

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 4, 2005**

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 4, 2005, 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  
JANUARY 11, 2005**

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 11, 2005, 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) (Decision deferred from 9/21/04)
- CB  
Decision  
Deferred to  
5/24/05 at  
appl. req.
- 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. (Decision deferred from 7/6/04)
- DH  
Decision  
Deferred to  
5/3/05 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, 9/21/04, and 10/26/04)
- WS  
Decision  
Deferred to  
4/26/05 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 and 7/6/04)
- MS  
Decision  
Deferred to  
3/15/05

- 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 and 7/6/04)
- MS  
Withdrawn
- 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.) (Admin. moved from 10/12/04 at appl. req.)
- MS  
Withdrawn
- 9:00 A.M. SIR VENKATESWARA LOTUS TEMPLE OF VIRGINIA, SP 2004-SP-052 Appl. under Sect(s). 03-C03 of the Zoning Ordinance to permit a place of worship. Located at 12501 Braddock Rd. on approx. 6.01 of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1)) 24. (Admin. moved from 11/30/04)
- MS  
Admin.  
Moved to  
2/8/05 at  
appl. req.
- 9:00 A.M. TRUSTEES OF ST. PAUL'S EPISCOPAL CHURCH, SPA 98-M-036-02 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 98-M-036 previously approved for a church, nursery school and child care center to permit building addition and site modifications. Located at 3439 Payne St. on approx. 2.27 ac. of land zoned R-3 and HC. Mason District. Tax Map 61-2 ((17)) (B) 12.
- MS  
Admin.  
Moved to  
2/1/05 at  
appl. req.
- 9:30 A.M. MARC SEGUINOT, A 2004-PR-035 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 59-3 ((7)) 45 is in violation of Zoning Ordinance provisions. Located at 3807 Prosperity Ave. on approx. 29,164 sq. ft. of land zoned R-1. Providence District. Tax Map 59-3 ((7)) 45.
- DJQ  
Deferred to  
4/19/05
- 9:30 A.M. GEORGE RUBIK, A 2004-PR-036 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an accessory storage structure (a shed) which exceeds eight and one-half feet in height and is located in the front yard of the property, in violation of Zoning Ordinance provisions. Located at 2765 Winchester Way on approx. 8,125 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-2 ((6)) 326.
- EP  
Deferred to  
4/26/05

**JOHN DIGUILIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 18, 2005**

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 18, 2005, 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 and 7/13/04)  
CB  
Decision  
Deferred to  
2/15/05
- 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. (Deferred from 7/13/04)  
DH  
Withdrawn
- 9:00 A.M. DEBORAH K. RAFI AND REZA RAFI, SP 2004-DR-058 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 10.2 ft. with eave 9.2 ft. from side lot line. Located at 7205 Matthew Mills Rd. on approx. 16,440 sq. ft. of land zoned R-2. Dranesville District. Tax Map 30-1 ((8)) 53.  
DH  
Decision  
Deferred to  
1/25/05
- 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. (Deferred from 8/3/04 for notices.)  
WS  
Admin.  
Moved to  
3/15/05 at  
appl. req.

- 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.) (Admin. moved from 9/14/04 for notices)
- WS  
Withdrawn
- 9:00 A.M. OAKWOOD L.L.C., VC 2004-LE-119 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of 2 buildings 55.46 ft. and 47.61 ft. from one side lot line and 105.47 ft. and 105.21 ft. from other side lot line and within 75 ft. of an interstate highway. Located on the S. side of I-95, at the terminus of Oakwood Rd. and N. of La Vista Dr. on approx. 10.56 ac. of land zoned I-I. Lee District. Tax Map 82-1 ((1)) 2A.
- MS  
Approved
- 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.) (Decision deferred from 2/21/04)
- MS  
Approved
- 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 and 10/12/04 at appl. req.)
- MA  
Admin.  
Moved to  
4/5/05 at  
appl. req.
- 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. (Deferred from 10/26/04 for notices)
- ES  
Upheld
- 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) (Notices not in order on 11/2/04; action on deferral request deferred from 11/2/04) (Dismissed on 11/16/04) (Dismissal reconsidered on 11/30/04) (Deferred from 11/30/04)
- JC  
Upheld

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 25, 2005**

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 25, 2005, 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. 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. (Decision deferred from 7/20/04)  
DH  
Decision  
Deferred to  
5/10/05  
at appl. req.
- 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 and 7/20/04)  
DH  
Withdrawn
- 9:00 A.M. VIRGINIA N. MARTINEZ, SP 2004-LE-059 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 6.47 ft. from side lot line. Located at 6718 Ruskin St. on approx. 14,400 sq. ft. of land zoned R-3. Lee District. Tax Map 90-4 ((6)) 169.  
DH  
Deferred to  
2/8/05 at  
appl. req.
- 9:00 A.M. DEBORAH K. RAFI AND REZA RAFI, SP 2004-DR-058 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 10.2 ft. with eave 9.2 ft. from side lot line. Located at 7205 Matthew Mills Rd. on approx. 16,440 sq. ft. of land zoned R-2. Dranesville District. Tax Map 30-1 ((8)) 53. (Decision deferred from 1/18/05)  
DH  
Decision  
Deferred to  
2/8/05 at  
appl. req.

- 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. (Decision deferred from 10/19/04)
- WS  
Decision  
Deferred to  
5/3/05 at  
appl. req.
- 9:00 A.M. TRUSTEES OF WASHINGTON FARM UNITED METHODIST CHURCH, SPA 75-S-177 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend S-75-177 previously approved for a place of worship to permit a private school of general education, building additions, site modifications and an increase in land area. Located at 3913, 3918, 3921 and 3925 Old Mill Rd. and 9004 Chickawane Ct. on approx. 2.38 ac. of land zoned R-2. Mt. Vernon District. Tax Map 110-2 ((1)) 9B, 33, 36 pt., 39 and 110-2 ((10)) 60A pt; 110-2 ((9)) 11B.
- WS  
Admin.  
Moved to  
3/1/05 at  
appl. req.
- 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 and 7/20/04)
- MS  
Decision  
Deferred to  
3/15/05 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 and 7/20/04)
- MS  
Decision  
Deferred to  
5/3/05 at  
appl. req.
- 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 and 7/20/04)
- MS  
Withdrawn
- 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 and 7/20/04)
- MS  
Decision  
Deferred to  
5/10/05 at  
appl. req.

- 9:00 A.M. HOME PROPERTIES VIRGINIA VILLAGE, LLC, SP 2004-MA-060 Appl. under Sect(s). 3-2003 of the Zoning Ordinance to permit a community club and meeting hall. Located at the terminus of Southland Ave. on approx. 1.33 ac. of land zoned R-20 and HC. Mason District. Tax Map 72-3 ((1)) 54 pt.  
MS  
Admin.  
Moved to  
3/1/05 for  
Notices
- 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-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). (Deferred from 4/13/04 and 9/28/04 at appl. req.)  
JC  
Deferred to  
4/19/05 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 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) (Deferred from 4/13/04 and 9/28/04 at appl. req.)  
JC  
Deferred to  
4/19/05 at  
appl. req.
- 9:30 A.M. ROBERT AND JOYCE HARRISON, A 2004-PR-038 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have constructed an addition which does not meet the minimum side yard requirement for the R-1 District in violation of Zoning Ordinance provisions. Located at 8909 Glenbrook Rd. on approx. 31,351 sq. ft. of land zoned R-1. Providence District. Tax Map 58-2 ((4)) 76.  
DJQ  
Admin.  
Moved to  
7/26/05 at  
appl. req.
- 9:30 A.M. THE EL-INMAN LEARNING CENTER, A 2004-MA-039  
Withdrawn

**JOHN DIGIULIAN, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 1, 2005**

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 1, 2005, 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 and 9/28/04 at appl. req.)  
AS  
Deferred  
Indefinitely
- 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. (Decision deferred from 10/19/04)  
WS  
Decision  
Deferred to  
5/24/05 at  
appl. req.
- 9:00 A.M. RANDALL P. MOLEN AND GINA M. MOLEN, SP 2004-SU-061 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of additions and roofed deck 34.0 ft. from front lot line. Located at 15109 Philip Lee Rd. on approx. 13,347 sq. ft. of land zoned R-C, AN and WS. Sully District. Tax Map 33-4 ((2)) 373.  
WS  
Approved
- 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.) (Admin. moved from 12/7/04 at appl. req.)  
WS  
Continued  
To 2/15/05

- 9:00 A.M. WAYNE T. HEINRICHS, VC 2004-DR-106 (Admin. moved from 10/12/04 at appl. req.)
- MS  
Admin.  
Moved to  
3/15/05 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. (Admin. moved from 10/12/04 at appl. req.)
- MS  
Admin.  
Moved to  
4/12/05 at  
appl. req.
- 9:00 A.M. FOUNDATION FOR THE COLLINGWOOD MUSEUM ON AMERICANISM, SP 2004-MV-062 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 3.0 ft. from rear lot line, 5.0 ft. from one side lot line and 7.7 ft. from another side lot line. Located at 8301 East Blvd. on approx. 8.80 ac. of land zoned R-2. Mt. Vernon District. Tax Map 102-4 ((01)) 71 and 71A.
- MS  
Approved
- 9:00 A.M. TRUSTEES OF ST. PAUL'S EPISCOPAL CHURCH, SPA 98-M-036-02 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 98-M-036 previously approved for a church, nursery school and child care center to permit building addition and site modifications. Located at 3439 Payne St. on approx. 2.27 ac. of land zoned R-3 and HC. Mason District. Tax Map 61-2 ((17)) (B) 12. (Admin. moved from 1/11/05 at appl. req.)
- MS  
Admin.  
Moved to  
3/1/05 at  
appl. req.
- 9:30 A.M. BAUGHMAN AT SPRING HILL, LLC, A 2004-DR-040 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A.
- JC  
Admin.  
Moved to  
5/17/05 at  
appl. req.
- 9:30 A.M. NVR, INC., A 2004-DR-041 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance Provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A.
- JC  
Admin.  
Moved to  
5/17/05 at  
appl. req.

9:30 A.M. HOLLADAY PROPERTY SERVICES, INC., A 2004-DR-042 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A.  
JC  
Admin.  
Moved to  
5/17/05 at  
appl. req.

9:30 A.M. LANCASTER LANDSCAPES, INC./WALTER G. FITZGERALD, A 2004-PR-024 Appl. 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. (Deferred from 11/16/04 at appl. req.)  
MAT  
Deferred to  
3/1/05 at  
appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 8, 2005**

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 8, 2005, 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  
3/29/05 at  
appl. req.
- GEORGE C. VAN DYKE, TRUDI C. VAN DYKE, VC 2004-BR-104 (Admin. moved from 10/5/04 at appl. req.)
- 9:00 A.M.
- DH  
Admin.  
Moved to  
3/29/05 at  
appl. req.
- 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. (Deferred from 7/27/04 at appl. req.)
- 9:00 A.M.
- DH  
Approved
- VIRGINIA N. MARTINEZ, SP 2004-LE-059 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 6.47 ft. from side lot line. Located at 6718 Ruskin St. on approx. 14,400 sq. ft. of land zoned R-3. Lee District. Tax Map 90-4 ((6)) 169. (Deferred from 1/25/05 at appl. req.)
- 9:00 A.M.
- DH  
Denied
- DEBORAH K. RAFI AND REZA RAFI, SP 2004-DR-058 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 10.2 ft. with eave 9.2 ft. from side lot line. Located at 7205 Matthew Mills Rd. on approx. 16,440 sq. ft. of land zoned R-2. Dranesville District. Tax Map 30-1 ((8)) 53. (Decision deferred from 1/18/05 and 1/25/05)

- 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, 5/25/04, and 7/27/04).  
WS  
Decision  
Deferred 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, 9111, 9115 and 9117 Backlick Rd. on approx. 1.35 ac. of land zoned R-3. Mt. Vernon District. Tax Map 109-1 ((1)) 26A, 26B, 27 and 27A. (Admin. moved from 5/18/04, 7/6/04, and 9/14/04 at appl. req.) (Deferred indefinitely from 5/25/04 and 11/30/04)  
WS  
Admin.  
Moved to  
3/1/05
- 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. (Decision deferred from 7/27/04 at appl. req.)  
MS  
Decision  
Deferred to  
4/12/05 at  
appl. req.
- 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 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). (Decision deferred from 7/27/04)  
MS  
Decision  
Deferred to  
4/12/05 at  
appl. req.
- 9:00 A.M. SIR VENKATESWARA LOTUS TEMPLE OF VIRGINIA, SP 2004-SP-052 Appl. under Sect(s). 03-C03 of the Zoning Ordinance to permit a place of worship. Located at 12501 Braddock Rd. on approx. 6.01 of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1)) 24. (Admin. moved from 11/30/04 and 1/11/05 at appl. req.)  
MS  
Admin.  
Moved to  
3/15/05 at  
appl. req.
- 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) (Admin. moved from 11/9/04 at appl. req.)  
LD  
Admin.  
Moved to  
5/3/05 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. (Decision deferred from 11/9/04)

JC  
Decision  
Deferred to  
7/12/05 at  
appl. req.

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. (Decision deferred from 12/7/04)

JC  
Withdrawn

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 15, 2005**

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 15, 2005, 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, 7/13/04, and 1/18/05)
- CB  
Decision  
Indefinitely  
Deferred
- 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. (Deferred from 8/3/04 at appl. req.)
- DH  
Admin.  
Moved to  
4/12/05 at  
appl. req.
- 9:00 A.M. BARBARA ELKIN & PAUL KLEIN, VC 2004-MV-096 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 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 SP 2004-MV-038). (Decision deferred from 8/10/04)
- DH  
Decision  
Indefinitely  
Deferred 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. (Decision deferred from 8/3/04 at appl. req.)
- MS  
Decision  
Deferred to  
3-15-05

- 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. (Decision deferred from 8/10/04)
- MS  
Decision  
Indefinitely  
Deferred at  
appl. req.
- 9:00 A.M. MARTHA L. HARRIS, SP 2004-LE-064 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 2820 School St. on approx. 9,797 sq. ft. of land zoned R-4. Lee District. Tax Map 83-3 ((4)) 57.
- MS  
Approved
- 9:00 A.M. FRANKLIN P. & MARGARET S. GIBSON, VC 2004-DR-120
- MS  
Admin.  
Moved to  
3/22/05 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. (Reconsideration granted on 12/21/04)
- MS  
Admin.  
Moved to  
3/22/05 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, 7/27/04, 9/28/04, and 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, 7/27/04, 9/28/04, and 11/30/04 at appl. req.)
- WS  
Admin.  
Moved to  
3/8/05 at  
appl. req.



- 9:00 A.M. TRUSTEES OF VIRGINIA PRESBYTERIAN CHURCH, SPA 90-L-050-02 Appl. under Sect(s). 3-103 and 3-203 of the Zoning Ordinance to amend SP 90-L-050 previously approved for church and related facilities to permit building addition and site modifications. Located at 6021 Franconia Rd. on approx. 2.32 ac. of land zoned R-1, R-2 and HC. Lee District. Tax Map 81-4 ((2)) 5A.  
 WS  
 Decision  
 Deferred to 3/1/05
- 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.) (Admin. moved from 12/7/04 at appl. req.) (Continued from 2/1/05)  
 WS  
 Decision  
 Deferred to 3/22/05
- 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, 5/25/04, 7/27/04, and 2/8/05).  
 WS  
 Decision  
 Deferred to 7/19/05
- 9:30 A.M. V. RAILAN, A 2004-DR-043 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a masonry wall in excess of four feet in height, which is located in the front yard of a property located at Tax Map 21-4 ((1)) 55 and was erected without a Building Permit, is in violation of Zoning Ordinance provisions. Located at 6531 Georgetown Pi. on approx. 1.5 ac. of land zoned R-1. Dranesville District. Tax Map 21-4 ((1)) 55.  
 JC  
 Admin.  
 Withdrawn
- 9:30 A.M. WINCHESTER HOMES, INC., A 2004-SU-044 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a sales office in a model home without a valid Temporary Special Permit in violation of Zoning Ordinance provisions. Located at 13534 Lavender Mist La. on approx. 2,546 sq. ft. of land zoned PDH-8 and WS. Sully District. Tax Map 55-1 ((27)) 128.  
 EP  
 Admin.  
 Moved to 4/26/05 at appl. req.
- 9:30 A.M. WINCHESTER HOMES, INC., A 2004-SU-045 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a sales office in a model home without a valid Temporary Special Permit in violation of Zoning Ordinance provisions. Located at 13539 Lavender Mist La. on approx. 1,938 sq. ft. of land zoned PDH-8 and WS. Sully District. Tax Map 55-1 ((27)) 65.  
 EP  
 Admin.  
 Moved to 4/26/05 at appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 22, 2005**

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 22, 2005, 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  
MARCH 1, 2005**

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 1, 2005, 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).  
Indefinitely (Decision deferred from 3/16/04, 5/25/04, 7/13/04, and 10/5/04).  
Deferred at  
appl. req.
- 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  
Approved land zoned R-1. Mt. Vernon District. Tax Map 98-1 ((1)) 21. (in association with SE 2004-  
MV-001) (Admin. moved from 6/1/04 and 6/29/04 at appl. req.) (Deferred indefinitely from  
10/26/04)
- 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  
WS lot line, fence greater than 7.0 ft. in height to remain in the side and rear yards and to  
Admin. permit minimum rear yard coverage greater than 30 percent. Located at 3911  
Moved to Sandalwood Ct. on approx. 15,893 sq. ft. of land zoned R-2 (Cluster). Mason District. Tax  
4/19/05 at Map 59-3 ((18)) 26. (Admin. moved from 6/15/04 and 9/28/04 at appl. req.)  
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  
WS location to permit accessory storage structure to remain 5.9 ft. with eave 5.4 ft. from side  
Admin. lot line. Located at 14817 Hickory Post Ct. on approx. 25,027 sq. ft. of land zoned R-C  
Moved to and WS. Sully District. Tax Map 64-2 ((4)) (2) 34. (Concurrent with VC 2004-SU-041).  
4/26/05 at (Deferred from 6/1/04 at appl. req.) (Admin. moved from 10/12/04 at appl. req.)  
appl. req.

