

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 2, 2007**

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 2, 2007, 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 9, 2007**

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 9, 2007, 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. MICHELLE R. MCCALL, SP 2006-HM-069 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modifications to the limitation on the keeping of animals. Located at 12120 Folkstone Dr. on approx. 22,977 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 36-1 ((14)) 33.  
DH  
Withdrawn
- 9:00 A.M. SIMIN HAYATI-FALLAH, SP 2006-SU-068 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction to certain yard requirements to permit construction of addition 10.4 ft. from side lot line. Located at 6220 Hidden Canyon Rd. on approx. 10,688 of land zoned R-C and WS. Sully District. Tax Map 53-3 ((3)) 49.  
DH  
Approved
- 9:00 A.M. CHRISTOPHER S. AND MARY G. KICHINKO, SP 2006-SP-066 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 3.9 ft. with eave 2.4 ft from side lot line. Located at 8907 Triple Ridge Rd. on approx. 24,626 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-4 ((6)) 4.  
SV  
Decision  
Deferred to  
1/23/07
- 9:00 A.M. VIJAY ALSI, SP 2006-PR-065 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 8475 Wolftrap Rd. on approx. 39,204 sq. ft. of land zoned R-1. Providence District. Tax Map 39-1 ((7)) 2.  
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) (Decision deferred from 10/31/06)  
SV  
Decision  
Deferred to  
2/13/07

- 9:00 A.M. ALI ESKANDARIAN, SP 2006-DR-067 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit dwelling to remain 13.2 ft. with eave 11.2 ft. from side lot line, 12.9 ft. with eave 7.5 ft. from other side lot line and 22.5 ft. from rear lot line and reduction to certain yard requirements to permit construction of second story addition 20.5 ft. from rear lot line and 12.9 ft. from side lot line. Located at 1109 Shipman La. on approx. 12,688 sq. ft. of land zoned R-2. Dranesville District. Tax Map 21-4 ((12)) 15.  
GC  
Approved
- 9:00 A.M. TRUSTEES OF FIRST PRESBYTERIAN CHURCH OF ANNANDALE AND SLEEPY HOLLOW PRESCHOOL, INC., SPA 71-A-030 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 71-A-030 previously approved for church and child care facility to delete child care center and permit nursery school and a change in permittee. Located at 7610 Newcastle Dr. on approx. 7.34 ac. of land zoned R-3. Braddock District. Tax Map 71-3 ((16)) A.  
GC  
Approved
- 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.) (Deferred from 10/3/06 at appellants' request)  
CPJ  
Admin.  
Moved to  
5/1/07 for  
Notices
- 9:30 A.M. GERMAN CABEZAS AND ROBINSON VILLALOBOS, A 2006-MV-059 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants have paved a portion of the front yard on property located in the R-2 District in excess of the allowable surface coverage under Zoning Ordinance provisions. Located at 3905 Colonial Av. on approx. 21,800 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 110-2 ((2)) 9.  
JC  
Upheld
- 9:30 A.M. BRADLEY C. JOHNSON, A 2006-PR-062 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a contractor's office and shop and is allowing the parking of more than one commercial vehicle on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 8231 Citadel Pl. on approx. 11,833 sq. ft. of land zoned R-3. Providence District. Tax Map 49-1 ((9)) (K) 1.  
JC  
Withdrawn
- 9:30 A.M. BEAZER HOMES CORPORATION, A 2006-PR-061 (Admin. moved from 2/27/07)  
Withdrawn
- 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.) (Decision deferred from 11/14/06 and 12/5/06)  
EP  
Upheld

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. (Decision deferred from 11/14/06 and 12/19/06)

MAT  
Upheld

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 16, 2007**

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 16, 2007, 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 23, 2007**

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 23, 2007, 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. CHRISTOPHER S. AND MARY G. KICHINKO, SP 2006-SP-066 Appl. under Sect(s).  
SV on error in building location to permit accessory structure to remain 3.9 ft. with eave 2.4 ft  
Denied from side lot line. Located at 8907 Triple Ridge Rd. on approx. 24,626 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-4 ((6)) 4. (Decision deferred from 1/9/07)
- 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  
Decision quarrying, crushing, sales and related associated quarrying activities to permit renewal,  
Deferred to increase in land area and site modifications. Located at 10,000 Ox Rd. on approx. 307.68  
4/24/07 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.) (Admin. moved from  
11/28/06 for ads)
- 9:30 A.M. M & A, L.C. AND ANNA GERTRUDE BURGESS, TRUSTEE, AND JUNE B. BACON,  
TRUSTEE, A 2006-DR-051 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal  
DPWES of a determination that a proposed driveway relocation would not be in substantial  
Withdrawn conformance with the VC Plat and the development conditions of Variance VC 2003-DR-  
132. Located at 10590 Beach Mill Rd. on approx. 2.05 ac. of land zoned R-E. Dranesville  
District. Tax Map 3-4 ((1)) 26E. (Admin. moved from 11/14/06 at appl. req.)
- 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  
MAT front yard of property located in the R-3 Cluster District is in violation of Zoning Ordinance  
Decision provisions. Located at 5317 Foxboro Ct. on approx. 12,739 sq. ft. of land zoned R-3  
Deferred to (Cluster). Lee District. Tax Map 91-4 ((5)) 62. (Admin. moved from 11/7/06 at appl. req.)  
11/6/07

