn
- 9:00 A.M.      PETER & KATE GOELZ, VC 2004-MV-107 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 11.7 ft. with eave 11.2 ft. from the front lot line. Located at 6060 Woodmont Rd. on approx. 15,058 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-3 ((14)) (4) 1.  
WS  
Decision  
Deferred to  
1/25/05

- 9:00 A.M. ENRIQUE SUAREZ DEL REAL, VC 2004-PR-109 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of second story addition 23.9 ft. from front lot line. Located at 2829 Cherry St. on approx. 6,500 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((11)) 22.  
WS  
Decision  
Deferred to  
2/1/05
- 9:00 A.M. CONNIE J. REID, VCA 2002-MA-176 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 2002-MA-176 to permit fence greater than 4.0 ft. in height to remain in a front yard. Located at 8214 Robey Ave. on approx. 39,727 sq. ft. of land zoned R-2. Mason District. Tax Map 59-1 ((11)) 21. (Admin. moved from 6/15/04 at appl. req.)  
MS  
Admin.  
Moved to  
3/1/05 at  
appl. req.
- 9:00 A.M. SANT NIRANKARI MISSION, SP 2003-SU-045 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of worship. Located at 4501 Pleasant Valley Road on approx. 4.10 ac. of land zoned R-C and WS. Sully District. Tax Map 33-4 ((1)) 10. (Admin. moved from 2/3/04, 3/2/04, 3/9/04 and 4/6/04 at appl. req.) (Decision deferred from 4/27/04 and 7/27/04)  
MS  
Decision  
Deferred to  
10/26/04
- 9:00 A.M. TRUSTEES OF DRANESVILLE UNITED METHODIST CHURCH, SPA 83-D-022-03 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 83-D-022 previously approved for a church, childcare center and nursery school to permit a church and a private school of general education. Located at 1089 Liberty Meeting Ct. on approx. 8.11 ac. of land zoned R-1. Dranesville District. Tax Map 006-4 ((1)) 66B and 70A; 006-4 ((14)) A.  
MS  
Approved
- 9:00 A.M. TIMOTHY BOWERS, SP 2004-MA-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 deck to remain 10.9 ft. from rear lot line and covered deck to remain 20.3 ft. from rear lot line. Located at 3408 Slade Ct. on approx. 8,820 sq. ft. of land zoned R-4. Mason District. Tax Map 60-2 ((34)) 38.  
MS  
Approved
- 9:00 A.M. TRUSTEES OF BEACON HILL MISSIONARY BAPTIST CHURCH, SP 2004-HM-013 Appl. under Sect(s). 3-103 and 6-105 of the Zoning Ordinance to permit a church with a child care center. Located at 2472 Centreville Rd. on approx. 1.44 ac. of land zoned R-1 and PDH-12. Hunter Mill District. Tax Map 16-3 ((1)) 7 and 32F pt. (Concurrent with VC 2004-HM-045). (Admin. moved from 6/1/04 and 6/22/04 at appl. req.) (Continued from 7/6/04) (Decision deferred from 7/20/04)  
TS  
Approved

9:30 A.M. CEDAR KNOLL, INC., A 2004-MV-019 Appl. under Sect(s). 18-301 of the Zoning Ordinance . Appeal of a determination that appellant is displaying or allowing to be displayed a banner sign advertising a business in violation of Zoning Ordinance provisions. Upheld  
ES Located at 9030 Lucia La. on approx. 1.0 ac. of land zoned R-3. Mt. Vernon District. Tax Map 111-1 ((1)) 5.

9:30 A.M. HUNTERS VALLEY ASSOCIATION & HUNTERS VALLEY RIDING CLUB, A 2004-SU-021  
Admin.  
Moved to  
11/2/04 at  
appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 26, 2004**

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 26, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. TRUSTEES OF THE CALVARY KOREAN BAPTIST CHURCH, SP 2004-MV-025 Appl.  
under Sect(s). 3-103 of the Zoning Ordinance for an existing church to permit site  
AS modifications and trailers to remain. Located at 8616 Pohick Rd. on approx. 3.98 ac. of  
Deferred land zoned R-1. Mt. Vernon District. Tax Map 98-1 ((1)) 21. (in association with SE 2004-  
Indefinitely MV-001) (Admin. moved from 6/1/04 and 6/29/04 at appl. req.)
- 9:00 A.M. JAMES NAPIER, SP 204-LE-051, CONCURRENT WITH VC 2004-LE-114  
DH  
Admin.  
Moved to  
4/5/05 at  
appl. req.
- 9:00 A.M. GORDON D. FOOTE, TRUSTEE AND JACQUELINE T. FOOTE, TRUSTEE, VC 2004-  
DR-110 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit a lot width of  
WS 119.56 ft. Located at 1427 Trap Rd. on approx. 1.17 ac. of land zoned R-1. Dranesville  
Decision District. Tax Map 28-2 ((1)) 8A.  
Deferred to  
11/30/04
- 9:00 A.M. ELSIE D. WEIGEL, VC 2004-MV-112 Appl. under Sect(s). 18-401 of the Zoning Ordinance  
to permit the construction of dwelling 19.0 ft. with eave 17.0 ft. and stoop 13.0 ft. from the  
WS front lot line. Located at 11317 River Rd. on approx. 15,000 sq. ft. of land zoned R-E. Mt.  
Deferred to Vernon District. Tax Map 119-4 ((2)) (1) 34.  
12/7/04 at  
appl. req.