- 9:00 A.M. CARL J. UNTERKOFER, 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.) (Admin. moved from 10/12/04 at appl. req.)  
WS  
Admin.  
Moved to 4/26/05 at appl. req.
- 9:00 A.M. EKKLESIA USA, SPA 00-Y-050 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 00-Y-050 previously approved for a church to permit a change in permittee. Located at the S.W. quadrant of the intersection of Pleasant Valley Rd. and Blue Spring Dr. on approx. 8.64 ac. of land zoned R-C and WS. Sully District. Tax Map 33-2 ((1)) 12A.  
WS  
Decision  
Deferred to 4/5/05
- 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 a change in permittee, building addition, site modifications, change in development conditions and increase in land area. Located at 9105, 9111, 9115 and 9117 Backlick Rd. on approx. 1.35 ac. of land zoned R-3. Mt. Vernon District. Tax Map 109-1 ((1)) 26A, 26B, 27 and 27A. (Admin. moved from 5/18/04, 7/6/04, and 9/14/04 at appl. req.) (Deferred indefinitely from 5/25/04 and 11/30/04) (Admin. moved from 2/8/05)
- 9:00 A.M. TRUSTEES OF WASHINGTON FARM UNITED METHODIST CHURCH, SPA 75-S-177 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend S-75-177 previously approved for a place of worship to permit a private school of general education, building additions, site modifications and an increase in land area. Located at 3913, 3918, 3921 and 3925 Old Mill Rd. and 9004 Chickawane Ct. on approx. 2.38 ac. of land zoned R-2. Mt. Vernon District. Tax Map 110-2 ((1)) 9B, 33, 36 pt., 39 and 110-2 ((10)) 60A pt; 110-2 ((9)) 11B. (Admin. moved from 1/25/05 at appl. req.)  
WS  
Admin.  
Moved to 3/22/05 at appl. req.
- 9:00 A.M. TRUSTEES OF VIRGINIA PRESBYTERIAN CHURCH, SPA 90-L-050-02 Appl. under Sect(s). 3-103 and 3-203 of the Zoning Ordinance to amend SP 90-L-050 previously approved for church and related facilities to permit building addition and site modifications. Located at 6021 Franconia Rd. on approx. 2.32 ac. of land zoned R-1, R-2 and HC. Lee District. Tax Map 81-4 ((2)) 5A. (Decision deferred from 2/15/05)  
WS  
Approved
- 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 front yard and greater than 7.0 ft. in height to remain in side 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 and 10/19/04 at appl. req.)  
MS  
Moved to 4/19/05 for notices

- 9:00 A.M. TRUSTEES OF ST. PAUL'S EPISCOPAL CHURCH, SPA 98-M-036-02 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 98-M-036 previously approved for a church, nursery school and child care center to permit increase in seating, building addition and site modifications. Located at 3439 Payne St. on approx. 2.27 ac. of land zoned R-3 and HC. Mason District. Tax Map 61-2 ((17)) (B) 12. (Admin. moved from 1/11/05 and 5/3/05 at appl. req.)  
MS  
Decision  
Deferred to 5/3/05
- 9:00 A.M. HOME PROPERTIES VIRGINIA VILLAGE, LLC, SP 2004-MA-060 Appl. under Sect(s). 3-2003 of the Zoning Ordinance to permit a community club and meeting hall. Located at the terminus of Southland Ave. on approx. 1.33 ac. of land zoned R-20 and HC. Mason District. Tax Map 72-3 ((1)) 54 pt. (Admin. moved from 1/25/05 for notices)  
MS  
Approved
- 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, 5/11/04, and 10/26/04 at appl. req.)  
DJQ  
Admin.  
Moved to 4/12/05 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, 5/11/04, and 10/26/04 at appl. req.)  
DJQ  
Admin.  
Moved to 4/12/05 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, 5/11/04, and 10/26/04 at appl. req.)  
DJQ  
Admin.  
Moved to 4/12/05 at appl. req.

9:30 JAMES I. LANE AND/OR JOAN C. TOOMEY, JTWROS, A 2004-SP-025 Appl. under  
Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess  
MAT of four feet in height located in the front yard of property located at Tax Map 66-4 ((8)) 7 is  
Decision in violation of Zoning Ordinance provisions. Located at 12419 Popes Head Rd. on approx.  
Deferred to 25,276 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 66-4 ((8)) 7.  
5/3/05 (Continued from 11/16/04)

9:30 A.M. LANCASTER LANDSCAPES, INC./WALTER G. FITZGERALD, A 2004-PR-024 Appl.  
under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the  
MAT appellant is allowing outdoor storage on the property which exceeds allowable total area  
Overturned and has expanded the use on the property without a valid site plan in violation of Zoning  
In Part 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. (Deferred from  
11/16/04 and 2/1/05 at appl. req.)

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MARCH 8, 2005**

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 8, 2005, 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.      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. (Decision deferred from 9/14/04)
- WS  
Indefinitely  
Deferred 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. (Decision deferred from 6/15/04 and 9/21/04)
- WS  
Indefinitely  
Deferred 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, 7/27/04, 9/28/04, appl. req. 11/30/04, and 2/15/05 at appl. req.)
- WS  
Admin.  
Moved to  
4/19/05 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, 9/28/04, 11/30/04, and 2/15/05 at appl. req.)
- WS  
Admin.  
Moved to  
4/19/05 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, 6/15/04, and 9/21/04)
- DH  
Withdrawn
- 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 and 9/21/04)
- MS  
Indefinitely  
Deferred 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. (Decision deferred from 6/15/04 and 9/21/04)
- MS  
Decision  
Deferred to  
5/10/05
- 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) (Deferred from 9/21/04 at appl. req.)
- MS  
Withdrawn
- 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) (Deferred from 9/21/04 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 and 10/5/04)
- MS  
Decision  
Deferred to  
7/12/05 at  
appl. req.
- 9:00 A.M. TRUSTEES OF ST. PAUL'S LUTHERAN CHURCH, SPA 93-P-046-02 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 93-P-046 previously approved for a church, nursery school and a waiver of the dustless surface requirement to permit building additions, modification of development conditions and site modifications. Located at 7426 Idylwood Rd. and 7401 Leesburg Pi. on approx. 8.54 ac. of land zoned R-1 and HC. Providence District. Tax Map 40-3 ((1)) 7A and 9.
- MS  
Admin.  
Moved to  
4/12/05 at  
appl. req.



- 9:30 A.M. MVC, A 2004-SU-046 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has installed several temporary and portable signs without sign permit and Building Permit approval and has erected a portable light structure that does not conform to lighting standards, all in violation of Zoning Ordinance provisions. Located at 13928 Lee Hwy. on approx. 1.10 ac. of land zoned C-8, SC, WS and HC. Sully District. Tax Map 54-4 ((1)) 57.  
EP  
Withdrawn
- 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, 8/10/04, and 12/7/04)  
MAT  
Decision  
Deferred to  
4/5/05
- 9:30 A.M. EXPRESS TINT, A 2004-SU-030 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is occupying the site as a vehicle light service establishment without an approved Special Exception and without site plan, building permit, Non-Residential Use Permit and sign approvals, all in violation of Zoning Ordinance provisions. Located at 13900 Lee Hwy. on approx. 6,334 sq. ft. of land zoned C-8, S-C, H-C and WS. Sully District. Tax Map 54-4 ((1)) 53. (Deferred from 12/14/04 at appl. req.)  
MAT  
Deferred to  
5/10/05 at  
appl. req.
- 9:30 A.M. DENNIS O. HOGGE AND J. WILLIAM GILLIAM, A 2004-SU-031 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing a tenant to occupy the site as a vehicle light service establishment without an approved Special Exception and without site plan, building permit, Non-Residential Use Permit and sign approvals, all in violation of Zoning Ordinance Provisions. Located at 13900 Lee Hwy. on approx. 6,334 sq. ft. of land zoned C-8, S-C, H-C and WS. Sully District. Tax Map 54-4 ((1)) 53. (Deferred from 12/14/04, notices not in order)  
MAT  
Deferred to  
5/10/05 at  
appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MARCH 15, 2005**

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 15, 2005, 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. HENRY J. MCCLARY AND LILLIE M. MCCLARY, VC 2004-MV-117, in association with RZ 2004-MV-038  
PB  
Withdrawn
- 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. (Admin. moved from 11/2/04 at appl. req.)  
WS  
Admin.  
Moved to 5/17/05 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. (Admin. moved from 10/5/04 and 11/30/04 at appl. req.)  
WS  
Admin.  
Moved to 5/17/05 at appl. req.
- 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. (Deferred from 8/3/04 for notices.) (Admin. moved from 1/18/05 at appl. req.)  
WS  
Indefinitely  
Deferred

- 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). (Admin. moved from 12/21/04 at appl. req.)  
WS  
Admin.  
Moved to  
4/26/05 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). (Admin. moved from 12/21/04 at appl. req.)  
WS  
Admin.  
Moved to  
4/26/05 at  
appl. req.
- 9:00 A.M. MICHAEL TAPPER, SP 2005-MA-007 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit decks to remain 6.1 ft. and 3.6 ft. from side lot line. Located at 3901 Lavaine Ct. on approx. 15,000 sq. ft. of land zoned R-2. Mason District. Tax Map 59-3 ((14)) 28.  
WS  
Approved
- 9:00 A.M. WAYNE T. HEINRICHS, 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. (Admin. moved from 10/12/04 and 2/1/05 at appl. req.)  
MS  
Indefinitely  
Deferred
- MS  
Admin.  
Moved to  
3/22/05 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, 7/6/04, and 3/15/05)  
MS  
Dismissed
- 9:00 A.M. SIR VENKATESWARA LOTUS TEMPLE OF VIRGINIA, SP 2004-SP-052 Appl. under Sect(s). 03-C03 of the Zoning Ordinance to permit a place of worship. Located at 12501 Braddock Rd. on approx. 7.34 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1)) 24 and 25 pt. (Admin. moved from 11/30/04, 1/11/05, and 2/8/05 at appl. req.)  
MS  
Admin.  
Moved to  
4/5/05 at  
appl. req.

- 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, 7/20/04, and 1/25/05)  
MS  
Decision Indefinitely Deferred 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. (Decision deferred from 8/3/04 at appl. req.) (Decision deferred from 2/15/05)  
MS  
Withdrawn
- 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. (Notices not in order, deferred from 11/30/04)  
EP  
Upheld
- 9:30 A.M. MCLEAN BIBLE CHURCH, A 2004-DR-047 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the establishment of a Christian Bible Seminary and the placement of storage containers are not in conformance with the conditions and plats of Special Exception Amendment SEA 78-D-098-2 in violation of Zoning Ordinance provisions. Located at 8925 and 9001 Leesburg Pi. on approx. 42.6 ac. of land zoned R-1. Dranesville District. Tax Map 28-2 ((1)) 10, 11 and 18.  
JC  
Upheld

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MARCH 22, 2005**

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 22, 2005, 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 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 Located at 6668 Old Blacksmith Dr. on approx. 9,069 sq. ft. of land zoned R-3 (Cluster).  
Decision Springfield District. Tax Map 88-1 ((7)) 46. (Decision deferred from 10/12/04)  
Indefinitely  
Deferred at  
appl. req.
- 9:00 A.M. CLARI LIMITED, SP 2005-DR-006 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 3.3 ft. from side lot line and 2.9 ft. from rear lot line.  
SW Located at 950 Towlston Rd. on approx. 2.0 ac. of land zoned R-E. Dranesville District.  
Denied Tax Map 19-2 ((1)) 22C. (Admin. moved from 3/29/05)
- 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 from 10/12/04)  
Decision  
Deferred to  
5/24/05
- 9:00 A.M. RONALD E. JERRO, SP 2005-DR-001 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 in the minimum required front yard of a corner lot.  
WS Located at 1111 Robindale Dr. on approx. 36,292 sq. ft. of land zoned R-1. Dranesville District. Tax Map 13-3 ((11)) 7.  
Denied

- 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.) (Admin. moved from 12/7/04 at appl. req.) (Continued from 2/1/05) (Decision deferred from 2/15/05)
- \*\*\* RECONSIDERATION GRANTED ON 3/22/05 \*\*\***  
**\*\*\* NEW HEARING SCHEDULED FOR 5/24/05 \*\*\***
- 9:00 A.M. TRUSTEES OF WASHINGTON FARM UNITED METHODIST CHURCH, SPA 75-S-177 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend S-75-177 previously approved for a place of worship to permit the addition of a private school of general education, building additions, site modifications, an increase in land area and the addition of a columbarium. Located at 3921 Old Mill Rd. on approx. 2.38 ac. of land zoned R-2. Mt. Vernon District. Tax Map 110-2 ((1)) 32A (formerly known as 110-2 ((1)) 9B, 32, 33, 36 pt., 39; 110-2 ((10)) 60A pt.) and 110-2 ((9)) 11B. (Admin. moved from 1/25/05 and 3/1/05 at appl. req.)
- 9:00 A.M. FRANKLIN P. & MARGARET S. GIBSON, VC 2004-DR-120 (Admin. moved from 2/15/05 at appl. req.)
- MS  
Indefinitely  
Deferred at  
appl. req.
- 9:00 A.M. WINCHESTER HOMES INC., SP 2005-SU-002 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit a subdivision sales office. Located at 12861 Sunny Fields La. on approx. 37,200 sq. ft. of land zoned R-1 and WS. Sully District. Tax Map 35-4 ((25)) 1. (Admin. moved from 3/15/05 at appl. req.)
- MS  
Decision  
Deferred to  
5/17/05
- 9:00 A.M. WINCHESTER HOMES INC., SP 2005-SU-003 Appl. under Sect(s). 6-104 of the Zoning Ordinance to permit a subdivision sales office. Located at 13534 Lavender Mist La. on approx. 2,546 sq. ft. of land zoned PDH-8 and WS. Sully District. Tax Map 55-1 ((27)) 128.
- MS  
Approved
- 9:00 A.M. WINCHESTER HOMES INC., SP 2005-SU-004 Appl. under Sect(s). 6-104 of the Zoning Ordinance to permit a subdivision sales office. Located at 13539 Lavender Mist La. on approx. 1,938 sq. ft. of land zoned PDH-8 and WS. Sully District. Tax Map 55-1 ((27)) 65.
- MS  
Approved
- 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. (Reconsideration granted on 12/21/04) (Admin. moved from 2/15/05 at appl. req.)
- MS  
Indefinitely  
Deferred at  
appl. req.

9:30 A.M. FERNANDO M. APAESTEGUI, A 2004-BR-048 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has established and allowed the occupancy of two separate dwelling units on property in the R-3 District in violation of MAT Zoning Ordinance provisions. Located at 4761 Farndon Ct. on approx. 9,942 sq. ft. of land Withdrawn Zoned R-3. Braddock District. Tax Map 68-2 ((5)) 1644.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MARCH 29, 2005**

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 29, 2005, 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.      GEORGE C. VAN DYKE, TRUDI C. VAN DYKE, VC 2004-BR-104 (Admin. moved from  
DH              10/5/04 and 2/8/05 at appl. req.)  
Deferred  
Indefinitely
- 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  
DH              eave 23.5 ft. from the front lot line . Located at 7735 Tauxemont Rd. on approx. 20,000  
Deferred      sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-2 ((8)) 5. (Deferred from  
Indefinitely    7/27/04 at appl. req.) (Admin. moved from 2/8/05 at appl. req.)
- 9:00 A.M.      CLARI LIMITED, SP 2005-DR-006 Appl. under Sect(s). 8-914 of the Zoning Ordinance to  
permit reduction to minimum yard requirements based on error in building location to  
SW              permit accessory structure to remain 3.3 ft. from side lot line and 2.9 ft. from rear lot line.  
Admin.         Located at 950 Towlston Rd. on approx. 2.0 ac. of land zoned R-E. Dranesville District.  
Moved to      Tax Map 19-2 ((1)) 22C.  
3/22/05

**JOHN DIGIULIAN, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
APRIL 5, 2005**

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 5, 2005, 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 NAPIER, SP 2004-LE-051, CONCURRENT WITH VC 2004-LE-114 (Admin. moved from 10/26/04 at appl. req.)  
DH  
Indefinitely  
Deferred
- 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. Located 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 SP 2004-MA-040) (Deferred from 9/14/04 at appl. req.)  
DH  
Indefinitely  
Deferred
- 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 and 9/21/04)  
DH  
Indefinitely  
Deferred
- 9:00 A.M. CONSTANCE G. CANTIN, SP 2005-MV-008 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. Located at 8096 Steeple Chase Ct. on approx. 1,500 sq. ft. of land zoned PDH-3. Mt. Vernon District. Tax Map 98-1 ((4)) 1074.  
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 and 12/7/04)  
WS  
Continued  
to 4/12/05

- 9:00 A.M. NORA C. STAMPER, SP 2005-MA-005 Appl. under Sect(s). 8-905 of the Zoning Ordinance to permit a beauty parlor. Located at 4013 Annandale Rd. on approx. 15,600 sq. ft. of land zoned R-4. Mason District. Tax Map 60-3 ((14)) 2A3.  
WS  
Approved
- 9:00 A.M. EKKLESIA USA, SPA 00-Y-050 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 00-Y-050 previously approved for a church to permit a change in permittee. Located at the S.W. quadrant of the intersection of Pleasant Valley Rd. and Blue Spring Dr. on approx. 8.64 ac. of land zoned R-C and WS. Sully District. Tax Map 33-2 ((1)) 12A. (Decision deferred from 3/1/05)  
WS  
Approved
- 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. (Admin. moved from 10/5/04 at appl. req.)  
MS  
Withdrawn
- 9:00 A.M. SIR VENKATESWARA LOTUS TEMPLE OF VIRGINIA, SP 2004-SP-052 Appl. under Sect(s). 03-C03 of the Zoning Ordinance to permit a place of worship. Located at 12501 and 12519 Braddock Rd. on approx. 7.62 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1)) 24 and 25 pt. (Admin. moved from 11/30/04, 1/11/05, 2/8/05, and 3/15/05 at appl. req.)  
MS  
Decision  
Deferred to  
4/26/05
- 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, 10/12/04, and 1/18/05 at appl. req.)  
MA  
Admin.  
Moved to  
6/14/05 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 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, 9/28/04, 11/9/04, and 12/14/04)  
EP  
Decision  
Deferred to  
10/11/05
- 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, 8/10/04, 12/7/04, and 3/8/05)  
MAT  
Withdrawn