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. (Decision deferred from 11/7/06)

JC  
Admin.  
Moved to  
3/6/07  
for ads

**JOHN DIGIULIAN, CHAIRMAN**

\*\*\* MEETING CANCELLED \*\*\*

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 30, 2007**

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 30, 2007, 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

- 9:30 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. (Admin. moved from 12/12/06 at appl. req.)  
JC  
Admin.  
Moved to 3/6/07
- 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) (Admin. moved from 12/12/06 for notices)  
MS  
Admin.  
Moved to 3/6/07 at appl. req.

**JOHN DIGIULIAN, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 6, 2007**

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 6, 2007, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. ANDREW JANOSKO, SP 2006-PR-070 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit addition 15.0 ft. from front lot line, 24.2 ft. from rear lot line and 7.4 ft. from side lot line. Located at 2843 Meadow La. on approx. 5,667 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((8)) 29.  
SV  
Approved
- 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. (Admin. moved from 11/28/06 at appl. req.)  
GC  
Indefinitely  
Deferred at  
appl. req.
- 9:30 A.M. ACME HOMES, INC., A 2006-DR-054 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of determination by the Department of Public Works and 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. (Admin. moved from 12/5/06 at appl. req.)  
DPWES  
Admin.  
Moved to  
4/10/07 at  
appl. req.
- 9:30 A.M. VICENTE L. GUEVARA, A 2006-MA-065 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an addition, which was constructed without an approved Building Permit and which does not meet the bulk regulation as it applies to the minimum side yard requirement for the R-3 District, is in violation of Zoning Ordinance provisions. Located at 4014 Arcadia Rd. on approx. 11,837 sq. ft. of land zoned R-3. Mason District. Tax Map 61-3 ((7)) (C) 30.  
JC  
Decision  
Deferred to  
3/6/07

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 13, 2007**

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 13, 2007, 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. 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. (Decision deferred from 11/7/06)  
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) (Decision deferred from 10/31/06 and 1/9/07)  
SV  
Approved
- 9:00 A.M. MONTE D. ROSSON, SP 2006-LE-071 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit addition 21.9 ft. from the front lot line. Located at 6403 Rye Ct. on approx. 15,429 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((11)) 38.  
GC  
Approved
- 9:00 A.M. TRUSTEES OF CENTREVILLE PRESBYTERIAN CHURCH, SPA 99-Y-065 Appl. under Sect(s). 3-C03 of the Zoning Ordinance amend SP 99-Y-065 previously approved for church and child care center to permit private school of general education. Located at 15450 Lee Hwy. on approx. 20.38 ac. of land zoned R-C and WS. Sully District. Tax Map 64-1 ((1)) 7.  
GC  
Approved
- 9:30 A.M. ROLLING ACRES PROPERTIES CO., LP, A 2006-MV-067 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 C-8 District in violation of Zoning Ordinance provisions. Located on approx. 1.49 ac. of land zoned C-8, HC and CRD. Mount Vernon District. Tax Map 93-3 ((2)) (2) 1A.  
AH  
Indefinitely  
Deferred at  
appl. req.

9:30 A.M.      SPRINGFIELD MASONIC LODGE 217, A 2006-LE-066 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing the use of the property that is not in conformance with the limitations of Special Permit S-189-77, in violation of Zoning Ordinance provisions. Located at 7001 Backlick Rd. on approx. 1.45 ac. of land zoned R-1. Lee District. Tax Map 90-2 ((1)) 19.  
JC  
Admin.  
Withdrawn

9:30 A.M.      NADEEM KHALIQ, A 2006-PR-068 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing an eating establishment to operate as a principal use on property in the I-5 District without special exception approval, in violation of Zoning Ordinance Provisions. Located at 8424 Lee Hw. on approx. 1.07 ac. of land zoned I-5 and HC. Providence District. Tax Map 49-3 ((15)) 3.  
JC  
Decision  
Deferred to  
4/10/07

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 20, 2007**

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 20, 2007, 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 27, 2007**