- 9:00 A.M. DONG S. SHIM AND JENNIFER K. SHIM, VC 2004-PR-027 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 25.0 ft. with eave 23.5 ft. and stoop 21.0 ft. from front lot line and 8.4 ft. with eave 6.9 ft. from side lot line. Located at 2913 Cedarest Rd. on approx. 10,077 sq. ft. of land zoned R-1 and HC. Providence District. Tax Map 49-3 ((2)) 2A. (Decision deferred from 5/11/04, 6/15/04, and 9/21/04)
- WS  
Decision  
Deferred to  
1/11/05 at  
appl. req.
- 9:00 A.M. WAKEFIELD CHAPEL RECREATION ASSOCIATION, INC., SPA 76-A-022-02 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 76-A-022 previously approved for community swim club and tennis courts to permit additional tennis courts. Located at 4627 Holborn Ave. on approx. 6.05 ac. of land zoned R-2. Braddock District. Tax Map 70-1 ((1)) 16. (Admin. moved from 5/4/04, 6/8/04, 8/10/04, and 9/14/04 at appl. req.)
- KC  
Admin.  
Moved to  
11/30/04 at  
appl. req.
- 9:00 A.M. UNITED BAPTIST CHURCH OF ANNANDALE & AMERIKIDS, LLC, SP 2004-MA-042 Appl. under Sect(s). 3-403 of the Zoning Ordinance to permit an existing church to add a child care center and nursery school. Located at 7100 Columbia Pi. on approx. 2.03 ac. of land zoned R-4, CRD, HC and SC. Mason District. Tax Map 71-1 ((4)) 145 and 146. (Admin. moved from 9/21/04 at appl. req.)
- MS  
Admin.  
Moved to  
11/9/04 at  
appl. req.
- 9:00 A.M. SANT NIRANKARI MISSION, SP 2003-SU-045 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of worship. Located at 4501 Pleasant Valley Road on approx. 4.10 ac. of land zoned R-C and WS. Sully District. Tax Map 33-4 ((1)) 10. (Admin. moved from 2/3/04, 3/2/04, 3/9/04 and 4/6/04 at appl. req.) (Decision deferred from 4/27/04, 7/27/04, and 10/19/04)
- MS  
Decision  
Deferred to  
11/2/04 at  
appl. req.
- 9:30 A.M. RONALD AND LETA DEANGELIS, A 2003-SP-002 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan, an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 21.83 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17A, 17B and 17C. (Concurrent with A 2003-SP-003 and A 2003-SP-004). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, 1/27/04, 2/17/04, 3/23/04, and 5/11/04 at appl. req)
- DJQ  
Admin.  
Moved to  
3/1/05 at  
appl. req.

- 9:30 A.M. ROBERT DEANGELIS, A 2003-SP-003 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan, an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 7.65 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17A. (Concurrent with A 2003-SP-002 and A 2003-SP-004). (Concurrent with A 2003-SP-002 and A 2003-SP-004). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, 1/27/04, 2/17/04, 3/23/04, and 5/11/04 at appl. req)
- DJQ  
Admin.  
Moved to  
3/1/05 at  
appl. req.
- 9:30 A.M. GEORGE HINNANT, A 2003-SP-004 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan, an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 7.65 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17B. (Concurrent with A 2003-SP-002 and A 2003-SP-003). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, 1/27/04, 2/17/04, 3/23/04, and 5/11/04 at appl. req)
- DJQ  
Admin.  
Moved to  
3/1/05 at  
appl. req.
- 9:30 A.M. BRISTOW SHOPPING CENTER LIMITED PARTNERSHIP, LLC, TWOOCHEZ AND COMPANY, INC., T/A HERITAGE MALL SERVICE CENTER, A 2004-BR-020 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has allowed a truck rental establishment to be established and is continuing to allow occupancy of the property for the leasing of U-Haul moving trucks in violation of Zoning Ordinance provisions. Located at 7824 Rectory La. on approx. 10.71 of land zoned C-6. Braddock District. Tax Map 70-2 ((1)) 1D1 and 2C.
- MAT  
Deferred to  
11/30/04  
for notices
- 9:30 A.M. RICHARD PLEASANTS, A 2004-MA-022 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has established a second dwelling on the property in violation of Zoning Ordinance provisions. Located at 3133 Valley La. on approx. 12,790 sq. ft. of land zoned R-3. Mason District. Tax Map 51-3 ((11)) 221.
- ES  
Deferred to  
1/18/05  
for notices

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 2, 2004**

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 2, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. TRUSTEES FOR THE BETHLEHEM BAPTIST CHURCH (A/K/A FAIR OAKS BAPTIST CHURCH), SPA 80-S-067-02 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 80-S-067 previously approved for a church and school of general education to permit a reduction in land area and change in permittee. Located at 4601 West Ox Rd. on approx. 29.08 ac. of land zoned R-1 and WS. Springfield District. Tax Map 56-1 ((1)) 11H and 11 I pt.; (Formerly known as 56-1 ((1)) 10, 11C, 11E, 11F pt. and 11G.) (Admin. moved from 10/12/04 at appl. req.)  
KC  
Decision  
Deferred to 11/16/04
- 9:00 A.M. FORREST & MARVA HATCHER, VC 2003-PR-194 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 and 7.0 ft. in height in side and rear yards and storage structure exceeding 200 sq. ft. in gross floor area. Located at 2747 Oldewood Dr. on approx. 27,921 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 121. (Concurrent with SP 2003-PR-054). (Continued from 3/2/04) (Decision deferred from 5/4/04)  
DH  
Decision  
Deferred to 7/12/05
- 9:00 A.M. FORREST & MARVA HATCHER, SP 2003-PR-054 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to the minimum yard requirements based on error in building location to permit deck and dwelling to remain 2.5 ft. with eave 1.5 from side lot line and accessory structures to remain 0.0 ft. and 1.0 ft. from side lot line. Located at 2747 Oldewood Dr. on approx. 27,921 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 121. (Concurrent with VC 2003-PR-194). (Continued from 3/2/04) (Decision deferred from 5/4/04)  
DH  
Decision  
Deferred to 7/12/05
- 9:00 A.M. ESFANDIAR KHAZAI, VC 2004-DR-111 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit the subdivision of one lot into two lots with proposed Lot 2 having a lot width of 20.0 ft and to permit existing dwelling 9.0 ft. from front lot line. Located at 7072 Idylwood Rd. on approx. 1.27 of land zoned R-2. Dranesville District. Tax Map 40-1 ((1)) 12.  
WS  
Admin.  
Moved to 3/15/05 at appl. req.

