

**BOARD OF ZONING APPEALS AGENDA
JANUARY 3, 2006**

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 3, 2006, 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 10, 2006**

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 10, 2006, 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
2/14/06 at
appl. req.
- MARK A. CHRISTMAS AND ELIZABETH B. POWELL, SP 2005-PR-032 (bldg in error), concurrent with VC 2005-PR-008 (fence height) (Admin. moved from 10/18/05 at appl. req.)
- 9:00 A.M.
DH
Admin.
Moved to
3/7/06 for
notices
- BULENT BOZDEMIR, SP 2005-DR-042 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 3.7 ft. with eave 2.7 ft. from side lot line and accessory structure 4.2 ft. from the rear lot line and 8.2 ft. from the side lot line. Located at 1605 Kirby Rd. on approx. 15,000 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-3 ((10)) 23.
- 9:00 A.M.
DH
Decision
Deferred to
8/8/06
- CHARLES A. COLLIGAN, JR. & ELIZABETH B. COLLIGAN, VC 2005-DR-013 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 6.8 ft. and deck 0.8 ft. from the side lot line. Located at 12211 Windsor Hall Wy. on approx. 25,443 sq. ft. of land zoned R-1 (Cluster). Dranesville District. Tax Map 6-3 ((13)) 13.
- 9:00 A.M.
MS
Decision
Deferred to
8/8/06
- 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, 4/12/05, and 7/12/05 at appl. req.)

- 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, 6407, and 6415 Lincolnia Rd. on approx. 4.35 ac. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 59, 59B, 59C and 59D. (Admin. moved from 11/15/05 at appl. req.)
JM
Decision
Deferred to 2/28/06
- 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. (Admin. moved from 11/15/05 at appl. req.)
SV
Admin.
Moved to 2/14/06 at appl. req.
- 9:00 A.M. POTOMAC IN LINE HOCKEY, INC., SP 2005-SU-041 Appl. under Sect(s). 5-503 of the Zoning Ordinance to permit a skating facility. Located at 3933 Avion Park Ct. on approx. 2.29 ac. of land zoned I-5, HC and WS. Sully District. Tax Map 33-2 ((1)) 5B1 pt.
SV
Approved
- 9:00 A.M. CALVARY MEMORIAL PARK, INC. T/A FAIRFAX MEMORIAL PARK AND FAIRFAX MEMORIAL FUNERAL HOME, L.L.C., SPA 81-A-022-08 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 81-A-022 previously approved for a funeral home, cemetery, mausoleum, crematory and columbarium to permit additional parking and mausoleums, building addition and a modification of development conditions. Located at 4401 Burke Station Rd. and 9902 Braddock Rd. on approx. 128.14 ac. of land zoned R-1. Braddock District. Tax Map 69-1 ((1)) 1, 12 and 12A.
GC
Decision
Deferred to 1/31/06
- 9:30 A.M. BRANDON M. AND MELISSA CLARK RUSHING, A 2005-MV-038 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. (Admin. moved from 10/18/05 at appl. req.)
JC
Upheld
- 9:30 A.M. LIZ CRISTOFANO, A 2005-SU-050 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination made by the Zoning Permit Review Branch to grant a 0.8 foot administrative reduction in the minimum required side yard to allow a screened porch to remain. Located at 13187 Ashvale Dr. on approx. 10,494 sq. ft. of land zoned PDH-2 and WS. Sully District. Tax Map 35-3 ((24)) 14.
DJQ
Upheld
- 9:30 A.M. CHRIS D. AND GLENDA F. GRABIEL, A 2005-LE-051 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure, which is located in the front yard of property located in the R-3 Cluster District, is in violation of Zoning Ordinance provisions. Located at 5307 Foxboro Ct. on approx. 12,427 sq. ft. of land zoned R-3. Lee District. Tax Map 91-4 ((5)) 57.
MAT
Decision
Deferred to 2/14/06

JOHN DIGIULIAN, CHAIRMAN

Revised February 1, 2019 (6:45PM)

**BOARD OF ZONING APPEALS AGENDA
JANUARY 17, 2006**

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 17, 2006, 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 24, 2006**

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 24, 2006, 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
SW 26.20 ft. and steps 16.83 ft. from front lot line. Located at 1884 Beulah Rd. on approx.
Withdrawn 41,448 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 28-4 ((1)) 57 pt. (Admin.
moved from 12/13/05 at appl. req.) (In association with RZ 2005-HM-024)
- 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
DH and 7.0 ft. in height in side and rear yards and storage structure exceeding 200 sq. ft. in
Decision gross floor area. Located at 2747 Oldewood Dr. on approx. 27,921 sq. ft. of land zoned R-
Deferred to 3. Providence District. Tax Map 49-2 ((1)) 121. (Concurrent with SP 2003-PR-054).
2/7/06 (Continued from 3/2/04) (Decision deferred from 5/4/04, 11/2/04, 7/12/05 and 12/6/05)
- 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
DH building location to permit deck and dwelling to remain 2.5 ft. with eave 1.5 from side lot
Decision line and accessory structures to remain 0.0 ft. and 1.0 ft. from side lot line. Located at
Deferred to 2747 Oldewood Dr. on approx. 27,921 sq. ft. of land zoned R-3. Providence District. Tax
2/7/06 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, 7/12/05 and 12/6/05)
- 9:00 A.M. ROBIN AND EILEEN MARCOE, SP 2005-BR-031 (accessory dwelling unit & bldg. in
error) (Admin. moved from 11/8/05 and 12/6/05 at appl. req.)
DH
Moved to
3/14/06 at
appl. req.

9:00 A.M. CHRISTOPHER L. EISENBIES, SP 2005-SU-043 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit deck to remain 17.6 ft., dwelling 17.2 ft. from side lot line and 19.8 ft. from rear lot line. Located at 15108 Elk Run Rd. on approx. 13,766 sq. ft. of land zoned R-C, AN and WS. Sully District. Tax Map 33-4 ((2)) 419.
DH
Approved

9:00 A.M. THANH TRUONG AND TOTAM LE, SP 2005-DR-044 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit dwelling to remain 8.3 ft. with eaves 7.1 ft. from side lot line. Located at 7738 Leesburg Pi. On approx. 14,989 sq. ft. of land zoned R-4 and HC. Dranesville District. Tax Map 39-2 ((6)) 99.
SV
Approved

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JANUARY 31, 2006**

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 31, 2006, 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. MULFORD ENTERPRISES, INC., SP 2005-SU-039 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a riding and boarding stable. Located at 15109 Lee Hwy. on approx. 14.41 ac. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((3)) 22 and 23. (Associated with SEA 2003-SU-001)
JP
Admin.
Moved to
2/28/06 at
appl. req.
- 9:00 A.M. LEE M. AND ROBIN L. MILLER, SP 2005-HM-045 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. Located at 1867 Beulah Rd. on approx. 1.93 ac. of land zoned R-1. Hunter Mill District. Tax Map 28-4 ((1)) 55.
CB
Admin.
Moved to
2/7/06 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) (Decision deferred from 11/15/05)
SV
Approved
- 9:00 A.M. CALVARY MEMORIAL PARK, INC. T/A FAIRFAX MEMORIAL PARK AND FAIRFAX MEMORIAL FUNERAL HOME, L.L.C., SPA 81-A-022-08 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 81-A-022 previously approved for a funeral home, cemetery, mausoleum, crematory and columbarium to permit additional parking and mausoleums, building addition and a modification of development conditions. Located at 4401 Burke Station Rd. and 9902 Braddock Rd. on approx. 128.14 ac. of land zoned R-1. Braddock District. Tax Map 69-1 ((1)) 1, 12 and 12A. (Decision deferred from 1/10/06)
GC
Approved

- 9:00 A.M. WILLIAM T. KENNARD, SP 2005-SU-046 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of addition 11 ft. 2 in. with eave 10 ft. 4 in. from side lot line. Located at 15128 Weatherburn Dr. on approx. 15,050 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((8)) 281.
DH
Approved
- 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. 3.68 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.) (Admin. moved from 12/20/05)
SV
Decision
Deferred to
5/9/06
- 9:00 A.M. YUMA COURT LLC C/O LAWRENCE E. IRELAND, PE., VC 2005-MA-014 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 22.79 ft. from front lot line. Located at 5213 Yuma Ct. on approx. 18,185 sq. ft. of land zoned R-2. Mason District. Tax Map 72-3 ((11)) 81.
CDL
Admin.
Moved to
2/28/06 at
appl. req.
- 9:30 A.M. JOHN R. FISHER AND BARBARA G. FISHER, A 2005-MA-053 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing the parking of a construction vehicle on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 7323 Wayne Dr. on approx. 10,500 sq. ft. of land zoned R-3. Mason District. Tax Map 60-3 ((23)) 2.
DJQ
Upheld
- 9:30 A.M. CLYDE AND AUDREY CLARKE, A 2005-MA-054 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the enlargement of a nonconforming principal structure does not comply with current bulk regulations for the R-3 District in violation of Zoning Ordinance provisions. Located at 3444 Rock Spring Av. on approx. 8,250 sq. ft. of land zoned R-3, H-C, SC and CRD. Mason District. Tax Map 61-2 ((22)) 12.
JC
Decision
Deferred to
4/25/06
- 9:30 A.M. CONCERNED CITIZENS OF HOLLIN HALL VILLAGE, A 2005-MV-055 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that lots, including the originally recorded underlying lot lines, met the zoning requirements at the time of their creation and are, therefore, buildable lots under Zoning Ordinance provisions. Located at 8059 and 8063 Fairfax Rd. and 8033 and 8037 Washington Rd. on approx. 1.243 ac. of land zoned R-3. Mt. Vernon District. Tax Map 102-2 ((3)) 77, 79, 112 and 114.
JC
Upheld
- 9:30 A.M. RAYMOND L. HUBBARD III AND PATTY H. HUBBARD, A 2005-MA-056 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a swimming pool, a concrete deck and walkways are deemed accessory uses and are, therefore, included in calculating the 30 percent maximum permitted coverage of the minimum required rear yard. Located at 7815 Antiopi St. on approx. 15,098 sq. ft. of land zoned R-2 Cluster. Mason District. Tax Map 59-2 ((22)) 13.
MAT
Withdrawn

- 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, 9/20/05, and 12/20/05 at appl. req.)
- JC
Admin.
Moved to
3/14/06 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, 9/20/05, and 12/20/05 at appl. req.)
- JC
Admin.
Moved to
3/14/06 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 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, 9/20/05, and 12/20/05 at appl. req.)
- JC
Admin.
Moved to
3/14/06 at
appl. req.

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 7, 2006**

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 7, 2006, 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. 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 and 12/13/05 at appl. req.)
CL
Admin.
Moved to
4/11/06 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, 7/20/04, 1/25/05, 5/3/05, and 9/20/05)
SL
Decision
Deferred to
9/26/06
- 9:00 A.M. CHARLES AND PAMELA MESLER, SP 2005-SU-048 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of addition 12.8 ft. with eave 11.8 ft. from side lot line. Located at 4338 Silas Hutchinson Dr. on approx. 12,328 sq. ft. of land zoned R-C, WS and AN. Sully District. Tax Map 33-4 ((2)) 224.
DH
Approved
- 9:00 A.M. FORREST & MARVA HATCHER, VC 2003-PR-194 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of fence greater than 4.0 ft. in height in front yard and 7.0 ft. in height in side and rear yards and storage structure exceeding 200 sq. ft. in gross floor area. Located at 2747 Oldewood Dr. on approx. 27,921 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 121. (Concurrent with SP 2003-PR-054). (Continued from 3/2/04) (Decision deferred from 5/4/04, 11/2/04, 7/12/05, 12/6/05, and 1/24/06)
DH
Decision
Deferred to
6/6/06

- 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, 7/12/05, 12/6/05, and 1/24/06)
- DH
Decision
Deferred to
6/6/06
- 9:00 A.M. SANDRA SANTAMARIA AND MARLENE SANTAMARIA, SP 2005-DR-047 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. Located at 7428 Paxton Rd. on approx. 11,995 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((5)) (J) 1.
- SV
Admin.
Moved to
3/14/06
for notices
- 9:00 A.M. LEE M. AND ROBIN L. MILLER, SP 2005-HM-045 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. Located at 1867 Beulah Rd. on approx. 1.93 ac. of land zoned R-1. Hunter Mill District. Tax Map 28-4 ((1)) 55. (Admin. moved from 1/31/06 at appl. req.)
- CB
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, 10/26/04, 3/1/05, 4/12/05, 7/26/05, and 9/20/05 at appl. req.)
- DJQ
Admin.
Moved to
5/16/06 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, 7/26/05, and 9/20/05 at appl. req.)
- DJQ
Admin.
Moved to
5/16/06 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, 7/26/05, and 9/20/05 at appl. req.)
- DJQ
Admin.
Moved to
5/16/06 at
appl. req.
- 9:30 A.M. BRIAN J. BROADHEAD, A 2005-MV-058 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has constructed an open deck which does not meet the minimum side yard requirement for the R-20 District in violation of Zoning Ordinance provisions. Located at 8262 Phelps Lake Ct. on approx. 2,214 sq. ft. of land zoned R-20. Mt. Vernon District. Tax Map 107-1 ((4)) 54A.
- JC
Decision
Deferred to
2/28/06
- 9:30 A.M. DANIEL T. AIDE, A 2005-LE-059 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-1 District in violation of Zoning Ordinance provisions. Located at 6705 Elder Av. On approx. 21,784 sq. ft. of land zoned R-1. Lee District. Tax Map 90-2 ((10)) 97.
- CPJ
Continued
to 5/9/06

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 14, 2006**

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 14, 2006, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. MARK A. CHRISTMAS AND ELIZABETH B. POWELL, SP 2005-PR-032 (bldg in error), concurrent with VC 2005-PR-008 (fence height) (Admin. moved from 10/18/05 and 1/10/06 at appl. req.)
DH
Indefinitely
Deferred at
appl. req.
- 9:00 A.M. CHERRY AND PETER BAUMBUSCH, VC 2005-DR-015 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 10.5 ft. from side lot line and 21.3 ft. from rear lot line. Located at 1436 Highwood Dr. on approx. 15,835 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-2 ((10)) 41.
DH
Admin.
Moved to
9/19/06 at
appl. req.
- 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, 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. (Admin. moved from 11/15/05 and 1/10/06 at appl. req.)
SV
Approved

- 9:00 A.M. NATIONAL CAPITAL PRESBYTERY INC.; PROVIDENCE NURSERY SCHOOL INC.;
AND TRUSTEES OF PROVIDENCE PRESBYTERIAN CHURCH, SPA 82-A-039-04 Appl.
under Sect(s). 3-103 of the Zoning Ordinance to amend SP 82-A-039 previously approved
SV for a church, child care center and private school of general education to permit deletion
Approved of private school of general education, addition of nursery school, building addition,
increase in land area and site modifications. Located at 9001, 9005 and 9019 Little River
Tnpk. on approx. 6.24 ac. of land zoned R-1. Braddock District. Tax Map 58-4 ((1)) 1; 58-
4 ((8)) 1 and 2.
- 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
Indefinitely Zoning Ordinance provisions. Located at 2025 Franklin Av. on approx. 20,471 sq. ft. of
Deferred 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, 7/19/05, and 12/20/05)
- 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
Indefinitely provisions. Located at 3807 Prosperity Ave. on approx. 29,164 sq. ft. of land zoned R-1.
Deferred Providence District. Tax Map 59-3 ((7)) 45. (Notices not in order - Deferred from 1/11/05)
(Decision deferred from 4/19/05 and 10/25/05)
- 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
DJQ R-3 District without an approved special permit in violation of Zoning Ordinance provisions.
Decision Located at 3418 Annandale Rd. on approx. 3.35 ac. of land zoned R-3. Providence
Deferred to District. Tax Map 60-1 ((1)) 12A. (Decision deferred from 5/24/05 and 11/29/05 at appl.
3/14/06 req.)
- 9:30 A.M. A-1 SOLAR CONTROL, A 2005-DR-057 Appl. under sect(s). 18-301 of the Zoning
Ordinance. Appeal of a determination that appellant is operating a vehicle light service
MAT establishment on property in the C-5 District without approval of a Special Exception, a site
Decision plan, nor a Non-Residential Use Permit, all in violation of Zoning Ordinance provisions.
Deferred to Located at 10510 Leesburg Pi. on approx. 28,555 sq. ft. of land zoned C-5. Dranesville
3/14/06 District. Tax Map 12-4 ((1)) 55.
- 9:30 A.M. CHARLES A. LANARAS, A 2005-DR-060 Appl. under sect(s). 18-301 of the Zoning
Ordinance. Appeal of a determination that appellant is operating a vehicle light service
MAT establishment on property in the C-5 District without approval of a Special Exception, a site
Decision plan, nor a Non-Residential Use Permit, all in violation of Zoning Ordinance provisions.
Deferred to Located at 10510 Leesburg Pi. on approx. 28,555 sq. ft. of land zoned C-5. Dranesville
3/14/06 District. Tax Map 12-4 ((1)) 55.