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 27, 2007, 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 CORPORATION, SP 2006-PR-038 Appl. under Sect(s).  
JP on error in building location to permit building to remain 28.0 ft. from front lot line. Located  
Approved at 8132 Lee Hwy. on approx. 3.02 ac. of land zoned C-8 and HC. Providence District. Tax  
Map 49-2 ((1)) 26C. (In association with SE 2006-PR-018) (Admin. moved from 12/5/06 at  
appl. req.)
- 9:00 A.M. RAYMOND L. HUBBARD III AND PATTY H. HUBBARD, SP 2006-MA-004 Appl. under  
DH Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements  
Continued based on error in building location to permit accessory structure to remain 2.5 ft. from side  
to 5/1/07 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.) (Admin.  
moved from 9/26/06 for notices) (Continued from 11/28/06)
- 9:00 A.M. MORRIS E. BROWN AND CAMILLE W. BROWN, SP 2006-SP-072 Appl. under Sect(s).  
SV 8-922 of the Zoning Ordinance to permit reduction to certain yard requirements to permit  
Approved roofed deck 25.33 ft. from front lot line. Located at 8715 Evangel Dr. on approx. 17,083  
sq. ft. of land zoned R-3. Springfield District. Tax Map 89-3 ((22)) 4A.
- 9:30 A.M. ARMSTRONG, GREEN AND EMBREY, INC, A 2006-PR-039 Appl. under sect(s). 18-301  
JC of the Zoning Ordinance. Appeal of a determination that the appellant is operating an  
Continued establishment for the processing of earthen materials and the erection of structures without  
to 6/8/08 an approved site plan, a Non-Residential Use Permit nor a Building Permit on property in  
the I-4 and I-5 District in violation of Zoning Ordinance provisions. Located at 2734  
Gallows Rd. on approx. 40,354 sq. ft. of land zoned I-4 and I-5. Providence District. Tax  
Map 49-2 ((1)) 18. (Admin. moved from 10/24/06 at appl. req.)

- 9:30 A.M. ARMSTRONG, GREEN AND EMBREY, INC, A 2006-PR-040 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating an establishment for processing of earthen materials, which is not a permitted use in the I-5 District, and operating without site plan, Non-Residential Use and Building Permit approval for storage structure and other structures on property zoned I-5 and H-C in violation of Zoning Ordinance provisions. Located at 2809 Old Lee Hwy. on approx. 1.128 ac. of land zoned I-5 and H-C. Providence District. Tax Map 49-3((1)) 65A. (Admin. moved from 10/24/06 at appl. req.)
- JC  
Continued to 6/12/07
- 9:30 A.M. ARMSTRONG, GREEN AND EMBREY, INC, A 2006-PR-043 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has expanded the use of property zoned I-5 and H-C without valid site plan and Non-Residential Use Permit approvals and established outdoor storage that exceeds allowable total area and is located in minimum required front yard in violation of Zoning Ordinance provisions. Located at 8524 & 8524A Lee Hwy. on approx. 1.35 ac. of land zoned I-5 and H-C. Providence District. Tax Map 49-3((1)) 67 & 65B. (Admin. moved from 10/24/06 at appl. req.)
- JC  
Continued to 6/12/07
- 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. (Admin. moved from 10/31/06 at appl. req.)
- MAT  
Admin.  
Moved to 7/10/07 at appl. req.
- 9:30 A.M. BEAZER HOMES CORPORATION, A 2006-PR-061
- Admin.  
moved to 1/9/07 and subsequently withdrawn
- 9:30 A.M. JORGE B. MENACHO, A 2006-LE-069 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining two dwelling units and is allowing a freestanding accessory structure (garage) to be used as a guest house on a single lot located in the R-2 District in violation of Zoning Ordinance provisions. Located at 6415 South Kings Hwy. on approx. 1.05 ac. of land zoned R-2 and HC. Lee District. Tax Map 83-3 ((5)) (3) 5A.
- EP  
Admin.  
Moved to 5/8/07 at appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MARCH 6, 2007**