- 9:00 A.M. A. DANE BOWEN, JR., VC 2004-MA-113 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit existing dwelling 6.7 ft. with eave 6.3 ft. from the side lot line. Located at 6330 Hillcrest Pl. on approx. 10,515 sq. ft. of land zoned R-3. Mason District. Tax Map 72-1 ((7)) 74.  
MS  
Deferred to 4/12/05 at appl. req.
- 9:00 A.M. CHUNG AE AUH, SU HAK AUH, VC 2004-MA-078 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit parking spaces less than 10.0 ft. from the front lot line and front yard coverage greater than 25 percent. Located at 4119 Hummer Rd. on approx. 26,939 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 59-4 ((6)) 20B. (Concurrent with SP 2004-MA-024). (Admin. moved from 8/3/04 at appl. req.)  
MS  
Admin.  
Moved to 12/21/04 at appl. req.
- 9:00 A.M. CHUNG AE AUH, SU HAK AUH, SP 2004-MA-024 Appl. under Sect(s). 8-907 and 8-914 of the Zoning Ordinance to permit a home professional office and reduction to minimum yard requirements based on error in building location to permit dwelling to remain 30.8 ft. and roofed deck 25.6 ft. and stairs 20.9 ft. from front lot line and addition to remain 9.2 ft. from side lot line. Located at 4119 Hummer Rd. on approx. 26,939 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 59-4 ((6)) 20B. (Concurrent with VC 2004-MA-078). (Admin. moved from 8/3/04 at appl. req.)  
MS  
Admin.  
Moved to 12/21/04 at appl. req.
- 9:00 A.M. SANT NIRANKARI MISSION, SP 2003-SU-045 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of worship. Located at 4501 Pleasant Valley Road on approx. 4.10 ac. of land zoned R-C and WS. Sully District. Tax Map 33-4 ((1)) 10. (Admin. moved from 2/3/04, 3/2/04, 3/9/04 and 4/6/04 at appl. req.) (Decision deferred from 4/27/04, 7/27/04, 10/19/04, and 10/26/04)  
MS  
Decision  
Deferred to 12/7/04
- 9:30 A.M. RON JOHNSON, A 2004-MA-013 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is conducting a use on property in the R-3 District which is not in substantial conformance with the conditions of Special Exception Amendment SEA 81-M-034 in violation of Zoning Ordinance provisions. Located at 6071 Arlington Blvd. on approx. 10,300 sq. ft. of land zoned R-3, SC and CRD. Mason District. Tax Map 51-4 ((2)) (A) 8. (Deferred from 7/27/04)  
JC  
Action on deferral request deferred to 11/16/04
- 9:30 A.M. THOMAS A. HUH, A 2004-MA-017 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an addition (a deck and pergola), which does not comply with the minimum bulk regulations for the PDH-8 District and was constructed without a valid Building Permit, in violation of Zoning Ordinance provisions. Located at 4522 Shoal Creek Ct. on approx. 2,100 sq. ft. of land zoned PDH-8 and HC. Mason District. Tax Map 71-2 ((34)) (9) 47. (Deferred from 8/10/04 for notices)  
ES  
Withdrawn

9:30 A.M. HUNTERS VALLEY ASSOCIATION & HUNTERS VALLEY RIDING CLUB, A 2004-SU-021 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the use of a portion of property in the R-E District as an equestrian riding ring constitutes a second principal use of the property and that such use was established without approval of LD Decision Deferred to 11/16/04 a Special Permit, a Special Exception, a Resource Protection Area Exception, a site plan and a Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 10856 Flowerstone St. on approx. 7.21 ac. of land zoned R-E. Sully District. Tax Map 37-1 ((23)) 5. (Admin. moved from 10/19/04)

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 9, 2004**

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 9, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. CRAIG AND KIRSTEN PRINDLE, SP 2004-SU-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 2.9 ft. and deck to remain 3.9 ft. from side lot lines. Located at 12203 Westwood Hills Dr. on approx. 21,867 sq. ft. of land zoned R-1 (Cluster). Sully District. Tax Map 36-3 ((9)) 16A. (Admin. moved from 10/19/04 at appl. req.)  
MS  
Decision  
Deferred to 11/30/04
- 9:00 A.M. UNITED BAPTIST CHURCH OF ANNANDALE & AMERIKIDS, LLC, SP 2004-MA-042 Appl. under Sect(s). 3-403 of the Zoning Ordinance to permit an existing church to add a child care center and nursery school. Located at 7100 Columbia Pi. on approx. 2.03 ac. of land zoned R-4, CRD, HC and SC. Mason District. Tax Map 71-1 ((4)) 145 and 146. (Admin. moved from 9/21/04 and 10/26/04 at appl. req.)  
MS  
Decision  
Deferred to 11/16/04
- 9:30 A.M. CURTIS A. AND BEULAH M. CRABTREE, A 2004-SP-004 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellants are allowing the parking of four commercial vehicles on property in the R-C District in violation of Zoning Ordinance provisions. Located at 5401 Ruby Dr. on approx. 21,780 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 17. (Deferred from 5/11/04 for notices.) (Decision deferred from 7/20/04, 9/14/04, and 9/28/04)  
ES  
Decision  
Deferred to 12/14/04
- 9:30 A.M. GERALD E. AND SUSAN J. SIKORSKI, A 2003-SP-055 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellants have erected a free-standing accessory structure which exceeds seven feet in height located in the minimum required side yard in violation of Zoning Ordinance provisions. Located at 8255 Crestridge Rd. on approx. 5.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 95-4 ((8)) (2) 2A. (Admin. moved from 3/16/04, 4/27/04, 5/11/04, and 6/22/04 at appl req.) (Deferred from 10/5/04 for notices)  
ES  
Withdrawn

9:30 A.M. DIDIER VANTHEMSCHE, A 2004-DR-016 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an accessory structure, which does not comply with the minimum yard requirements for the R-E District, without a valid Building Permit and has installed two entrance gates, which exceed the allowable height regulations, in violation of the Zoning Ordinance provisions. Located at 950 Towlston Rd. on approx. 2.0 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((1)) 22 C. (Deferred from 8/10/04 for notices)

LD  
Admin.  
Moved to  
2/8/05 at  
appl. req.

9:30 A.M. BROOKS H. LOWERY, A 2004-MA-023 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height located in the front yard of property located at Tax Map 60-2 ((15)) 148 is in violation of Zoning Ordinance provisions. Located at 3212 Cofer Rd. on approx. 12,781 sq. ft. of land zoned R-3. Mason District. Tax Map 60-2 ((15)) 148.