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
APRIL 12, 2005**

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 12, 2005, 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. 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  
DH eave 3.96 ft. from the side lot line such that side yards total 17.16 ft. Located at 14100  
Withdrawn 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. (Decision deferred from 9/28/04)
- 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  
DH line such that side yards total 20.0 ft. Located at 1311 Titania La. on approx. 16,452 sq.  
Withdrawn ft. of land zoned R-2 (Cluster). Dranesville District. Tax Map 29-2 ((3)) 139. (Deferred  
from 8/3/04 at appl. req.) (Admin. moved from 2/15/05 at appl. req.)
- 9:00 A.M. VINCENT ACCARDI AND PAULA R. LYON-ACCARDI, SP 2005-MV-011 Appl. under  
Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements  
DH based on error in building location to permit accessory structure to remain 4.8 ft. with eave  
Decision 4.6 ft. from rear lot line and 7.5 ft. with eave 6.1 ft. from side lot line of a corner lot.  
Deferred to Located at 1119 Collingwood Rd. on approx. 16,533 sq. ft. of land zoned R-3. Mt. Vernon  
4/26/05 District. Tax Map 102-4 ((10)) 72B.
- 9:00 A.M. HARCO I, INC. D/B/A FAST EDDIE'S BILLIARD CAFE, SPA 92-L-047-02 Appl. under  
Sect(s). 4-603 of the Zoning Ordinance to amend SP 92-L-047 previously approved for a  
WS billiard and pool hall to permit expansion of the use. Located at 7255 Commerce St. in  
Approved approx. 7,410 sq. ft. of 7.39 ac. of land zoned C-6, CRD, HC and SC. Lee District. Tax  
Map 80-3 ((1)) 4B and 11B.
- 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.  
WS Located at 5620 Heming Ave. on approx. 13,772 sq. ft. of land zoned R-3. Braddock  
Dismissed District. Tax Map 79-2 ((2)) (70) 1A. (Continued from 6/29/04, 12/7/04, and 4/5/05)

- 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. (Deferred from 11/2/04 at appl. req.)  
MS  
Deferred to 7/19/05 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. (Admin. moved from 10/12/04 and 2/1/05 at appl. req.)  
MS  
Indefinitely Deferred at appl. req.
- 9:00 A.M. DR. PAUL HARRIS, DDS, SP 2005-MA-009 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 4816 Backlick Rd. on approx. 1.10 ac. of land zoned R-1. Mason District. Tax Map 71-3 ((10)) 1.  
MS  
Denied
- 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. (Decision deferred from 7/27/04 and 2/8/05 at appl. req.)  
MS  
Decision Indefinitely Deferred
- 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 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). (Decision deferred from 7/27/04) (Decision deferred from 2/8/05 at appl. req.)  
MS  
Decision Indefinitely Deferred
- 9:00 A.M. TRUSTEES OF ST. PAUL'S LUTHERAN CHURCH, SPA 93-P-046-02 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 93-P-046 previously approved for a church, nursery school and a waiver of the dustless surface requirement to permit building additions, change in development conditions and site modifications. Located at 7426 Idylwood Rd. and 7401 Leesburg Pi. on approx. 8.54 ac. of land zoned R-1 and HC. Providence District. Tax Map 40-3 ((1)) 7A and 9. (Admin. moved from 3/8/05 at appl. req.)  
MS  
Admin. Moved to 5/3/05 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, 5/11/04, 10/26/04, and 3/1/05 at appl. req)
- DJQ  
Admin.  
Moved to  
7/26/05 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, 5/11/04, 10/26/04, and 3/1/05 at appl. req)
- DJQ  
Admin.  
Moved to  
7/26/05 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, 5/11/04, 10/26/04, and 3/1/05 at appl. req)
- DJQ  
Admin.  
Moved to  
7/26/05 at  
appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
APRIL 19, 2005**

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 19, 2005, 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). (Decision deferred from 10/19/04)
- DH  
Withdrawn
- 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, 9/28/04, 11/30/04, 2/15/05, and 3/8/05 at appl. req.)
- WS  
Indefinitely  
Deferred 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, 9/28/04, 11/30/04, 2/15/05, and 3/8/05 at appl. req.)
- WS  
Indefinitely  
Deferred 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, 9/28/04, and 3/1/05 at appl. req.)
- WS  
Indefinitely  
Deferred at  
appl. req.

- 9:00 A.M. TRUSTEES OF WASHINGTON FARM UNITED METHODIST CHURCH, SPA 75-S-177  
 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend S-75-177 previously  
 WS approved for a place of worship to permit the addition of a private school of general  
 Admin. education, building additions, site modifications, an increase in land area and the addition  
 Moved to of a columbarium. Located at 3921 Old Mill Rd. on approx. 2.38 ac. of land zoned R-2. Mt.  
 6/7/05 at Vernon District. Tax Map 110-2 ((1)) 32A (formerly known as 110-2 ((1)) 9B, 32, 33, 36  
 appl. req. pt., 39; 110-2 ((10)) 60A pt.) and 110-2 ((9)) 11B. (Admin. moved from 1/25/05, 3/1/05,  
 and 3/22/05 at appl. req.)
- 9:00 A.M. CHRIST THE KING LUTHERAN CHURCH, SPA 83-D-075-05 Appl. under Sect(s). 3-E03  
 of the Zoning Ordinance to amend SP 83-D-075 previously approved for a church and  
 MS child care center to permit an increase in enrollment and modification to development  
 Decision conditions. Located at 10550 Georgetown Pke. on approx. 4.97 ac. of land zoned R-E.  
 Deferred to Dranesville District. Tax Map 12-2 ((1)) 1B.  
 4/26/05
- 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 front  
 MS yard and greater than 7.0 ft. in height to remain in side yard. Located at 8214 Robey Ave.  
 Admin. on approx. 39,727 sq. ft. of land zoned R-2. Mason District. Tax Map 59-1 ((11)) 21.  
 Moved to (Admin. moved from 6/15/04 and 10/19/04 at appl. req.) (Moved from 3/1/05 for notices)  
 5/24/05
- 9:30 A.M. ANTOINE S. KHOURY AND MRS. HIAM H. KHOURY, A 2004-MA-037 Appl. under  
 Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants  
 MAT have paved a portion of the front yard on property located in the R-4 District in excess of  
 Deferred to the allowable surface coverage under Zoning Ordinance provisions. Located at 7381  
 6/7/05 at Rodeo Ct. on approx. 16,703 sq. ft. of land zoned R-4. Mason District. Tax Map 60-3  
 appl. req. ((53)) 4.
- 9:30 A.M. MARC SEGUINOT, A 2004-PR-035 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  
 DJQ yard of property located at Tax Map 59-3 ((7)) 45 is in violation of Zoning Ordinance  
 Decision provisions. Located at 3807 Prosperity Ave. on approx. 29,164 sq. ft. of land zoned R-1.  
 Deferred to Providence District. Tax Map 59-3 ((7)) 45. (Notices not in order - Deferred from 1/11/05)  
 10/25/05
- 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  
 Deferred to I-6 and R-1 Districts which are in violation of Zoning Ordinance provisions. Located at  
 5/24/05 at 7909 and 7915 Cinder Bed Rd. on approx. 7.04 ac. of land zoned I-6 and R-1. Lee  
 appl. req. 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). (Deferred from 4/13/04, 9/28/04, and 1/25/05 at appl. 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  
JC 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  
5/24/05 at District. Tax Map 99-2 ((3)) 3A and 3B. (Deferred from 4/15/03, 10/14/03, and 1/6/04)  
appl. req. (Deferred from 4/13/04, 9/28/04, and 1/25/05 at appl. req.)

**JOHN DIGIULIAN, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
APRIL 26, 2005**

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 26, 2005, 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. VINCENT ACCARDI AND PAULA R. LYON-ACCARDI, SP 2005-MV-011 Appl. under  
Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements  
DH based on error in building location to permit accessory structure to remain 4.8 ft. with eave  
Approved 4.6 ft. from rear lot line and 7.5 ft. with eave 6.1 ft. from side lot line of a corner lot.  
Located at 1119 Collingwood Rd. on approx. 16,533 sq. ft. of land zoned R-3. Mt. Vernon  
District. Tax Map 102-4 ((10)) 72B. (Decision deferred from 4/12/05)
- 9:00 A.M. WILMORITE PROPERTIES MANAGEMENT, LLC, SPA 89-P-034 Appl. under Sect(s).  
8-912 of the Zoning Ordinance to amend SP 89-P-034 previously approved for additional  
PB sign area in a regional shopping center to permit an increase in sign area. Located at  
Deferred to 7950 and 7966 Tysons's Corner Center and 8043, 8038 and 8042 Leesburg Pi. on approx.  
5/3/05 at 78.65 ac. of land zoned C-7, HC and SC. Providence District. Tax Map 29-4 ((1)) 35A  
appl. req. and 35C; 39-2 ((1)) 2, 4 and 5.
- 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  
WS stoop 21.0 ft. from front lot line and 8.4 ft. with eave 6.9 ft. from side lot line. Located at  
Indefinitely 2913 Cedarest Rd. on approx. 10,077 sq. ft. of land zoned R-1 and HC. Providence  
Deferred at District. Tax Map 49-3 ((2)) 2A. (Decision deferred from 5/11/04, 6/15/04, 9/21/04,  
appl. req. 10/26/04, and 1/11/05)
- 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  
WS location to permit accessory storage structure to remain 5.9 ft. with eave 5.4 ft. from side  
Indefinitely lot line. Located at 14817 Hickory Post Ct. on approx. 25,027 sq. ft. of land zoned R-C  
Deferred at and WS. Sully District. Tax Map 64-2 ((4)) (2) 34. (Concurrent with VC 2004-SU-041).  
appl. req. (Deferred from 6/1/04 at appl. req.) (Admin. moved from 10/12/04 and 3/1/05 at appl. req.)

- 9:00 A.M. CARL J. UNTERKOFER, 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.) (Admin. moved from 10/12/04 and 3/1/05 at appl. req.)  
WS  
Indefinitely  
Deferred at  
appl. req.
- 9:00 A.M. NEW HOPE CHURCH, INC., SP 2005-MV-010 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit a church and child care center. Located at 8905 Ox Rd. on approx. 8.88 ac. of land zoned R-1. Mt. Vernon District. Tax Map 106-2 ((1)) 7.  
WS  
Admin.  
Moved to  
5/24/05 at  
appl. req.
- 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). (Admin. moved from 12/21/04 and 3/15/05 at appl. req.)  
WS  
Indefinitely  
Deferred 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). (Admin. moved from 12/21/04 and 3/15/05 at appl. req.)  
WS  
Indefinitely  
Deferred at  
appl. req.
- 9:00 A.M. BROOKFIELD SWIMMING CLUB, INC., SPA 81-C-027-02 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 81-C-027 previously approved for community swimming club to permit building additions and site modifications. Located at 13615 Pennsboro Dr. on approx. 2.89 ac. of land zoned R-3 and WS. Sully District. Tax Map 44-2 ((1)) 15 and 16.  
MS  
Decision  
Deferred to  
5/10/05
- 9:00 A.M. SRI VENKATESWARA LOTUS TEMPLE OF VIRGINIA, SP 2004-SP-052 Appl. under Sect(s). 03-C03 of the Zoning Ordinance to permit a place of worship. Located at 12501 and 12519 Braddock Rd. on approx. 7.62 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1)) 24 and 25 pt. (Admin. moved from 11/30/04, 1/11/05, 2/8/05, and 3/15/05 at appl. req.) (Decision deferred from 4/5/05)  
MS  
Decision  
Deferred to  
6/28/05
- 9:00 A.M. CHRIST THE KING LUTHERAN CHURCH, SPA 83-D-075-05 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SP 83-D-075 previously approved for a church and child care center to permit an increase in enrollment and modification to development conditions. Located at 10550 Georgetown Pke. on approx. 4.97 ac. of land zoned R-E. Dranesville District. Tax Map 12-2 ((1)) 1B. (Decision deferred from 4/19/05)  
MS  
Approved

- 9:30 A.M. GEORGE RUBIK, A 2004-PR-036 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an accessory storage structure (a shed) which exceeds eight and one-half feet in height and is located in the front yard of the property, in violation of Zoning Ordinance provisions. Located at 2765 Winchester Way on approx. 8,125 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-2 ((6)) 326. (Notices not in order - Deferred from 1/11/05)
- EP  
Upheld
- 9:30 A.M. WINCHESTER HOMES, INC., A 2004-SU-044 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a sales office in a model home without a valid Temporary Special Permit in violation of Zoning Ordinance provisions. Located at 13534 Lavender Mist La. on approx. 2,546 sq. ft. of land zoned PDH-8 and WS. Sully District. Tax Map 55-1 ((27)) 128. (Admin. moved from 2/15/05 at appl. req.)
- EP  
Admin.  
Moved to  
6/7/05 at  
appl. req.
- 9:30 A.M. WINCHESTER HOMES, INC., A 2004-SU-045 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a sales office in a model home without a valid Temporary Special Permit in violation of Zoning Ordinance provisions. Located at 13539 Lavender Mist La. on approx. 1,938 sq. ft. of land zoned PDH-8 and WS. Sully District. Tax Map 55-1 ((27)) 65. (Admin. moved from 2/15/05 at appl. req.)
- EP  
Admin.  
Moved to  
6/7/05 at  
appl. req.
- 9:30 A.M. WEBB PROPERTY, LLC, A 2004-SU-049 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination by the Department of Public Works and Environmental Services to disapprove a grading plan revision which does not substantially match Special Exception SE 99-Y-041 for Lots 3 and 4 and further that a special exception amendment or a letter of interpretation from the Department of Planning and Zoning is required prior to approval. Located at 13124 and 13126 Thompson Rd. on approx. 1.21 ac. of land zoned R-1 and WS. Sully District. Tax Map 35-3 ((25)) 3 and 4.
- EP  
Withdrawn

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MAY 3, 2005**

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 3, 2005, 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 (Admin. moved from 12/21/04 at  
DH appl. req.)  
Indefinitely  
Deferred
- 9:00 A.M. THOMAS & SUZANNE O'BOYLE, VC 2004-MV-070 Appl. under Sect(s). 18-401 of the  
DH Zoning Ordinance to permit construction of addition 8.0 ft. with eave 7.0 ft. from side lot  
Decision line. Located at 8202 Chancery Ct. on approx. 12,685 sq. ft. of land zoned R-3. Mt.  
Indefinitely Vernon District. Tax Map 102-3 ((12)) (1) 3. (Decision deferred from 7/6/04 and 1/11/05)  
Deferred at  
appl. req.
- 9:00 A.M. WILMORITE PROPERTIES MANAGEMENT, LLC, SPA 89-P-034 Appl. under Sect(s).  
PB 8-912 of the Zoning Ordinance to amend SP 89-P-034 previously approved for additional  
Deferred to sign area in a regional shopping center to permit an increase in sign area. Located at  
5/10/05 at 7950 and 7966 Tysons's Corner Center and 8043, 8038 and 8042 Leesburg Pi. on approx.  
appl. req. 78.65 ac. of land zoned C-7, HC and SC. Providence District. Tax Map 29-4 ((1)) 35A  
and 35C; 39-2 ((1)) 2, 4 and 5. (Deferred from 4/26/05 at appl. req.)
- 9:00 A.M. PETER & KATE GOELZ, VC 2004-MV-107 Appl. under Sect(s). 18-401 of the Zoning  
WS Ordinance to permit construction of addition 11.7 ft. with eave 11.2 ft. from the front lot line.  
Decision Located at 6060 Woodmont Rd. on approx. 15,058 sq. ft. of land zoned R-4. Mt. Vernon  
Indefinitely District. Tax Map 83-3 ((14)) (4) 1. (Decision deferred from 10/19/04 and 1/25/05)  
Deferred 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 a change in permittee, building addition, site modifications, change in development conditions and increase in land area. Located at 9105, 9111, 9115 and 9117 Backlick Rd. on approx. 1.35 ac. of land zoned R-3. Mt. Vernon District. Tax Map 109-1 ((1)) 26A, 26B, 27 and 27A. (Admin. moved from 5/18/04, 7/6/04, and 9/14/04 at appl. req.) (Deferred indefinitely from 5/25/04 and 11/30/04) (Admin. moved from 2/8/05) (Decision deferred from 3/1/05)
- SL  
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. (Decision deferred from 5/25/04, 7/20/04, and 1/25/05)
- MS  
Decision  
Deferred to  
9/20/05 at  
appl. req.
- 9:00 A.M. TRUSTEES OF ST. PAUL'S EPISCOPAL CHURCH, SPA 98-M-036-02 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 98-M-036 previously approved for a church, nursery school and child care center to permit increase in seating, building addition and site modifications. Located at 3439 Payne St. on approx. 2.27 ac. of land zoned R-3 and HC. Mason District. Tax Map 61-2 ((17)) (B) 12. (Admin. moved from 1/11/05 and 2/1/05 at appl. req.) (Decision deferred from 3/1/05)
- MS  
Approved
- 9:00 A.M. TRUSTEES OF ST. PAUL'S LUTHERAN CHURCH, SPA 93-P-046-02 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 93-P-046 previously approved for a church, nursery school and a waiver of the dustless surface requirement to permit building additions, change in development conditions and site modifications. Located at 7426 Idylwood Rd. and 7401 Leesburg Pi. on approx. 8.54 ac. of land zoned R-1 and HC. Providence District. Tax Map 40-3 ((1)) 7A and 9. (Admin. moved from 3/8/05 and 4/12/05 at appl. req.)
- MS  
Decision  
Deferred to  
5/17/05
- 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. (Deferred from 8/10/04 for notices) (Admin. moved from 11/9/04 and 2/8/05 at appl. req.)
- LD  
Withdrawn
- 9:30 A.M. JAMES I. LANE AND/OR JOAN C. TOOMEY, JTWROS, A 2004-SP-025 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 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. (Continued from 11/16/04) (Decision deferred from 3/1/05)
- MAT  
Decision  
Deferred to  
6/14/05

**JOHN DIGIULIAN, CHAIRMAN**

*Revised February 1, 2019 (6:44PM)*

**BOARD OF ZONING APPEALS AGENDA  
MAY 10, 2005**

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 10, 2005, 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. 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. (Decision deferred from 7/20/04 and 1/25/05)  
DH  
Decision  
Indefinitely  
Deferred at  
appl. req.
- 9:00 A.M. WILMORITE PROPERTIES MANAGEMENT, LLC, SPA 89-P-034 Appl. under Sect(s). 8-912 of the Zoning Ordinance to amend SP 89-P-034 previously approved for additional sign area in a regional shopping center to permit an increase in sign area. Located at 7950 and 7966 Tysons's Corner Center and 8043, 8038 and 8042 Leesburg Pi. on approx. 78.65 ac. of land zoned C-7, HC and SC. Providence District. Tax Map 29-4 ((1)) 35A and 35C; 39-2 ((1)) 2, 4 and 5. (Deferred from 4/26/05 and 5/3/05 at appl. req.)  
PB  
Approved
- 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, 7/20/04, and 1/25/05)  
MS  
Withdrawn
- 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, 9/21/04, and 3/8/05)  
MS  
Indefinitely  
Deferred at  
appl. req.