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 6, 2007, 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 D. POHL AND JAN PINES POHL, SP 2006-SU-073 Appl. under Sect(s). 8-922 of the Zoning Ordinance for reduction of certain yard requirements to permit additions 12.5 ft. and 14.0 ft. from rear lot line. Located at 3222 Nestlewood Dr. on approx. 11,565 sq. ft. of land zoned PDH-2. Sully District. Tax Map 35-1 ((4)) (9) 46.  
SV  
Approved
- 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) (Admin. moved from 12/12/06 for notices and from 1/30/07 at appl. req.)  
MS  
Admin.  
Moved to  
9/11/07 at  
appl. req.
- 9:00 A.M. MARGARET HENDRICKS, A 2006-DR-071 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant's business, which is located on property in the C-2 District, is a use most similar to a retail sales establishment, in violation of Zoning Ordinance provisions. Located at 1464 Ingleside Av. on approx. 9,375 sq. ft. of land zoned C-2, H-C, SC and CRD. Dranesville District. Tax Map 30-2 ((7)) (1) 11.  
JC  
Withdrawn
- 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. (Admin. moved from 12/12/06 at appl. req.) (Admin. moved from 1/30/07)  
JC  
Decision  
Deferred to  
6/5/07

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., 11100-11115 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. (Decision deferred from 11/7/06) (Admin. moved from 1/23/07 for ads)

JC  
Decision  
Deferred to  
4/3/07

9:30 A.M. VICENTE L. GUEVARA, A 2006-MA-065 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an addition, which was constructed without an approved Building Permit and which does not meet the bulk regulation as it applies to the minimum side yard requirement for the R-3 District, is in violation of Zoning Ordinance provisions. Located at 4014 Arcadia Rd. on approx. 11,837 sq. ft. of land zoned R-3. Mason District. Tax Map 61-3 ((7)) (C) 30. (Decision deferred from 2/6/07)

JC  
Upheld

**JOHN DIGIULIAN, CHAIRMAN**



**\*\*\* MEETING CANCELLED \*\*\***

**BOARD OF ZONING APPEALS AGENDA  
MARCH 13, 2007**

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 13, 2007, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

\*\*\* MEETING CANCELLED \*\*\*

**BOARD OF ZONING APPEALS AGENDA  
MARCH 20, 2007**

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 20, 2007, 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. DALI TAN & JIANMING GONG, SP 2007-HM-004 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit addition 17.6 ft. from rear lot line. Located at 13013 Monroe Manor Dr. on approx. 8,578 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 25-1 ((23)) 7.  
DH  
Admin.  
Moved to  
4/10/07 at  
appl. req.
- 9:00 A.M. ESFANDIAR KHAZAI, VC 2004-DR-111 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit the subdivision of one lot into two lots with proposed Lot 2 having a lot width of 20.0 ft and to permit existing dwelling 9.0 ft. from front lot line. Located at 7072 Idylwood Rd. on approx. 1.27 ac. of land zoned R-2. Dranesville District. Tax Map 40-1 ((1)) 12. (Admin. moved from 11/2/04, 3/15/05, 5/17/05, 8/9/05, 11/15/05, 3/14/06, and 11/14/06 at appl. req.)  
SV  
Indefinitely  
Deferred at  
appl. req.
- 9:00 A.M. DONALD J. MCCARTHY, SP 2007-MA-001 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 8.2 ft. with eave 7.5 ft. from side lot line. Located at 3915 Glenbrook Rd. on approx. 1.47 ac. of land zoned R-1. Mason District. Tax Map 58-4 ((9)) 20A.  
SV  
Admin.  
Moved to  
5/1/07 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, 1/31/06, 3/14/06, 9/12/06, and 12/19/06 at appl. req.)
- JC  
Admin.  
Moved to  
4/24/07 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, 9/12/06, and 12/19/06 at appl. req.)
- JC  
Admin.  
Moved to  
4/24/07 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, 9/12/06, and 12/19/06 at appl. req.)
- JC  
Admin.  
Moved to  
4/24/07 at  
appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MARCH 27, 2007**

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 27, 2007, 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. 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. (Decision deferred from 4/18/06 and 10/31/06, converting to SP)
- DH  
Decision  
Deferred to  
7/10/07 at  
appl. req.
- 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.) (Decision deferred from 12/19/06)
- SV  
Decision  
Deferred to  
4/24/07 at  
appl. req.
- 9:00 A.M. CURTIS L. & KAREN J. DUBAY, SP 2007-LE-005 Appl. under Sect(s). 3-503 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 14.8 ft. from rear lot line. Located at 7445 Brighthouse Ct. on approx. 2,746 sq. ft. of land zoned R-5 (Cluster). Lee District. Tax Map 91-4 ((8)) 155.
- SV  
Approved
- 9:00 A.M. KHOSRO & MAHIN SHAREGHI, SP 2007-DR-002 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit reduction of certain yard requirements to permit dwelling 14.1 ft. from side lot line. Located at 750 Boehms Ct. on approx. 2.14 ac. of land zoned R-1. Dranesville District. Tax Map 13-1 ((12)) 3.
- GC  
Denied

9:00 A.M. VIETNAMESE ALLIANCE CHURCH, SPA 75-C-182 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 75-C-182 previously approved for a church to permit an increase in land area, building addition, site modifications and change in permittee.  
GC Admin. Located at 2438 and 2430 Galllows Rd. on approx. 1.43 ac. of land zoned R-1.  
Moved to Providence District. Tax Map 39-4 ((1)) 27A and 28.  
6/26/07 at appl. req.