JC  
Decision  
Deferred to  
2/8/05

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 16, 2004**

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 16, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. TRUSTEES FOR THE BETHLEHEM BAPTIST CHURCH (A/K/A FAIR OAKS BAPTIST CHURCH), SPA 80-S-067-02 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 80-S-067 previously approved for a church and school of general education to permit a reduction in land area and change in permittee. Located at 4601 West Ox Rd. on approx. 29.08 ac. of land zoned R-1 and WS. Springfield District. Tax Map 56-1 ((1)) 11H and 11 I pt.; (Formerly known as 56-1 ((1)) 10, 11C, 11E, 11F pt. and 11G.) (Admin. moved from 10/12/04 at appl. req.) (Decision deferred from 11/2/04)
- KC  
Approved
- 9:00 A.M. DARSHAN S. PADDA AND KULWANT K. PADDA, VC 2003-DR-178 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with proposed lot 3-A2 having a lot width of 20.09 ft. and proposed lot 3-A1 having a lot width of 148.6 ft. Located at 715 Walker Rd. on approx. 3.48 ac. of land zoned R-1. Dranesville District. Tax Map 13-1 ((2)) 3A1. (Deferred from 2/10/04, 4/20/04, and 5/11/04 at appl. req.)
- WS  
Withdrawn
- DH THOMAS L. KOGER, VC 2004-PR-115
- Indefinitely  
Deferred at  
appl. req.
- 9:00 A.M. RIDGEMONT MONTESSORI SCHOOL, INC. AND IGLESIA PALABRA VIVA, SPA 85-D-070-02 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 85-D-070 previously approved for a church with nursery school and private school of general education to permit change in permittee, increase in enrollment and change in development conditions. Located at 6519 Georgetown Pi. on approx. 1.43 ac. of land zoned R-1. Dranesville District. Tax Map 22-3 ((1)) 4B. (Admin. moved from 9/28/04 at appl. req.) (Deferred from 10/12/04 at appl. req.)
- MS  
Approved

- 9:00 A.M. UNITED BAPTIST CHURCH OF ANNANDALE & AMERIKIDS, LLC, SP 2004-MA-042  
MS  
Approved Appl. under Sect(s). 3-403 of the Zoning Ordinance to permit an existing church to add a child care center and nursery school. Located at 7100 Columbia Pi. on approx. 2.03 ac. of land zoned R-4, CRD, HC and SC. Mason District. Tax Map 71-1 ((4)) 145 and 146. (Admin. moved from 9/21/04 and 10/26/04 at appl. req.) (Decision deferred from 11/9/04)
- 9:30 A.M. LANCASTER LANDSCAPES, INC./WALTER G. FITZGERALD, A 2004-PR-024 Appl.  
MAT  
Deferred to 2/1/05 at appl. req. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing outdoor storage on the property which exceeds allowable total area and has expanded the use on the property without a valid site plan in violation of Zoning Ordinance provisions. Located at 8515 (Posted as 8505) Lee Hwy. on approx. 4.07 ac. of land zoned I-5, R-1 and HC. Providence District. Tax Map 49-3 ((1)) 50A.
- 9:30 JAMES I. LANE AND/OR JOAN C. TOOMEY, JTWROS, A 2004-SP-025 Appl. under  
MAT  
Continued to 3/1/05 Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height located in the front yard of property located at Tax Map 66-4 ((8)) 7 is in violation of Zoning Ordinance provisions. Located at 12419 Popes Head Rd. on approx. 25,276 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 66-4 ((8)) 7.
- 9:30 A.M. RON JOHNSON, A 2004-MA-013 Appl. under Sect(s). 18-301 of the Zoning Ordinance.  
JC  
Dismissed Appeal of a determination that appellant is conducting a use on property in the R-3 District which is not in substantial conformance with the conditions of Special Exception Amendment SEA 81-M-034 in violation of Zoning Ordinance provisions. Located at 6071 Arlington Blvd. on approx. 10,300 sq. ft. of land zoned R-3, SC and CRD. Mason District. Tax Map 51-4 ((2)) (A) 8. (Deferred from 7/27/04) (Notices not in order on 11/2/04; action on deferral request deferred from 11/2/04)
- (DISMISSAL RECONSIDERED ON 11/30/04 AND DEFERRED TO 1/18/05)
- 9:30 A.M. HUNTERS VALLEY ASSOCIATION & HUNTERS VALLEY RIDING CLUB, A 2004-SU-021 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the use of a portion of property in the R-E District as an equestrian riding ring constitutes a second principal use of the property and that such use was established without approval of a Special Permit, a Special Exception, a Resource Protection Area Exception, a site plan and a Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 10856 Flowerstone St. on approx. 7.21 ac. of land zoned R-E. Sully District. Tax Map 37-1 ((23)) 5. (Admin. moved from 10/19/04) (Decision deferred from 11/2/04)

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 23, 2004**

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 23, 2004, 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 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

**IF NEEDED**

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 30, 2004**

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 30, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. GUNSTON CENTER, LLC, VC 2004-MV-089, IN ASSOCIATION WITH RZ 2004-MV-020  
CB  
Withdrawn
- 9:00 A.M. WAKEFIELD CHAPEL RECREATION ASSOCIATION, INC., SPA 76-A-022-02 Appl.  
under Sect(s). 3-203 of the Zoning Ordinance to amend SP 76-A-022 previously approved  
for community swim club and tennis courts to permit additional tennis courts. Located at  
4627 Holborn Ave. on approx. 6.05 ac. of land zoned R-2. Braddock District. Tax Map 70-  
1 ((1)) 16. (Admin. moved from 5/4/04, 6/8/04, 8/10/04, 9/14/04, and 10/26/04 at appl.  
req.)  
KC  
Approved
- 9:00 A.M. SIR VENKATESWARA LOTUS TEMPLE OF VIRGINIA, SP 2004-SP-052  
MS  
Admin.  
Moved to  
1/11/05 at  
appl. req.
- 9:00 A.M. CRAIG AND KIRSTEN PRINDLE, SP 2004-SU-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 2.9 ft. and deck to remain 3.9 ft.  
from side lot lines. Located at 12203 Westwood Hills Dr. on approx. 21,867 sq. ft. of land  
zoned R-1 (Cluster). Sully District. Tax Map 36-3 ((9)) 16A. (Admin. moved from  
10/19/04 at appl. req.) (Decision deferred from 11/9/04)  
MS  
Approved  
In Part