9:30 A.M. CHRIS D. AND GLENDA F. GRABIEL, A 2005-LE-051 Appl. under sect(s). 18-301 of the
MAT Zoning Ordinance. Appeal of a determination that an accessory structure, which is located
Withdrawn in the front yard of property located in the R-3 Cluster District, is in violation of Zoning
Ordinance provisions. Located at 5307 Foxboro Ct. on approx. 12,427 sq. ft. of land
zoned R-3. Lee District. Tax Map 91-4 ((5)) 57. (Decision deferred from 1/10/06)

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 21, 2006**

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 21, 2006, 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
FEBRUARY 28, 2006**

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 28, 2006, 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. YUMA COURT LLC C/O LAWRENCE E. IRELAND, PE., VC 2005-MA-014 Appl. under
Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 22.79 ft. from
CDL front lot line. Located at 5213 Yuma Ct. on approx. 18,185 sq. ft. of land zoned R-2.
Denied Mason District. Tax Map 72-3 ((11)) 81. (Admin. moved from 1/31/06 at appl. req.)
- 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
JM previously approved for a church to permit a child care center, building addition, increase
Approved in land area and site modifications. Located at 6401, 6405, 6407, and 6415 Lincolnia Rd.
on approx. 4.35 ac. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 59, 59B, 59C
and 59D. (Admin. moved from 11/15/05 at appl. req.) (Decision deferred from 1/10/06)
- 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
SV approx. 12,420 sq. ft. of land zoned R-3. Springfield District. Tax Map 79-4 ((3)) (4) 40A.
Denied (Decision deferred from 12/20/05)
- 9:00 A.M. MULFORD ENTERPRISES, INC., SP 2005-SU-039 Appl. under Sect(s). 3-C03 of the
Zoning Ordinance to permit a riding and boarding stable. Located at 15109 Lee Hwy. on
JP approx. 14.41 ac. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((3)) 22 and
Approved 23. (Associated with SEA 2003-SU-001) (Admin. moved from 1/31/06 at appl. req.)
- 9:00 A.M. FIRST BAPTIST CHURCH OF FOXCHASE, SPA 2002-MA-038 Appl. under Sect(s).
3-203 of the Zoning Ordinance to amend SP 2002-MA-038 previously approved for a place
SL of worship to permit a change in development conditions and site modifications. Located
Approved at 4215 Pine La. on approx. 1.78 ac. of land zoned R-2. Mason District. Tax Map 72-1
((1)) 63.

- 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, 6/14/05, and 7/19/05) (Decision deferred from 8/2/05 and 10/11/05)
- MAT
Indefinitely
Deferred
- 9:30 A.M. JOHN N. GERACIMOS AND MEI LEE STROM, A 2005-MV-018 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-4 District, is in violation of Zoning Ordinance provisions. Located at 2104 Windsor Rd. on approx. 8,213 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-3 ((14)) (21) 602. (Admin. moved from 8/9/05 and 12/13/05 at appl. req.)
- JC
Indefinitely
Deferred
- 9:30 A.M. ROBERT H. AND ANJALI M. SUES, A 2005-PR-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, which is located in the front yard of property located in the R-1 District, is in violation of Zoning Ordinance provisions. Located at 3228 Highland La. on approx. 57,272 sq. ft. of land zoned R-1. Providence District. Tax Map 49-3 ((8)) 20A. (Admin. moved from 8/9/05 and 12/13/05 at appl. req.)
- JC
Indefinitely
Deferred
- 9:30 A.M. MICHAEL J. RYAN, A 2005-DR-030 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 6340 North Nottingham St. on approx. 47,600 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (5) 48. (Admin. moved from 9/13/05 and 12/13/05 at appl. req.)
- JC
Indefinitely
Deferred
- 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.) (Admin. moved from 12/13/05 at appl. req.)
- JC
Indefinitely
Deferred
- 9:30 A.M. BRIAN J. BROADHEAD, A 2005-MV-058 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has constructed an open deck which does not meet the minimum side yard requirement for the R-20 District in violation of Zoning Ordinance provisions. Located at 8262 Phelps Lake Ct. on approx. 2,214 sq. ft. of land zoned R-20. Mt. Vernon District. Tax Map 107-1 ((4)) 54A. (Decision deferred from 2/7/06)
- JC
Upheld
- 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 and 12/3/05 at appl. req.)
- CPJ
Indefinitely
Deferred

9:30 A.M. DANIEL AND DAWN GALVIN, A 2005-SP-052 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-3 District, is in violation of Zoning Ordinance provisions. Located at 12841 Mount Royal Ln. on approx. 10,437 sq. ft. of land zoned R-3 and WS. Springfield District. Tax Map 45-4 ((3)) (46) 3.
MAT
Indefinitely
Deferred

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 and 12/20/05 at appl. req.)
MAT
Indefinitely
Deferred

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MARCH 7, 2006**

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 7, 2006, 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. DOUGLAS & MICHELE ADAMCZYK, VC 2005-DR-016 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 16.2 ft. with eave 15.2 ft. from rear lot line. Located at 12507 Forty Oaks Ct. on approx. 8,820 sq. ft. of land zoned R-3. Dranesville District. Tax Map 5-4 ((4)) 15. (Concurrent with SP 2005-DR-050).
DH
Indefinitely
Deferred
- 9:00 A.M. DOUGLAS & MICHELE ADAMCZYK, SP 2005-DR-050 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 structure to remain 7.4 ft. from the rear lot line. Located at 12507 Forty Oaks Ct. on approx. 8,820 sq. ft. of land zoned R-3. Dranesville District. Tax Map 5-4 ((4)) 15. (Concurrent with VC 2005-DR-016).
DH
Indefinitely
Deferred
- 9:00 A.M. BULENT BOZDEMIR, SP 2005-DR-042 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 3.7 ft. with eave 2.7 ft. from side lot line and accessory structure 4.2 ft. from the rear lot line and 8.2 ft. from the side lot line. Located at 1605 Kirby Rd. on approx. 15,000 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-3 ((10)) 23. (Admin. moved from 1/10/06 for notices.)
DH
Decision
Deferred to
3/21/06
- 9:00 A.M. FLOR CAMARGO, SP 2005-MA-049 Appl. under Sect(s). 3-403 of the Zoning Ordinance to permit a home child care facility. Located at 7400 Hamilton St. on approx. 12,000 sq. ft. of land zoned R-4. Mason District. Tax Map 60-3 ((13)) 1B.
SV
Approved

- 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, 11/29/05 and 12/6/05)
- EP
Upheld-in-part
Overtured-In-part
- 9:30 A.M. ANDREW CLARK AND ELAINE METLIN, A 2005-DR-061 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-2 District, are 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.
Moved to 5/2/06 at appl. req.
- 9:30 A.M. BRUCE ELTON, A 2005-PR-062 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating an office in a freestanding accessory structure on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 3456 Annandale Rd. on approx. 30,471 sq. ft. of land zoned R-3. Providence District. Tax Map 60-1 ((1)) 46B.
- CPJ
Decision
Deferred to 3/21/06

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MARCH 14, 2006**

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 14, 2006, 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 of the
DH Zoning Ordinance to permit reduction to minimum yard requirements based on error in
Approved building location to permit accessory storage structure to remain 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, 12/6/05 and 1/24/06 at appl. req.)
- 9:00 A.M. PAUL H. COOVERT AND MALIHE KARIMI, VC 2005-DR-017 Appl. under Sect(s). 18-401
DH of the Zoning Ordinance to permit construction of addition 19.7 ft. from rear lot line.
Denied Located at 503 Walker Rd. on approx. 2.00 ac. of land zoned R-E. Dranesville District.
 Tax Map 7-4 ((4)) A.
- 9:00 A.M. SANDRA SANTAMARIA AND MARLENE SANTAMARIA, SP 2005-DR-047 Appl. under
SV Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the
Denied keeping of animals. Located at 7428 Paxton Rd. on approx. 11,995 sq. ft. of land zoned
 R-4. Dranesville District. Tax Map 40-1 ((5)) (J) 1. (Admin. moved from 2/7/06 for
 notices)
- 9:00 A.M. ESFANDIAR KHAZAI, VC 2004-DR-111 Appl. under Sect(s). 18-401 of the Zoning
GC Ordinance to permit the subdivision of one lot into two lots with proposed Lot 2 having a lot
Admin. width of 20.0 ft and to permit existing dwelling 9.0 ft. from front lot line. Located at 7072
Moved to Idylwood Rd. on approx. 1.27 ac. of land zoned R-2. Dranesville District. Tax Map 40-1
11/14/06 at ((1)) 12. (Admin. moved from 11/2/04, 3/15/05, 5/17/05, 8/9/05, and 11/15/05 at appl. req.)
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, 6/14/05, and 9/13/05 at appl. req.)
- MS
Deferred to
6/13/06
- 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 and 12/13/05 at appl. req.)
- EP
Indefinitely
Deferred
- 9:30 A.M. IKHMAYYES J. JARIRI, A 2005-MA-063 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.
Moved to
6/20/06 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, 9/20/05, 12/20/05 and 1/31/06 at appl. req.)
- JC
Admin.
Moved to
9/12/06 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, 6/28/05, 9/20/05, 12/20/05 and 1/31/06 at appl. req.)
- JC
Admin.
Moved to
9/12/06 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 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, 9/20/05, 12/20/05 and 1/31/06 at appl. req.)
- JC
Admin.
Moved to
9/12/06 at
appl. req.

- 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 and 11/29/05 at appl. req.)
DJQ
Withdrawn
- 9:30 A.M. A-1 SOLAR CONTROL, A 2005-DR-057 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a vehicle light service establishment on property in the C-5 District without approval of a Special Exception, a site plan, nor a Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. 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 2/14/06)
MAT
Decision
Deferred to 4/4/06
- 9:30 A.M. CHARLES A. LANARAS, A 2005-DR-060 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a vehicle light service establishment on property in the C-5 District without approval of a Special Exception, a site plan, nor a Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. 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 2/14/06)
MAT
Decision
Deferred to 4/4/06

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MARCH 21, 2006**

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 21, 2006, 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. HAMID M. KHAN, SP 2006-LE-002 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit deck to remain 3.3 ft. from rear lot line. Located at 7205 Sumpter La. on approx. 3,204 sq. ft. of land zoned R-5. Lee District. Tax Map 90-3 ((10)) 120.
DH
Approved
- 9:00 A.M. ROBERT & SARA FAULK, SP 2006-SU-001 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of addition 16.5 ft. from side lot line. Located at 4361 Cub Run Rd. on approx. 10,560 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 33-4 ((2)) 310.
DH
Approved
- 9:00 A.M. BULENT BOZDEMIR, SP 2005-DR-042 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 3.7 ft. with eave 2.7 ft. from side lot line and accessory structure 4.2 ft. from the rear lot line and 8.2 ft. from the side lot line. Located at 1605 Kirby Rd. on approx. 15,000 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-3 ((10)) 23. (Admin. moved from 1/10/06 for notices.) (Decision deferred from 3/7/06)
DH
Approved
In part
- 9:00 A.M. TRUSTEES FOR KNOLLWOOD COMMUNITY CHURCH, SPA 82-S-028-05 Appl. under Sect(s). 6-303 of the Zoning Ordinance to amend SP 82-S-028 previously approved for church and nursery school to permit an increase in enrollment, building additions and site modifications. Located at 10000 Coffer Woods Rd. on approx. 5.00 ac. of land zoned PRC. Braddock District. Tax Map 78-3 ((1)) 40.
SV
Decision
Deferred to
4/25/06
- 9:30 A.M. DAVID L. BROWN AND MARY ELLEN BROWN, A 2005-DR-064 (fence appeal)
Admin.
Withdrawn

9:30 A.M. BRUCE ELTON, A 2005-PR-062 Appl. under sect(s). 18-301 of the Zoning Ordinance.
CPJ Appeal of a determination that the appellant is operating an office in a freestanding
Withdrawn accessory structure on property in the R-3 District in violation of Zoning Ordinance
provisions. Located at 3456 Annandale Rd. on approx. 30,471 sq. ft. of land zoned R-3.
Providence District. Tax Map 60-1 ((1)) 46B. (Decision deferred from 3/7/06)

JOHN DIGULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MARCH 28, 2006**

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 28, 2006, 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. RAYMOND L. HUBBARD III AND PATTY H. HUBBARD, SP 2006-MA-004 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 2.5 ft. from side lot line. Located at 7815 Antiopi St. on approx. 15,098 sq. ft. of land zoned R-2 (Cluster). Mason District. Tax Map 59-2 ((22)) 13.
DH
Deferred to 9/26/06 at appl. req.
- 9:00 A.M. JAY D. HIRSCHMAN, SP 2006-BR-003 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 9236 Kristin La. on approx. 10,625 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 69-2 ((10)) 57.
SV
Approved
- 9:30 A.M. CLAUDIA J. CAMACHO, A 2005-SP-065 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has erected an accessory storage structure (tree house) which exceeds eight and one-half feet in height and which does not meet the minimum rear nor side yard requirements for the R-3 District in violation of Zoning Ordinance provisions. Located at 8115 Blairton Rd. on approx. 11,700 sq. ft. of land zoned R-3. Springfield District. Tax Map 79-4 ((2)) 242.
EP
Upheld

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
APRIL 4, 2006**

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 4, 2006, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. CARLOS H. ZUNIGA, SP 2006-PR-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 dwelling to remain 13 ft. with eave 12 ft. from front lot line of a corner lot. Located at 2923 Meadow La. on approx. 5,627 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-4 ((9)) 20.
DH
Admin.
Moved to
5/2/06 for
Notices
- 9:00 A.M. WARREN H. SHANG/CYNTHIA M.W. SHANG, SP 2006-SU-006 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit a modification to certain R-C lots to permit construction of addition 17.0 ft. with eave 16.0 ft. from side lot line and 25.0 ft. with eave 24.0 ft. from front lot line. Located at 15121 Elk Run Rd. on approx. 12,487 sq. ft. of land zoned R-C, WS and AN. Sully District. Tax Map 33-4 ((2)) 431.
DH
Approved
- 9:00 A.M. NANCY J. SLOCUMB, SP 2006-MV-005 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. Located at 1906 Joliette Ct. on approx. 11,893 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-3 ((24)) 48.
SV
Approved
- 9:00 A.M. DOROTHY A. WINE, SP 2006-DR-008 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 accessory storage structures to remain 3.8 ft. with eave 3.1 ft. from rear lot line and 4.1 ft. from side lot line and 6.0 ft. from rear lot line and 6.0 ft. with eave 5.3 ft. from side lot line. Located at 1834 Cherri Dr. on approx. 10,075 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((3)) 310. (Admin. moved from 4/11/06)

- 9:30 A.M. M SCRAP CORPORATION T/A M SCRAP AS LESSEE OF 6304E GRAVEL AVENUE, A 2006-LE-001 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a recycling business on property in the I-4 District in violation of Zoning Ordinance provisions. Located at 6304E Gravel Av. on approx. 10.626 ac. of land zoned I-4 and NR. Lee District. Tax Map 91-1 ((1)) 36B.
EP Admin.
Moved to 5/23/06 at appl. req.
- 9:30 A.M. A-1 SOLAR CONTROL, A 2005-DR-057 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a vehicle light service establishment on property in the C-5 District without approval of a Special Exception, a site plan, nor a Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. 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 2/14/06 and 3/14/06)
MAT Decision
Deferred to 8/8/06
- 9:30 A.M. CHARLES A. LANARAS, A 2005-DR-060 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a vehicle light service establishment on property in the C-5 District without approval of a Special Exception, a site plan, nor a Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. 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 2/14/06 and 3/14/06)
MAT Decision
Deferred to 8/8/06