9:30 A.M. QAISER AZIZ T/A SPICE TOWN, A 2006-PR-073 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination to deny the issuance of a Non-Residential Use Permit for an additional accessory service use on property located in the I-5 District because the maximum permitted gross floor area of accessory service uses under Zoning Ordinance provisions has been exceeded. Located at 8453 G Tyco Rd. on approx. 2,824 sq. ft. of land zoned I-5. Providence District. Tax Map 29-1 ((8)) 7.  
JC Admin. Moved to 5/15/07 at appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
APRIL 3, 2007**

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 3, 2007, 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. BLANCA M. DELAROSA, SP 2007-SP-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 roofed deck to remain 8.2 ft. with eave 7.6 ft. from side lot line. Located at 4168 Vernoy Hills Rd. on approx. 2,882 sq. ft. of land zoned R-8. Springfield District. Tax Map 45-4 ((14)) 13.  
DH  
Approved
- 9:00 A.M. JOHN L. KING, III, SP 2007-MA-007 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit addition 7.5 ft. from side lot line. Located at 3413 Fiddlers Green on approx. 16,331 sq. ft. of land zoned R-2. Mason District. Tax Map 61-1 ((11)) 646.  
GC  
Approved
- 9:00 A.M. ANGELO F. ARCARI AND KATHERINE E. JEWETT, SP 2007-DR-008 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit addition 7.5 ft. from the side lot line. Located at 8204 Dunsinane Ct. on approx. 17,054 sq. ft. of land zoned R-2. Dranesville District. Tax Map 29-2 ((3)) 225.  
GC  
Approved
- 9:00 A.M. ONE GOD MINISTRY-A GLOBAL CHURCH, SP 2007-SP-006 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church. Located at 12609 Braddock Rd. on approx. 4.84 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((3)) 4.  
SV  
Decision  
Deferred to  
4/24/07
- 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 and 10/3/06 at appl. req.)  
MAT  
Withdrawn

- 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. GC  
Withdrawn 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, 6/20/06 and 11/7/06 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.)
- 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., 11100-11115 Phoenix Dr. and 3546 Marseilles Dr. on approx. 12.82 ac. of land zoned R-1. Upheld-  
In-Part Providence District. Tax Map 47-3 ((1)) 41, 42A, 42B and 43. (Decision deferred from 11/7/06 and 3/6/07) (Admin. moved from 1/23/07 for ads)

**JOHN DIGIULIAN, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
APRIL 10, 2007**

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 10, 2007, 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. DALI TAN & JIANMING GONG, SP 2007-HM-004 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit addition 17.6 ft. from rear lot line. Located at 13013 Monroe Manor Dr. on approx. 8,578 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 25-1 ((23)) 7. (Admin. moved from 3/9/07 at appl. req.)  
DH  
Approved
- 9:00 A.M. ROBERT BURGOYNE & AMEE VERMILYE, SP 2007-DR-009 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit reduction of certain yard requirements to permit additions 11.0 ft. and 10.5 ft. from the side lot line. Located at 6912 Arbor La. on approx. 21,781 sq. ft. of land zoned R-1. Dranesville District. Tax Map 21-4 ((11)) 11.  
GC  
Approved
- 9:00 A.M. ANDREW AXELRAD AND KALEEN KITAY, SP 2007-HM-010 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit reduction of certain yard requirements to permit addition 17.7 ft. from side lot line. Located at 9709 Meadowmere Dr. on approx. 38,270 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 28-1 ((22)) 4.  
SV  
Approved
- 9:00 A.M. HOSSEIN FATTAHI, SP 2007-PR-014 Appl. under Sect(s). 3-403 of the Zoning Ordinance to permit reduction of certain yard requirements to permit addition 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.  
SV  
Approved
- 9:30 A.M. ACME HOMES, INC., A 2006-DR-054 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of determination by the Department of Public Works and 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. (Admin. moved from 12/5/06 and 2/6/07 at appl. req.)  
DPWES  
Admin.  
Moved to  
7/10/07 at  
appl. req.



9:30 A.M. NADEEM KHALIQ, A 2006-PR-068 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing an eating establishment to operate as a principal use on property in the I-5 District without special exception approval, in violation of Zoning Ordinance Provisions. Located at 8424 Lee Hw. on approx. 1.07 ac. of land zoned I-5 and HC. Providence District. Tax Map 49-3 ((15)) 3. (Decision deferred from 2/13/07)

JC  
Decision  
Deferred to  
4/24/07 at  
appl. req.