- 9:00 A.M. ERIN SHAFFER, TRUSTEE, VC 2004-DR-081 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of 2 lots into 2 lots with proposed Lot 42A having a lot width of 70.0 ft. and to permit construction of addition on proposed Lot 44A 9.5 ft. with eave 8.7 ft. from side lot line. Located at 1885 and 1889 Virginia Ave. on approx. 38,901 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (4) 42 and 44. (Concurrent with SP 2004-DR-027). (Admin. moved from 8/3/04, 7/27/04, and 9/28/04 at appl. req.)
- WS  
Admin.  
Moved to  
2/15/05 at  
appl. req.
- 9:00 A.M. BLAIR G. CHILDS, TRUSTEE, & ERIN SHAFFER, TRUSTEE, SP 2004-DR-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 accessory structure to remain 7.7 ft. from side lot line and 1.6 ft. from rear lot line. Located at 1885 Virginia Ave. on approx. 14,000 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (4) 44. (Concurrent with VC 2004-DR-081). (Admin. moved from 8/3/04, 7/27/04, and 9/28/04 at appl. req.)
- WS  
Admin.  
Moved to  
2/15/05 at  
appl. req.
- 9:00 A.M. BUDDHIST ASSOCIATION OF AMERICA, SPA 87-V-070 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 87-V-070 previously approved for a place of worship to permit building addition, site modifications and increase in land area. Located at 9105 and 9111 Backlick Rd. on approx. 1.06 ac. of land zoned R-3. Mt. Vernon District. Tax Map 109-1 ((1)) 26A, 26B and 27. (Admin. moved from 5/18/04, 7/6/04, and 9/14/04 at appl. req.) (Deferred indefinitely from 5/25/04)
- WS  
Deferred  
Indefinitely
- 9:00 A.M. GORDON D. FOOTE, TRUSTEE AND JACQUELINE T. FOOTE, TRUSTEE, VC 2004-DR-110 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit a lot width of 119.56 ft. Located at 1427 Trap Rd. on approx. 1.17 ac. of land zoned R-1. Dranesville District. Tax Map 28-2 ((1)) 8A. (Decision deferred from 10/26/04)
- WS  
Approved
- 9:00 A.M. MINA AKHLAGHI, SP 2004-DR-043 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 1192 Dolley Madison Blvd. on approx. 14,568 sq. ft. of land zoned R-2. Dranesville District. Tax Map 30-2 ((20)) (A) 1. (Admin. moved from 10/5/04 at appl. req.)
- WS  
Admin.  
Moved to  
3/15/05 at  
appl. req.
- 9:00 A.M. FLORIS UNITED METHODIST CHURCH, SPA 01-H-011 Appl. under Sect(s). 5-503 and 3-103 of the Zoning Ordinance to amend SP 01-H-011 previously approved for a church with a child care center and nursery school to permit modification to development conditions and site modifications. Located at 13600 Frying Pan Rd. and 2554 Centreville Rd. on approx. 11.6 ac. of land zoned I-5 and R-1. Hunter Mill District. Tax Map 24-2 ((1)) 8 and 25-1 ((1)) 2A.
- WS  
Approved
- 9:30 A.M. MR. AND MS. A. REBEIRO, A 2004-HM-026 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a storage yard and junk yard on property in the R-E District, and have erected an accessory storage structure and a fence without an existing principal use, all in violation of Zoning Ordinance provisions. Located at 2027 Hunter Mill Rd. on approx. 2.0 ac. of land zoned R-E. Hunter Mill District. Tax Map 27-4 ((1)) 2.
- JC  
Upheld

- 9:30 A.M. MICHAEL AND JOYCE FIELD, A 2004-DR-027 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have conducted land-disturbing activities and have established a quasi-public athletic field on the subject property without an approved special exception, all in violation of Zoning Ordinance provisions. Located at 9030 Leesburg Pi. on approx. 3.49 ac. of land zoned R-1. Dranesville District. Tax Map 19-4 ((1)) 25.
- ES  
Notices not  
In order  
Deferred to  
3/15/05
- 9:30 A.M. BRISTOW SHOPPING CENTER LIMITED PARTNERSHIP, LLC, TWOCHEZ AND COMPANY, INC., T/A HERITAGE MALL SERVICE CENTER, A 2004-BR-020 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has allowed a truck rental establishment to be established and is continuing to allow occupancy of the property for the leasing of U-Haul moving trucks in violation of Zoning Ordinance provisions. Located at 7824 Rectory La. on approx. 10.71 of land zoned C-6. Braddock District. Tax Map 70-2 ((1)) 1D1 and 2C. (Deferred from 10/26/04 for notices)
- MAT  
Notices not  
In order  
Dismissed
- 9:30 A.M. HUNTERS VALLEY ASSOCIATION & HUNTERS VALLEY RIDING CLUB, A 2004-SU-021 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the use of a portion of property in the R-E District as an equestrian riding ring constitutes a second principal use of the property and that such use was established without approval of a Special Permit, a Special Exception, a Resource Protection Area Exception, a site plan and a Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 10856 Flowerstone St. on approx. 7.21 ac. of land zoned R-E. Sully District. Tax Map 37-1 ((23)) 5. (Admin. moved from 10/19/04) (Decision deferred from 11/2/04 and 11/16/04)
- LD  
Overturned

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 7, 2004**

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 7, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. TRUSTEES OF LIGHTHOUSE BAPTIST CHURCH, SP 2004-LE-053 Appl. under Sect(s). 8-914 and 3-203 of the Zoning Ordinance an for existing place of worship to permit site modifications, building addition and reduction to minimum yard requirements based on error in building location to permit accessory storage structures to remain in minimum required front yard. Located at 5901 Wilton Rd. on approx. 2.00 ac. of land zoned R-2. Lee District. Tax Map 82-4 ((1)) 4C.  
AS  
Approved
- 9:00 A.M. LARRY BELL, SP 2004-SU-054 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 11.7 ft. with eave 10.9 ft. from side lot line. Located at 4314 Silas Hutchinson Dr. on approx. 11,743 sq. ft. of land zoned R-C, AN and WS. Sully District. Tax Map 33-4 ((2)) 20.  
DH  
Approved
- 9:00 A.M. BRUCE AND BARBARA STALCUP, VC 2004-BR-064 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of carport 14.3 ft. from front lot line of a corner lot. Located at 5620 Heming Ave. on approx. 13,772 sq. ft. of land zoned R-3. Braddock District. Tax Map 79-2 ((2)) (70) 1A. (Continued from 6/29/04)  
WS  
Continued to 4/5/05 at appl. req.
- 9:00 A.M. ELSIE D. WEIGEL, VC 2004-MV-112 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit the construction of dwelling 19.0 ft. with eave 17.0 ft. and stoop 13.0 ft. from the front lot line. Located at 11317 River Rd. on approx. 15,000 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 119-4 ((2)) (1) 34. (Deferred from 10/26/04 at appl. req.)  
WS  
Admin.  
Moved to 2/1/05 at appl. req.