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
APRIL 11, 2006**

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 11, 2006, 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. 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
CL previously approved for a place of worship to permit a reduction in land area. Located at
Admin. 7920 Holland Rd. on approx. 3.98 ac. of land zoned R-5. Mt. Vernon District. Tax Map
Moved to 102-1 ((1)) 38A. (Admin. moved from 11/15/05, 12/13/05, and 2/7/06 at appl. req.)
5/23/06 at
appl. req.
- SV DOROTHY A. WINE, SP 2006-DR-008 (home professional office & bldg in error)
Admin.
Moved to
4/4/06

**BOARD OF ZONING APPEALS AGENDA
APRIL 18, 2006**

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 18, 2006, 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. MALCOLM AND INNEKE ROSS, VC 2006-MA-001 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit an accessory storage structure to remain in the front yard of a lot containing 36,000 square feet or less. Located at 4219 Sleepy Hollow Rd. on approx. 15,776 sq. ft. of land zoned R-3. Mason District. Tax Map 71-2 ((16)) 84.
DH
Denied
- 9:00 A.M. ELAINE METLIN AND ANDREW E. CLARK, VC 2006-DR-002 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit existing fence greater than 4.0 ft. in height to remain in the front yard of a corner lot and an accessory structure to remain in front yard of a lot containing 36,000 square feet or less. Located at 1905 Rhode Island Ave. on approx. 24,457 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (1) 36B.
DH
Decision
Deferred to 10/31/06
- 9:00 A.M. LEE AND DEBORAH STEINMEYER, SP 2006-PR-009 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 2310 Chestnut Hill Ave. on approx. 24,051 sq. ft. of land zoned R-3. Providence District. Tax Map 39-4 ((60)) 4.
SV
Approved
- 9:30 A.M. MCLEAN BIBLE CHURCH, A 2006-DR-002 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a proposed religious education program is considered a college/university use and, therefore, requires an approved amendment to Special Exception SEA 78-D-098-2. Located at 8879, 8925 and 9001 Leesburg Pi. on approx. 42.60 ac. of land zoned R-1. Dranesville District. Tax Map 28-2 ((1)) 10, 11, and 18.
JC
Decision
Deferred to 6/6/06

9:30 A.M. GOOD STAR CONSTRUCTION COMPANY, INC., A 2006-PR-003 Appl. under sect(s).
18-301 of the Zoning Ordinance. Appeal of a determination that a single family dwelling
under construction exceeds the maximum building height of thirty-five feet in the R-1
District. Located at 3000 Apple Brook Ln. on approx. 36,000 sq. ft. of land zoned R-1.
DJK Admin. Providence District. Tax Map 47-1 ((15)) 8.
Moved to
5/2/06 at
appl req.

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
APRIL 25, 2006**

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 25, 2006, 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 AND DANIELLE NICHOLSON, SP 2006-BR-010 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 1.4 ft. with eave 1.2 ft. from rear lot line and 2.8 ft. with eave 2.6 ft. from side lot line. Located at 5104 Coleridge Dr. on approx. 10,554 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 69-3 ((5)) 152.
SV
Approved
- 9:00 A.M. TRUSTEES FOR KNOLLWOOD COMMUNITY CHURCH, SPA 82-S-028-05 Appl. under Sect(s). 6-303 of the Zoning Ordinance to amend SP 82-S-028 previously approved for church and nursery school to permit an increase in enrollment, building additions and site modifications. Located at 10000 Coffey Woods Rd. on approx. 5.00 ac. of land zoned PRC. Braddock District. Tax Map 78-3 ((1)) 40. (Decision deferred from 3/21/06)
SV
Decision
Deferred to
5/16/06
- 9:30 A.M. CLYDE AND AUDREY CLARKE, A 2005-MA-054 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the enlargement of a nonconforming principal structure does not comply with current bulk regulations for the R-3 District in violation of Zoning Ordinance provisions. Located at 3444 Rock Spring Av. on approx. 8,250 sq. ft of land zoned R-3, H-C, SC and CRD. Mason District. Tax Map 61-2 ((22)) 12. (Decision deferred from 1/31/06)
JC
Decision
Deferred to
9/12/06
- 9:30 A.M. RICHARD WILLIAM HORNER AND MARGARET DRAFFIN HORNER, A 2006-DR-005 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an amendment to Variance VC 85-D-061 is not required to construct a second story addition on a portion of an existing detached garage, and that the addition meets the minimum side yard requirements for the R-3 District, under Zoning Ordinance provisions. Located at 1426 Colleen La. on approx. 20,701 sq. ft. of land zoned R-3. Dranesville District. Tax Map 31-1 ((9)) 208.
MAT
Decision
Deferred to
5/23/06

9:30 A.M. MERRIFIELD TOWN CENTER, L.P., A 2006-PR-004
Indefinitely
Deferred at
appl. req.

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MAY 2, 2006**

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 2, 2006, 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 R. TORRICO, SP 2006-LE-011 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit carport to remain 0.8 ft. from side lot line. Located at 6414 Dorset Dr. on approx. 10,003 sq. ft. of land zoned R-4. Lee District District. Tax Map 82-3 ((5)) (27) 5.
DH
Denied
- 9:00 A.M. CARLOS H. ZUNIGA, SP 2006-PR-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 dwelling to remain 13 ft. with eave 12 ft. from front lot line of a corner lot. Located at 2923 Meadow La. on approx. 5,627 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-4 ((9)) 20. (Admin. moved from 4/4/06 for notices)
DH
Admin.
Moved to
5/23/06 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.) (Decision deferred from 9/13/05, 10/11/05, and 11/1/05)
SL
Decision
Deferred to
6/20/06

- 9:30 A.M. ANDREW CLARK AND ELAINE METLIN, A 2005-DR-061 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-2 District, are 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. (Admin. moved from 3/7/06 at appl. req.)
CPJ
Deferred to 12/5/06 at appl. req.
- 9:30 A.M. NORMA VIDAURRE, A 2006-MA-006 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a home child care center has been established on property in the R-2 District without an approved Special Permit, in violation of Zoning Ordinance provisions. Located at 4106 Mason Ridge Dr. on approx. 16,403 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((15)) 59.
DJQ
Admin.
Moved to 7/11/06 at appl. req.
- 9:30 A.M. ISRAEL LARIOS, SILVIA LARIOS AND ANTONIO LARIOS, A 2006-LE-007 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a carport and a dwelling do not comply with the minimum yard requirements for the R-3 District, in violation of Zoning Ordinance provisions. 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.
CPJ
Admin.
Moved to 7/18/06 at appl. req.
- 9:30 A.M. GOOD STAR CONSTRUCTION COMPANY, INC., A 2006-PR-003 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a single family dwelling under construction exceeds the maximum building height of thirty-five feet in the R-1 District. Located at 3000 Apple Brook Ln. on approx. 36,000 sq. ft. of land zoned R-1. Providence District. Tax Map 47-1 ((15)) 8. (Admin. moved from 4/18/06 at appl. req.)
DJQ
Deferred to 6/13/06 at appl. req.

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MAY 9, 2006**

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 9, 2006, 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. VILLAGE WEST, INC./NEW CINGULAR WIRELESS PCS, LLC, SPA 67-S-519-02 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 67-S-591 previously approved for a community swimming pool to permit site modifications (telecommunications tower).
JM
Deferred to 5/23/06 Located at 7008 Elkton Dr. on approx. 2.59 ac. of land zoned R-2. Springfield District. Tax Map 89-4 ((5)) A. (In association with SE 2005-SP-033).
- 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. 3.68 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.) (Admin. moved from 12/20/05) (Decision deferred from 1/31/06)
SV
Indefinitely Deferred
- 9:30 A.M. DANIEL T. AIDE, A 2005-LE-059 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-1 District in violation of Zoning Ordinance provisions. Located at 6705 Elder Av. On approx. 21,784 sq. ft. of land zoned R-1. Lee District. Tax Map 90-2 ((10)) 97. (Continued from 2/7/06)
CPJ
Upheld
- 9:30 A.M. DONALD R. ROSE AND DEBBE A. ROSE, A 2006-MV-008
EP
Admin.
Moved to 5/16/06 at appl. req.

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MAY 16, 2006**

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 16, 2006, 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. WASHINGTON SQUARE HOMES ASSOCIATION, SPA 81-L-082 Appl. under Sect(s).
3-803 of the Zoning Ordinance to amend SP 81-L-082 previously approved for tennis
SW courts to permit site modifications. Located 350 ft. W. of the intersection of Pohick Rd. and
Approved Waldren Wy. on approx. 12,960 sq. ft. of land zoned R-8. Mt. Vernon District. Tax Map
108-1 ((8)) A pt. (In Association with PCA-C-403-02).
- 9:00 A.M. TOTAL ADHERENCE SPORTS, LLC, SPA 79-A-164-02 Appl. under Sect(s). 5-603 of the
Zoning Ordinance to amend SP 79-A-164 previously approved for a racquetball court to
GC permit a change in permittee. Located at 5505 Cherokee Ave. on approx. 24,568 sq. ft. of
Admin. land zoned I-6. Mason District. Tax Map 80-2 ((1)) 52.
Moved to
6/27/06 for
notices
- 9:00 A.M. IKHMAYYES J. JARIRI, SP 2006-MA-013 Appl. under Sect(s). 8-914 of the Zoning
Ordinance to permit reduction to minimum yard requirements based on error in building
SV locations to permit accessory storage structure to remain 1.4 ft. with eave 1.2 ft. from rear
Approved- lot line and 1.5 ft. with eave 1.0 ft. from side lot line and deck to remain 8.3 ft. from side lot
In-Part line. 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.
- 9:00 A.M. TRUSTEES FOR KNOLLWOOD COMMUNITY CHURCH, SPA 82-S-028-05 Appl. under
Sect(s). 6-303 of the Zoning Ordinance to amend SP 82-S-028 previously approved for
SV church and nursery school to permit an increase in enrollment, building additions and site
Approved modifications. Located at 10000 Coffer Woods Rd. on approx. 5.00 ac. of land zoned
PRC. Braddock District. Tax Map 78-3 ((1)) 40. (Decision deferred from 3/21/06 and
4/25/06)

- 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, 7/26/05, 9/20/05, and 2/7/06 at appl. req.)
- DJQ
Admin.
Moved to
7/25/06 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, 7/26/05, 9/20/05, and 2/7/06 at appl. req.)
- DJQ
Admin.
Moved to
7/25/06 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, 7/26/05, 9/20/05, and 2/7/06 at appl. req.)
- DJQ
Admin.
Moved to
7/25/06 at
appl. req.
- 9:30 A.M. DONALD R. ROSE AND DEBBE A. ROSE, A 2006-MV-008 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have erected a stone fireplace and a wooden roofed patio cover, which exceed seven feet in height and which do not comply with the minimum yard requirements for the R-3 District, without valid Building Permit approval, and have installed accessory structures and uses which exceed the 30 percent maximum permitted coverage of the minimum required rear yard, all in violation of Zoning Ordinance provisions. Located at 7922 Journey La. on approx. 9,418 sq. ft. of land zoned R-3C. Mt. Vernon District. Tax Map 98-2 ((6)) 273.
- EP
Admin.
Withdrawn

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MAY 23, 2006**

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 23, 2006, 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. VILLAGE WEST, INC./NEW CINGULAR WIRELESS PCS, LLC, SPA 67-S-519-02 Appl.
under Sect(s). 3-203 of the Zoning Ordinance to amend SP 67-S-591 previously approved
JM for a community swimming pool to permit site modifications (telecommunications tower).
Approved Located at 7008 Elkton Dr. on approx. 2.59 ac. of land zoned R-2. Springfield District.
Tax Map 89-4 ((5)) A. (In association with SE 2005-SP-033). (Deferred from 5/9/06)
- 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
CL previously approved for a place of worship to permit a reduction in land area. Located at
Indefinitely 7920 Holland Rd. on approx. 3.98 ac. of land zoned R-5. Mt. Vernon District. Tax Map
Deferred 102-1 ((1)) 38A. (Admin. moved from 11/15/05, 12/13/05, 2/7/06, and 4/11/06 at appl.
req.)
- 9:00 A.M. CARLOS H. ZUNIGA, SP 2006-PR-007 Appl. under Sect(s). 8-914 of the Zoning
Ordinance to permit reduction to minimum yard requirements based on error in building
DH location to permit dwelling to remain 13 ft. with eave 12 ft. from front lot line of a corner lot.
Approved Located at 2923 Meadow La. on approx. 5,627 sq. ft. of land zoned R-4 and HC.
Providence District. Tax Map 50-4 ((9)) 20. (Admin. moved from 4/4/06 and 5/2/06 for
notices)
- 9:00 A.M. CHRISTOPHER POILLON, SP 2006-DR-012 Appl. under Sect(s). 8-918 of the Zoning
Ordinance to permit accessory dwelling unit. Located at 9208 Jeffery Rd. on approx. 4.0
SV ac. of land zoned R-E. Dranesville District. Tax Map 8-2 ((1)) 26.
Decision
Deferred to
6/27/06

9:30 A.M. M SCRAP CORPORATION T/A M SCRAP AS LESSEE OF 6304E GRAVEL AVENUE, A
2006-LE-001 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a
EP determination that appellant is operating a recycling business on property in the I-4 District
Admin. in violation of Zoning Ordinance provisions. Located at 6304E Gravel Av. on approx.
Moved to 10.626 ac. of land zoned I-4 and NR. Lee District. Tax Map 91-1 ((1)) 36B. (Admin.
6/27/06 at moved from 4/4/06 at appl. req.)
appl. req.

9:30 A.M. RICHARD WILLIAM HORNER AND MARGARET DRAFFIN HORNER, A 2006-DR-005
Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an
MAT amendment to Variance VC 85-D-061 is not required to construct a second story addition
Upheld on a portion of an existing detached garage, and that the addition meets the minimum side
yard requirements for the R-3 District, under Zoning Ordinance provisions. Located at
1426 Colleen La. on approx. 20,701 sq. ft. of land zoned R-3. Dranesville District. Tax
Map 31-1 ((9)) 208. (Decision deferred from 4/25/06)

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MAY 30, 2006**

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 30, 2006, 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 6, 2006**

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 6, 2006, 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). (Continued from 3/2/04) (Decision deferred from 5/4/04, 11/2/04, 7/12/05, 12/6/05, 1/24/06, and 2/7/06)
- DH
Decision
Deferred to
9/19/06
- 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, 7/12/05, 12/6/05, 1/24/06, and 2/7/06)
- DH
Decision
Deferred to
9/19/06
- 9:00 A.M. LINDA PRESTON, SP 2006-SU-016 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of addition 27.9 ft. from front lot line. Located at 15320 Jordans Journey Dr. on approx. 15,736 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((8)) 77.
- DH
Approved
- 9:00 A.M. ALEX R. CASTRO, SP 2006-MA-017 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit modification to the minimum yard requirements based on error in building location to permit addition to remain 5.8 ft. with eave 2.0 ft. from side lot line. Located at 7206 Sipes Ln. on approx. 10,000 sq. ft. of land zoned R-4. Mason District. Tax Map 71-1 ((7)) (A) 4.
- SV
Admin.
Moved to
7/11/06 for
notices

9:30 A.M. CHRISTOPHER POILLON, A 2006-DR-011

JC
Admin.
Moved to
7/25/06 at
appl. req.