9:30 A.M. DAVID L. BROWN AND MARY ELLEN BROWN, A 2006-DR-012 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, child's play equipment, a patio, and outdoor storage, all located in the front yard of property located in the R-2 District, are in violation of Zoning Ordinance provisions. Located at 1840 Patton Te. On approx. 10,607 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((11)) 21. (Indefinitely deferred from acceptance) (Reactivated from indefinitely deferred)

MAT  
Admin.  
Moved to  
5/15/07 at  
appl. req.

**JOHN DIGIULIAN, CHAIRMAN**

**\*\*\* MEETING CANCELLED \*\*\***

**BOARD OF ZONING APPEALS AGENDA  
APRIL 17, 2007**

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 17, 2007, 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

**BOARD OF ZONING APPEALS AGENDA  
APRIL 24, 2007**

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 24, 2007, 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. LARRY L. AND ELIZABETH B. SIMMS, SP 2007-DR-016 Appl. under Sect(s). 8-922 of  
DH construction of addition 42 ft. from the front lot line. Located at 9900 Beach Mill Rd. on  
Approved approx. 2.09 ac. of land zoned R-E. Dranesville District. Tax Map 8-1 ((1)) 3.
- 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  
Decision quarrying, crushing, sales and related associated quarrying activities to permit renewal,  
Deferred to increase in land area and site modifications. Located at 10,000 Ox Rd. on approx. 307.68  
5/1/07 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.) (Admin. moved from  
11/28/06 for ads) (Decision deferred from 1/23/07)
- 9:00 A.M. TRUSTEES OF SAINT AIDAN'S EPISCOPAL CHURCH, SPA 92-V-003-02 Appl. under  
GC Sect(s). 3-303 of the Zoning Ordinance to amend SP 92-V-003 previously approved for a  
Deferred to place of worship and nursery school to permit building additions and site modifications.  
5/15/07 at Located at 8531 Riverside Rd. on approx. 7.17 ac. of land zoned R-3. Mt. Vernon District.  
appl. req. Tax Map 102-3 ((1)) 33.
- 9:00 A.M. JODI B. ARGANBRIGHT, SP 2007-BR-013 Appl. under Sect(s). 8-922 of the Zoning  
SV Ordinance to permit reduction to certain yard requirements to permit construction of  
Approved addition 9.4 ft. from the side lot line with total minimum side yards of 19.7 ft. Located at  
9658 Boyett Ct. on approx. 11,848 sq. ft. of land zoned R-2 (Cluster). Braddock District.  
Tax Map 69-3 ((9)) 22.

- 9:00 A.M. FAIRFAX COUNTY PARK AUTHORITY, SP 2007-LE-012 Appl. under Sect(s). 8-920 of the Zoning Ordinance to permit an existing containment structure. Located at 6000 Trailside Dr. on approx. 6.65 ac. of land zoned R-2. Lee District. Tax Map 80-4 ((1)) 24.  
SV  
Approved
- 9:00 A.M. ONE GOD MINISTRY-A GLOBAL CHURCH, SP 2007-SP-006 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church. Located at 12609 Braddock Rd. on approx. 4.84 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((3)) 4. (Decision deferred from 4/3/07)  
SV  
Decision Deferred to 05/15/07 at appl. req.
- 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.) (Decision deferred from 12/19/06 and 3/27/07)  
SV  
Denied
- 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, 9/12/06, 12/19/06, and 3/20/07 at appl. req.)  
JC  
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, 12/20/05, 1/31/06, 3/14/06, 9/12/06, 12/19/06, and 3/20/07 at appl. req.)  
JC  
Admin. Withdrawn
- 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, 9/12/06, 12/19/06, and 3/20/07 at appl. req.)  
JC  
Admin. Withdrawn
- 9:30 A.M. NADEEM KHALIQ, A 2006-PR-068 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing an eating establishment to operate as a principal use on property in the I-5 District without special exception approval, in violation of Zoning Ordinance Provisions. Located at 8424 Lee Hw. on approx. 1.07 ac. of land zoned I-5 and HC. Providence District. Tax Map 49-3 ((15)) 3. (Decision deferred from 2/13/07 and 4/10/07)  
JC  
Upheld