- 9:00 A.M. FELIX S. TANTOCO, VCA 99-P-101 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 99-P-101 to permit a change in development conditions. Located at 10408 Marbury Rd. and 2740 Hunter Mill Rd. on approx. 5.45 ac. of land zoned R-1. Providence District. Tax Map 37-4 ((1)) 17H and 17I.  
MS  
Decision  
Deferred to  
12/14/04
- 9:00 A.M. SANT NIRANKARI MISSION, SP 2003-SU-045 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of worship. Located at 4501 Pleasant Valley Road on approx. 4.10 ac. of land zoned R-C and WS. Sully District. Tax Map 33-4 ((1)) 10. (Admin. moved from 2/3/04, 3/2/04, 3/9/04 and 4/6/04 at appl. req.) (Decision deferred from 4/27/04, 7/27/04, 10/19/04, 10/26/04, and 11/2/04)  
MS  
Approved
- 9:30 A.M. CARVILLE J. CROSS, JR., A 2004-PR-014 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected a structure, which does not comply with the minimum rear yard requirements for the PDH-4 District, without a valid Building Permit in violation of Zoning Ordinance provisions. Located at 9827 Fox Rest La. on approx. 6,361 sq. ft. of land zoned PDH-4. Providence District. Tax Map 48-1 ((32)) 18. (Decision deferred from 8/3/04 and 8/10/04)  
MT  
Decision  
Deferred to  
3/8/05
- 9:30 A.M. VERIZON VIRGINIA, INC., A 2004-SU-028 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has not complied with Conditions 9, 21 and 22 associated with Special Exception Amendment SEA 81-C-051-2 in violation of Zoning Ordinance provisions. Located at 2905 Fox Mill Rd. on approx. 1.82 ac. of land zoned R-E. Sully District. Tax Map 36-1 ((1)) 21.  
MAT  
Upheld
- 9:30 A.M. SYED ARID HUSSAIN, A 2004-SU-029 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has graded the side and rear yards of the property in an area in excess of 2,500 sq. ft. including the addition of fill that exceeds 18 in. in depth without an approved grading plan in violation of Zoning Ordinance provisions. Located at 13591 Cobra Dr. on approx. 22,135 sq. ft. of land zoned R-3. Sully District. Tax Map 25-3 ((4)) 922.  
JC  
Decision  
Deferred to  
2/8/05

**JOHN DIGIULIAN, CHAIRMAN**



9:30 A.M.      CURTIS A. AND BEULAH M. CRABTREE, A 2004-SP-004 Appl. under Sect(s). 18-301 of  
ES                      the Zoning Ordinance. Appeal of determination that the appellants are allowing the  
Decision              parking of four commercial vehicles on property in the R-C District in violation of Zoning  
Deferred to              Ordinance provisions. Located at 5401 Ruby Dr. on approx. 21,780 sq. ft. of land zoned  
4/5/05                      R-C and WS. Springfield District. Tax Map 67-1 ((1)) 17. (Deferred from 5/11/04 for  
                                 notices.) (Decision deferred from 7/20/04, 9/14/04, 9/28/04, and 11/9/04)

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 21, 2004**

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 21, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

9:00 A.M. JOHN R. AND DORIS W. PATTESON, VC 2004-PR-116

DH  
Admin.  
moved to  
5/3/05 at  
appl. req.

9:00 A.M. KENNETH J. & JUDITH A. ALNWICK, SP 2004-MV-057 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 2403 Arrow Park Dr. on approx. 11,834 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-1 ((33)) 28.

DH  
Approved

9:00 A.M. BARBARA L. BATTEN, VC 2004-MV-118 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 17.9 ft. and bay window 16.4 ft. from the front lot line. Located at 2417 Fairhaven Ave. on approx. 7,790 sq. ft. of land zoned R-4 and HC. Mt. Vernon District. Tax Map 83-3 ((9)) (4) 23. (Concurrent with SP 2004-MV-056).

WS  
Admin.  
Moved to  
3/15/05 at  
appl. req.

9:00 A.M. BARBARA L. BATTEN, SP 2004-MV-056 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 6.2 ft., deck 1.8 ft. and roofed deck 5.6 ft. from one side lot line and deck 3.6 ft. from other side lot line. Located at 2417 Fairhaven Ave. on approx. 7,790 sq. ft. of land zoned R-4 and HC. Mt. Vernon District. Tax Map 83-3 ((9)) (4) 23. (Concurrent with VC 2004-MV-118).

WS  
Admin.  
Moved to  
3/15/05 at  
appl. req.