9:30 A.M. MCLEAN BIBLE CHURCH, A 2006-DR-002 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a proposed religious education program is considered a college/university use and, therefore, requires an approved amendment to Special Exception SEA 78-D-098-2. Located at 8879, 8925 and 9001 Leesburg Pi. on approx. 42.60 ac. of land zoned R-1. Dranesville District. Tax Map 28-2 ((1)) 10, 11, and 18. (Decision deferred from 4/18/06)

JC
Upheld

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JUNE 13, 2006**

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 13, 2006, 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. BOK YI KIM, TRADING AS CAFE MARTINI, INC., SP 2006-SU-014 Appl. under Sect(s).
4-603 and 4-803 of the Zoning Ordinance to permit a billiard hall. Located at 13840-F
SV Braddock Rd. on approx. 15.89 ac. of land zoned C-6, C-8, HC, SC and WS. Sully District.
Approved Tax Map 54-4 ((28)) 124.
- 9:00 A.M. TRUSTEES OF MT. VERNON UNITARIAN CHURCH AND FORT HUNT PRESCHOOL,
SPA 82-V-069-03 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 82-P-
GC 069 previously approved for church with nursery school, to permit building addition,
Approved increase in seating, increase in land area and site modifications. Located at 1909 Windmill
Ln. on approx. 7.95 ac. of land zoned R-2. Mt. Vernon District. Tax Map 93-3 ((1)) 10B
and 93-3 ((18)) A.
- 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
MS constructed and has allowed a land area in excess of 2,500 square feet to be filled and
Admin. graded, both occurring in the floodplain and the Resource Protection Area without
Moved to an approved permit, in violation of the Zoning Ordinance provisions. Located at 2862
12/19/06 Hunter Rd. on approx. 4.74 ac. of land zoned R-1 and HC. Providence District. Tax Map
for notices 48-2 ((7)) (44) D. (Admin. moved from 7/13/04, 10/12/04, 1/18/05, 4/5/05, 6/14/05, and
9/13/05 at appl. req.) (Deferred from 3/14/06)
- 9:30 A.M. GOOD STAR CONSTRUCTION COMPANY, INC., A 2006-PR-003 Appl. under sect(s).
18-301 of the Zoning Ordinance. Appeal of a determination that a single family dwelling
DJQ under construction exceeds the maximum building height of thirty-five feet in the R-1
Admin. District. Located at 3000 Apple Brook Ln. on approx. 36,000 sq. ft. of land zoned R-1.
Moved to Providence District. Tax Map 47-1 ((15)) 8. (Admin. moved from 4/18/06 at appl. req.)
10/17/06 (Deferred from 5/2/06 at appl. req.)
for notices

JOHN DIGIULIAN, CHAIRMAN

Revised February 1, 2019 (6:45PM)

**BOARD OF ZONING APPEALS AGENDA
JUNE 20, 2006**

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 20, 2006, 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. DORA RODRIGUES, AS AGENT FOR JOSE RODRIGUEZ AND AURORA RODRIGUEZ, TRUSTEES OF THE DORA RODRIGUEZ BENEFICIAL TRUST, SP 2006-DR-018 Appl. under Sect(s). 8-916 of the Zoning Ordinance to permit modifications to the regulations on permitted extensions into minimum required yards to permit deck 13.2 ft. from side lot line. Located at 1063 Silent Ridge Ct. on approx. 37,957 sq. ft. of land zoned R-1. Dranesville District. Tax Map 20-4 ((29)) 129A.
DH
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, 10/19/04 and 12/20/05 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.)
GC
Admin.
Moved to 11/7/06 at appl. req.
- 9:00 A.M. HERITAGE FELLOWSHIP UNITED CHURCH OF CHRIST, SPA 84-C-045 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 84-C-045 previously approved for church to permit building additions and site modifications. Located at 2505 Fox Mill Rd. on approx. 5.08 ac. of land zoned R-2. Hunter Mill District. Tax Map 25-2 ((5)) 51 and 52. (Associated with RZ 2006-HM-001)
TS
Admin.
Moved to 9/26/06 at appl. req.
- 9:00 A.M. CLYDE AND AUDREY CLARKE, SP 2006-MA-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 addition to remain 8.9 ft. with eave 8.0 ft. from side lot line. Located at 3444 Rock Spring Ave. on approx. 8,250 sq. ft. of land zoned R-3, CRD, HC and SC. Mason District. Tax Map 61-2 ((22)) 12.
SV
Approved

- 9:00 A.M. MOST REVEREND PAUL S. LOVERDE, BISHOP FOR CATHOLIC DIOCESE OF ARLINGTON, VA & HIS SUCCESSORS IN OFFICE, AND ST. ANTHONY CATHOLIC CHURCH, SPA 00-M-012 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 00-M-012 previously approved for a church and private school of general education with an enrollment of 100 or more students daily to permit a columbarium and site modifications. Located at 3305 Glen Carlyn Rd. on approx. 13.12 ac. of land zoned R-3, CRD and HC. Mason District. Tax Map 61-2 ((1)) 8, 8A and 10.
SV
Approved
- 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.) (Decision deferred from 9/13/05, 10/11/05, 11/1/05, and 5/2/06)
SL
Decision
Deferred to
7/11/06
- 9:30 A.M. VIRGINIA HULKE, A 2004-BR-034 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has installed an accessory structure (garden box) in the minimum required front yard of a property in the R-3 District in violation of Zoning Ordinance provisions. Located at 5004 Lone Oak Pl. on approx. 9,688 sq. ft. of land zoned R-3. Braddock District. Tax Map 69-3 ((7)) 4. (Decision deferred from 12/21/04)
JC
Indefinitely
Deferred
- 9:30 A.M. IKHMAYYES J. JARIRI, A 2005-MA-063 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. (Admin. moved from 3/14/06 at appl. req.)
EP
Upheld

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JUNE 27, 2006**

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 27, 2006, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. MARK 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
Cont. to Dranesville District. Tax Map 12-1 ((1)) 24A1 pt. and 12-2 ((1)) 47 pt. (In Association with 12/12/06 VC 2005-DR-010) (Continued from 12/20/05)
- 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
Cont. to Dranesville District. Tax Map 12-1 ((1)) 24A1 pt. and 12-2 ((1)) 47 pt. (In Association with 12/12/06 VC 2005-DR-011) (Continued from 12/20/05)
- 9:00 A.M. SAMUEL P. ACKERMAN AND ELIZABETH S. DIXON, SP 2006-SP-020 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of deck 17.0 ft. from side lot line. Located at 7231 Archlaw Dr. on approx. 1.02 ac. of land zoned R-C and WS. Springfield District. Tax Map 86-1 ((04)) 2. (Admin. moved from 6/27/06 at appl req.)
DH
Admin.
Moved to 7/11/06 at appl. req.
- 9:00 A.M. CHRISTOPHER POILLON, SP 2006-DR-012 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit accessory dwelling unit. Located at 9208 Jeffery Rd. on approx. 4.0 ac. of land zoned R-E. Dranesville District. Tax Map 8-2 ((1)) 26. (Decision deferred from 5/23/06)
SV
Approved
- 9:00 A.M. TRUSTEES OF ALL SAINTS EPISCOPAL CHURCH-SHARON CHAPEL, SPA 2002-LE-041 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 2002-LE-041 previously approved for a church to permit building additions and site modifications. Located at 3421 Franconia Rd. on approx. 5.95 ac. of land zoned R-2. Lee District. Tax Map 82-2 ((1)) 49 and 82-4 ((1)) 40.
SV
Approved

- 9:00 A.M. TOTAL ADHERENCE SPORTS, LLC, SPA 79-A-164-02 Appl. under Sect(s). 5-603 of the Zoning Ordinance to amend SP 79-A-164 previously approved for a racquetball court to permit a change in permittee. Located at 5505 Cherokee Ave. on approx. 24,568 sq. ft. of land zoned I-6. Mason District. Tax Map 80-2 ((1)) 52. (Admin. moved from 5/16/06 for notices)
GC
Approved
- 9:00 A.M. BUSH HILL PRESBYTERIAN CHURCH, SPA 99-L-024 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 99-L-024 previously approved for church with nursery school and child care center to permit increase in enrollment, building addition and site modifications. Located at 4916 Franconia Rd. on approx. 3.29 ac. of land zoned R-3. Lee District. Tax Map 82-3 ((2)) (1) A and 82-3 ((3)) (B) 8.
GC
Decision
Deferred to
8/8/06
- 9:30 A.M. NICHOLAS AND MARY CHEROK, A 2006-HM-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are allowing property to be used as a storage yard, that no grading plan was approved for land disturbing activity, and no erosion and sediment control measures have been installed, all in violation of Zoning Ordinance provisions. Located at 2633 Centreville Rd. on approx. 1.8465 ac. of land zoned C-5 and R-1. Sully District. Tax Map 25-1 (91)) 19.
JC
Withdrawn
- 9:30 A.M. BETTY A. ROYSTER, A 2006-LE-016 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has constructed an open deck with stairs which does not meet the bulk regulation as it applies to the minimum rear yard requirement for the R-5 District in violation of Zoning Ordinance provisions. Located at 7113 Latour Ct. on approx. 2,325 sq. ft. of land zoned R-5. Lee District. Tax Map 91-2 ((9)) 384.
MAT
Admin.
Moved to
10/3/06 at
appl. req.
- 9:30 A.M. M SCRAP CORPORATION T/A M SCRAP AS LESSEE OF 6304E GRAVEL AVENUE, A 2006-LE-001 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a recycling business on property in the I-4 District in violation of Zoning Ordinance provisions. Located at 6304E Gravel Av. on approx. 10.626 ac. of land zoned I-4 and NR. Lee District. Tax Map 91-1 ((1)) 36B. (Admin. moved from 4/4/06 and 5/23/06 at appl. req.)
EP
Cont. to
9/19/06
- 9:30 A.M. FAIRFAX RIDGE DEVELOPMENT LLC; CRESCENT HEIGHTS OF AMERICA, INC., A 2006-PR-015 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are allowing the display of two rooftop signs and a banner sign on property in the PDH-20 District in violation of Zoning Ordinance provisions and a determination that an appeal filed on March 2, 2006, was rendered moot when the Notice of Violation being appealed was rescinded. Located at 11320, 11326, 11350, 11352, 11389, 11391, 11393, 11395, 11397 and 11399 Aristotle Dr. on approx. 2.1927 ac. of land zoned PDH-20 and HC. Providence District. Tax Map 46-4 ((19)) (4) and 56-2 ((27)) (7) and (11).
EP
Deferred to
7/18/06 at
appl. req.

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JULY 4, 2006**

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 4, 2006, 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 11, 2006**

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 11, 2006, 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. SAMUEL P. ACKERMAN AND ELIZABETH S. DIXON, SP 2006-SP-020 Appl. under
DH Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit
Approved construction of deck 17.0 ft. from side lot line. Located at 7231 Archlaw Dr. on approx.
1.02 ac. of land zoned R-C and WS. Springfield District. Tax Map 86-1 ((04)) 2. (Admin.
moved from 6/27/06 at appl req.)
- 9:00 A.M. TONY AND MAUREEN KEENAN, SP 2006-MV-021 Appl. under Sect(s). 8-914 of the
DH Zoning Ordinance to permit reduction to minimum yard requirements based on error in
Approved building location to permit deck to remain 9.1 ft. from rear lot line and 5.9 ft. from side lot
line. Located at 9101 Ayden La. on approx. 2,209 sq. ft. of land zoned R-20. Mt. Vernon
District. Tax Map 107-1 ((4)) 62A.
- 9:00 A.M. TRUSTEES OF MEDITATION CENTER OF D.C., SP 2006-LE-019 Appl. under Sect(s).
SV 3-203 of the Zoning Ordinance to permit a place of worship. Located at 3325 Franconia
Approved Rd. on approx. 2.67 ac. of land zoned R-2. Lee District. Tax Map 82-2 ((1)) 55.
- 9:00 A.M. ALEX R. CASTRO, SP 2006-MA-017 Appl. under Sect(s). 8-914 of the Zoning Ordinance
SV to permit modification to the minimum yard requirements based on error in building
Approved location to permit addition to remain 5.8 ft. with eave 2.0 ft. from side lot line. Located at
7206 Sipes Ln. on approx. 10,000 sq. ft. of land zoned R-4. Mason District. Tax Map 71-1
((7)) (A) 4. (Admin. Moved from 6/6/06 for notices)
- 9:00 A.M. TRUSTEES OF THE ANTIOCH BAPTIST CHURCH, SPA 90-S-057-03 Appl. under
GC Sect(s). 3-103 and 3-C03 of the Zoning Ordinance to amend SP 90-S-057 previously
Approved approve for church to permit increase in land area, building addition and site modifications.
Located at 10901 and 10915 Olm Dr., 6525 and 6531 Little Ox Rd., 6340 Sydney Rd. and
6400 Stoney Rd. on approx. 20.91 ac. of land zoned R-1, R-C and WS. Springfield
District. Tax Map 77-3 ((3)) 27, 30 and 34; 87-1 ((1)) 2, 2A, 5 and 6.

- 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
Approved 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.) (Decision deferred from 9/13/05, 10/11/05, 11/1/05, 5/2/06, and 6/20/06)
- 9:30 A.M. NORMA VIDAURRE, A 2006-MA-006 Appl. under sect(s). 18-301 of the Zoning
Ordinance. Appeal of a determination that a home child care center has been established
DJQ on property in the R-2 District without an approved Special Permit, in violation of Zoning
Admin. Ordinance provisions. Located at 4106 Mason Ridge Dr. on approx. 16,403 sq. ft. of land
Moved to zoned R-2 and HC. Mason District. Tax Map 61-3 ((15)) 59. (Admin. moved from 5/2/06
10/24/06 at at appl. req.)
appl. req.

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JULY 18, 2006**

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 18, 2006, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. KAREN TURNER, SP 2006-LE-022 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structures to remain 3.3 ft. and 2.4 ft. from side lot line. Located at 6917 Ben Franklin Rd. on approx. 24,500 of land zoned R-1. Lee District. Tax Map 90-1 ((5)) 16.
DH
Approved
- 9:00 A.M. GEORGINA E. PRICE-SPENCER, SP 2006-SU-023 (error in bldg location)
DH
Admin.
Moved to
8/1/06 at
appl. req.
- 9:00 A.M. SUZANNE WOODFINE, SP 2006-BR-025 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. Located at 5510 Talon Ct. on approx. 1,440 sq. ft. of land zoned R-12. Braddock District. Tax Map 77-2 ((19)) 122.
SV
Approved
- 9:00 A.M. GEORGE D'ANGELO, VC 2006-DR-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a fence greater than 4.0 ft. in height in the front yard and an addition 15.0 ft. from front lot line of a corner lot. Located at 7800 Magarity Rd. on approx. 8,521 sq. ft. of land zoned R-4 and HC. Dranesville District. Tax Map 39-2 ((6)) 2.
GC
Continued
to 9/19/06

9:30 A.M. ISRAEL LARIOS, SILVIA LARIOS AND ANTONIO LARIOS, A 2006-LE-007 Appl. under
sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a carport and a
CPJ dwelling do not comply with the minimum yard requirements for the R-3 District, in violation
Admin. of Zoning Ordinance provisions. Located at 7320 Bath St. on approx. 10,062 sq. ft. of land
Moved to zoned R-3. Lee District. Tax Map 80-3 ((2)) (34) 20. (Admin. Moved from 5/2/06 at appl.
10/3/06 at req.)
appl. req.

9:30 A.M. FAIRFAX RIDGE DEVELOPMENT LLC; CRESCENT HEIGHTS OF AMERICA, INC., A
2006-PR-015 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a
EP determination that appellants are allowing the display of two rooftop signs and a banner
Upheled sign on property in the PDH-20 District in violation of Zoning Ordinance provisions and a
determination that an appeal filed on March 2, 2006, was rendered moot when the Notice
of Violation being appealed was rescinded. Located at 11320, 11326, 11350, 11352,
11389, 11391, 11393, 11395, 11397 and 11399 Aristotle Dr. on approx. 2.1927 ac. of land
zoned PDH-20 and HC. Providence District. Tax Map 46-4 ((19)) (4) and 56-2 ((27)) (7)
and (11). (Deferred from 6/27/06 at appl. req.)