- 9:00 A.M. BROOKFIELD SWIMMING CLUB, INC., SPA 81-C-027-02 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 81-C-027 previously approved for community swimming club to permit building additions and site modifications. Located at 13615 Pennsboro Dr. on approx. 2.89 ac. of land zoned R-3 and WS. Sully District. Tax Map 44-2 ((1)) 15 and 16. (Decision deferred from 4/26/05 at appl. req.)  
MS  
Approved
- 9:30 A.M. VEENA RAILAN, A 2005-DR-001 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a masonry wall and a metal fence both of which are in excess of four feet in height and located in the front yard of property in the R-1 District and that the masonry wall was erected without a Building Permit are in violation of Zoning Ordinance provisions. Located at 6531 Georgetown Pi. on approx. 1.5 ac. of land zoned R-1. Dranesville District. Tax Map 21-4 ((1)) 55.  
MAT  
Upheld in Part
- 9:30 A.M. ENRIQUE LOPEZ, A 2005-MV-006 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard and an accessory use (a fence) on property which does not have an approved principle use in the C-8 District all in violation of Zoning Ordinance provisions. Located at 10014 Richmond Hy. On approx. 23,311 sq. ft. of land zoned C-8. Mount Vernon District. Tax Map 113-2 ((1)) 65.  
DJQ  
Admin.  
Moved to 7/12/05 at appl. req.
- 9:30 A.M. EXPRESS TINT, A 2004-SU-030 Appl. Under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is occupying the site as a vehicle light service establishment without an approved Special Exception and without site plan, building permit, Non-Residential Use Permit and sign approvals, all in violation of Zoning Ordinance provisions. Located at 13900 Lee Hwy. on approx. 6,334 sq. ft. of land zoned C-8, S-C, H-C and WS. Sully District. Tax Map 54-4 ((1)) 53. (Deferred from 12/14/04 and 3/8/05 at appl. Req.)  
MAT  
Deferred to 6/7/05 at appl. req.
- 9:30 A.M. DENNIS O. HOGGE AND J. WILLIAM GILLIAM, A 2004-SU-031 Appl. Under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing a tenant to occupy the site as a vehicle light service establishment without an approved Special Exception and without site plan, building permit, Non-Residential Use Permit and sign approvals, all in violation of Zoning Ordinance Provisions. Located at 13900 Lee Hwy. on approx. 6,334 sq. ft. of land zoned C-8, S-C, H-C and WS. Sully District. Tax Map 54-4 ((1)) 53. (Deferred from 12/14/04, notices not in order) (Deferred from 3/8/05 at appl. req.)  
MAT  
Deferred to 6/7/05 at appl. req.
- 9:30 A.M. MRS. BETSY BOYLE AND MRS. DEMETRA MILLS, A 2005-BR-005 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal asserting that the Zoning Administrator made a verbal determination on January 26, 2005 not to issue a Notice of Violation at that time for operating a place of worship without special permit approval on property located at Tax Map 70-3 ((4)) 113. Located at 8434 Thames St. on approx. 10,500 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-3 ((4)) 113.  
DJQ  
Decision  
Deferred to 6/7/05

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MAY 17, 2005**

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 17, 2005, 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. KIRK T. KERN, SP 2005-SU-013 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit addition to remain 14.0 ft. from side lot line. Located at 6194 Hidden Canyon Rd. on approx. 13,200 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-1 ((3)) (5) 25.  
DH  
Approved
- 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. (Admin. moved from 11/2/04 and 3/15/05 at appl. req.)  
WS  
Admin.  
Moved to  
8/9/05 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. (Admin. moved from 10/5/04, 11/30/04, and 3/15/05 at appl. req.)  
SL  
Admin.  
Moved to  
7/26/05  
for notices
- 9:00 A.M. CHAN S. PARK, SP 2005-SP-012 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church. Located at 12219 Braddock Rd. on approx. 3.55 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 57.  
SV  
Admin.  
Moved to  
7/19/05 at  
appl. req.



- 9:00 A.M. WINCHESTER HOMES INC., SP 2005-SU-002 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit a subdivision sales office. Located at 12861 Sunny Fields La. on approx. 37,200 sq. ft. of land zoned R-1 and WS. Sully District. Tax Map 35-4 ((25)) 1. (Admin. moved from 3/15/05 at appl. req.) (Decision deferred from 3/22/05)
- MS  
Decision  
Deferred to  
6/7/05
- 9:00 A.M. TRUSTEES OF ST. PAUL'S LUTHERAN CHURCH, SPA 93-P-046-02 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 93-P-046 previously approved for a church, nursery school and a waiver of the dustless surface requirement to permit building additions, change in development conditions and site modifications. Located at 7426 Idylwood Rd. and 7401 Leesburg Pi. on approx. 8.54 ac. of land zoned R-1 and HC. Providence District. Tax Map 40-3 ((1)) 7A and 9. (Admin. moved from 3/8/05 and 4/12/05 at appl. req.) (Decision deferred from 5/3/05)
- MS  
Decision  
Deferred to  
6/14/05
- 9:30 A.M. BAUGHMAN AT SPRING HILL, LLC, A 2004-DR-040 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A. (Admin. moved from 2/1/05 at appl. req.)
- JC  
Admin.  
Moved to  
6/28/05 at  
appl. req.
- 9:30 A.M. NVR, INC., A 2004-DR-041 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance Provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A. (Admin. moved from 2/1/05 at appl. req.)
- JC  
Admin.  
Moved to  
6/28/05  
appl. req.
- 9:30 A.M. HOLLADAY PROPERTY SERVICES, INC., A 2004-DR-042 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A. (Admin. moved from 2/1/05 at appl. req.)
- JC  
Admin.  
Moved to  
6/28/05 at  
appl. req.
- 9:30 A.M. SIDDARTH GOVINDANI, A 2005-PR-003 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-1 District, is in violation of Zoning Ordinance provisions. Located at 8611 McHenry St. on approx. 31,866 sq. ft. of land zoned R-1. Providence District. Tax Map 39-3 ((5)) (4) 33.
- CPJ  
Decision  
Deferred to  
6/21/05

9:30 A.M. RECYCLE AMERICA ALLIANCE, LLC, A 2005-BR-004 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is permitting outdoor storage in association with a recycling center which is operating on property located at Tax Map EP 77-2 ((1)) 58A in violation of Zoning Ordinance provisions. Located at 10400 Premier Ct. Upheld on approx. 4.02 ac. of land zoned I-5. Braddock District. Tax Map 77-2 ((1)) 58A.

**\*\*\* RECONSIDERATION GRANTED ON 5/24/05 \*\*\***

**\*\*\* NEW HEARING SCHEDULED FOR 7/12/05 \*\*\***

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MAY 24, 2005**

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 24, 2005, 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) (Decision deferred from 9/21/04 and 1/11/05)
- CB  
Withdrawn
- 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. (Decision deferred from 10/19/04 and 2/1/05)
- WS  
Decision  
Indefinitely  
Deferred at  
appl. req.
- 9:00 A.M.      JEFFREY P. AND CATHERINE L. BOWERS, SP 2005-DR-014 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 9500 Brian Jac La. on approx. 40,000 sq. ft. of land zoned R-E. Dranesville District. Tax Map 19-1 ((5)) 35.
- WS  
Approved
- 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) (Decision deferred from 10/12/04 and 3/22/05)
- WS  
Decision  
Indefinitely  
Deferred 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 17.0 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.) (Admin. moved from 12/7/04 at appl. req.) (Continued from 2/1/05) (Decision deferred from 2/15/05) (Reconsideration granted on 3/22/05)
- WS  
Admin.  
Moved to  
6/7/05 at  
appl. req.
- 9:00 A.M. NEW HOPE CHURCH, INC., SP 2005-MV-010 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit a church and child care center. Located at 8905 Ox Rd. on approx. 8.88 ac. of land zoned R-1. Mt. Vernon District. Tax Map 106-2 ((1)) 7. (Admin. Moved from 4/26/05 at appl. req.)
- SV  
Approved
- 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 front yard and greater than 7.0 ft. in height to remain in side 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 and 10/19/04 at appl. req.) (Moved from 3/1/05 for notices) (Admin. moved from 4/19/05)
- MS  
Admin.  
Moved to  
7/12/05
- 9:30 A.M. THANH TRUONG, A 2005-PR-008 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a place of worship on property in the R-3 District without an approved special permit in violation of Zoning Ordinance provisions. Located at 3418 Annandale Rd. on approx. 3.35 ac. of land zoned R-3. Providence District. Tax Map 60-1 ((1)) 12A.
- DJQ  
Decision  
Deferred to  
11-29-05
- 9:30 A.M. ANN HUFFMAN, A 2005-DR-002 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the minimum required front yard of the subject property is in compliance with Zoning Ordinance provisions thereby allowing construction of a single family dwelling to continue on property located at Tax Map 7-4 ((1)) 2B. Located at 10501 Milkweed Dr. on approx. 2.98 ac. of land zoned RE. Dranesville District. Tax Map 7-4 ((11)) 2B.
- JC  
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. 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). (Deferred from 4/13/04, 9/28/04, 1/25/05 and 4/19/05 at appl. req.)
- JC  
Upheld

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  
Upheld                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)  
(Deferred from 4/13/04, 9/28/04, 1/25/05 and 4/19/05 at appl. req.)

9:30 A.M.      MICHAEL BRATTI AND GINNI BRATTI, A 2005-DR-009  
Admin.  
Moved to  
6/28/05 at  
appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MAY 31, 2005**

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 31, 2005, 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  
JUNE 7, 2005**

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 7, 2005, 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. WINCHESTER HOMES INC., SP 2005-SU-002 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit a subdivision sales office. Located at 12861 Sunny Fields La. on approx. 37,200 sq. ft. of land zoned R-1 and WS. Sully District. Tax Map 35-4 ((25)) 1. MS Approved (Admin. moved from 3/15/05 at appl. req.) (Decision deferred from 3/22/05 and 5/17/05)
- 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 17.0 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 Approved (Admin. moved from 12/7/04 at appl. req.) (Continued from 2/1/05) (Decision deferred from 2/15/05) (Reconsideration granted on 3/22/05) (Admin. moved from 5/24/05 at appl. req.)
- 9:00 A.M. TRUSTEES OF WASHINGTON FARM UNITED METHODIST CHURCH, SPA 75-S-177 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend S-75-177 previously approved for a place of worship to permit the addition of a private school of general education, building additions, site modifications, an increase in land area and the addition of a columbarium. Located at 3921 Old Mill Rd. on approx. 2.38 ac. of land zoned R-2. Mt. Vernon District. Tax Map 110-2 ((1)) 32A (formerly known as 110-2 ((1)) 9B, 32, 33, 36 pt., 39; 110-2 ((10)) 60A pt.) and 110-2 ((9)) 11B. (Admin. moved from 1/25/05, 3/1/05, 3/22/05, and 4/19/05 at appl. req.) SL Admin. Moved to 6/14/05 at appl. req.
- 9:30 A.M. EUGENE J. OLMII, JR. AND NENITA CASTILLO OLMII, A 2005-MV-010 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have installed a concrete wall which is interfering with natural drainage on abutting property in violation of Zoning Ordinance provisions. Located at 2100 Windsor Rd. on approx. 14,287 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-3 ((14))(21) 610. EP Withdrawn

- 9:30 A.M. BATAL CORBIN, LLC, A 2005-PR-007 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the order contained in a February 10, 2005, Notice of Violation directing the appellant to immediately cease all development activities until such time as legislative action is secured from the Board of Supervisors to resolve the violation. EP Admin. Moved to 9/20/05 at appl. req. Located at 2346 Gallows Rd. on approx. 7.69 ac. of land zoned R-2. Providence District. Tax Map 39-4 ((1)) 26.
- 9:30 A.M. WINCHESTER HOMES, INC., A 2004-SU-044 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a sales office in a model home without a valid Temporary Special Permit in violation of Zoning Ordinance EP provisions. Located at 13534 Lavender Mist La. on approx. 2,546 sq. ft. of land zoned PDH-8 and WS. Sully District. Tax Map 55-1 ((27)) 128. (Admin. moved from 2/15/05 and 4/26/05 at appl. req.) Withdrawn
- 9:30 A.M. WINCHESTER HOMES, INC., A 2004-SU-045 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a sales office in a model home without a valid Temporary Special Permit in violation of Zoning Ordinance EP provisions. Located at 13539 Lavender Mist La. on approx. 1,938 sq. ft. of land zoned PDH-8 and WS. Sully District. Tax Map 55-1 ((27)) 65. (Admin. moved from 2/15/05 and 4/26/05 at appl. req.) Withdrawn
- 9:30 A.M. ANTOINE S. KHOURY AND MRS. HIAM H. KHOURY, A 2004-MA-037 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have paved a portion of the front yard on property located in the R-4 District in excess of the allowable surface coverage under Zoning Ordinance provisions. Located at 7381 MAT Rodeo Ct. on approx. 16,703 sq. ft. of land zoned R-4. Mason District. Tax Map 60-3 7/26/05 ((53)) 4. (Deferred from 4/19/05 at appl. req.)
- 9:30 A.M. EXPRESS TINT, A 2004-SU-030 Appl. Under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is occupying the site as a vehicle light service MAT establishment without an approved Special Exception and without site plan, building Withdrawn permit, Non-Residential Use Permit and sign approvals, all in violation of Zoning Ordinance provisions. Located at 13900 Lee Hwy. on approx. 6,334 sq. ft. of land zoned C-8, S-C, H-C and WS. Sully District. Tax Map 54-4 ((1)) 53. (Deferred from 12/14/04, 3/8/05, and 5/10/05 at appl. req.)
- 9:30 A.M. DENNIS O. HOGGE AND J. WILLIAM GILLIAM, A 2004-SU-031 Appl. Under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing a MAT tenant to occupy the site as a vehicle light service establishment without an approved Withdrawn Special Exception and without site plan, building permit, Non-Residential Use Permit and sign approvals, all in violation of Zoning Ordinance Provisions. Located at 13900 Lee Hwy. on approx. 6,334 sq. ft. of land zoned C-8, S-C, H-C and WS. Sully District. Tax Map 54-4 ((1)) 53. (Deferred from 12/14/04, notices not in order) (Deferred from 3/8/05 and 5/10/05 at appl. req.)



9:30 A.M. MRS. BETSY BOYLE AND MRS. DEMETRA MILLS, A 2005-BR-005 Appl. under sect(s).  
18-301 of the Zoning Ordinance. Appeal asserting that the Zoning Administrator made a  
DJQ verbal determination on January 26, 2005 not to issue a Notice of Violation at that time for  
Decision operating a place of worship without special permit approval on property located at Tax  
Deferred to Map 70-3 ((4)) 113. Located at 8434 Thames St. on approx. 10,500 sq. ft. of land zoned  
6/28/05 at R-3. Braddock District. Tax Map 70-3 ((4)) 113. (Decision deferred from 5/10/05)  
appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JUNE 14, 2005**

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 14, 2005, 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 DOUGLAS A. SMITH AND CHARLOTTE LEE SMITH, VC 2005-MV-001 Appl. under  
Sect(s). 18-401 of the Zoning Ordinance to permit a lot width of 10 ft. for Lot 43C. Located  
SV on the W. side of Gambrell Rd. S. of Fairfax County Pkwy. on approx. 27,349 sq. ft. of land  
Denied zoned R-3. Mt. Vernon District. Tax Map 89-3 ((1)) 43C.
- 9:00 A.M. TRUSTEES OF ST. PAUL'S LUTHERAN CHURCH, SPA 93-P-046-02 Appl. under  
Sect(s). 3-103 of the Zoning Ordinance to amend SP 93-P-046 previously approved for a  
MS church, nursery school and a waiver of the dustless surface requirement to permit building  
Approved additions, change in development conditions and site modifications. Located at 7426  
Idylwood Rd. and 7401 Leesburg Pi. on approx. 8.54 ac. of land zoned R-1 and HC.  
Providence District. Tax Map 40-3 ((1)) 7A and 9. (Admin. moved from 3/8/05 and  
4/12/05 at appl. req.) (Decision deferred from 5/3/05 and 5/17/05)
- 9:00 A.M. TRUSTEES OF WASHINGTON FARM UNITED METHODIST CHURCH, SPA 75-S-177  
Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend S-75-177 previously  
SL approved for a place of worship to permit the addition of a private school of general  
Admin. education, building additions, site modifications, an increase in land area and the addition  
Moved to of a columbarium. Located at 3921 Old Mill Rd. on approx. 2.38 ac. of land zoned R-2. Mt.  
8/9/05 at Vernon District. Tax Map 110-2 ((1)) 32A (formerly known as 110-2 ((1)) 9B, 32, 33, 36  
appl. req. pt., 39; 110-2 ((10)) 60A pt.) and 110-2 ((9)) 11B. (Admin. moved from 1/25/05, 3/1/05,  
3/22/05, 4/19/05, and 6/7/05 at appl. req.)
- 9:30 A.M. MS. KAREN R. SMITH, A 2004-MA-032 Appl. under Sect(s). 18-301 of the Zoning  
Ordinance. Appeal of a determination that the appellant has constructed an addition which  
EP does not meet the minimum side yard requirement for the R-3 District in violation of Zoning  
Withdrawn Ordinance provisions. Located at 4203 Cordell St. on approx. 12,329 sq. ft. of land zoned  
R-3 and H-C. Mason District. Tax Map 71-2 ((20)) 66. (Admin. moved from 12/14/04 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, 10/12/04, 1/18/05, and 4/5/05 at appl. req.)  
MA  
Admin.  
Moved to  
9/13/05 at  
appl. req.
- 9:30 A.M. VIRGINIA EQUITY SOLUTIONS, LLC, A 2005-PR-015 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant purchased an affordable dwelling unit without obtaining a Certificate of Qualification from the Fairfax County Redevelopment and Housing Authority and is not occupying the dwelling as their domicile in violation of Zoning Ordinance provisions. Located at 8054 Sebon Dr. on approx. 878 sq. ft. of land zoned R-12. Providence District. Tax Map 49-2 ((43)) 139.  
MAT  
Decision  
Deferred to  
7/19/05
- 9:30 A.M. A-1 SOLAR CONTROL, A 2005-DR-012 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant must obtain site plan approval and complete construction of all required improvements in accordance with Special Exception SE 2002-DR-011 prior to issuance of a Non-Residential Use Permit. Located at 10510 Leesburg Pi. on approx. 28,555 sq. ft. of land zoned C-5. Dranesville District. Tax Map 12-4 ((1)) 55.  
MAT  
Decision  
Deferred to  
7/19/05
- 9:30 A.M. CHARLES A. LANARAS, A 2005-DR-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant must obtain site plan approval and complete construction of all required improvements in accordance with Special Exception SE 2002-DR-011 prior to issuance of a Non-Residential Use Permit. Located at 10510 Leesburg Pi. on approx. 28,555 sq. ft. of land zoned C-5. Dranesville District. Tax Map 12-4 ((1)) 55.  
MAT  
Decision  
Deferred to  
7/19/05
- 9:30 A.M. JAMES I. LANE AND/OR JOAN C. TOOMEY, JTWROS, A 2004-SP-025 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 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. (Continued from 11/16/04) (Decision deferred from 3/1/05 and 5/3/05)  
MAT  
Decision  
Deferred to  
7/19/05

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JUNE 21, 2005**

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 21, 2005, 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. SUE BENHUSSEIN, SP 2005-LE-016 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 0.4 ft. from side lot line. Located at 6007 Dinwiddie St. on approx. 8,447 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((2)) (12) 22.  
DH  
Approved
- 9:00 A.M. LISA M. MASCOLO, SP 2005-DR-015 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 6.1 ft. with eave 5.1 ft. from rear lot line. Located at 10919 Belgravia Ct. on approx. 1.93 ac. of land zoned R-E. Dranesville District. Tax Map 3-3 ((9)) 5.  
SV  
Approved
- 9:00 A.M. TUCKAHOE RECREATION CLUB, INC., SPA 82-D-055-04 Appl. under Sect(s). 3-303 of the Zoning Ordinance amend SP 82-D-055 previously approved for community recreation facility to permit building addition and site modifications. Located at 1814 Great Falls St. on approx. 8.10 ac. of land zoned R-3. Dranesville District. Tax Map 40-1 ((1)) 1 and 2; 40-2 ((1)) 1B.  
SV  
Approved
- 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 and 12/21/04 at appl. req.)  
JC  
Admin.  
Moved to  
9/13/05 at  
appl. req.