- 9:00 A.M. CHUNG AE AUH, SU HAK AUH, VC 2004-MA-078 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit parking spaces less than 10.0 ft. from the front lot line and front yard coverage greater than 25 percent. Located at 4119 Hummer Rd. on approx. 26,939 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 59-4 ((6)) 20B. (Concurrent with SP 2004-MA-024). (Admin. moved from 8/3/04 and 11/2/04 at appl. req.)  
MS  
Withdrawn
- 9:00 A.M. CHUNG AE AUH, SU HAK AUH, SP 2004-MA-024 Appl. under Sect(s). 8-907 and 8-914 of the Zoning Ordinance to permit a home professional office and reduction to minimum yard requirements based on error in building location to permit dwelling to remain 30.8 ft., roofed deck 25.6 ft. and stairs 20.9 ft. from front lot line and addition to remain 9.2 ft. from side lot line. Located at 4119 Hummer Rd. on approx. 26,939 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 59-4 ((6)) 20B. (Admin. moved from 8/3/04 and 11/2/04 at appl. req.)  
MS  
Decision  
Deferred to  
1/18/05
- 9:30 A.M. ESTATE OF SCOTT P. CRAMPTON, A 2003-MV-032 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant's property did not meet minimum lot width requirements of the Zoning Ordinance when created, does not meet current minimum lot width requirements of the R-E District, and is not buildable under Zoning Ordinance provisions. Located at 11709 River Dr. on approx. 29,860 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 119-4 ((3)) 3. (Admin moved from 12-2-03 and 6/29/04 at appl. req.)  
JC  
Admin.  
Moved to  
6/21/05 at  
appl. req.
- 9:30 A.M. COMMONWEALTH HOMES, LLC, A 2004-DR-033  
Withdrawn
- 9:30 A.M. VIRGINIA HULKE, A 2004-BR-034 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has installed an accessory structure (garden box) in the minimum required front yard of a property in the R-3 District in violation of Zoning Ordinance provisions. Located at 5004 Lone Oak Pl. on approx. 9,688 sq. ft. of land zoned R-3. Braddock District. Tax Map 69-3 ((7)) 4.  
JC  
Decision  
Deferred to  
6/20/06
- 9:30 A.M. ANDROULA DEMETRIOU, A 2004-MV-012 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant's property contains two dwelling units in violation of Zoning Ordinance provisions. Located at 8618 Richmond Hwy. on approx. 9,583 sq. ft. of land zoned R-2, HC and CRD. Mt. Vernon District. Tax Map 101-3 ((1)) 65G. (Admin. moved from 7/27/04 at appl. req.) (Continued from 10/5/04)  
LD  
Overturned

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 28, 2004**

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 28, 2004, 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 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

**-- NO MEETING --**

- JS QUEEN OF APOSTLES CHURCH C/O MOST REV. T. J. WELSH, BISHOP, SPA 77-M-307 Appl. under Sect(s). 3-403 of the Zoning Ordinance to amend SP 77-M-307 for a private school of general education to permit continuation and expansion of church and related facilities and private school of general education which has an enrollment of 100 or more students daily. Located at 4329 Sano St. on approx. 12.24 ac. of land zoned R-3. Mason District. Tax Map 72-2 ((1)) 21.
- PAW VC 94-P-131, LOVELESS HOMES (W/RZ 94-P-051) indef. Deferred at applicant's request FROM 3/28/95
- LJ SPA 81-M-008-3, AMERICAN PCS/ST. ALBANS (BOS cancelled SE hearing) from 6/4/96
- IS THEODORE JACKSON, VC 96-Y-077 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with proposed lot having a lot width of 2.0 ft. Located at 14531 Caddington Rd. on approx. 3.01 ac. of land zoned R-1 and WS . Sully District. Tax Map 65-1 ((1)) 27. (INDEF. DEF. BY BZA ON 8/13/96)
- DJ VC 97-B-091, BERRY SURENDRA (yard variance) (Concurrent w/RZ 1997-BZ-025) Indefinite deferral at applicant's request from 1-27-98
- GR VC 96-H-091, MCDONALDS CORPORATION, (Indefinite deferral by BZA on 12-9-97)
- KA for  
BD VC 97-P-089, MCDONALDS CORPORATION, (Indefinite deferral by BZA on 7/7/98)
- 9:00 A.M.  
PAW THEODORE L. AND SARAH G. OLDHAM, VC 99-D-014 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with proposed lot 19A having a lot width of 62.00 ft. Located at 904 Turkey Run Rd. on approx. 4.38 ac. of land zoned R-1. Dranesville District. Tax Map 22-3 ((1)) 19. (Moved from 4/20/99)
- 9:00 A.M.  
JCB NINETEENTH HOLE L.L.C., SP 99-V-004 Appl. under Sect(s). 4-803 of the Zoning Ordinance to permit a golf driving range. Located at Sheilds Ave. on approx. 8.30 ac. of land zoned C-8 and HC. Mt. Vernon District. Tax Map 83-3 ((1)) 24. (Moved from 4/27/99, 6/2/99 and 7/27/99)(Moved from 10/26/99)
- JS SP 99-H-047, Junior Tennis Champions Center Inc. (moved from 11/2/99)
- GR VC 99-D-029, First American Aspen (moved from 9/21/99 and 1/25/00)
- 9:00 A.M.  
PAW MICHAEL A. PECK, VC 99-D-172 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit a 6.0 ft. high fence in a front yard of a corner lot. Located at 1044 Douglass Dr. on approx. 13,472 sq. ft. of land zoned R-2. Dranesville District. Tax Map 21-4 ((12)) 1. (moved from 1/18/00)