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JULY 25, 2006**

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 25, 2006, 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. ERNEST W. LAWRENCE III AND ALISON E. LAWRENCE, SP 2006-MA-026 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit an accessory dwelling unit and reduction to minimum yard requirements based on error in building location to permit SV
Admin. accessory storage structure to remain 5.4 ft. from rear lot line and 1.0 ft. from side lot line.
Moved to Located at 6058 Wooten Dr. on approx. 8,707 sq. ft. of land zoned R-3. Mason District.
9/26/06 at Tax Map 51-4 ((2)) (A) 12A.
appl. req.
- 9:00 A.M. FREEDOM FITNESS, LLC, SPA 87-S-088-03 Appl. under Sect(s). 5-503 of the Zoning Ordinance to amend SP 87-S-088 previously approved for health club to permit increase in size and number of patrons. Located at 14290 Sullyfield Ci. on approx. 5.2 ac. of land zoned I-5, AN and WS. Sully District. Tax Map 34-3 ((5)) D2.
GC
Admin.
Moved to
9/12/06
for ads
- 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.
DJQ
Admin.
Moved to
10/3/06 at
appl. req.
(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, 7/26/05, 9/20/05, 2/7/06, and 5/16/06 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, 7/26/05, 9/20/05, 2/7/06, and 5/16/06 at appl. req.)
- DJQ
Admin.
Moved to
10/3/06 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, 7/26/05, 9/20/05, 2/7/06, and 5/16/06 at appl. req.)
- DJQ
Admin.
Moved to
10/3/06 at
appl. req.
- 9:30 A.M. CHRISTOPHER POILLON, A 2006-DR-011 (Admin. moved from 6/6/06 at appl. req.)
- Admin.
Moved to
9/26/06 at
appl. req.

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
AUGUST 1, 2006**

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 1, 2006, 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. 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. (Decision deferred from 12/13/05)
DH
Denied
- 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. (Decision deferred from 12/13/05)
DH
Indefinitely
Deferred
- 9:00 A.M. GEORGINA E. PRICE-SPENCER, SP 2006-SU-023 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure (barn) to remain 16.3 ft. with eave 15.6 ft. from side lot line. Located at 10628 Hunters Valley Rd. on approx. 2.01 ac. of land zoned R-E. Sully District. Tax Map 37-1 ((2)) 2. (Admin. moved from 7/18/06 at appl. req.)
DH
Decision
Deferred to
9/19/06
- 9:00 A.M. NORMA VIDAURRE, SP 2006-MA-024 Appl. under Sect(s). 3-203 of the Zoning Ordinance to permit a home child care facility. Located at 4106 Mason Ridge Dr. on approx. 16,403 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((15)) 59.
SV
Admin.
Moved to
10/3/06 for
Notices

- 9:00 A.M. TRUSTEES OF THE MCLEAN KOREAN PRESBYTERIAN CHURCH, SPA 73-D-150-03
 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 73-D-150 previously
 GC approved for church to permit building additions, increase in seating and parking and site
 Admin. modifications. Located at 7140 and 7144 Dominion Dr. on approx. 2.64 ac. of land zoned
 Moved to R-3. Dranesville District. Tax Map 30-1 ((1)) 75 and 83A pt.
 9/12/06
 for ads
- 9:30 A.M. JOANNE LOISELET, A 2005-SP-045 Appl. under sect(s). 18-301 of the Zoning Ordinance.
 Appeal of a determination that an accessory storage structure, an accessory structure, and
 JC a fence in excess of four feet in height, which are located in the front yard of property
 Indefinitely located in the R-C District, are in violation of Zoning Ordinance provisions. Located at
 Deferred 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. (Decision deferred from 12/13/05)
- 9:30 A.M. MILTON AND MIRIAM MONTECINOS, A 2006-MA-021 Appeal of determination that
 appellants have paved a portion of the front yard on property located in the R-1 District in
 CPJ excess of the allowable surface coverage under Zoning Ordinance provisions. Located at
 Admin. 3211 Annandale Rd. on approx. 24,263 sq. ft. of land zoned R-1. Mason District. Tax
 Withdrawn Map 60-2 ((1)) 9.
- 9:30 A.M. DONALD R. ROSE AND DEBBE A. ROSE, A 2006-MV-022 Appl. under sect(s). 18-301
 of the Zoning Ordinance. Appeal of a determination that appellants have constructed an
 EP accessory structure, a stone fireplace and a wooden roofed patio cover, which exceed
 Admin. seven feet in height and which do not comply with the minimum yard requirements for the
 Moved to R-3 District, without valid Building Permit approval, and have installed accessory structures
 8/8/06 at and uses which exceed the 30 percent maximum permitted coverage of the minimum
 appl. req. required rear yard, all in violation of Zoning Ordinance provisions. Located at 7922
 Journey La. on approx. 9,418 sq. ft. of land zoned R-3C. Mt. Vernon District. Tax Map 98-
 2 ((6)) 273.
- 9:30 A.M. NANCY C. AND MARK T. WELCH, A 2006-MV-019 Appl. under sect(s). 18-301 of the
 Zoning Ordinance. Appeal of a determination that there is no conflict between Sect. 1-200
 JC and Sect. 2-405 of the Zoning Ordinance because language contained in the
 Upheld Comprehensive Plan is a guide, whereas Zoning Ordinance provisions are specific
 regulations, as qualified by Sect. 2-308, and property subdivided prior to the effective date
 of the Zoning Ordinance must meet current regulations, which may be modified as
 specified in Sect. 2-405. Located at 8033, 8037 and 8040 Washington Rd. and 8059 and
 8063 Fairfax Rd. on approx. 1.537 ac. of land zoned R-3. Mount Vernon District. Tax Map
 102-2 ((3)) 77, 102-2 ((3)) 79, 102-2 ((3)) 88, 102-2 ((3)) 112, and 102-2 ((3)) 114.

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
AUGUST 8, 2006**

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 8, 2006, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. CHARLES A. COLLIGAN, JR. & ELIZABETH B. COLLIGAN, VC 2005-DR-013 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 6.8 ft. and deck 0.8 ft. from the side lot line. Located at 12211 Windsor Hall Wy. on approx. 25,443 sq. ft. of land zoned R-1 (Cluster). Dranesville District. Tax Map 6-3 ((13)) 13. (Decision deferred from 1/10/06)
DH
Withdrawn
- 9:00 A.M. HENRY R. TORRICO, SP 2006-LE-027 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit carport 2.5 ft. from side lot line. Located at 6414 Dorset Dr. on approx. 10,003 sq. ft. of land zoned R-4. Lee District. Tax Map 82-3 ((5)) (27) 5.
DH
Deferred to 9/26/06
- 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, 4/12/05, and 7/12/05 at appl. req.) (Decision deferred from 1/10/06)
GC
Admin.
Withdrawn
SP convert
- 9:00 A.M. BUSH HILL PRESBYTERIAN CHURCH, SPA 99-L-024 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 99-L-024 previously approved for church with nursery school and child care center to permit increase in enrollment, building addition and site modifications. Located at 4916 Franconia Rd. on approx. 3.29 ac. of land zoned R-3. Lee District. Tax Map 82-3 ((2)) (1) A and 82-3 ((3)) (B) 8. (Decision deferred from 6/27/06)
GC
Approved

- 9:00 A.M. TRUSTEES FOR LIVING SAVIOR LUTHERAN CHURCH, SPA 86-S-023-02 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 86-S-023 previously approved for church and nursery school to permit increase in seating capacity, building additions and site modifications. Located at 5500 Ox Rd. on approx. 7.74 ac. of land zoned R-C and WS. Springfield District. Tax Map 68-3 ((1)) 50 and 50A.
GC
Admin.
Moved to
9/12/06 at
appl. req.
- 9:30 A.M. A-1 SOLAR CONTROL, A 2005-DR-057 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a vehicle light service establishment on property in the C-5 District without approval of a Special Exception, a site plan, nor a Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. 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 2/14/06, 3/14/06, and 4/4/06)
MAT
Upheld
- 9:30 A.M. CHARLES A. LANARAS, A 2005-DR-060 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a vehicle light service establishment on property in the C-5 District without approval of a Special Exception, a site plan, nor a Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. 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 2/14/06, 3/14/06, and 4/4/06)
MAT
Withdrawal
Accepted
- 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. (Decision deferred from 12/20/05)
MAT
Indefinitely
Deferred
- 9:30 A.M. MARCELO ZULETA (TOROS TRUCK CENTER), A 2006-MV-023 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is occupying property located at Tax Map 107-4 ((1)) 72 without an approved site plan or a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 9400 Gunston Cove Rd. on approx. 1.224 ac. of land zoned I-6. Mt. Vernon District. Tax Map 107-4 ((1)) 72.
MAT
Admin.
Withdrawn
at appl. req.
- 9:30 A.M. DONALD R. ROSE AND DEBBE A. ROSE, A 2006-MV-022 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have constructed an accessory structure, a stone fireplace and a wooden roofed patio cover, which exceed seven feet in height and which do not comply with the minimum yard requirements for the R-3 District, without valid Building Permit approval, and have installed accessory structures and uses which exceed the 30 percent maximum permitted coverage of the minimum required rear yard, all in violation of Zoning Ordinance provisions. Located at 7922 Journey La. on approx. 9,418 sq. ft. of land zoned R-3C. Mt. Vernon District. Tax Map 98-2 ((6)) 273. (Admin. moved from 8/1/06)
EP
Admin.
Moved to
10/3/06 at
appl. req.

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
AUGUST 15, 2006**

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 15, 2006, 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 22, 2006**

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 22, 2006, 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 29, 2006**

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 29, 2006, 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 5, 2006**

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 5, 2006, 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 12, 2006**

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 12, 2006, 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 E. AND MAUREEN D. CARPENTER, SP 2006-SU-030 Appl. under Sect(s).
DH 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based
Approved on error in building location to permit accessory structure to remain 34.88 ft. from the front
lot line. Located at 3001 Fox Den La. on approx. 2.06 ac. of land zoned R-1. Sully
District. Tax Map 36-4 ((3)) 56.
- 9:00 A.M. KAREN ROBEY, SP 2006-MA-029 Appl. under Sect(s). 8-914 of the Zoning Ordinance to
DH permit reduction to minimum yard requirements based on error in building location to
Approved permit addition to remain 8.8 ft. with eave 7.7 ft. from side lot line. Located at 3708 Rose
La. on approx. 12,891 sq. ft. of land zoned R-3. Mason District. Tax Map 60-4 ((3)) 177.
- 9:00 A.M. DOLLAR WORLD +, INC., SP 2006-MA-028 Appl. under Sect(s). 4-603 of the Zoning
SV Ordinance to permit a billiard hall. Located at 6464-A Lincolnia Rd. on approx. 1.6 ac. of
Decision land zoned C-6 and HC. Mason District. Tax Map 61-3 ((1)) 16A.
Deferred to
10/17/06
- 9:00 A.M. TRUSTEES FOR LIVING SAVIOR LUTHERAN CHURCH, SPA 86-S-023-02 Appl. under
GC Sect(s). 3-C03 of the Zoning Ordinance to amend SP 86-S-023 previously approved for
Approved church and nursery school to permit increase in seating capacity, building additions and
site modifications. Located at 5500 Ox Rd. on approx. 7.74 ac. of land zoned R-C and
WS. Springfield District. Tax Map 68-3 ((1)) 50 and 50A. (Admin. moved from 8/8/06 at
appl. req.)
- 9:00 A.M. FREEDOM FITNESS, LLC, SPA 87-S-088-03 Appl. under Sect(s). 5-503 of the Zoning
GC Ordinance to amend SP 87-S-088 previously approved for health club to permit increase in
Approved size and number of patrons and change in permittee. Located at 14290 Sullyfield Ci. on
approx. 5.2 ac. of land zoned I-5, AN and WS. Sully District. Tax Map 34-3 ((5)) D2.
(Admin. moved from 7/25/06 for ads)

- 9:00 A.M. TRUSTEES OF THE MCLEAN KOREAN PRESBYTERIAN CHURCH, SPA 73-D-150-03
 GC Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 73-D-150 previously
 Approved for church to permit building additions, increase in land area and parking and site
 modifications. Located at 7140 and 7144 Dominion Dr. on approx. 2.64 ac. of land zoned
 R-3. Dranesville District. Tax Map 30-1 ((1)) 75 and 83A pt. (Admin. moved from 8/1/06
 for ads)
- 9:30 A.M. CLYDE AND AUDREY CLARKE, A 2005-MA-054 Appl. under sect(s). 18-301 of the
 JC Zoning Ordinance. Appeal of a determination that the enlargement of a nonconforming
 Withdrawn principal structure does not comply with current bulk regulations for the R-3 District in
 violation of Zoning Ordinance provisions. Located at 3444 Rock Spring Av. on approx.
 8,250 sq. ft of land zoned R-3, H-C, SC and CRD. Mason District. Tax Map 61-2 ((22))
 12. (Decision deferred from 1/31/06 and 4/25/06)
- 9:30 A.M. HOLLADAY PROPERTY SERVICES, INC., A 2004-DR-042 Appl. under Sect(s). 18-301 of
 JC the Zoning Ordinance. Appeal of a determination that the appellant is required to construct
 Admin. a noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-
 Moved to 023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance provisions. Located
 12/19/06 at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax
 appl. req. Map 29-1 ((20)) A. (Admin. moved from 2/1/05, 5/17/05, 6/28/05, 9/20/05, 12/20/05,
 1/31/06, and 3/14/06 at appl. req.)
- 9:30 A.M. BAUGHMAN AT SPRING HILL, LLC, A 2004-DR-040 Appl. under Sect(s). 18-301 of the
 JC Zoning Ordinance. Appeal of a determination that the appellant is required to construct a
 Admin. noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-023
 Moved to and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance provisions. Located at
 12/19/06 at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax
 appl. req. Map 29-1 ((20)) A. (Admin. moved from 2/1/05, 5/17/05, 6/28/05, 9/20/05, 12/20/05,
 1/31/06, and 3/14/06 at appl. req.)
- 9:30 A.M. NVR, INC., A 2004-DR-041 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal
 JC of a determination that the appellant is required to construct a noise wall in accordanc with
 Admin. Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance
 Moved to VC 98-D-142 and Zoning Ordinance Provisions. Located at 8315 Turning Leaf La. on
 12/19/06 at approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A. (Admin.
 appl. req. moved from 2/1/05, 5/17/05, 6/28/05, 9/20/05, 12/20/05, 1/31/06, and 3/14/06 at appl. req.)
- 9:30 A.M. SUPERIOR 8500, LLC; COUTURE TEHMINA, INC. D/B/A MCLEAN FURNITURE
 EP GALLERY, A 2006-PR-025 Appeal of a determination that appellants have established a
 Admin. retail sales establishment on property in the I-5 District, in violation of Zoning Ordinance
 Moved to provisions and the conditions of their Non-Residential Use Permit, and of the subsequent
 9/19/06 at revocation of the Non-Residential Use Permit by the Zoning Administrator. Located at
 appl. req. 8500 Lee Hy. on approx. 2.21 ac. of land zoned I-5 and HC. Providence District. Tax Map
 49-3 ((15)) 1 and 49-3 ((1)) 70.

9:30 A.M. THUAN TRAN, A 2006-MA-026 Appl. under sect(s). 18-301 of the Zoning Ordinance.
Appeal of a determination that appellant is allowing seven people or more, not necessarily
MAT related by blood or marriage, to occupy a dwelling unit in violation of Zoning Ordinance
Withdrawn provisions. Located at 4406 Roberts Av. on approx. 32,436 sq. ft. of land zoned R-2.
Mason District. Tax Map 71-2 ((5)) 59.