**JOHN F. RIBBLE III, CHAIRMAN**

*Revised February 1, 2019 (6:47PM)*

**BOARD OF ZONING APPEALS AGENDA  
MAY 1, 2007**

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 1, 2007, 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. (Deferred from 3/28/06 at appl. req.) (Admin. moved from 9/26/06 for notices) (Continued from 11/28/06 and 2/27/07)  
DH  
Continued to 7/31/07 at appl. req.
- 9:00 A.M. DONALD J. MCCARTHY, SP 2007-MA-001 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 8.2 ft. with eave 7.5 ft. from side lot line. Located at 3915 Glenbrook Rd. on approx. 1.47 ac. of land zoned R-1. Mason District. Tax Map 58-4 ((9)) 20A. (Admin. moved from 3/20/07 at appl. req.)  
SV  
Admin.  
Moved to 9/11/07 at appl. req.
- 9:00 A.M. OFELIA L. CALDERON, SP 2007-MA-017 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of roofed deck 25.9 ft. from front lot line. Located at 6804 Barrett Rd. on approx. 7,800 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((20)) 278.  
SV  
Approved
- 9:00 A.M. DAVID M. FENNER, SP 2007-SU-015 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 12.6 ft. from side lot line. Located at 2721 Clarkes Landing Dr. on approx. 20,182 sq. ft. of land zoned R-1. Sully District. Tax Map 36-2 ((5)) 43.  
GC  
Approved

- 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  
quarrying, crushing, sales and related associated quarrying activities to permit renewal,  
Approved 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.) (Admin. moved from  
11/28/06 for ads) (Decision deferred from 1/23/07 and 4/24/07)
- 9:30 A.M. ANDREW CLARK AND ELAINE METLIN, A 2005-DR-061 Appl. under sect(s). 18-301 of  
MS the Zoning Ordinance. Appeal of a determination that an accessory structure and a fence  
Admin. 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  
Moved to ((13)) (1) 36B. (Admin. moved from 3/7/06 at appl. req.) (Deferred from 5/2/06 at appl.  
9/11/07 at req.) (Admin. moved from 12/5/06 for ads)  
appl. req.
- 9:30 A.M. ISRAEL LARIOS, SILVIA LARIOS AND ANTONIO LARIOS, A 2006-LE-007 Appl. under  
MS sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a carport and a  
Admin. 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  
Moved to zoned R-3. Lee District. Tax Map 80-3 ((2)) (34) 20. (Admin. moved from 5/2/06 and  
9/18/07 at 7/18/06 at appl. req.) (Deferred from 10/3/06 at appellants' request) (Admin. moved from  
appl. req. 1/9/07 for notices)

**JOHN F. RIBBLE III, CHAIRMAN**

\*\*\* MEETING CANCELLED \*\*\*

**BOARD OF ZONING APPEALS AGENDA  
MAY 8, 2007**

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 8, 2007, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. TRUSTEES FOR MCLEAN PRESBYTERIAN CHURCH, SPA 85-D-034-05 Appl. under Sect(s). 3-103 and 3-203 of the Zoning Ordinance to amend SP 85-D-034 previously approved for a church to permit site modifications. Located at 1020 Balls Hill Rd. on approx. 7.5 ac. of land zoned R-1 and R-2. Dranesville District. Tax Map 21-3 ((1)) 50, 50A, 51, 53; 21-3 ((15)) A1. (In association with SE 2007-DR-003)  
SW  
Admin.  
Moved to  
5/15/07
- 9:30 A.M. JORGE B. MENACHO, A 2006-LE-069 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining two dwelling units and is allowing a freestanding accessory structure (garage) to be used as a guest house on a single lot located in the R-2 District in violation of Zoning Ordinance provisions. Located at 6415 South Kings Hwy. on approx. 1.05 ac. of land zoned R-2 and HC. Lee District. Tax Map 83-3 ((5)) (3) 5A. (Admin. moved from 2/27/07 at appl. req.)  
EP  
Admin.  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MAY 15, 2007**

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 15, 2007, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. TRUSTEES FOR MCLEAN PRESBYTERIAN CHURCH, SPA 85-D-034-05 Appl. under Sect(s). 3-103 and 3-203 of the Zoning Ordinance to amend SP 85-D-034 previously approved for a church to permit site modifications. Located at 1020 Balls Hill Rd. on approx. 7.5 ac. of land zoned R-1 and R-2. Dranesville District. Tax Map 21-3 ((1)) 50, 50A, 51, 53; 21-3 ((15)) A1. (In association with SE 2007-DR-003) (Admin. moved from 5/8/07)  
SW  
Approved
- 9:00 A.M. KEVIN J. O'NEILL, VC 2007-MV-001 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwellings 7.0 ft., stoops 3.0 ft. and bay windows 5.5 ft. from a front lot line of a corner lot and 5 ft. from the side lot line. Located at 1111 I St. on approx. 9,900 sq. ft. of land zoned R-20. Mt. Vernon District. Tax Map 93-2 ((7)) (4) 3. (In Association with SE 2005-MV-017)  
CL  
Admin.  
Moved to  
7/10/07 at  
appl. req.
- 9:00 A.M. TIMOTHY P. MORAHAN AND DIANA K. MORAHAN, SP 2007-HM-018 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of an addition such that side yards total 36.5 ft.. Located at 10305 Saddle View Ct. on approx. 24,130 sq. ft. of land zoned R-1 (Cluster). Hunter Mill District. Tax Map 27-2 ((4)) 5.  
DH  
Approved
- 9:00 A.M. TIMOTHY T. MURRAY & POLLY A. MURRAY, SP 2007-SU-024 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 5.0 ft. from one side lot line and 12.6 ft. from rear lot line and roofed deck 5.2 ft. from other side lot line. Located at 13603 Gladwyn Ct. on approx. 8,382 sq. ft. of land zoned R-5 . Sully District. Tax Map 34-4 ((10)) 161A.  
DH  
Approved