- 9:30 A.M. OAKWOOD ROAD ASSOCIATES, LLC, A 2005-LE-016 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 property in the I-I District in violation of Zoning Ordinance provisions. Located at 5404 Oakwood Rd. on approx. 16,778 sq. ft. of land zoned I-I. Lee District. Tax Map 81-2 ((3)) 36A.  
CPJ  
Admin.  
Moved to  
6/28/05 at  
appl. req.
- 9:30 A.M. ANDREW CLARK AND ELAINE METLIN, A 2005-DR-017 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-2 District, is in violation of Zoning Ordinance provisions. Located at 1905 Rhode Island Av. on approx. 24,457 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (1) 36B.  
CPJ  
Admin.  
Withdrawn
- 9:30 A.M. SIDDARTH GOVINDANI, A 2005-PR-003 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-1 District, is in violation of Zoning Ordinance provisions. Located at 8611 McHenry St. on approx. 31,866 sq. ft. of land zoned R-1. Providence District. Tax Map 39-3 ((5)) (4) 33. (Decision deferred from 5/17/05)  
CPJ  
Upheld

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JUNE 28, 2005**

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 28, 2005, 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. MARIA L. GALDO, SP 2005-LE-017 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain such that side yards total 17.4 ft. Located at 7002 Cold Spring La. on approx. 8,833 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 92-2 ((22)) 330.  
DH  
Approved
- 9:00 A.M. SRI VENKATESWARA LOTUS TEMPLE OF VIRGINIA, SP 2004-SP-052 Appl. under Sect(s). 03-C03 of the Zoning Ordinance to permit a place of worship. Located at 12501 and 12519 Braddock Rd. on approx. 7.62 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1)) 24 and 25 pt. (Admin. moved from 11/30/04, 1/11/05, 2/8/05, and 3/15/05 at appl. req.) (Decision deferred from 4/5/05 and 4/26/05)  
SV  
Decision  
Deferred to  
10/11/05
- 9:30 A.M. BAUGHMAN AT SPRING HILL, LLC, A 2004-DR-040 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A. (Admin. moved from 2/1/05 and 5/17/05 at appl. req.)  
JC  
Admin.  
Moved to  
9/20/05 at  
appl. req.
- 9:30 A.M. NVR, INC., A 2004-DR-041 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance Provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A. (Admin. moved from 2/1/05 and 5/17/05 at appl. req.)  
JC  
Admin.  
Moved to  
9/20/05 at  
appl. req.

- 9:30 A.M. HOLLADAY PROPERTY SERVICES, INC., A 2004-DR-042 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A. (Admin. moved from 2/1/05 and 5/17/05 at appl. req.)  
JC  
Admin.  
Moved to  
9/20/05 at  
appl. req.
- 9:30 A.M. MICHAEL BRATTI AND GINNI BRATTI, A 2005-DR-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-2 District, is in violation of Zoning Ordinance provisions. Located at 2025 Franklin Av. on approx. 20,471 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((7)) 2. (Admin. moved from 5/24/05 at app. req.)  
CPJ  
Deferred to  
7/19/05
- 9:30 A.M. OAKWOOD ROAD ASSOCIATES, LLC, A 2005-LE-016 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 property in the I-I District in violation of Zoning Ordinance provisions. Located at 5404 Oakwood Rd. on approx. 16,778 sq. ft. of land zoned I-I. Lee District. Tax Map 81-2 ((3)) 36A. (Admin. moved from 6/21/05 at appl. req.)  
CPJ  
Admin.  
Moved to  
10/11/05
- 9:30 A.M. MRS. BETSY BOYLE AND MRS. DEMETRA MILLS, A 2005-BR-005 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal asserting that the Zoning Administrator made a verbal determination on January 26, 2005 not to issue a Notice of Violation at that time for operating a place of worship without special permit approval on property located at Tax Map 70-3 ((4)) 113. Located at 8434 Thames St. on approx. 10,500 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-3 ((4)) 113. (Decision deferred from 5/10/05 and 6/7/05)  
DJQ  
Upheld

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JULY 5, 2005**

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 5, 2005, 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  
JULY 12, 2005**

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 12, 2005, 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. 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. MS Decision Deferred to 12/20/05 Mason District. Tax Map 61-3 ((7)) (J) 6. (Decision deferred from 9/28/04)
- 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. MS Decision Indefinitely Deferred (Concurrent with SP 2004-BR-020) (Admin. moved from 6/22/04 at appl. req.) (Decision deferred from 6/29/04, 10/5/04, and 3/8/05)
- 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 front yard and greater than 7.0 ft. in height to remain in side 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 8/9/05 (Admin. moved from 6/15/04 and 10/19/04 at appl. req.) (Moved from 3/1/05 for notices) (Admin. moved from 4/19/05 and 5/24/05)
- 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 12/6/05 (Continued from 3/2/04) (Decision deferred from 5/4/04 and 11/2/04)

- 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) (Decision deferred from 5/4/04 and 11/2/04)
- DH  
Decision  
Deferred to  
12/6/05
- 9:00 A.M. ROBERT AND JOYCE HARRISON, SP 2005-PR-018 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 15.2 ft. from side lot line. Located at 8909 Glenbrook Rd. on approx. 31,351 sq. ft. of land zoned R-1. Providence District. Tax Map 58-2 ((4)) 76.
- DH  
Approved
- 9:00 A.M. REGENCY TALL OAKS VILLAGE CENTER, LLC, SP 2005-HM-019 Appl. under Sect(s). 6-303 of the Zoning Ordinance to permit a health club. Located at 12056 North Shore Dr. on approx. 19,033 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 18-1 ((5)) 8A1 pt.
- SV  
Approved
- 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 Mason District. Tax Map 60-2 ((15)) 148. (Decision deferred from 11/9/04) (Decision deferred from 2/8/05 at appl. req.)
- JC  
Decision  
Deferred to  
12/13/05
- 9:30 A.M. ENRIQUE LOPEZ, A 2005-MV-006 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard and an accessory use (a fence) on property which does not have an approved principle use in the C-8 District all in violation of Zoning Ordinance provisions. Located at 10014 Richmond Hy. On approx. 23,311 sq. ft. of land zoned C-8. Mount Vernon District. Tax Map 113-2 ((1)) 65. (Admin. moved from 5/10/05 at appl. req.)
- DJQ  
Decision  
Deferred to  
10/25/05
- 9:30 A.M. RECYCLE AMERICA ALLIANCE, LLC, A 2005-BR-004 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is permitting outdoor storage in association with a recycling center which is operating on property located at Tax Map 77-2 ((1)) 58A in violation of Zoning Ordinance provisions. Located at 10400 Premier Ct. on approx. 4.02 ac. of land zoned I-5. Braddock District. Tax Map 77-2 ((1)) 58A. (Reconsideration granted on 5/24/05)
- EP  
Withdrawn

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JULY 19, 2005**

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 19, 2005, 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. SUMAN CHOUDHARY TRUSTEE, SP 2005-DR-021 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 6503 Anna Maria Ct. on approx. 23,395 sq. ft. of land zoned R-1. Dranesville District. Tax Map 22-3 ((4)) 118.  
PB  
Denied
- 9:00 A.M. LAWRENCE AND CHERYL RICCIARDI, SP 2005-SU-020 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of addition and deck 9.5 ft. from side lot line. Located at 15218 Philip Lee Rd. on approx. 12,575 sq. ft. of land zoned R-C, AN and WS. Sully District. Tax Map 33-4 ((2)) 290.  
DH  
Approved
- 9:00 A.M. MAGGIE A. DEBOARD, SP 2005-SP-023 Appl. under Sect(s). 8-913 and 8-914 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of a second story addition 16.1 ft. with eave 15.3 ft. from side lot line and reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 1.0 ft. with eave 0.5 ft. from rear lot line and 14.1 ft. from side lot line. Located at 10508 Clipper Dr. on approx. 21,404 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 87-4 ((3)) 117A.  
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, 5/25/04, 7/27/04, 2/8/05, and 2/15/05).  
SL  
Indefinitely  
Deferred

- 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. (Deferred from 11/2/04 and 4/12/05 at appl. req.)  
MS  
Deferred to 1/10/06 at appl. req.
- 9:00 A.M. CHAN S. PARK, SP 2005-SP-012 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church. Located at 12219 Braddock Rd. on approx. 3.55 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 57. (Admin. moved from 5/17/05 at appl. req.)  
SV  
Admin.  
Moved to 10/25/05 at appl. req.
- 9:30 A.M. VIRGINIA EQUITY SOLUTIONS, LLC, A 2005-PR-015 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant purchased an affordable dwelling unit without obtaining a Certificate of Qualification from the Fairfax County Redevelopment and Housing Authority and is not occupying the dwelling as their domicile in violation of Zoning Ordinance provisions. Located at 8054 Sebon Dr. on approx. 878 sq. ft. of land zoned R-12. Providence District. Tax Map 49-2 ((43)) 139. (Decision deferred from 6/14/05)  
MAT  
Decision  
Deferred to 9/13/05
- 9:30 A.M. A-1 SOLAR CONTROL, A 2005-DR-012 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant must obtain site plan approval and complete construction of all required improvements in accordance with Special Exception SE 2002-DR-011 prior to issuance of a Non-Residential Use Permit. Located at 10510 Leesburg Pi. on approx. 28,555 sq. ft. of land zoned C-5. Dranesville District. Tax Map 12-4 ((1)) 55. (Decision deferred from 6/14/05)  
MAT  
Decision  
Deferred to 9/27/05
- 9:30 A.M. CHARLES A. LANARAS, A 2005-DR-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant must obtain site plan approval and complete construction of all required improvements in accordance with Special Exception SE 2002-DR-011 prior to issuance of a Non-Residential Use Permit. Located at 10510 Leesburg Pi. on approx. 28,555 sq. ft. of land zoned C-5. Dranesville District. Tax Map 12-4 ((1)) 55. (Decision deferred from 6/14/05)  
MAT  
Decision  
Deferred to 9/27/05
- 9:30 A.M. JAMES I. LANE AND/OR JOAN C. TOOMEY, JTWROS, A 2004-SP-025 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 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. (Continued from 11/16/04) (Decision deferred from 3/1/05, 5/3/05, and 6/14/05)  
MAT  
Decision  
Deferred to 8/2/05

9:30 A.M. MICHAEL BRATTI AND GINNI BRATTI, A 2005-DR-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, CPJ which is located in the front yard of property located in the R-2 District, is in violation of Deferred to Zoning Ordinance provisions. Located at 2025 Franklin Av. on approx. 20,471 sq. ft. of 12/20/05 land zoned R-2. Dranesville District. Tax Map 41-1 ((7)) 2. (Admin. moved from 5/24/05 at app. req.) (Deferred from 6/28/05)

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JULY 26, 2005**

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 26, 2005, 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. KIM-OANH T. NGUYEN, SP 2005-SU-024 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 construction of addition 28.0 ft. with eave 27.0 ft. from front lot line of a corner lot, DH 19.0 ft. with eave 18.0 ft. from side lot line and 21.0 ft. with eave 20.0 ft. from rear lot line. Approved Located at 4535 Samuels Pine Rd. on approx. 10,891 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 33-4 ((2)) 415.
- 9:00 A.M. KATHERINE O. KIRKHAM, SP 2005-SU-026 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of second story DH addition 30.8 ft. with eave 29.2 ft. from front lot line. Located at 6259 Welton Dr. on Approved approx. 14,738 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((8)) 488.
- 9:00 A.M. PAULA LOPEZ, SP 2005-MA-022 Appl. under Sect(s). 8-907 of the Zoning Ordinance to SV permit a home professional office. Located at 7650 Royce St. on approx. 34,902 sq. ft. of Denied land zoned R-2. Mason District. Tax Map 59-4 ((8)) 72.
- 9:00 A.M. MINA AKHLAGHI, SP 2004-DR-043 Appl. under Sect(s). 8-907 of the Zoning Ordinance to SL permit a home professional office. Located at 1192 Dolley Madison Blvd. on approx. Admin. 14,568 sq. ft. of land zoned R-2. Dranesville District. Tax Map 30-2 ((20)) (A) 1. (Admin. Moved to Moved to 9/13/05 for 9/13/05 for notices notices

- 9:30 A.M. ROBERT AND JOYCE HARRISON, A 2004-PR-038 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have constructed an addition which does not meet the minimum side yard requirement for the R-1 District in violation of Zoning Ordinance provisions. Located at 8909 Glenbrook Rd. on approx. 31,351 sq. ft. of land zoned R-1. Providence District. Tax Map 58-2 ((4)) 76. (Admin. Moved to 9/13/05 at appl. req.)
- DJQ  
Admin.  
Moved to 9/13/05 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, 5/11/04, 10/26/04, 3/1/05, and 4/12/05 at appl. req.)
- DJQ  
Admin.  
Moved to 9/20/05 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). (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, 5/11/04, 10/26/04, 3/1/05, and 4/12/05 at appl. req.)
- DJQ  
Admin.  
Moved to 9/20/05 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, 5/11/04, 10/26/04, 3/1/05, and 4/12/05 at appl. req.)
- DJQ  
Admin.  
Moved to 9/20/05 at appl. req.
- 9:30 A.M. JOHN NASSIKAS, A 2005-DR-022 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-2 District, is in violation of Zoning Ordinance provisions. Located at 6115 Ramshorn Pl. on approx. 1.4 ac. of land zoned R-2. Dranesville District. Tax Map 31-2 ((5)) A.
- MAT  
Deferred to 9/27/05

9:30 A.M. ANTOINE S. KHOURY AND MRS. HIAM H. KHOURY, A 2004-MA-037 Appl. under  
Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants  
MAT have paved a portion of the front yard on property located in the R-4 District in excess of  
Deferred to the allowable surface coverage under Zoning Ordinance provisions. Located at 7381  
9/20/05 Rodeo Ct. on approx. 16,703 sq. ft. of land zoned R-4. Mason District. Tax Map 60-3  
((53)) 4. (Deferred from 4/19/05 and 6/7/05 at appl. req.)

**JOHN DIGIULIAN, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
AUGUST 2, 2005**

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 2, 2005, 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. SANG I KIM, SP 2005-LE-025 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 5110 Franconia Rd. on approx. 23,993 sq. ft. of land zoned R-3 and HC. Lee District. Tax Map 82-3 ((2)) (3) 7.  
SV  
Decision  
Deferred  
to 9/13/05
- 9:30 A.M. CARROLL J. HALL (CJ'S TOWING INC.), A 2005-LE-014 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 property in the I-I District in violation of Zoning Ordinance provisions. Located at 5400 Oakwood Rd. on approx. 16,258 sq. ft. of land zoned I-I. Lee District. Tax Map 81-2 ((3)) 36B.  
CPJ  
Decision  
Deferred to  
10/11/05
- 9:30 A.M. MARY CAROLYN THIES, A 2005-SU-019 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has constructed an addition which does not meet the bulk regulation as it applies to the minimum side yard requirement for the PDH-2 District in violation of Zoning Ordinance provisions. Located at 13187 Ashvale Dr. on approx. 10,494 sq. ft. of land zoned PDH-2. Sully District. Tax Map 35-3 ((24)) 14.  
DJQ  
Deferred to  
11/8/05
- 9:30 A.M. DAVID T. FREEMAN AND SHANA VON ZEPPELIN, A 2005-SP-020 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a Contractor's Office and Shop on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 4819 Spruce Av. on 1 ac. of land zoned R-1. Springfield District. Tax Map 56-3 ((2)) 45.  
EP  
Admin.  
Moved to  
10/25/05 at  
appl. req.