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 19, 2006**

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 19, 2006, 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. CHERRY AND PETER BAUMBUSCH, VC 2005-DR-015 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 10.5 ft. from side lot line and 21.3 ft. from rear lot line. Located at 1436 Highwood Dr. on approx. 15,835 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-2 ((10)) 41. (Admin. moved from 2/14/06 at appl. req.)
DH
Indefinitely
Deferred at
appl. req.
- 9:00 A.M. GEORGINA E. PRICE-SPENCER, SP 2006-SU-023 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure (barn) to remain 16.3 ft. with eave 15.6 ft. from side lot line. Located at 10628 Hunters Valley Rd. on approx. 2.01 ac. of land zoned R-E. Sully District. Tax Map 37-1 ((2)) 2. (Admin. moved from 7/18/06 at appl. req.) (Decision deferred from 8/1/06)
DH
Approved
- 9:00 A.M. FORREST & MARVA HATCHER, VC 2003-PR-194 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of fence greater than 4.0 ft. in height in front yard and 7.0 ft. in height in side and rear yards and storage structure exceeding 200 sq. ft. in gross floor area. Located at 2747 Oldewood Dr. on approx. 27,921 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 121. (Concurrent with SP 2003-PR-054). (Continued from 3/2/04) (Decision deferred from 5/4/04, 11/2/04, 7/12/05, 12/6/05, 1/24/06, 2/7/06, and 6/6/06)
DH
Denied
- 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, 7/12/05, 12/6/05, 1/24/06, 2/7/06, and 6/6/06)
DH
Approved-
In-Part

- 9:00 A.M. PETER AND KATE GOELZ, SP 2006-MV-040 Appl. under Sect(s). 8-916 of the Zoning Ordinance to permit reduction of certain yard requirements to permit addition 15.0 ft. from a front lot line of a corner lot. 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.
GC
Approved
- 9:00 A.M. VULCAN CONSTRUCTION MATERIALS, LP, SPA 82-V-091-05
GC
Admin.
Moved to
10/24/06 at
appl. req.
- 9:00 A.M. GEORGE D'ANGELO, VC 2006-DR-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a fence greater than 4.0 ft. in height in the front yard and an addition 15.0 ft. from front lot line of a corner lot. Located at 7800 Magarity Rd. on approx. 8,521 sq. ft. of land zoned R-4 and HC. Dranesville District. Tax Map 39-2 ((6)) 2. (Continued from 7/18/06)
GC
Approved-
In-Part
- 9:30 A.M. MALCOLM TEN LIMITED PARTNERSHIP, A 2006-MV-027 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that as a result of the division of the appellant's property caused by condemnation one of the subsequent lots does not meet current minimum lot area requirements of the R-1 District and is not buildable under Zoning Ordinance provisions, however, the dwelling on said lot is not nonconforming, but may be enlarged, subject to the provisions of Par. 1 of Sect. 15-101 of the Zoning Ordinance. Located at 9406 Ox Rd. on approx. 5.21 ac. of land zoned R-1. Mt. Vernon District. Tax Map 106-4 ((1)) 52A.
DJQ
Admin.
Moved to
10/24/06 at
appl. req.
- 9:30 A.M. OLD HIDEAWAY, INC. T/A MEXICO LINDO RESTAURANT, A 2006-MV-029 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a billiard and pool hall use without an approved Special Permit in violation of Zoning Ordinance provisions. Located at 8786 Richmond Hwy. on approx. 8.55 ac. of land zoned C-6, CRD and HC. Mt. Vernon District. Tax Map 109-2 ((1)) 24.
MAT
Overturned
- 9:30 A.M. JOHN EVERETT AND CLAIRE EVERETT, A 2006-BR-030 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a contractor's office and shop, are allowing the parking of more than one commercial vehicle, and have erected an accessory storage structure that exceeds eight and one-half feet in height, does not comply with the minimum yard requirements for the R-3 District and was erected without a Building Permit, all in violation of Zoning Ordinance provisions. Located at 7601 Dunston St. on approx. 13,572 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (47) 1.
CPJ
Admin.
Moved to
11/14/06 at
appl. req.
- 9:30 A.M. M SCRAP CORPORATION T/A M SCRAP AS LESSEE OF 6304E GRAVEL AVENUE, A 2006-LE-001 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a recycling business on property in the I-4 District in violation of Zoning Ordinance provisions. Located at 6304E Gravel Av. on approx. 10.626 ac. of land zoned I-4 and NR. Lee District. Tax Map 91-1 ((1)) 36B. (Admin. moved from 4/4/06 and 5/23/06 at appl. req.) (Continued from 6/27/06)
EP
Upheld

9:30 A.M. SUPERIOR 8500, LLC; COUTURE TEHMINA, INC. D/B/A MCLEAN FURNITURE
GALLERY, A 2006-PR-025 Appeal of a determination that appellants have established a
EP retail sales establishment on property in the I-5 District, in violation of Zoning Ordinance
Upheld provisions and the conditions of their Non-Residential Use Permit, and of the subsequent
revocation of the Non-Residential Use Permit by the Zoning Administrator. Located at
8500 Lee Hy. on approx. 2.21 ac. of land zoned I-5 and HC. Providence District. Tax Map
49-3 ((15)) 1 and 49-3 ((1)) 70. (Admin. moved from 9/12/06 at appl. req.)

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 26, 2006**

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 26, 2006, 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 R. TORRICO, SP 2006-LE-027 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit carport 2.5 ft. from side lot line. Located at 6414 Dorset Dr. on approx. 10,003 sq. ft. of land zoned R-4. Lee District. Tax Map 82-3 ((5)) (27) 5. (Deferred from 8/8/06)
DH
Withdrawn
- 9:00 A.M. RAYMOND L. HUBBARD III AND PATTY H. HUBBARD, SP 2006-MA-004 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 2.5 ft. from side lot line. Located at 7815 Antiopi St. on approx. 15,098 sq. ft. of land zoned R-2 (Cluster). Mason District. Tax Map 59-2 ((22)) 13. (Deferred from 3/28/06 at appl. req.)
DH
Admin.
Moved to
11/28/06 for
Notices
- 9:00 A.M. WILLIAM T. FANSHER, SP 2006-SU-033 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals. Located at 6869 Muskett Wy. on approx. 10,019 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 65-3 ((5)) (3) 48.
DH
Admin.
Moved to
10/17/06
- 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, 5/3/05, 9/20/05, and 2/7/06)
SV
Indefinitely
Deferred

- 9:00 A.M. ERNEST W. LAWRENCE III AND ALISON E. LAWRENCE, SP 2006-MA-026 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit an accessory dwelling unit and reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 5.4 ft. from rear lot line and 1.0 ft. from side lot line. Located at 6058 Wooten Dr. on approx. 8,707 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((2)) (A) 12A. (Admin. moved from 7/25/06 at appl. req.)
SV
Approved
- 9:00 A.M. FAIR OAKS RECREATION ASSOCIATION/FAIR OAKS ESTATES HOMEOWNERS ASSOCIATION, SPA 85-C-001 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 85-C-001 previously approved for community swim club and meeting hall to permit change in hours of operation and development conditions. Located at 3720 Charles Stewart Dr. on approx. 6.01 ac. of land zoned R-3 and WS. Sully District. Tax Map 45-2 ((6)) E and F.
SV
Approved
- 9:00 A.M. LAUREL HIGHLANDS, SP 2006-MV-034 Appl. under Sect(s). 6-104 of the Zoning Ordinance to permit a temporary sales trailer. Located at 9088 Furey Rd., 9162, 9164, 9166 and 9168 Finnegan St. on approx. 19,637 sq. ft. of land zoned PDH-12. Mt. Vernon District. Tax Map 107-2 ((12)) 247, 248, 249, 250 and 251.
SV
Admin.
Moved to
11/7/06 for
Affidavit
- 9:00 A.M. HERITAGE FELLOWSHIP UNITED CHURCH OF CHRIST, SPA 84-C-045 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 84-C-045 previously approved for church to permit building additions and site modifications. Located at 2505 Fox Mill Rd. on approx. 5.08 ac. of land zoned R-2. Hunter Mill District. Tax Map 25-2 ((5)) 51 and 52. (Associated with RZ 2006-HM-001) (Admin. moved from 6/20/06 at appl. req.)
TS
Admin.
Moved to
10/17/06 at
appl. req.
- 9:30 A.M. CHRISTOPHER POILLON, A 2006-DR-011 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining three dwelling units on a single lot located in the R-E District in violation of Zoning Ordinance provisions. Located at 9208 Jeffery Rd. on approx. 4.0 ac. of land zoned R-E. Dranesville District. Tax Map 8-2 ((1)) 26.
JC
Withdrawn
- 9:30 A.M. ROSEMARY L. STARCHER/NVR HOMES, INC., A 2006-MV-032 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is permitting the operation of a sales office at Tax Map 107-4 ((20)) 10 without a valid Temporary Special Permit in violation of Zoning Ordinance provisions. Located at 9237 Old Beech Ct. on approx. 4,964 sq. ft. of land zoned PDH-5. Mt. Vernon District. Tax Map 107-4 ((20)) 10.
MAT
Admin.
Moved to
11/7/06 at
appl. req.

9:30 A.M. JANET L. PORTER AND GEORGE C. PORTER, A 2006-PR-033 Appl. under sect(s).
18-301 of the Zoning Ordinance. Appeal of a determination that appellants have
EP established a kennel use and are keeping pets for commercial purposes on property in the
Upheld- R-1 District in violation of Zoning Ordinance provisions. Located at 10412 Hunter Ridge
In-Part Dr. on approx. 55,411 sq. ft. of land zoned R-1. Providence District. Tax Map 37-4 ((10))
8.

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 3, 2006**

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 3, 2006, 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 C. MERCER, SP 2006-MA-031 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 3.9 ft. with eave 3.2 ft. from side lot line and addition to remain 25.7 ft. with eave 25.2 ft. from front lot line of a corner lot. Located at 3044 Olin Dr. on approx. 15,197 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((2)) (B) 10.
DH
Approved
- 9:00 A.M. JAMES C. THOENNES, SP 2006-SU-037 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of deck 18.0 ft. from one side lot line and 14.0 ft. from the other side lot line. Located at 6221 Hidden Canyon Rd. on approx. 10,688 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-3 ((3)) 55.
DH
Approved
- 9:00 A.M. NORMA VIDAURRE, SP 2006-MA-024 Appl. under Sect(s). 3-203 of the Zoning Ordinance to permit a home child care facility. Located at 4106 Mason Ridge Dr. on approx. 16,403 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((15)) 59. (Admin. moved from 8/1/06 for notices)
SV
Approved
- 9:00 A.M. BRIAN J. AND LISA K. BROADHEAD, SP 2006-MV-032 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 4.8 ft. from side lot line. Located at 8262 Phelps Lake Ct. on approx. 2,214 sq. ft. of land zoned R-20. Mt. Vernon District. Tax Map 107-1 ((4)) 54A.
SV
Approved
- 9:00 A.M. EDE J. IJJASZ, SP 2006-PR-035 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 2913 Beau La. on approx. 1.24 ac. of land zoned R-1 and HC. Providence District. Tax Map 48-4 ((3)) (32) 15.
GC
Approved

- 9:00 A.M. DOUGLAS AND RACHEL KELLY, SP 2006-PR-036 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 5.8 ft. from side lot line. Located at 2635 Woodley Pl. on approx. 10,011 sq. ft. of land zoned R-4. Providence District. Tax Map 50-1 ((7)) 32.
GC
Approved
- 9:30 A.M. BETTY A. ROYSTER, A 2006-LE-016 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has constructed an open deck with stairs which does not meet the bulk regulation as it applies to the minimum rear yard requirement for the R-5 District in violation of Zoning Ordinance provisions. Located at 7113 Latour Ct. on approx. 2,325 sq. ft. of land zoned R-5. Lee District. Tax Map 91-2 ((9)) 384. (Admin. moved from 6/27/06 at appl. req.)
MAT
Admin.
Moved to
4/3/07
- 9:30 A.M. ISRAEL LARIOS, SILVIA LARIOS AND ANTONIO LARIOS, A 2006-LE-007 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a carport and a dwelling do not comply with the minimum yard requirements for the R-3 District, in violation of Zoning Ordinance provisions. 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. (Admin. moved from 5/2/06 and 7/18/06 at appl. req.)
CPJ
Deferred to
1/9/07
- 9:30 A.M. T. WILLIAM DOWDY, TRUSTEE AND SHIRLEY M. HUNTER, TRUSTEE, A 2006-LE-031 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-1 District in violation of Zoning Ordinance provisions. Located on approx. 36.60 ac. of land zoned R-1. Lee District. Tax Map 90-4 ((1)) 6B.
JC
Withdrawn
- 9:30 A.M. DONALD R. ROSE AND DEBBE A. ROSE, A 2006-MV-022 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have constructed an accessory structure, a stone fireplace and a wooden roofed patio cover, which exceed seven feet in height and which do not comply with the minimum yard requirements for the R-3 District, without valid Building Permit approval, and have installed accessory structures and uses which exceed the 30 percent maximum permitted coverage of the minimum required rear yard, all in violation of Zoning Ordinance provisions. Located at 7922 Journey La. on approx. 9,418 sq. ft. of land zoned R-3C. Mt. Vernon District. Tax Map 98-2 ((6)) 273. (Admin. moved from 8/1/06 and 8/8/06 at appl. req.)
EP
Decision
Deferred to
10/17/06
- 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, 7/26/05, 9/20/05, 2/7/06, 5/16/06, and 7/25/06 at appl. req.)
DJQ
Withdrawn

- 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, 7/26/05, 9/20/05, 2/7/06, 5/16/06, and 7/25/06 at appl. req.)
- DJQ
Withdrawn
- 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, 7/26/05, 9/20/05, 2/7/06, 5/16/06, and 7/25/06 at appl. req.)
- DJQ
Withdrawn

JOHN DIGULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 10, 2006**

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 10, 2006, 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 17, 2006**

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 17, 2006, 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. VICKI LEIGH WHITE, SP 2006-MV-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 deck to remain 1.8 ft., roofed deck 6.2 ft. with eave 4.9 ft. from side lot line. Located at 7013 Stanford Dr. on approx. 3,720 sq. ft. of land zoned R-8. Mt. Vernon District. Tax Map 93-1 ((20)) (1) 29B.
SV
Approved
- 9:00 A.M. DOLLAR WORLD +, INC., SP 2006-MA-028 Appl. under Sect(s). 4-603 of the Zoning Ordinance to permit a billiard hall. Located at 6464-A Lincolnia Rd. on approx. 1.6 ac. of land zoned C-6 and HC. Mason District. Tax Map 61-3 ((1)) 16A. (Decision deferred from 9/12/06)
SV
Approved
- 9:00 A.M. WILLIAM T. FANSHER, SP 2006-SU-033 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals. Located at 6869 Muskett Wy. on approx. 10,019 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 65-3 ((5)) (3) 48. (Admin. moved from 9/26/06)
DH
Approved
- 9:00 A.M. FRANK WELFFENS, VC 2006-MA-004 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit a fence greater than 4 ft. in height in front yard and 7.0 ft. in height in side and rear yards to remain. Located at 7317 Auburn St. on approx. 27,147 sq. ft. of land zoned R-1. Mason District. Tax Map 71-1 ((8)) 61. (Concurrent with SP 2006-MA-042).
DH
Denied
- 9:00 A.M. FRANK WELFFENS, SP 2006-MA-042 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit roofed deck to remain 17.1 ft., deck 14.1 ft., dwelling 10.1 ft. with eave 9.5 ft. from side lot lines. Located at 7317 Auburn St. on approx. 27,147 sq. ft. of land zoned R-1. Mason District. Tax Map 71-1 ((8)) 61. (Concurrent with VC 2006-MA-004).
DH
Approved

- 9:00 A.M. A. DANE BOWEN, JR., SP 2006-MA-039 Appl. under Sect(s). 8-916 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit existing dwelling 6.3 ft. from 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.
GC
Approved
- 9:00 A.M. ROBERT A. & DIANE L. AUSTIN, SP 2006-BR-043 Appl. under Sect(s). 3-303 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of addition 6 ft. 6 in. from side lot line. Located at 8920 Bald Hill Pl. on approx. 14,432 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 78-2 ((14)) 175.
GC
Approved
- 9:00 A.M. HERITAGE FELLOWSHIP UNITED CHURCH OF CHRIST, SPA 84-C-045 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 84-C-045 previously approved for church to permit building additions and site modifications. Located at 2505 Fox Mill Rd. on approx. 5.08 ac. of land zoned R-2. Hunter Mill District. Tax Map 25-2 ((5)) 51 and 52. (Associated with RZ 2006-HM-001) (Admin. moved from 6/20/06 and 9/26/06 at appl. req.)
TS
Decision
Deferred to
10/31/06
- 9:30 A.M. GOOD STAR CONSTRUCTION COMPANY, INC., A 2006-PR-003 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a single family dwelling under construction exceeds the maximum building height of thirty-five feet in the R-1 District. Located at 3000 Apple Brook Ln. on approx. 36,000 sq. ft. of land zoned R-1. Providence District. Tax Map 47-1 ((15)) 8. (Admin. moved from 4/18/06 at appl. req.) (Deferred from 5/2/06 at appl. req.) (Admin. moved from 6/13/06 for notices)
DJQ
Withdrawn
- 9:30 A.M. JEFFREY S. GIORDANO, A 2006-PR-034 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has constructed an accessory storage structure that exceeds 8 1/2 feet in height and does not comply with the minimum yard requirements of the R-3 District in violation of Zoning Ordinance provisions. Located 7419 Tower St. on approx. 12,397 sq. ft. of land zoned R-3. Providence District. Tax Map 50-1 ((13)) 66A.
MS
Deferred to
12/12/06
- 9:30 A.M. NAVARRO CRESPIAN ALEMAN, A 2006-LE-034
Admin.
Withdrawn
- 9:30 A.M. DONALD R. ROSE AND DEBBE A. ROSE, A 2006-MV-022 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have constructed an accessory structure, a stone fireplace and a wooden roofed patio cover, which exceed seven feet in height and which do not comply with the minimum yard requirements for the R-3 District, without valid Building Permit approval, and have installed accessory structures and uses which exceed the 30 percent maximum permitted coverage of the minimum required rear yard, all in violation of Zoning Ordinance provisions. Located at 7922 Journey La. on approx. 9,418 sq. ft. of land zoned R-3C. Mt. Vernon District. Tax Map 98-2 ((6)) 273. (Admin. moved from 8/1/06 and 8/8/06 at appl. req.) (Decision deferred from 10/3/06)
EP
Upheld
In Part