- 9:00 A.M. CHESTERBROOK METHODIST CHURCH & MONTESSORI SCHOOL OF MCLEAN, INC., SPA 80-D-068 Appl. under Sect (s). 3-203 of the Zoning Ordinance to amend SP 80-D-068 for a church with a private school of general education which has an enrollment of 100 or more students daily to allow building additions and increase in enrollment. Located at 1711 Kirby Road on approx. 3.91 acres of land zoned R-2. Dranesville District. Tax Map 31-3 ((1)) 119. (MOVED FROM 1/25/00 and 2/8/00)  
JS
- 9:00 A.M. VIVIAN W. JOHNSON, VC 99-P-083 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structure to remain 0.0 ft. from rear lot line and 8.9 ft. from side lot line. Located at 2767 Annandale Rd. on approx. 23,722 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((1)) 29. (ASSOCIATED WITH RZ 1999-PR-083)(administratively moved from 1/25/00, 4/11/00, 5/16/00).  
TS
- 9:00 A.M. DANIEL BROUSSARD, SP 99-P-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 10.1 ft. from side lot line. Located at 2223 Benedictine Ct. on approx. 28,826 sq. ft. of land zoned R-3. Providence District. Tax Map 39-3 ((36)) 9. (Moved from 1/25/00 due to weather)(def from 2/29/00).  
JCB
- 9:00 A.M. JACQUELINE B. BURNS, TRUSTEE, VC 00-P-098 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 9.3 ft. from side lot line and 24.3 ft. from rear lot line. Located at 7316 Brad St. on approx. 10,560 sq. ft. of land zoned R-4. Providence District. Tax Map 60-1 ((16)) 48. (moved from 10/3/00)  
PAW
- 9:30 A.M. MOBIL OIL CORPORATION, A 2000-HM-001 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant's request for the Zoning Administrator to render a proffer interpretation regarding the Planning Commission's denial of Concept Plan CPA 86-C-121-4 is not a request that falls within the purview of the Zoning Administrator's responsibilities to interpret, administer and enforce the Zoning Ordinance. Located at 12191 Sunset Hill Rd. on approx. 1.74 ac. of land zoned PRC. Hunter Mill District. Tax Map 17-3 ((1)) 33A. (Def. from 4/11/00.Moved from 7/11/00).  
KJG
- 9:00 A.M. TRUSTEES OF THE CHURCH OF THE LIVING GOD FULL GOSPEL MINISTRIES, INC., SP 01-V-028 Appl. under Sect(s). 3-403 of the Zoning Ordinance to permit a place of worship and related facilities. Located at 6234 Quander Rd. on approx. 1.98 ac. of land zoned R-4, HC and CRD. Mt. Vernon District. Tax Map 83-3 ((22)) 2. (Admin moved from 7/24/01 and 10/2/01) (Deferred from 10/30/01)  
JJ
- 9:00 A.M. YOUNG H. SON, VC 01-B-126 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into six lots and one outlot with proposed Lot 1 having a lot width of 15.9 ft., Lot 2 having a lot width of 4.6 ft., Lot 3 having a lot width of 4.5 ft., Lot 4 having a lot width of 4.3 ft., Lot 5 having a lot width of 4.9 ft. and Lot 6 having a lot width of 4.4 ft. and to permit dwellings on Lots 5 and 6 to be located 15.0 ft. from front lot line. Located at 4512 Ravensworth Rd. on approx. 1.56 ac. of land zoned R-4. Braddock District. Tax Map 71-1 ((1)) 52. (Admin moved from 10/23/01) (Def. From 1/15/02)  
JJ
- JJ SP 2002-DR-006 Guiliano (ind. Def. From 4/23/02)

A 2002-SU-011, Perch Associates Limited Partnership, Tighlman Limited Partnership, and Mason Associates General Partnership (admin moved from 7/9/02)

A 2002-SP-026, Clifford and Madonna E. Taylor

A 2002-PR-048, Merrifield Garden Center Corporation (def from 4-8-03)

A 2002-PR-049, Merrifield Garden Center Corporation (def from 4-8-03)

A 2002-PR-050, Merrifield Garden Center Corporation (def from 4-8-03)

A 2002-PR-051, Merrifield Garden Center Corporation (def from 4-8-03)

A 2002-PR-052, Merrifield Garden Center Corporation (def from 4-8-03)

9:00 A.M.  
LS KAY HANKINS, VC 20020-MV-198 Appl. Under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 23.0 ft. from rear lot line and to permit dwelling to remain such that total minimum side yards equal 17.65 ft. Located at 8418 Golden Aspen Ct. on approx. 8,890 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 89-3((15)) 83A. (def from 3/11/03 per appl req)

9:00 A.M.  
CL ISOP CHUNG, VC 2003-MA-048 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit the subdivision of one lot into three lots and an outlot with proposed Lot 3 having a lot width of 1.0 ft. Located at 5812 Colfax Ave. on approx. 1.45 ac. of land zoned R-3. Mason District. Tax Map 61-4 ((1)) 133. (moved from 6-10-03 at the appl req) (moved from 7-22-03)

9:30 A.M.  
MA 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 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. (moved from 5/14/02, 7/16/02, 1/7/03, 5/13/03 and 7/29/03 at appl req.) (Deferred indefinitely from 9/30/03).

9:00 A.M.  
CL ANASTASIOS & ANNA GRYPEOS, VC 2003-MV-166 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of parking spaces less than 10.0 ft. from front lot lines and loading space in required front yard. Located at 6925 Richmond Hwy. on approx. 1.23 ac. of land zoned C-8, CRD and HC. Mt. Vernon District. Tax Map 93-1 ((18)) (D) 117, 126, 130 and 138. (in association with RZ 2003-MV-059) (Admin. moved from 4/13/04 at appl. req.) (Deferred indefinitely from 5/25/04)

MS TIMOTHY BOWERS, VC 2004-MA-082 (yd vc) (Deferred indefinitely from 7/27/04)

- 9:00 A.M. ERIC R. WILDER & PRESCILA B. WILDER, VC 2004-MV-077 Appl. under Sect(s). 18-401  
MS of the Zoning Ordinance to permit subdivision of 1 lot into 3 lots with proposed lots C-2 and C-3 having a lot width of 12.02 ft. and to permit carport on proposed lot C-1 12.3 ft. and roofed deck 10.5 ft. from front lot line. Located at 3111 Douglas St. on approx. 1.05 ac. of land zoned R-3 and HC. Mt. Vernon District. Tax Map 101-2 ((1)) 51. (Admin. moved from 7/13/04 at appl. req.) (Indefinitely deferred from 9/21/04)
- DH THOMAS L. KOGER, VC 2004-PR-115 (Indefinitely deferred from 11/16/04 at appl. req.)
- 9:00 A.M. EDWARD C. GALLICK, TRUSTEE, ET. AL., VC 2003-PR-157 Appl. under Sect(s). 18-401  
AS of the Zoning Ordinance to permit subdivision of one lot into two lots with proposed Lot 1 having a lot width of 95.14 ft. Located at 7935 Shreve Rd. on approx. 30,155 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 129. (Reconsideration granted on 2/10/04) (Deferred from 5/18/04 at appl. req.) (Admin. moved from 7/20/04 and 9/28/04 at appl. req.) (Indefinitely deferred from 2/1/05 at appl req.)

6/20/06

9:30 A.M. VIRGINIA HULKE, A 2004-BR-034 Appl. under Sect(s). 18-301 of the Zoning Ordinance.  
JC Appeal of a determination that the appellant has installed an accessory structure (garden box) in the minimum required front yard of a property in the R-3 District in violation of Zoning Ordinance provisions. Located at 5004 Lone Oak Pl. on approx. 9,688 sq. ft. of land zoned R-3. Braddock District. Tax Map 69-3 ((7)) 4. (Decision deferred from 12/21/04)