- 9:30 A.M. DAVID M. LONGO, A 2005-DR-025 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-1 District, is in violation of Zoning Ordinance provisions. Located at 9813 Spring Ridge La. on approx. 20,100 sq. ft. of land zoned R-1. Dranesville District. Tax Map 19-3 ((10)) 20.  
EP  
Admin.  
Moved to  
12/13/05 at  
appl. req.
- 9:30 A.M. LEANN M. JOHNSON AND JAMES W. KOCH, A 2005-DR-026 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-2 District, is in violation of Zoning Ordinance provisions. Located at 1830 Massachusetts Av. on approx. 15,729 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (2) 1.  
CPJ  
Admin.  
Moved to  
12/13/05 at  
appl. req.
- 9:30 A.M. ADAM RUTTENBERG, A 2005-DR-027 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-2 District, is in violation of Zoning Ordinance provisions. Located at 2021 Franklin Av. on approx. 21,599 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((7)) 4.  
MAT  
Admin.  
Moved to  
12/20/05 at  
appl. req.
- 9:30 A.M. JAMES I. LANE AND/OR JOAN C. TOOMEY, JTWROS, A 2004-SP-025 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 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.  
MAT  
Decision  
Deferred to  
10/11/05  
(Continued from 11/16/04) (Decision deferred from 3/1/05, 5/3/05, 6/14/05, and 7/19/05)

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
AUGUST 9, 2005**

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 9, 2005, 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 H. BREIDENSTINE, JR., VC 2005-MV-002 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 35.5 ft. with eave 34.5 ft., roofed deck 32.1 ft. and bay window 34.1 ft. from front lot line. Located at 10517 Greene Dr. on approx. 22,110 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 113-4 ((6)) 18.  
DH  
Decision  
Deferred to  
9/13/05
- 9:00 A.M. ABDUL SLAM, VC 2005-MV-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 35.5 ft. with eave 34.5 ft., bay window 34.2 ft. and roofed deck 32.3 ft. from front lot line. Located at 10513 Greene Dr. on approx. 23,089 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 113-4 ((6)) 17.  
DH  
Deferred to  
9/13/05
- 9:00 A.M. HORACE COOPER, VC 2005-MV-005 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 35.5 ft. with eave 34.5 ft., bay window 33.5 ft. and roofed deck 30.5 ft. from front lot line. Located at 10505 Greene Dr. on approx. 28,982 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 113-4 ((6)) 15A.  
DH  
Deferred to  
9/13/05
- 9:00 A.M. WARREN T. JORDAN, VC 2005-MV-004  
DH  
Withdrawn
- 9:00 A.M. JOSEPH T. MERTAN, JR. AND CONNIE C. MERTAN, SP 2005-SU-027 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 construction of addition 15.9 ft. from side lot line. Located at 4405 Carrier Ct. on approx. 10,969 sq. ft. of land zoned R-C, WS and AN. Sully District. Tax Map 33-4 ((2)) 375.  
SV  
Approved

- 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 ac. of land zoned R-2. Dranesville District. Tax Map 40-1 ((1)) 12. (Admin. moved from 11/2/04, 3/15/05, and 5/17/05 at appl. req.)  
WS  
Admin.  
Moved to 11/15/05 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 front yard and greater than 7.0 ft. in height to remain in side 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 and 10/19/04 at appl. req.) (Moved from 3/1/05 for notices) (Admin. moved from 4/19/05, 5/24/05, and 7/12/05)  
MS  
Admin.  
Moved to 12/20/05
- 9:00 A.M. TRUSTEES OF WASHINGTON FARM UNITED METHODIST CHURCH, SPA 75-S-177 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend S-75-177 previously approved for a place of worship to permit the addition of a private school of general education, building additions, site modifications including changes in parking layout, an increase in land area and the addition of a columbarium. Located at 3921 Old Mill Rd. on approx. 2.38 ac. of land zoned R-2. Mt. Vernon District. Tax Map 110-2 ((1)) 32A (formerly known as 110-2 ((1)) 9B, 32, 33, 36 pt., 39; 110-2 ((10)) 60A pt.) and 110-2 ((9)) 11B. (Admin. moved from 1/25/05, 3/1/05, 3/22/05, 4/19/05, 6/7/05, and 6/14/05 at appl. req.)  
SL  
Admin.  
Moved to 9/13/05 at appl. req.
- 9:30 A.M. DONALD E. BOYD, A 2005-SP-024 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 property in the R-C District in violation of Zoning Ordinance provisions. Located at 13316 Compton Rd. on 10 ac. of land zoned R-C. Springfield District. Tax Map 75-1 ((1)) 26.  
CPJ  
Deferred to 9/13/05
- 9:30 A.M. BRANDON M. AND MELISSA CLARK RUSHING, A 2005-MV-028 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a Contractor's Office and Shop and are allowing the storage of commercial vehicles in excess of the allowable number for the R-3 District in violation of Zoning Ordinance provisions. Located at 8230 Frye Rd. on approx. 28,109 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 101-3 ((12)) 2.  
SG  
Admin.  
Withdrawn
- 9:30 A.M. JOHN N. GERACIMOS and MEI LEE STROM, A 2005-MV-018  
Admin.  
Moved to 12/13/05 at appl. req.
- 9:30 A.M. ROBERT FITZGERALD AND CAPITAL RENTALS, INC., A 2005-MA-021  
Withdrawn

9:30 A.M.     ROBERT H. AND ANJALI M. SUES, A 2005-PR-023  
Admin.  
Moved to  
12/13/05 at  
appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
AUGUST 16, 2005**

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 16, 2005, 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 23, 2005**

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 23, 2005, 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 30, 2005**

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 30, 2005, 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 6, 2005**

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 6, 2005, 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 13, 2005**

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 13, 2005, 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 H. BREIDENSTINE, JR., VC 2005-MV-002 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 35.5 ft. with eave 34.5 ft., roofed deck 32.1 ft. and bay window 34.1 ft. from front lot line. Located at 10517 Greene Dr. on approx. 22,110 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 113-4 ((6)) 18. (Decision deferred from 8/9/05)
- DH  
Decision  
Deferred to  
10/25/05 at  
appl. req.
- 9:00 A.M. ABDUL SLAM, VC 2005-MV-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 35.5 ft. with eave 34.5 ft., bay window 34.2 ft. and roofed deck 32.3 ft. from front lot line. Located at 10513 Greene Dr. on approx. 23,089 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 113-4 ((6)) 17. (Deferred from 8/9/05)
- DH  
Deferred to  
10/25/05 at  
appl. req.
- 9:00 A.M. HORACE COOPER, VC 2005-MV-005 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 35.5 ft. with eave 34.5 ft., bay window 33.5 ft. and roofed deck 30.5 ft. from front lot line. Located at 10505 Greene Dr. on approx. 28,982 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 113-4 ((6)) 15A. (Deferred from 8/9/05)
- DH  
Deferred to  
10/25/05 at  
appl. req.
- 9:00 A.M. SANG I KIM, SP 2005-LE-025 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 5110 Franconia Rd. on approx. 23,993 sq. ft. of land zoned R-3 and HC. Lee District. Tax Map 82-3 ((2)) (3) 7. (Decision deferred from 8/2/05)
- SV  
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. Withdrawn moved from 10/5/04, 11/30/04, and 3/15/05 at appl. req.) (Admin. moved from 5/17/05 and at appl. req. 7/26/05 for notices.)
- 9:00 A.M. TRUSTEES OF WASHINGTON FARM UNITED METHODIST CHURCH, SPA 75-S-177 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend S-75-177 previously approved for a place of worship to permit the addition of a private school of general education, building additions, site modifications including changes in parking layout, an increase in land area and the addition of a columbarium. Located at 3921 Old Mill Rd. on approx. 2.38 ac. of land zoned R-2. Mt. Vernon District. Tax Map 110-2 ((1)) 32A (formerly known as 110-2 ((1)) 9B, 32, 33, 36 pt., 39; 110-2 ((10)) 60A pt.) and 110-2 ((9)) 11B. (Admin. moved from 1/25/05, 3/1/05, 3/22/05, 4/19/05, 6/7/05, 6/14/05, and 8/9/05 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, 10/12/04, 1/18/05, 4/5/05, and 6/14/05 at appl. req.)
- 9:30 A.M. ROBERT AND JOYCE HARRISON, A 2004-PR-038 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have constructed an addition which does not meet the minimum side yard requirement for the R-1 District in violation of Zoning Ordinance provisions. Located at 8909 Glenbrook Rd. on approx. 31,351 sq. ft. of land zoned R-1. Providence District. Tax Map 58-2 ((4)) 76. (Admin. Moved to 11/29/05 at appl. req. moved from 1/25/05 and 7/26/05 at appl. req.)
- 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, 12/21/04, and 6/21/05 at appl. req.)
- 9:30 A.M. SHAH ABBAS, A 2005-HM-029 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is leasing an affordable dwelling unit to a tenant and is not occupying the dwelling as their domicile in violation of Zoning Ordinance provisions. Located at 2559 Peter Jefferson Ln. on approx. 1,409 sq. ft. of land zoned PDH-12. Hunter Mill District. Tax Map 25-1 ((21)) 127. (Admin. Moved to 11/8/05 at appl. req.)

9:30 A.M. MICHAEL J. RYAN, A 2005-DR-030  
 Admin.  
 Moved to  
 12/13/05

9:30 A.M. ANGELA C. MEDEROS, A 2005-MA-031  
 Admin.  
 Moved to  
 10/18/05 at  
 appl. req.

9:30 A.M. VIRGINIA EQUITY SOLUTIONS, LLC, A 2005-PR-015 Appl. under sect(s). 18-301 of the  
 Zoning Ordinance. Appeal of a determination that appellant purchased an affordable  
 dwelling unit without obtaining a Certificate of Qualification from the Fairfax County  
 MAT Redevelopment and Housing Authority and is not occupying the dwelling as their domicile  
 Upheld in violation of Zoning Ordinance provisions. Located at 8054 Sebon Dr. on approx. 878 sq.  
 ft. of land zoned R-12. Providence District. Tax Map 49-2 ((43)) 139. (Decision deferred  
 from 6/14/05 and 7/19/05)

9:30 A.M. DONALD E. BOYD, A 2005-SP-024 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  
 CPJ property in the R-C District in violation of Zoning Ordinance provisions. Located at 13316  
 Admin. Compton Rd. on 10 ac. of land zoned R-C. Springfield District. Tax Map 75-1 ((1)) 26.  
 Withdrawn (Deferred from 8/9/05)

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 20, 2005**

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 20, 2005, 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.      ARNOLD S. CORRADINO, SP 2005-PR-028 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction to minimum yard requirements based on errors in building locations to permit addition to remain 8.0 ft. from one side lot line and 8.1 ft. from other side lot line, stoop to remain 3.7 ft., deck (patio) 3.4 ft. and accessory structure (play equipment) 4.0 ft. from side lot line and accessory storage structure to remain 3.7 ft. from side and 4.1 ft. from rear lot lines. Located at 2843 West George Mason Rd. on approx. 6,250 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((4)) 132.  
DH  
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. (Decision deferred from 5/25/04, 7/20/04, 1/25/05, and 5/3/05)  
MS  
Decision  
Deferred to  
2/7/06 at  
appl. req.
- 9:00 A.M.      TRUSTEES OF PEACE EVANGELICAL LUTHERAN CHURCH, SPA 98-M-050 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 98-M-050 previously approved for a church to permit a correction in building height. Located at 6363 Lincolnia Rd. on approx. 4.41 ac. of land zoned R-3. Mason District. Tax Map 72-1 ((1)) 52; 72-1 ((7)) 109 and 110.  
SV  
Admin.  
Moved to  
11/8/05 at  
appl. req.

- 9:30 A.M.      BATAL CORBIN, LLC, A 2005-PR-007 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the order contained in a February 10, 2005, Notice of Violation directing the appellant to immediately cease all development activities until such time as legislative action is secured from the Board of Supervisors to resolve the violation. EP Admin. Moved to 11/8/05 at appl. req. Located at 2346 Gallows Rd. on approx. 7.69 ac. of land zoned R-2. Providence District. Tax Map 39-4 ((1)) 26. (Admin. moved from 6/7/05 at appl. req.)
- 9:30 A.M.      BAUGHMAN AT SPRING HILL, LLC, A 2004-DR-040 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A. (Admin. moved from 2/1/05, 5/17/05, and 6/28/05 at appl. req.) JC Admin. Moved to 12/20/05 at appl. req.
- 9:30 A.M.      HOLLADAY PROPERTY SERVICES, INC., A 2004-DR-042 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A. (Admin. moved from 2/1/05, 5/17/05, and 6/28/05 at appl. req.) JC Admin. Moved to 12/20/05 at appl. req.
- 9:30 A.M.      NVR, INC., A 2004-DR-041 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordanc with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance Provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A. (Admin. moved from 2/1/05, 5/17/05, and 6/28/05 at appl. req.) JC Admin. Moved to 12/20/05 at appl. req.
- 9:30 A.M.      JOHN L. MORRIS, A 2005-BR-032 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing outdoor storage on the property, which exceeds allowable total area, in violation of Zoning Ordinance provisions. Located at 6021 Greeley Bv. on approx. 11,452 sq. ft. of land zoned PRC. Braddock District. Tax Map 79-4 ((7)) 58. DJQ Withdrawn
- 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, 5/11/04, 10/26/04, 3/1/05, 4/12/05, and 7/26/05 at appl. req.) DJQ Admin. Moved to 2/7/06 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). (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, 5/11/04, 10/26/04, 3/1/05, 4/12/05, and 7/26/05 at appl. req.)
- DJQ  
Admin.  
Moved to  
2/7/06 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, 5/11/04, 10/26/04, 3/1/05, 4/12/05, and 7/26/05 at appl. req.)
- DJQ  
Admin.  
Moved to  
2/7/06 at  
appl. req.
- 9:30 A.M. ANTOINE S. KHOURY AND MRS. HIAM H. KHOURY, A 2004-MA-037 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have paved a portion of the front yard on property located in the R-4 District in excess of the allowable surface coverage under Zoning Ordinance provisions. Located at 7381 Rodeo Ct. on approx. 16,703 sq. ft. of land zoned R-4. Mason District. Tax Map 60-3 ((53)) 4. (Deferred from 4/19/05, 6/7/05, and 7/26/05 at appl. req.)
- MAT  
Withdrawn

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 27, 2005**

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 27, 2005, 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. LAUREL HIGHLANDS, LLC, SP 2005-MV-029 Appl. under Sect(s). 8-919 of the Zoning Ordinance to permit noise barrier height increase. Located at Laurel Highlands W. of I-95 and E. of Furey Rd. on approx. 1.35 ac. of land zoned PDH-12. Mt. Vernon District. Tax Map 107-2 ((12)) F1 pt. and G pt.  
SV  
Deferred to 10/25/05
- 9:30 A.M. STEPHEN T. SMITH, A 2005-MA-033 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established an office use on property in the R-3 District and is allowing outdoor storage on the property, all in violation of Zoning Ordinance provisions. Located at 3908 Braddock Rd. on approx. 10,560 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 61-3 ((7)) (E) 3.  
EP  
Withdrawn
- 9:30 A.M. GAGIK VARTANIAN, A 2005-PR-034 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 2842 Stuart Dr. on approx. 9,178 sq. ft. of land zoned C-8 and HC. Providence District. Tax Map 50-3 ((15)) A5.  
MAT  
Upheld
- 9:30 A.M. IKHMAYYES J. JARIRI, A 2005-MA-035 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has erected an accessory storage structure, which exceeds eight and one-half feet in height and which does not comply with the minimum yard requirements for the R-3 District, without a valid Building Permit, in violation of Zoning Ordinance provisions. Located at 3513 Washington Dr.. on approx. 15,411 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 61-2 ((17)) (F) 502.  
EP  
Admin.  
Withdrawn



- 9:30 A.M. A-1 SOLAR CONTROL, A 2005-DR-012 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant must obtain site plan approval and complete construction of all required improvements in accordance with Special Exception SE 2002-DR-011 prior to issuance of a Non-Residential Use Permit. Located at 10510 Leesburg Pi. on approx. 28,555 sq. ft. of land zoned C-5. Dranesville District. Tax Map 12-4 ((1)) 55. (Decision deferred from 6/14/05 and 7/19/05) (See A 2005-DR-057)
- MAT  
SE Expired  
NOV  
Reissued
- 9:30 A.M. CHARLES A. LANARAS, A 2005-DR-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant must obtain site plan approval and complete construction of all required improvements in accordance with Special Exception SE 2002-DR-011 prior to issuance of a Non-Residential Use Permit. Located at 10510 Leesburg Pi. on approx. 28,555 sq. ft. of land zoned C-5. Dranesville District. Tax Map 12-4 ((1)) 55. (Decision deferred from 6/14/05 and 7/19/05) (See A 2005-DR-060)
- MAT  
SE Expired  
NOV  
Reissued
- 9:30 A.M. JOHN NASSIKAS, A 2005-DR-022 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-2 District, is in violation of Zoning Ordinance provisions. Located at 6115 Ramshorn Pl. on approx. 1.4 ac. of land zoned R-2. Dranesville District. Tax Map 31-2 ((5)) A. (Deferred from 7/26/05)
- MAT  
Decision  
Deferred to  
10/25/05

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 4, 2005**

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 4, 2005, 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  
OCTOBER 11, 2005**

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 11, 2005, 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. DEBORAH R. LAPPAT, SP 2005-SP-030 Appl. under Sect(s). 8-914 and 8-917 of the  
DH Zoning Ordinance to permit modification to the limitation on the keeping of animals and  
Approved reduction to minimum yard requirements based on error in building locations to permit  
accessory storage structure to remain 1.1 ft. from rear lot line and deck to remain such that  
side yards total 22.70 ft. Located at 6609 Greenview La. on approx. 13,941 sq. ft. of land  
zoned R-2 (Cluster). Springfield District. Tax Map 89-1 ((6)) 57.
- 9:00 A.M. SRI VENKATESWARA LOTUS TEMPLE OF VIRGINIA, SP 2004-SP-052 Appl. under  
SV Sect(s). 03-C03 of the Zoning Ordinance to permit a place of worship. Located at 12501  
Decision and 12519 Braddock Rd. on approx. 7.62 ac. of land zoned R-C and WS. Springfield  
Deferred to District. Tax Map 66-2 ((1)) 24 and 25 pt. (Admin. moved from 11/30/04, 1/11/05, 2/8/05,  
11/1/05 at and 3/15/05 at appl. req.) (Decision deferred from 4/5/05, 4/26/05, and 6/28/05)  
appl. req.
- 9:00 A.M. HOLMES RUN ACRES RECREATION ASSOCIATION, INC./ FAIRFAX COUNTY PUBLIC  
SV SCHOOLS, SPA 91-P-077 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend  
Admin. SP 91-P-077 preiously approved for a community swim club to permit the parking of  
Moved to Fairfax County school buses. Located at 3451 Gallows Rd. on approx. 3.83 ac. of land  
10/25/05 at zoned R-3. Providence District. Tax Map 59-2 ((9)) (1) 6 and 7.  
appl. req.