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 24, 2006**

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 24, 2006, 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. VULCAN CONSTRUCTION MATERIALS, LP, SPA 82-V-091-05 Appl. under Sect(s).
GC 7-305 of the Zoning Ordinance to amend SP 82-V-091 previously approved for stone
Deferred to increase in land area and site modifications. Located at 10,000 Ox Rd. on approx. 307.68
11/28/06 at ac. of land zoned R-C, R-1, I-6 and NR. Mt. Vernon District. Tax Map 106-3 ((1)) 4B and
appl. req. 9; 106-4 ((1)) 20B pt. and 56 pt.; 112-2 ((1)) 8 pt., 9 pt., 11, 12 and 13. (Admin. moved
from 9/19/06 at appl. req.)
- 9:30 A.M. NORMA VIDAURRE, A 2006-MA-006 Appl. under sect(s). 18-301 of the Zoning
Ordinance. Appeal of a determination that a home child care center has been established
DJQ on property in the R-2 District without an approved Special Permit, in violation of Zoning
Admin. Ordinance provisions. Located at 4106 Mason Ridge Dr. on approx. 16,403 sq. ft. of land
Moved to zoned R-2 and HC. Mason District. Tax Map 61-3 ((15)) 59. (Admin. moved from 5/2/06
12/19/06 at and 7/11/06 at appl. req.)
appl. req.
- 9:30 A.M. MALCOLM TEN LIMITED PARTNERSHIP, A 2006-MV-027 Appl. under sect(s). 18-301 of
the Zoning Ordinance. Appeal of determination that as a result of the division of the
DJQ appellant's property caused by condemnation one of the subsequent lots does not meet
Withdrawn current minimum lot area requirements of the R-1 District and is not buildable under
Zoning Ordinance provisions, however, the dwelling on said lot is not nonconforming, but
may be enlarged, subject to the provisions of Par. 1 of Sect. 15-101 of the Zoning
Ordinance. Located at 9406 Ox Rd. on approx. 5.21 ac. of land zoned R-1. Mt. Vernon
District. Tax Map 106-4 ((1)) 52A. (Admin. moved from 9/19/06 at appl. req.)

9:30 A.M. ARLINGTON-FAIRFAX LODGE NO. 2188 BEN. & PROT. ORDER OF ELKS OF USA, A
JC 2006-PR-037 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a
Deferred to determination that appellant is permitting a new vehicle storage establishment, a storage
12/12/06 at yard, and a retail sales establishment on property located in the R-1 District in violation of
appl. req. Zoning Ordinance provisions. Located at 8421 Arlington Blvd. on approx. 5.15 ac. of land
zoned R-1. Providence District. Tax Map 49-3 ((1)) 101A.

9:30 A.M. ARMSTRONG, GREEN AND EMBREY, INC., A 2006-PR-039
Admin.
Moved to
2/27/07 at
appl. req.

9:30 A.M. ARMSTRONG, GREEN AND EMBREY, INC., A 2006-PR-040
Admin.
Moved to
2/27/07 at
appl. req.

9:30 A.M. ARMSTRONG, GREEN AND EMBREY, INC., A 2006-PR-043
Admin.
Moved to
2/27/07 at
appl. req.

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 31, 2006**

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 31, 2006, 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. HERITAGE FELLOWSHIP UNITED CHURCH OF CHRIST, SPA 84-C-045 Appl. under
Sect(s). 3-203 of the Zoning Ordinance to amend SP 84-C-045 previously approved for
TS church to permit building additions and site modifications. Located at 2505 Fox Mill Rd. on
Approved approx. 5.08 ac. of land zoned R-2. Hunter Mill District. Tax Map 25-2 ((5)) 51 and 52.
(Associated with RZ 2006-HM-001) (Admin. moved from 6/20/06 and 9/26/06 at appl.
req.) (Decision deferred from 10/17/06)
- 9:00 A.M. ELAINE METLIN AND ANDREW E. CLARK, VC 2006-DR-002 Appl. under Sect(s). 18-401
of the Zoning Ordinance to permit existing fence greater than 4.0 ft. in height to remain in
DH the front yard of a corner lot and an accessory structure to remain in front yard of a lot
Decision containing 36,000 square feet or less. Located at 1905 Rhode Island Ave. on approx.
Deferred to 24,457 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (1) 36B.
3/27/07 (Decision deferred from 4/18/06)
SP convert
- 9:00 A.M. MICHAELIN MALLETTE, SP 2006-LE-047 Appl. under Sect(s). 8-914 of the Zoning
Ordinance to permit reduction to minimum yard requirements based on error in building
DH location to permit addition to remain 8.9 ft. with eave 8.5 ft. from side lot line. Located at
Approved 7303 Oriole Ave. on approx. 23,750 sq. ft. of land zoned R-2. Lee District. Tax Map 90-1
((2)) 167.
- 9:00 A.M. ELLIOT F. MANN, SP 2006-SP-049 Appl. under Sect(s). 3-303 of the Zoning Ordinance
for a reduction of certain yard requirements to permit an addition 6.1 ft. from the side lot
GC line. Located at 8220 Smithfield Ave. on approx. 11,050 sq. ft. of land zoned R-3.
Indefinitely Springfield District. Tax Map 89-1 ((4)) 215.
Deferred

- 9:00 A.M. MICHAEL JABALEY, SP 2006-BR-044 Appl. under Sect(s). 3-303 of the Zoning Ordinance for a reduction of certain yard requirements to permit construction of an addition 6.91 ft. from side lot line. Located at 4805 Sligo La. on approx. 24,841 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-1 ((17)) 4.
GC
Approved
- 9:00 A.M. RAYMOND C. ALEXANDER, SP 2006-LE-050 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 5908 Bush Hill Dr. on approx. 15,024 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((2)) (4) 8. (Admin. moved from 11/14/06 at appl. req.)
SV
Approved
- 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. 5.4 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 57 and 58. (Admin. moved from 5/17/05, 7/19/05 and 10/25/05 at appl. req and 12/20/05) (Decision deferred from 1/31/06) (Indefinitely deferred from 5/9/06)
SV
Decision
Deferred to
1/9/07
- 9:30 A.M. SIMON V. ORTIZ, RONALD ORTIZ AND RUTH A. ORTIZ, A 2006-MA-041 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that 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 6714 Westcott Rd. on approx. 7,800 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((17)) 113.
MAT
Deferred to
12/5/06
- 9:30 A.M. LERICK KEBECK, A 2006-BR-044 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established and allowed the occupancy of a second dwelling unit on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 9536 Braddock Rd. on approx. 13,291 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 69-3 ((3)) 4.
MAT
Admin.
Moved to
2/27/07 at
appl. req.
- 9:30 A.M. HAJI NOOR AHMAD, A 2006-MV-045 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a second dwelling unit on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 3001 and 3003 Preston Av. on approx. 3,125 sq. ft. of land zoned R-3 and H-C. Mt. Vernon District. Tax Map 93-1 ((18)) (E) 175 and 176.
JC
Upheld
- 9:30 A.M. PHONG T. MAI AND ANH TRINH-MAI, A 2006-PR-049 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a Residential Use Permit cannot be issued until certification is submitted confirming that the building height of a residential structure is in compliance with Zoning Ordinance provisions. Located at 10521 Vale Rd. on approx. 2.1019 ac. of land zoned R-E. Providence District. Tax Map 37-4 ((27)) 2.
JC
Withdrawn

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 7, 2006**

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 7, 2006, 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. LOO T. SUN, SP 2006-MA-045 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 10.7 ft. and deck 0.3 ft. from one side lot line and accessory storage structure to remain 2.8 ft. with eave 2.5 ft. from other side lot line. Located at 3325 Slade Run Dr. on approx. 22,000 sq. ft. of land zoned R-2. Mason District. Tax Map 60-2 ((5)) 7A.
DH
Approved
- 9:00 A.M. LESLIE K. OVERSTREET & ANDREW H. ARNOLD, SP 2006-MV-048 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of an addition 28.8 ft. and roofed deck 23.5 ft. from front lot line. Located at 7735 Tauxemont Rd. on approx. 20,000 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-2 ((8)) 5.
DH
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, 10/19/04, 12/20/05, and 6/20/06 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.)
GC
Admin.
Moved to
4/3/07 at
appl. req.
- 9:00 A.M. LAUREL HIGHLANDS, SP 2006-MV-034 Appl. under Sect(s). 6-104 of the Zoning Ordinance to permit a temporary sales trailer. Located at 9088 Furey Rd., 9162, 9164, 9166 and 9168 Finnegan St. on approx. 19,637 sq. ft. of land zoned PDH-12. Mt. Vernon District. Tax Map 107-2 ((12)) 247, 248, 249, 250 and 251. (Admin. moved from 9/26/06 for affidavit)
SV
Deferred to
12/5/06

- 9:00 A.M. GREEK ORTHODOX CHURCH OF NORTHERN VIRGINIA, TRUSTEES, SPA 93-M-119-02 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 93-M-119 previously approved for church and related facilities to permit nursery school. Located at 3149 Glen Carlyn Rd. on approx. 4.43 ac. of land zoned R-3. Mason District. Tax Map 61-2 ((1)) 16.
SV
Decision
Deferred to
2/13/07
- 9:30 A.M. DANIEL F. STURDIVANT, II, A 2006-LE-038 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure, which is located in the front yard of property located in the R-3 Cluster District is in violation of Zoning Ordinance provisions. Located at 5317 Foxboro Ct. on approx. 12,739 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 91-4 ((5)) 62.
MAT
Admin.
Moved to
1/23/07 at
appl. req.
- 9:30 A.M. SHENANDOAH LANDSCAPE SERVICES, INC., A 2006-PR-048 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a Contractor's Offices and Shops and a Storage Yard, has erected structures without valid Building Permits, is allowing the parking of more than one commercial vehicle, and did not obtain an approved grading plan for land disturbing activity on property located in the R-1 District, all in violation of Zoning Ordinance provisions. Located at 3550 Marseilles Dr., 11100-1115 Phoenix Dr. and 3546 Marseilles Dr. on approx. 12.82 ac. of land zoned R-1. Providence District. Tax Map 47-3 ((1)) 41, 42A, 42B and 43.
JC
Decision
Deferred to
1/23/07
- 9:30 A.M. ROSEMARY L. STARCHER/NVR HOMES, INC., A 2006-MV-032 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is permitting the operation of a sales office at Tax Map 107-4 ((20)) 10 without a valid Temporary Special Permit in violation of Zoning Ordinance provisions. Located at 9237 Old Beech Ct. on approx. 4,964 sq. ft. of land zoned PDH-5. Mt. Vernon District. Tax Map 107-4 ((20)) 10. (Admin. moved from 9/26/06 at appl. req.)
MAT
Withdrawn

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 14, 2006**

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 14, 2006, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. THOMAS W. SPENCE, SP 2006-DR-046 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 12.1 ft. with eave 10.5 ft. from side lot line and 13.8 ft. with eave 11.4 ft. from rear lot line and permit reduction to certain yard requirements to permit addition 22.5 ft. from rear lot line. Located at 6245 N. Kensington St. on approx. 37,263 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (9) C.
DH
Approved
- 9:00 A.M. JOSE M. & CAROLYN F. LOZANO, SP 2006-DR-053 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. Located at 7420 Howard Ct. on approx. 10,306 sq. ft. of land zoned R-4 and HC. Dranesville District. Tax Map 40-1 ((6)) (D) 8.
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 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, 8/9/05, 11/15/05, and 3/14/06 at appl. req.)
SV
Admin.
Moved to
3/20/07 at
appl. req.
- 9:00 A.M. HOLMES RUN ACRES RECREATION ASSOCIATION INC./FAIRFAX COUNTY PUBLIC SCHOOLS, SPA 77-P-091-02 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 77-P-091 previously approved for community swim club and parking of Fairfax County school buses to permit modification of development conditions. 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.
SV
Decision
Deferred to
11/28/06

- 9:00 A.M. RAYMOND C. ALEXANDER, SP 2006-LE-050 (accessory dwelling unit)
SV
Admin.
Moved to
10/31/06 at
appl. req.
- 9:00 A.M. ELIZABETH M. AND BRUCE I. ALLISON, SP 2006-PR-051 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit addition 23.0 ft. from front lot line of a corner lot. Located at 2842 Brook Dr. on approx. 8,370 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((7)) 49.
GC
Approved
- 9:00 A.M. ST. JOHN'S EPISCOPAL CHURCH, SPA 85-S-053-03 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 85-S-053 previously approved for church to permit a private school of general education. Located at 5649 Mt. Gilead Rd. on approx. 4.42 ac. of land zoned R-1, HC, HD , SC and WS. Sully District. Tax Map 54-4 ((1)) 24B and 25A.
GC
Approved
- 9:30 A.M. JOHN EVERETT AND CLAIRE EVERETT, A 2006-BR-030 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a contractor's office and shop, are allowing the parking of more than one commercial vehicle, and have erected an accessory storage structure that exceeds eight and one-half feet in height, does not comply with the minimum yard requirements for the R-3 District and was erected without a Building Permit, all in violation of Zoning Ordinance provisions. Located at 7601 Dunston St. on approx. 13,572 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (47) 1. (Admin. moved from 9/19/06 at appl. req.)
EP
Decision
Deferred to
12/5/06
- 9:30 A.M. M & A, L.C. AND ANNA GERTRUDE BURGESS, TRUSTEE, AND JUNE B. BACON, TRUSTEE, A 2006-DR-051
Admin.
Moved to
1/23/07 at
appl. req.
- 9:30 A.M. RODNEY AND JENIFER SPRATLEY, A 2006-PR-050 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established three separate dwelling units on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 9732 Blake Ln. on approx. 21,261 sq. ft. of land zoned R-1. Providence District. Tax Map 48-1 ((1)) 142.
MAT
Decision
Deferred to
12/19/06
- 9:30 A.M. HBL, LLC, A 2006-PR-042 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that Site Plan Waiver #2546-WRDF-001-2 is subject to a condition that requires the reservation of the future dedication of a portion of the site-plan property for the eventual extension of Greensboro Drive. Located at 8604 Leesburg Pi. on approx. 3.55 ac. of land zoned I-4, I-5 and HC. Providence District. Tax Map 29-1 ((1)) 17 and 17C.
EP
Upheld

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 21, 2006**

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 21, 2006, 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 28, 2006**