- 9:00 A.M. TRUSTEES OF WASHINGTON FARM UNITED METHODIST CHURCH, SPA 75-S-177  
 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend S-75-177 previously  
 SL approved for a place of worship to permit the addition of a private school of general  
 Decision education, building additions, site modifications including changes in parking layout, an  
 Deferred to increase in land area and the addition of a columbarium. Located at 3921 Old Mill Rd. on  
 11/1/05 approx. 2.38 ac. of land zoned R-2. Mt. Vernon District. Tax Map 110-2 ((1)) 32A  
 (formerly known as 110-2 ((1)) 9B, 32, 33, 36 pt., 39; 110-2 ((10)) 60A pt.) and 110-2 ((9))  
 11B. (Admin. moved from 1/25/05, 3/1/05, 3/22/05, 4/19/05, 6/7/05, 6/14/05, and 8/9/05 at  
 appl. req.) (Decision deferred from 9/13/05)
- 9:30 A.M. CARROLL J. HALL (CJ'S TOWING INC.), A 2005-LE-014 Appl. under sect(s). 18-301 of  
 the Zoning Ordinance. Appeal of a determination that appellant has established a junk  
 CPJ yard and storage yard on property in the I-I District in violation of Zoning Ordinance  
 Upheld provisions. Located at 5400 Oakwood Rd. on approx. 16,258 sq. ft. of land zoned I-I. Lee  
 District. Tax Map 81-2 ((3)) 36B. (Decision deferred from 8/2/05)
- 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  
 EP 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  
 11/29/05 notices.) (Decision deferred from 7/20/04, 9/14/04, 9/28/04, 11/9/04, 12/14/04, and 4/5/05)
- 9:30 A.M. OAKWOOD ROAD ASSOCIATES, LLC, A 2005-LE-016 Appl. under sect(s). 18-301 of the  
 Zoning Ordinance. Appeal of a determination that appellant has established a junk yard  
 CPJ and storage yard on property in the I-I District in violation of Zoning Ordinance provisions.  
 Upheld Located at 5404 Oakwood Rd. on approx. 16,778 sq. ft. of land zoned I-I. Lee District.  
 Tax Map 81-2 ((3)) 36A. (Admin. moved from 6/21/05 and 6/28/05 at appl. req.)
- 9:30 A.M. MICHAEL A. GOODWIN AND J. DEANNE GOODWIN, A 2005-DR-036 Appl. under  
 sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a stone wall  
 MAT erected on property at Tax Map 29-2 ((3)) 391 is obstructing surface drainage from an  
 Upheld abutting lot, in violation of Zoning Ordinance provisions. Located at 1321 Macbeth St. on  
 approx. 12,420 sq. ft. of land zoned R-2. Dranesville District. Tax Map 29-2 ((3)) 391.
- 9:30 A.M. JAMES I. LANE AND/OR JOAN C. TOOMEY, JTWROS, A 2004-SP-025 Appl. under  
 Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess  
 MAT of four feet in height located in the front yard of property located at Tax Map 66-4 ((8)) 7 is  
 Decision in violation of Zoning Ordinance provisions. Located at 12419 Popes Head Rd. on approx.  
 Deferred to 25,276 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 66-4 ((8)) 7.  
 2/28/06 (Continued from 11/16/04) (Decision deferred from 3/1/05, 5/3/05, 6/14/05, and 7/19/05)  
 (Decision deferred from 8/2/05)

**JOHN DIGIULIAN, CHAIRMAN**

**PLEASE NOTE: ALL APPLICATIONS ORIGINALLY SCHEDULED FOR OCTOBER 18, 2005,  
HAVE BEEN MOVED TO FUTURE DATES AT THE REQUEST OF THE APPLICANTS;  
THEREFORE, THE OCTOBER 18, 2005 MEETING HAS BEEN CANCELLED**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 18, 2005**

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 18, 2005, 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 MARK A. CHRISTMAS AND ELIZABETH B. POWELL, SP 2005-PR-032 (bldg in error),  
Admin. concurrent with VC 2005-PR-008 (fence height)  
Moved to  
1/10/06 at  
appl. req.
- Admin. ANDREW CLARK AND ELAINE METLIN, A 2005-DR-037  
Moved to  
12/6/05 at  
appl. req.
- Admin. BRANDON RUSHING AND MELISSA CLARK RUSHING, A 2005-MV-038  
Moved to  
1/10/06 at  
appl. req.
- 9:30 A.M. ANGELA C. MEDEROS, A 2005-MA-031 (Admin. moved from 9/13/05 at appl. req.)  
Admin.  
Moved to  
12/6/05 at  
appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 25, 2005**

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 25, 2005, 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 H. BREIDENSTINE, JR., VC 2005-MV-002 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 35.5 ft. with eave 34.5 ft., roofed deck 32.1 ft. and bay window 34.1 ft. from front lot line. Located at 10517 Greene Dr. on approx. 22,110 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 113-4 ((6)) 18. (Decision deferred from 8/9/05 and 9/13/05)
- DH  
Decision  
Deferred to  
11/15/05
- 9:00 A.M. ABDUL SLAM, VC 2005-MV-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 35.5 ft. with eave 34.5 ft., bay window 34.2 ft. and roofed deck 32.3 ft. from front lot line. Located at 10513 Greene Dr. on approx. 23,089 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 113-4 ((6)) 17. (Deferred from 8/9/05 and 9/13/05)
- DH  
Deferred to  
11/15/05
- 9:00 A.M. HORACE COOPER, VC 2005-MV-005 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 35.5 ft. with eave 34.5 ft., bay window 33.5 ft. and roofed deck 30.5 ft. from front lot line. Located at 10505 Greene Dr. on approx. 28,982 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 113-4 ((6)) 15A. (Deferred from 8/9/05 and 9/13/05)
- DH  
Deferred to  
11/15/05
- 9:00 A.M. CHAN S. PARK, SP 2005-SP-012 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church. Located at 12219 Braddock Rd. on approx. 3.55 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 57. (Admin. moved from 5/17/05 and 7/19/05 at appl. req)
- SV  
Admin.  
Moved to  
12/20/05 at  
appl. req.

- 9:00 A.M. HOLMES RUN ACRES RECREATION ASSOCIATION, INC./ FAIRFAX COUNTY PUBLIC SCHOOLS, SPA 77-P-091 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend S-91-77 previously approved for a community swim club to permit the parking of Fairfax County school buses. Located at 3451 Gallows Rd. on approx. 3.83 ac. of land zoned R-3. Providence District. Tax Map 59-2 ((9)) (1) 6 and 7. (Admin. moved from 10/11/05 at appl. req.)  
SV  
Admin.  
Moved to 11/15/05  
for ads
- 9:00 A.M. LAUREL HIGHLANDS, LLC, SP 2005-MV-029 Appl. under Sect(s). 8-919 of the Zoning Ordinance to permit noise barrier height increase. Located at Laurel Highlands W. of I-95 and E. of Furey Rd. on approx. 1.35 ac. of land zoned PDH-12. Mt. Vernon District. Tax Map 107-2 ((12)) F1 pt. and G pt. (Deferred from 9/27/05)  
SV  
Approved
- 9:30 A.M. JOHN NASSIKAS, A 2005-DR-022 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-2 District, is in violation of Zoning Ordinance provisions. Located at 6115 Ramshorn Pl. on approx. 1.4 ac. of land zoned R-2. Dranesville District. Tax Map 31-2 ((5)) A. (Deferred from 7/26/05) (Decision deferred from 9/27/05)  
MAT  
Upheld
- 9:30 A.M. MARC SEGUINOT, A 2004-PR-035 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 59-3 ((7)) 45 is in violation of Zoning Ordinance provisions. Located at 3807 Prosperity Ave. on approx. 29,164 sq. ft. of land zoned R-1. Providence District. Tax Map 59-3 ((7)) 45. (Notices not in order - Deferred from 1/11/05) (Decision deferred from 4/19/05)  
DJQ  
Decision  
Deferred to 2/14/06
- 9:30 A.M. DAVID T. FREEMAN AND SHANA VON ZEPPELIN, A 2005-SP-020 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a Contractor's Office and Shop on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 4819 Spruce Av. on 1 ac. of land zoned R-1 and WS. Springfield District. Tax Map 56-3 ((2)) 45. (Admin. moved from 8/2/05 at appl. req.)  
EP  
Upheld
- 9:30 A.M. ENRIQUE LOPEZ, A 2005-MV-006 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard and an accessory use (a fence) on property which does not have an approved principle use in the C-8 District all in violation of Zoning Ordinance provisions. Located at 10014 Richmond Hy. On approx. 23,311 sq. ft. of land zoned C-8. Mount Vernon District. Tax Map 113-2 ((1)) 65. (Admin. moved from 5/10/05 at appl. req.) (Decision deferred from 7/12/05)  
DJQ  
Decision  
Deferred to 11/8/05

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 1, 2005**

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 1, 2005, 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. CHANTILLY HEALTH CLUB, INC. D/B/A/ OLYMPUS ATHLETIC CLUB, SPA  
2002-SU-067 Appl. under Sect(s). 5-503 of the Zoning Ordinance to amend  
DH SP 2002-SU-067 previously approved for a health club to permit a change in permittee and  
Approved development conditions. Located at 14531 Lee Rd. on approx. 28.58 ac. of land zoned I-5  
and WS. Sully District. Tax Map 34-3 ((1)) 34.
- 9:00 A.M. WESLEY UNITED METHODIST TRUSTEES, SPA 68-M-877 Appl. under Sect(s). 3-203 of  
the Zoning Ordinance to amend SP 68-M-877 previously approved for a church with  
SV nursery school to permit an increase in enrollment and hours of operation. Located at  
Approved 8412, 8413, 8416, 8417, 8420, 8421, 8424, 8425 Richmond Ave. on approx. 3.43 ac. of  
land zoned R-2 and HC. Mt. Vernon District. Tax Map 101-3 ((8)) (B) 31; 101-4 ((8)) (B)  
1-4, 32, 33 and 34.
- 9:00 A.M. SRI VENKATESWARA LOTUS TEMPLE OF VIRGINIA, SP 2004-SP-052 Appl. under  
Sect(s). 03-C03 of the Zoning Ordinance to permit a place of worship. Located at 12501  
SV and 12519 Braddock Rd. on approx. 7.62 ac. of land zoned R-C and WS. Springfield  
Admin. District. Tax Map 66-2 ((1)) 24 and 25 pt. (Admin. moved from 11/30/04, 1/11/05, 2/8/05,  
Moved to and 3/15/05 at appl. req.) (Decision deferred from 4/5/05, 4/26/05, 6/28/05, and 10/11/05)  
11/29/05 for  
revisions



9:00 A.M. TRUSTEES OF WASHINGTON FARM UNITED METHODIST CHURCH, SPA 75-S-177  
SL Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend S-75-177 previously  
Decision approved for a place of worship to permit the addition of a private school of general  
Deferred to education, building additions, site modifications including changes in parking layout, an  
5/2/06 increase in land area and the addition of a columbarium. Located at 3921 Old Mill Rd. on  
approx. 2.38 ac. of land zoned R-2. Mt. Vernon District. Tax Map 110-2 ((1)) 32A  
(formerly known as 110-2 ((1)) 9B, 32, 33, 36 pt., 39; 110-2 ((10)) 60A pt.) and 110-2 ((9))  
11B. (Admin. moved from 1/25/05, 3/1/05, 3/22/05, 4/19/05, 6/7/05, 6/14/05, and 8/9/05 at  
appl. req.) (Decision deferred from 9/13/05 and 10/11/05)

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 8, 2005**

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 8, 2005, 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.      ROBIN AND EILEEN MARCOE, SP 2005-BR-031 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit accessory dwelling unit and reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 4.1 ft. with eave 3.4 ft. from rear lot line and 3.2 ft. with eave 2.4 ft. from side lot line. Located at 5646 Inverchapel Rd. on approx. 13,337 sq. ft. of land zoned R-3. Braddock District. Tax Map 79-2 ((3)) (3) 49.  
DH  
Admin.  
Moved to  
12/6/05 at  
appl. req.
- 9:00 A.M.      TRUSTEES OF PEACE EVANGELICAL LUTHERAN CHURCH, SPA 98-M-050 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 98-M-050 previously approved for a church to permit a correction in building height. Located at 6363 Lincolnia Rd. on approx. 4.41 ac. of land zoned R-3. Mason District. Tax Map 72-1 ((1)) 52; 72-1 ((7)) 109 and 110. (Admin. moved from 9/20/05 at appl. req.)  
SV  
Admin.  
Moved to  
12/6/05 at  
appl. req.
- 9:30 A.M.      MARY CAROLYN THIES, A 2005-SU-019 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has constructed an addition which does not meet the bulk regulation as it applies to the minimum side yard requirement for the PDH-2 District in violation of Zoning Ordinance provisions. Located at 13187 Ashvale Dr. on approx. 10,494 sq. ft. of land zoned PDH-2. Sully District. Tax Map 35-3 ((24)) 14. (Deferred from 8/2/05)  
DJQ  
Withdrawn
- 9:30 A.M.      ENRIQUE LOPEZ, A 2005-MV-006 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard and an accessory use (a fence) on property which does not have an approved principle use in the C-8 District all in violation of Zoning Ordinance provisions. Located at 10014 Richmond Hy. On approx. 23,311 sq. ft. of land zoned C-8. Mount Vernon District. Tax Map 113-2 ((1)) 65. (Admin. moved from 5/10/05 at appl. req.) (Decision deferred from 7/12/05 and 10/25/05)  
DJQ  
Upheld

- 9:30 A.M. BATAL CORBIN, LLC, A 2005-PR-007 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the order contained in a February 10, 2005, Notice of Violation directing the appellant to immediately cease all development activities until such time as legislative action is secured from the Board of Supervisors to resolve the violation. EP Admin. Moved to 11/29/05 at appl. req. Located at 2346 Gallows Rd. on approx. 7.69 ac. of land zoned R-2. Providence District. Tax Map 39-4 ((1)) 26. (Admin. moved from 6/7/05 and 9/20/05 at appl. req.)
- 9:30 A.M. SHAH ABBAS, A 2005-HM-029 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is leasing an affordable dwelling unit to a tenant and is not occupying the dwelling as their domicile in violation of Zoning Ordinance provisions. EP Withdrawn Located at 2559 Peter Jefferson Ln. on approx. 1,409 sq. ft. of land zoned PDH-12. Hunter Mill District. Tax Map 25-1 ((21)) 127. (Deferred from 9/13/05 at appl. req.)
- 9:30 A.M. MVQ TRUCKING, LLC, A 2005-MA-041 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard and an accessory use (a fence) on property which does not have an approved principal use in the C-2 District all in violation of Zoning Ordinance provisions. EP Upheld Located on approx. 13,867 sq. ft. of land zoned C-2, HC, SC and CRD. Mason District. Tax Map 61-2 ((17)) (D) 3.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 15, 2005**

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 15, 2005, 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            KINGDOM HALL OF JEHOVAH'S WITNESSES MOUNT VERNON CONGREGATION,  
Admin.       SPA 99-V-013  
Moved to  
12/13/05 at  
appl. req.
- 9:00 A.M.    ISRAEL LARIOS, SILVIA LARIOS AND ANTONIO LARIOS, SP 2005-LE-033 Appl. under  
Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements  
DH            based on errors in building locations to permit dwelling to remain 10.2 ft., roofed deck  
Denied       (open porch), 0.4 ft. with eave 0.0 ft., carport 1.0 ft. with eave 0.3 ft. and roofed (covered)  
deck 0.0 ft. from side lot line, deck (concrete and stone patio) 0.4 ft. from side and 2.2 ft.  
from rear lot lines and accessory storage structure 2.2 ft. with eave 1.9 ft. from rear and  
8.2 ft. from side lot lines. Located at 7320 Bath St. on approx. 10,062 sq. ft. of land zoned  
R-3. Lee District. Tax Map 80-3 ((2)) (34) 20.
- 9:00 A.M.    JOHN H. BREIDENSTINE, JR., VC 2005-MV-002 Appl. under Sect(s). 18-401 of the  
Zoning Ordinance to permit construction of dwelling 35.5 ft. with eave 34.5 ft., roofed deck  
DH            32.1 ft. and bay window 34.1 ft. from front lot line. Located at 10517 Greene Dr. on  
Denied       approx. 22,110 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 113-4 ((6)) 18.  
(Decision deferred from 8/9/05, 9/13/05, and 10/25/05)
- 9:00 A.M.    ABDUL SLAM, VC 2005-MV-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to  
permit construction of dwelling 35.5 ft. with eave 34.5 ft., bay window 34.2 ft. and roofed  
DH            deck 32.3 ft. from front lot line. Located at 10513 Greene Dr. on approx. 23,089 sq. ft. of  
Denied       land zoned R-E. Mt. Vernon District. Tax Map 113-4 ((6)) 17. (Deferred from 8/9/05,  
9/13/05, and 10/25/05)