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 28, 2006, 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. RAYMOND L. HUBBARD III AND PATTY H. HUBBARD, SP 2006-MA-004 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 2.5 ft. from side
Cont. to lot line. Located at 7815 Antiopi St. on approx. 15,098 sq. ft. of land zoned R-2 (Cluster).
2/27/07 Mason District. Tax Map 59-2 ((22)) 13. (Deferred from 3/28/06 at appl. req.) (Admin.
moved from 9/26/06 for notices)
- 9:00 A.M. SAMUEL D. LOWENSTEIN AND AMY LOWENSTEIN, SP 2006-DR-056 Appl. under
Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to
DH permit construction of an addition 7.5 ft. from side lot line. Located at 1510 Snughill Ct. on
Approved approx. 16,212 sq. ft. of land zoned R-2. Dranesville District. Tax Map 28-2 ((6)) 81.
- 9:00 A.M. GINA W. LURASCHI, SP 2006-DR-054 Appl. under Sect(s). 8-918 of the Zoning
Ordinance to permit an accessory dwelling unit. Located at 11103 Old Saybrook Ct. on
SV approx. 2.0 ac. of land zoned R-E. Dranesville District. Tax Map 3-3 ((14)) 18.
Approved
- 9:00 A.M. ROBERT EUGENE BLACKWELL, TRUSTEE, CAROL ANN BLACKWELL, TRUSTEE, SP
2006-DR-057 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit reduction of
SV certain yard requirements to permit construction of addition 11.2 ft. from side lot line.
Approved Located at 1034 Cup Leaf Holly Ct. on approx. 20,624 sq. ft. of land zoned R-1.
Dranesville District. Tax Map 6-3 ((4)) 92.
- 9:00 A.M. HOLMES RUN ACRES RECREATION ASSOCIATION INC./FAIRFAX COUNTY PUBLIC
SCHOOLS, SPA 77-P-091-02 Appl. under Sect(s). 3-303 of the Zoning Ordinance to
SV amend SP 77-P-091 previously approved for community swim club and parking of Fairfax
Approved County school buses to permit modification of development conditions. 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. (Decision deferred from 11/14/06)

- 9:00 A.M. GRACE BAPTIST CHURCH, TRUSEES OF, SP 2006-SP-052 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church. Located at 12216 Braddock Rd. on approx. 2.17 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 11.
GC
Admin.
Moved to
2/6/07 at
appl. req.
- 9:00 A.M. VULCAN CONSTRUCTION MATERIALS, LP, SPA 82-V-091-05 Appl. under Sect(s). 7-305 of the Zoning Ordinance to amend SP 82-V-091 previously approved for stone quarrying, crushing, sales and related associated quarrying activities to permit renewal, increase in land area and site modifications. Located at 10,000 Ox Rd. on approx. 307.68 ac. of land zoned R-C, R-1, I-6 and NR. Mt. Vernon District. Tax Map 106-3 ((1)) 4B and 9; 106-4 ((1)) 20B pt. and 56 pt.; 112-2 ((1)) 8 pt., 9 pt., 11, 12 and 13. (Admin. moved from 9/19/06 at appl. req.) (Deferred from 10/24/06 at appl. req.)
GC
Admin.
Moved to
1/23/07
for ads
- 9:30 A.M. JAMES H. SCANLON, A 2006-BR-053 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that modifications to parking lot light fixtures are in substantial conformance with Special Permit 77-A-041-3 and Zoning Ordinance provisions and, as such, the zoning violation with regard to glare has been resolved. Located at 10500 Zion Dr. and 5222 Sideburn Rd. on approx. 15.30 ac. of land zoned R-1. Braddock District. Tax Map 68-4 ((1)) 1 and 2.
JR
Decision
Deferred to
12/5/06

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
DECEMBER 5, 2006**

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 5, 2006, 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. MERRIFIELD GARDEN CENTER, SP 2006-PR-038 (In association with SE 2006-PR-018)
JP
Admin.
Moved to
2/27/07 at
appl. req.
- 9:00 A.M. CARL J. UNTERKOFLE, SP 2004-SU-012 Appl. under Sect(s). 8-914 of the Zoning
Ordinance to permit reduction to minimum yard requirements based on error in building
DH location to permit accessory storage structure to remain 5.9 ft. with eave 5.4 ft. from side
Approved 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. (Deferred from 6/1/04 at appl. req.)
(Admin. moved from 10/12/04 and 3/1/05 at appl. req.) (Indefinitely deferred from 4/26/05
at app. req.) (Reactivated from indefinite deferral)
- 9:00 A.M. BETTY A. ROYSTER, SP 2006-LE-058 Appl. under Sect(s). 8-914 of the Zoning
Ordinance to permit reduction to minimum yard requirements based on error in building
DH location to permit deck to remain 3.7 ft. from side lot line. Located at 7113 Latour Ct. on
Approved approx. 2,325 sq. ft. of land zoned R-5. Lee District. Tax Map 91-2 ((9)) 384.
- 9:00 A.M. TRUSTEES OF NEW MOUNT ZOAR BAPTIST CHURCH, SP 2006-SU-055 Appl. under
Sect(s). 3-C03 of the Zoning Ordinance to permit a church. Located at 7127 Ordway Rd.
SV on approx. 5.95 ac. of land zoned R-C and WS. Sully District. Tax Map 74-1 ((1)) 2.
Admin.
Moved to
12/19/06 at
appl. req.

- 9:00 A.M. LAUREL HIGHLANDS, SP 2006-MV-034 Appl. under Sect(s). 6-104 of the Zoning Ordinance to permit a temporary sales trailer. Located at 9088 Furey Rd., 9162, 9164, SV 9166 and 9168 Finnegan St. on approx. 19,637 sq. ft. of land zoned PDH-12. Mt. Vernon District. Tax Map 107-2 ((12)) 247, 248, 249, 250 and 251. (Admin. moved from 9/26/06 Moved to 12/19/06 for affidavit) (Deferred from 11/7/06)
- 9:30 A.M. ANDREW CLARK AND ELAINE METLIN, A 2005-DR-061 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 CPJ R-2 District, are in violation of Zoning Ordinance provisions. Located at 1905 Rhode Admin. Island Av. on approx. 24,457 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 Moved to 5/1/07 for ads ((13)) (1) 36B. (Admin. moved from 3/7/06 at appl. req.) (Deferred from 5/2/06 at appl. req.)
- 9:30 A.M. ACME HOMES, INC., A 2006-DR-054 Appl. under sect(s). 18-301 of the Zoning DPWES Ordinance. Appeal of determination by the Department of Public Works and Admin. Environmental Services to disapprove a revision to a grading plan to allow the construction of a single-family detached dwelling on a lot due to inadequate outfall on the site. Located at 1840 Ware Rd. on approx. 8,857 sq. ft. of land zoned R-4. Dranesville District. Tax Map 39-2 ((6)) 68A. Moved to 2/6/07 at appl. req.
- 9:30 A.M. JAMES H. SCANLON, A 2006-BR-053 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that modifications to parking lot light fixtures are in JR substantial conformance with Special Permit 77-A-041-3 and Zoning Ordinance provisions and, as such, the zoning violation with regard to glare has been resolved. Located at Overtuned 10500 Zion Dr. and 5222 Sideburn Rd. on approx. 15.30 ac. of land zoned R-1. Braddock District. Tax Map 68-4 ((1)) 1 and 2. (Decision deferred from 11/28/06)
- 9:30 A.M. SIMON V. ORTIZ, RONALD ORTIZ AND RUTH A. ORTIZ, A 2006-MA-041 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that MAT appellants have paved a portion of the front yard on property located in the R-4 District in Upheld excess of the allowable surface coverage under Zoning Ordinance provisions. Located at 6714 Westcott Rd. on approx. 7,800 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((17)) 113. (Deferred from 10/31/06)
- 9:30 A.M. JOHN EVERETT AND CLAIRE EVERETT, A 2006-BR-030 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have EP established a contractor's office and shop, are allowing the parking of more than one Decision commercial vehicle, and have erected an accessory storage structure that exceeds eight Deferred to 1/9/07 and one-half feet in height, does not comply with the minimum yard requirements for the R-3 District and was erected without a Building Permit, all in violation of Zoning Ordinance provisions. Located at 7601 Dunston St. on approx. 13,572 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (47) 1. (Admin. moved from 9/19/06 at appl. req.) (Decision deferred from 11/14/06)

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
DECEMBER 12, 2006**

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 12, 2006, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. MARK 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
Indefinitely Dranesville District. Tax Map 12-1 ((1)) 24A1 pt. and 12-2 ((1)) 47 pt. (In Association with
Deferred at VC 2005-DR-010) (Continued from 12/20/05 and 6/27/06)
appl. req.
- 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
Indefinitely Dranesville District. Tax Map 12-1 ((1)) 24A1 pt. and 12-2 ((1)) 47 pt. (In Association with
Deferred at VC 2005-DR-011) (Continued from 12/20/05 and 6/27/06)
appl. req.
- 9:00 A.M. BENNY HOCKERSMITH, SP 2006-SP-059 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 5.83 ft. from side lot line such that side yards total 19.83 ft. Located at 7210
DH
Approved Reservation Dr. on approx. 14,323 sq. ft. of land zoned R-2 (Cluster). Springfield District.
Tax Map 88-3 ((2)) 287.
- 9:00 A.M. OVED ZUCKER AND FARIDA LIM, SPA 93-M-054 Appl. under Sect(s). 8-922 of the Zoning Ordinance to amend SP 93-M-054 to permit reduction of certain yard requirements to permit construction of addition 23.41 ft. from front lot line. Located at 6829 Little River
SV
Decision Tnpk. on approx. 1.35 ac. of land zoned R-2 and HC. Mason District. Tax Map 71-2 ((1))
Deferred to 12B.
12/19/06

- 9:00 A.M. JON/JOAN BOLSTAD, SP 2006-SU-060 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 19.7 ft. from rear lot line. Located at 2901 Mother Well Ct. on approx. 10,471 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 25-3 ((4)) 851.
SV
Approved
- 9:00 A.M. LINDA COOK, SP 2006-PR-061 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 to remain 15.2 ft. from rear lot line. Located at 2960 Gray St. on approx. 18,068 sq. ft. of land zoned R-2. Providence District. Tax Map 47-2 ((7)) 16B.
GC
Denied
- 9:00 A.M. SHIRLEY HITCHCOCK, SP 2006-SP-062 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 7.1 ft. from side lot line such that side yards total 15.5 ft. Located at 8842 Applecross Ln. on approx. 10,071 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 89-3 ((6)) 201.
GC
Approved
- 9:30 A.M. G. RAY WORLEY, SR. AND ESTELLA C. (H.) WORLEY, A 2006-PR-056 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are maintaining two dwelling units on a single lot located in the R-3 District in violation of Zoning Ordinance provisions. Located at 2537 Gallows Rd. on approx. 15,375 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 4B.
JC
Admin.
Moved to
1/30/07 at
appl. req.
- 9:30 A.M. JEFFREY S. GIORDANO, A 2006-PR-034 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has constructed an accessory storage structure that exceeds 8 1/2 feet in height and does not comply with the minimum yard requirements of the R-3 District in violation of Zoning Ordinance provisions. Located 7419 Tower St. on approx. 12,397 sq. ft. of land zoned R-3. Providence District. Tax Map 50-1 ((13)) 66A. (Deferred from 10/17/06)
MS
Admin.
Moved to
1/30/07 for
notices
- 9:30 A.M. ARLINGTON-FAIRFAX LODGE NO. 2188 BEN. & PROT. ORDER OF ELKS OF USA, A 2006-PR-037 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is permitting a new vehicle storage establishment, a storage yard, and a retail sales establishment on property located in the R-1 District in violation of Zoning Ordinance provisions. Located at 8421 Arlington Blvd. on approx. 5.15 ac. of land zoned R-1. Providence District. Tax Map 49-3 ((1)) 101A. (Deferred from 10/24/06 at appl. req.)
JC
Withdrawn

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
DECEMBER 19, 2006**

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 19, 2006, 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. TERI HARPER, SP 2006-DR-064 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit accessory structure to remain 10.0 ft. from a side lot line and reduction to the minimum yard requirements based on error in building location to permit accessory storage structure to remain 3.9 ft. with eave 3.5 ft. from rear lot line and 9.0 ft. from a side lot line. Located at 877 Dolley Madison Blvd. on approx. 1.15 ac. of land zoned R-1. Dranesville District. Tax Map 31-2 ((1)) 137 and 138.
DH
Approved
- 9:00 A.M. DIANE H. MAHSHIE BRAUNFIELD, TRUSTEE, SP 2006-PR-063 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of a deck 10.5 ft. from side lot line. Located at 2601 Sledding Hill Rd. on approx. 37,064 sq. ft. of land zoned R-1. Providence District. Tax Map 37-4 ((15)) 1.
GC
Approved
- 9:00 A.M. OVED ZUCKER AND FARIDA LIM, SPA 93-M-054 Appl. under Sect(s). 8-922 of the Zoning Ordinance to amend SP 93-M-054 to permit reduction of certain yard requirements to permit construction of addition 23.41 ft. from front lot line. Located at 6829 Little River Tnpk. on approx. 1.35 ac. of land zoned R-2 and HC. Mason District. Tax Map 71-2 ((1)) 12B. (Decision deferred from 12/12/06)
SV
Approved-In-Part
- 9:00 A.M. M & A, L.C., AND ANNA GERTRUDE BURGESS, TRUSTEE, AND JUNE B. BACON, TRUSTEES, VCA 2003-DR-132 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 2003-DR-132 to permit change in development conditions and site modifications. Located at 10590 Beach Mill Rd. on approx. 2.05 ac. of land zoned R-E. Dranesville District. Tax Map 3-4 ((1)) 26E.
SV
Approved
- 9:00 A.M. LAUREL HIGHLANDS, SP 2006-MV-034 Appl. under Sect(s). 6-104 of the Zoning Ordinance to permit a temporary sales trailer. Located at 9088 Furey Rd., 9162, 9164, 9166 and 9168 Finnegan St. on approx. 19,637 sq. ft. of land zoned PDH-12. Mt. Vernon District. Tax Map 107-2 ((12)) 247, 248, 249, 250 and 251. (Admin. moved from 9/26/06 for affidavit) (Deferred from 11/7/06) (Moved from 12/5/06)
SV
Approved

- 9:00 A.M. TRUSTEES OF NEW MOUNT ZOAR BAPTIST CHURCH, SP 2006-SU-055 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church. Located at 7127 Ordway Rd. on approx. 5.95 ac. of land zoned R-C and WS. Sully District. Tax Map 74-1 ((1)) 2. (Admin. moved from 12/5/06 at appl. req.)
SV
Decision
Deferred to
3/27/07
- 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, 6/14/05, and 9/13/05 at appl. req.) (Deferred from 3/14/06) (Admin. moved from 6/13/06 for notices)
- 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, 9/20/05, 12/20/05, 1/31/06, 3/14/06, and 9/12/06 at appl. req.)
JC
Admin.
Moved to
3/20/07 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, 6/28/05, 9/20/05, 12/20/05, 1/31/06, 3/14/06, and 9/12/06 at appl. req.)
JC
Admin.
Moved to
3/20/07 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, 5/17/05, 6/28/05, 9/20/05, 12/20/05, 1/31/06, 3/14/06, and 9/12/06 at appl. req.)
JC
Admin.
Moved to
3/20/07 at
appl. req.
- 9:30 A.M. NORMA VIDAURRE, A 2006-MA-006 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a home child care center has been established on property in the R-2 District without an approved Special Permit, in violation of Zoning Ordinance provisions. Located at 4106 Mason Ridge Dr. on approx. 16,403 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((15)) 59. (Admin. moved from 5/2/06, 7/11/06, and 10/24/06 at appl. req.)
DJQ
Withdrawn

9:30 A.M. RAFAEL D. SANDOVAL AND VICTORIA S. SANDOVAL, A 2006-MA-060 Appl. under
sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an addition, which
JC was constructed without the Zoning Administrator's approval of a Building Permit and
Upheld which does not meet the bulk regulation as it applies to the minimum side yard
requirement for the R-4 District, is in violation of Zoning Ordinance provisions. Located at
3252 Wayne Rd. on approx. 7,204 sq. ft. of land zoned R-4. Mason District. Tax Map 60-
2 ((2)) (A) 2.

9:30 A.M. RODNEY AND JENIFER SPRATLEY, A 2006-PR-050 Appl. under sect(s). 18-301 of the
Zoning Ordinance. Appeal of a determination that appellants have established three
MAT separate dwelling units on property in the R-1 District in violation of Zoning Ordinance
Decision provisions. Located at 9732 Blake Ln. on approx. 21,261 sq. ft. of land zoned R-1.
Deferred to Providence District. Tax Map 48-1 ((1)) 142. (Decision deferred from 11/14/06)
1/9/07

JOHN DIGIULIAN, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
DECEMBER 26, 2006**

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 26, 2006, 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 --