- 9:00 A.M. HORACE COOPER, VC 2005-MV-005 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 35.5 ft. with eave 34.5 ft., bay window 33.5 ft. and roofed deck 30.5 ft. from front lot line. Located at 10505 Greene Dr. on approx. 28,982 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 113-4 ((6)) 15A. (Deferred from 8/9/05, 9/13/05, and 10/25/05)
- DH  
Denied
- 9:00 A.M. TRUSTEES OF THE FULL GOSPEL FIRST CHURCH OF WASHINGTON, SPA 89-M-041-02 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 89-M-041 previously approved for a church to permit a child care center, building addition, increase in land area and site modifications. Located at 6401, 6405 and 6407 Lincolnia Rd. on approx. 3.89 ac. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 59, 59C and 59D.
- JM  
Admin.  
Moved to  
1/10/06 at  
appl. req.
- 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 ac. of land zoned R-2. Dranesville District. Tax Map 40-1 ((1)) 12. (Admin. moved from 11/2/04, 3/15/05, 5/17/05, and 8/9/05 at appl. req.)
- SL  
Admin.  
Moved to  
3/14/06 at  
appl. req.
- 9:00 A.M. JOHN B. LOGRANDE, VC 2005-MV-006 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit existing dwelling to remain less than eighteen inches above 100 year flood plain level. Located at 1212 I St. on approx. 10,500 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-2 ((8)) (38) 30. (in association with SEA 78-V-115)
- SV  
Decision  
Deferred to  
1/31/06
- 9:00 A.M. TRUSTEES OF TRINITY UNITED METHODIST CHURCH, SPA 87-D-074 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 87-D-074 previously approved for a church and child care center to permit deletion of child care center and addition of a nursery school, increase in land area, building additions, columbarium, and site modifications. Located at 1201 Dolley Madison Blvd. on approx. 7.30 ac. of land zoned R-2. Dranesville District. Tax Map 30-2 ((32)) A, 1 and 5.
- SV  
Admin.  
Moved to  
1/10/06 at  
appl. req.
- 9:00 A.M. HOLMES RUN ACRES RECREATION ASSOCIATION, INC./ FAIRFAX COUNTY PUBLIC SCHOOLS, SPA 77-P-091 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend S-91-77 previously approved for a community swim club to permit the parking of Fairfax County school buses. Located at 3451 Gallows Rd. on approx. 3.83 ac. of land zoned R-3. Providence District. Tax Map 59-2 ((9)) (1) 6 and 7. (Admin. moved from 10/11/05 at appl. req.) (Admin. moved from 10/25/05 for ads)
- SV  
Approved

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 22, 2005**

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 22, 2005, 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  
NOVEMBER 29, 2005**

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 29, 2005, 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. DONALD & MARILYN COSTELLO, SP 2005-BR-034 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7013 Leesville Blvd. on approx. 11,234 sq. ft. of land zoned R-3 and HC. Braddock District. Tax Map 80-2 ((5)) (1) 7.  
JM  
Admin.  
Moved to  
12/20/05  
for ads
- 9:00 A.M. SRI VENKATESWARA LOTUS TEMPLE OF VIRGINIA, SP 2004-SP-052 Appl. under Sect(s). 03-C03 of the Zoning Ordinance to permit a place of worship. Located at 12501 and 12519 Braddock Rd. on approx. 15.64 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1)) 24 and 25 pt. (Admin. moved from 11/30/04, 1/11/05, 2/8/05, and 3/15/05 at appl. req.) (Decision deferred from 4/5/05, 4/26/05, 6/28/05, and 10/11/05) (Admin. moved from 11/1/05 for revisions)  
SV  
Approved
- 9:30 A.M. THANH TRUONG, A 2005-PR-008 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a place of worship on property in the R-3 District without an approved special permit in violation of Zoning Ordinance provisions. Located at 3418 Annandale Rd. on approx. 3.35 ac. of land zoned R-3. Providence District. Tax Map 60-1 ((1)) 12A. (Decision deferred from 5/24/05)  
DJQ  
Decision  
Deferred to  
2/14/06
- 9:30 A.M. ROBERT AND JOYCE HARRISON, A 2004-PR-038 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have constructed an addition which does not meet the minimum side yard requirement for the R-1 District in violation of Zoning Ordinance provisions. Located at 8909 Glenbrook Rd. on approx. 31,351 sq. ft. of land zoned R-1. Providence District. Tax Map 58-2 ((4)) 76. (Admin. moved from 1/25/05, 7/26/05, and 9/13/05 at appl req.)  
DJQ  
Withdrawn

9:30 A.M. BATAL CORBIN, LLC, A 2005-PR-007 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the order contained in a February 10, 2005, Notice of Violation directing the appellant to immediately cease all development activities until such time as legislative action is secured from the Board of Supervisors to resolve the violation. EP Withdrawn Located at 2346 Gallows Rd. on approx. 7.69 ac. of land zoned R-2. Providence District. Tax Map 39-4 ((1)) 26. (Admin. moved from 6/7/05, 9/20/05, and 11/8/05 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 parking of four commercial vehicles on property in the R-C District in violation of Zoning Ordinance provisions. EP Decision Deferred to 12/6/05 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, 9/28/04, 11/9/04, 12/14/04, 4/5/05, and 10/11/05)

**JOHN DIGIULIAN, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 6, 2005**

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 6, 2005, 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. 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 1/24/06 (Continued from 3/2/04) (Decision deferred from 5/4/04, 11/2/04, and 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, 11/2/04, and 7/12/05)
- 9:00 A.M. ROBIN AND EILEEN MARCOE, SP 2005-BR-031 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit accessory dwelling unit and reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 4.1 ft. with eave 3.4 ft. from rear lot line and 3.2 ft. with eave 2.4 ft. from side lot line. Located at 5646 Inverchapel Rd. on approx. 13,337 sq. ft. of land zoned R-3. Braddock District. Tax Map 79-2 ((3)) (3) 49. (Admin. moved from 11/8/05 at appl. req.)  
DH Admin. Moved to 1/24/06 at appl. req.
- 9:00 A.M. ROBIN G. DAVIS, SP 2005-LE-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 addition to remain 14.1 ft. with eave 13.7 ft. from side lot line. Located at 6504 Windham Ave. on approx. 26,793 sq. ft. of land zoned R-1. Lee District. Tax Map 90-2 ((9)) 100.  
DH Approved

- 9:00 A.M. TRUSTEES OF PEACE EVANGELICAL LUTHERAN CHURCH, SPA 98-M-050 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 98-M-050 previously approved for a church to permit a correction in building height. Located at 6362 Lincolnia Rd. on approx. 4.41 ac. of land zoned R-3. Mason District. Tax Map 72-1 ((1)) 52; 72-1 ((7)) 109 and 110. (Admin. moved from 9/20/05 and 11/8/05 at appl. req.)  
SV  
Approved
- 9:30 A.M. ANDREW CLARK AND ELAINE METLIN, A 2005-DR-037 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-2 District, is in violation of Zoning Ordinance provisions. Located at 1905 Rhode Island Av. on approx. 24,457 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (1) 36B.  
CPJ  
Admin.  
Withdrawn
- 9:30 A.M. STAPF, LUCEY, MILLER, A 2005-DR-043 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that Interstate I-495 meets the definition of a street as set forth in the Fairfax County Zoning Ordinance and, as such, lot width can be measured along Interstate I-495 for lots within the proposed Estates at Ballantrae Oaks Subdivision. Located at 1301, 1306, 1307 and 1315 Scotts Run Rd. on approx. 27.57 ac. of land zoned R-1. Dranesville District. Tax Map 30-1 ((1)) 13B and 30-1 ((9)) 4, 4A and 5.  
EP  
Overtured
- 9:30 A.M. IKHMAYYES J. JARIRI, A 2005-MA-044 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has erected an accessory storage structure, which exceeds eight and one-half feet in height and 200 square feet in floor area and which does not comply with the minimum yard requirements for the R-3 District, without a valid Building Permit, in violation of Zoning Ordinance provisions. Located at 3513 Washington Dr.. on approx. 15,411 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 61-2 ((17)) (F) 502.  
EP  
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. (Deferred from 5/11/04 for notices.) (Decision deferred from 7/20/04, 9/14/04, 9/28/04, 11/9/04, 12/14/04, 4/5/05, 10/11/05, and 11/29/05)  
EP  
Decision  
Deferred to  
3/7/06
- 9:30 A.M. DONALD E. AND BETTY B. BOYD, A 2005-SP-047 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a junk yard and storage yard on property in the R-C District in violation of Zoning Ordinance provisions. Located at 13316 Compton Rd. on 10 ac. of land zoned R-C and WS. Springfield District. Tax Map 75-1 ((1)) 26.  
CPJ  
Upheld
- 9:30 A.M. ANGELA C. MEDEROS, A 2005-MA-031 (Admin. moved from 9/13/05 and 10/18/05 at appl. req.)  
Withdrawn

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 13, 2005**

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 13, 2005, 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 M. LAUGHLIN AND CHARLOTTE H. LAUGHLIN, VC 2005-HM-007 Appl. Under Sect(s). 18-401 of the Zoning Ordinance to permit dwelling to remain 20.73 ft. with eave 26.20 ft. and steps 16.83 ft. from front lot line. Located at 1884 Beulah Rd. on approx. 41,448 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 28-4 ((1)) 57 pt.  
SW  
Admin.  
Moved to  
1/24/06 at  
appl. req.
- 9:00 A.M.      KINGDOM HALL OF JEHOVAH'S WITNESSES MOUNT VERNON CONGREGATION, SPA 99-V-013 Appl. under Sect(s). 3-503 of the Zoning Ordinance to amend SP 99-V-013 previously approved for a place of worship to permit a reduction in land area. Located at 7920 Holland Rd. on approx. 3.98 ac. of land zoned R-5. Mt. Vernon District. Tax Map 102-1 ((1)) 38A. (Admin. moved from 11/15/05 at appl. req.)  
CL  
Admin.  
Moved to  
2/7/06 at  
appl. req.
- 9:00 A.M.      HECTOR F. CACERES, SP 2005-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 roofed deck (open porch) to remain 27.2 ft. and dwelling 22.6 ft. with eave 22.5 ft. from front lot line of a corner lot. Located at 5530 Janelle St. on approx. 1,266 sq. ft. of land zoned R-4. Lee District. Tax Map 82-2 ((2)) (B) 25.  
DH  
Decicison  
Deferred to  
8/1/06
- 9:00 A.M.      SIMIN HAYATI-FALLAH, VC 2005-SU-012 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 10.4 ft. from side lot line. Located at 6220 Hidden Canyon Rd. on approx. 10,688 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-3 ((3)) 49.  
DH  
Decision  
Deferred to  
8/1/06

- 9:00 A.M. CONCEPTS 21 LTD C/O SHADOWLAND, SP 2005-LE-035 Appl. under Sect(s). 4-603 of the Zoning Ordinance to permit indoor recreational use. Located at 5508 Franconia Rd. on approx. 1.80 ac. of land zoned C-6 and HC. Lee District. Tax Map 81-4 ((1)) 71A.  
SV  
Decision  
Deferred to  
12/20/05
- 9:30 A.M. JOHN N. GERACIMOS and MEI LEE STROM, A 2005-MV-018 (Admin. moved from 8/9/05 at appl. req.)  
Admin.  
Moved to  
2/28/06 at  
appl. req.
- 9:30 A.M. ROBERT H. AND ANJALI M. SUES, A 2005-PR-023 (Admin. moved from 8/9/05 at appl. req.)  
Admin.  
Moved to  
2/28/06 at  
appl. req.
- 9:30 A.M. DAVID M. LONGO, A 2005-DR-025 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-1 District, is in violation of Zoning Ordinance provisions. Located at 9813 Spring Ridge La. on approx. 20,100 sq. ft. of land zoned R-1. Dranesville District. Tax Map 19-3 ((10)) 20. (Admin. moved from 8/2/05 at appl. req.)  
EP  
Admin.  
Moved to  
3/14/06 at  
appl. req.
- 9:30 A.M. LEANN M. JOHNSON AND JAMES W. KOCH, A 2005-DR-026 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-2 District, is in violation of Zoning Ordinance provisions. Located at 1830 Massachusetts Av. on approx. 15,729 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (2) 1. (Admin. moved from 8/2/05 at appl. req.)  
CPJ  
Admin.  
Moved to  
2/28/06 at  
appl. req.
- 9:30 A.M. MICHAEL J. RYAN, A 2005-DR-030 (Admin. moved from 9/13/05)  
Admin.  
Moved to  
2/28/06 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 Mason District. Tax Map 60-2 ((15)) 148. (Decision deferred from 11/9/04 and 7/12/05) (Decision deferred from 2/8/05 at appl. req.)  
JC  
Admin.  
Moved to  
2/28/06 at  
appl. req.

9:30 A.M. JOANNE LOISELET, A 2005-SP-045 Appl. under sect(s). 18-301 of the Zoning Ordinance.  
JC Appeal of a determination that an accessory storage structure, an accessory structure, and  
Decision a fence in excess of four feet in height, which are located in the front yard of property  
Deferred to located in the R-C District, are in violation of Zoning Ordinance provisions. Located at  
8/1/06 5138 Pheasant Ridge Rd. on approx. 25,529 sq. ft. of land zoned R-C and WS.  
Springfield District. Tax Map 56-3 ((9)) 9.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 20, 2005**

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 20, 2005, 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. DONALD & MARILYN COSTELLO, SP 2005-BR-034 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7013 Leesville Blvd. on approx. 11,234 sq. ft. of land zoned R-2 and HC. Braddock District. Tax Map 80-2 ((5)) JM  
Approved (1) 7. (Admin. Moved from 11/29/05 for ads)
- 9:00 A.M. COMMUNITY ENTERTAINMENT & RECREATION, LLC, SPA 97-Y-028 Appl. under Sect(s). 5-503 of the Zoning Ordinance to amend SP 97-Y-028 previously approved for a commercial recreation park to permit change in permitte and in development conditions. Located at 4600 Brookfield Corporate Dr. on approx. 6.27 ac. of land zoned I-5 and WS. Sully District. Tax Map 44-1 ((6)) 3B. CDL  
Approved
- 9:00 A.M. MARK TURNER, III, VC 2005-DR-011 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit an accessory structure to remain 6.8 ft. with eave 5.3 ft. from rear lot line. Located at 10607 Georgetown Pk. on approx. 1.28 ac. of land zoned R-1. DH  
Continued Dranesville District. Tax Map 12-1 ((1)) 24A1 pt. and 12-2 ((1)) 47 pt. (In Association with VC 2005-DR-010) to 6/27/06
- 9:00 A.M. FAIRFAX COUNTY PARK AUTHORITY, VC 2005-DR-010 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structure to remain 7.0 ft. with eave 3.0 ft. from side lot line. Located at 925 Springvale Rd. on approx. 18.75 ac. of land zoned R-1. DH  
Continued Dranesville District. Tax Map 12-1 ((1)) 24A1 pt. and 12-2 ((1)) 47 pt. (In Association with VC 2005-DR-011) to 6/27/06
- 9:00 A.M. FIORAVANTE AND ELISABETTA M. GAETANO, SP 2005-MA-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 dwelling to remain 7.2 ft. with eave 6.9 ft., addition 10.7 ft. and accessory structure 11.5 ft. from the side lot line. Located at 6833 Little River Tnpk. on approx. 1.00 ac. of land zoned R-2 and HC. Mason District. Tax Map 71-2 ((1)) 11. DH  
Approved In-Part

- 9:00 A.M. CONCEPTS 21 LTD C/O SHADOWLAND, SP 2005-LE-035 Appl. under Sect(s). 4-603 of the Zoning Ordinance to permit indoor recreational use. Located at 5508 Franconia Rd. on approx. 1.80 ac. of land zoned C-6 and HC. Lee District. Tax Map 81-4 ((1)) 71A.  
SV  
Approved (Decision deferred from 12/13/05)
- 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 front yard and greater than 7.0 ft. in height to remain in side 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 6/20/06 at appl. req. (Admin. moved from 6/15/04 and 10/19/04 at appl. req.) (Moved from 3/1/05 for notices) (Admin. moved from 4/19/05, 5/24/05, 7/12/05, and 8/9/05)
- 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. (Decision deferred from 9/28/04 and 7/12/05)  
MS  
Denied
- 9:00 A.M. CHAN S. PARK, SP 2005-SP-012 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church. Located at 12219 Braddock Rd. on approx. 3.65 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 57. (Admin. moved from 5/17/05, 7/19/05, and 10/25/05 at appl. req)  
SV  
Admin. Moved to 1/31/06
- 9:00 A.M. KENNETH R. EIRIKSSON, JR., SP 2005-SP-036 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 8107 Ainsworth Ave. on approx. 12,420 sq. ft. of land zoned R-3. Springfield District. Tax Map 79-4 ((3)) (4) 40A.  
SV  
Decision Deferred to 2/28/06
- 9:00 A.M. TRUSTEES OF CHESTERBROOK METHODIST CHURCH, SPA 80-D-068 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 80-D-068 previously approved for a nursery school and private school of general education to permit an existing church with private school of general education to increase enrollment, add child care center, construction of addition site modifications and deletion of nursery school. Located at 1711 Kirby Rd. on approx. 3.91 ac. of land zoned R-2. Dranesville District. Tax Map 31-3 ((1)) 119.  
SV  
Approved
- 9:30 A.M. MICHAEL BRATTI AND GINNI BRATTI, A 2005-DR-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-2 District, is in violation of Zoning Ordinance provisions. Located at 2025 Franklin Av. on approx. 20,471 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((7)) 2. (Admin. moved from 5/24/05 at app. req.) (Deferred from 6/28/05 and 7/19/05)  
CPJ  
Deferred to 2/14/05

- 9:30 A.M. ADAM RUTTENBERG, A 2005-DR-027 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-2 District, is in violation of Zoning Ordinance provisions. Located at 2021 Franklin Av. on approx. 21,599 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((7)) 4. (Admin. moved from 8/2/05 at appl. req.)  
MAT Admin.  
Moved to 2/28/06 at appl. req.
- 9:30 A.M. DWIGHT AND CECELIA JONES, A 2005-PR-039 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure and a fence in excess of four feet in height, which are located in the front yard of property located in the R-4 District, are in violation of Zoning Ordinance provisions. Located at 2048 Madrillon Rd. on approx. 8,978 sq. ft. of land zoned R-4. Providence District. Tax Map 39-2 ((45)) 1.  
MAT Decision  
Deferred to 8/8/06
- 9:30 A.M. BAUGHMAN AT SPRING HILL, LLC, A 2004-DR-040 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A. (Admin. moved from 2/1/05, 5/17/05, 6/28/05, and 9/20/05 at appl. req.)  
JC Admin.  
Moved to 1/31/06 at appl. req.
- 9:30 A.M. HOLLADAY PROPERTY SERVICES, INC., A 2004-DR-042 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A. (Admin. moved from 2/1/05, 5/17/05, 6/28/05, and 9/20/05 at appl. req.)  
JC Admin.  
Moved to 1/31/06 at appl. req.
- 9:30 A.M. NVR, INC., A 2004-DR-041 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordanc with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance Provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A. (Admin. moved from 2/1/05, 5/17/05, 6/28/05, and 9/20/05 at appl. req.)  
JC Admin.  
Moved to 1/31/06 at appl. req.

**JOHN DIGIULIAN, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 27, 2005**

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 27, 2005, 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 --***