- 9:00 A.M. MELVIN H. FRIEDMAN, SP 2007-LE-019 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit fences greater than 4.0 ft. in height to remain in front yards. Located at 3403 Austin Ct. on approx. 8,710 sq. ft. of land zoned R-4. Lee District. Tax Map 82-4 ((32)) 63.  
SV  
Approved
- 9:00 A.M. KATHLEEN DOLCE, SP 2007-MV-020 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 11.6 ft. from side lot line. Located at 1117 Cameron Rd. on approx. 11,500 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-2 ((12)) 50.  
SV  
Approved
- 9:00 A.M. GREGORY C. GARDNER, SP 2007-MA-023 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 16.7 ft. from side lot line. Located at 3016 Aspen La. on approx. 19,250 sq. ft. of and zoned R-1. Mason District. Tax Map 51-3 ((6)) 30.  
SV  
Withdrawn
- 9:00 A.M. ONE GOD MINISTRY-A GLOBAL CHURCH, SP 2007-SP-006 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church. Located at 12609 Braddock Rd. on approx. 4.84 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((3)) 4. (Decision deferred from 4/3/07) (Decision Deferred from 4/24/07 at appl. req.)  
SV  
Approved
- 9:00 A.M. TRUSTEES OF SAINT AIDAN'S EPISCOPAL CHURCH, SPA 92-V-003-02 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 92-V-003 previously approved for a place of worship and nursery school to permit building additions and site modifications. Located at 8531 Riverside Rd. on approx. 7.17 ac. of land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((1)) 33. (Deferred from 4/24/07 at appl. req.)  
GC  
Approved
- 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.) (Indefinitely deferred from 2/28/06) (Reactivated from indefinitely deferred)  
JC  
Upheld
- 9:30 A.M. QAISER AZIZ T/A SPICE TOWN, A 2006-PR-073 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination to deny the issuance of a Non-Residential Use Permit for an additional accessory service use on property located in the I-5 District because the maximum permitted gross floor area of accessory service uses under Zoning Ordinance provisions has been exceeded. Located at 8453 G Tyco Rd. on approx. 2,824 sq. ft. of land zoned I-5. Providence District. Tax Map 29-1 ((8)) 7. (Admin. moved from 3/27/07 at appl. req.)  
JC  
Withdrawn

9:30 A.M.      DAVID L. BROWN AND MARY ELLEN BROWN, A 2006-DR-012 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, child's play equipment, a patio, and outdoor storage, all located in the front yard of property located in the R-2 District, are in violation of Zoning Ordinance provisions. Located at 1840 Patton Te. On approx. 10,607 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((11)) 21. (Indefinitely deferred from acceptance) (Reactivated from indefinitely deferred) (Admin. moved from 4/10/07 at appl. req.)

MAT  
Admin.  
Moved to  
9/18/07 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MAY 22, 2007**

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 22, 2007, 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. BROOKS HERBERT LOWERY, SP 2007-MA-027 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit fence greater than 4.0 feet in height to remain in front yard of a corner lot. Located at 3212 Cofer Rd. on approx. 12,981 sq. ft. of land zoned R-3. Mason District. Tax Map 60-2 ((15)) 148.  
DH  
Approved
- 9:00 A.M. RHODA YVONNE WATERS, TRUSTEE, SP 2007-BR-022 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 7.3 ft. from side lot line. Located at 8437 Chapelwood Ct. on approx. 12,091 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-1 ((23)) 19.  
SV  
Approved
- 9:00 A.M. JOHN K. PHOUMINH, SP 2007-LE-021 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 15.7 ft. from the rear lot line. Located at 6275 Willowfield Wy. on approx. 8,507 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 81-3 ((47)) 14.  
GC  
Approved
- SV GREGORY C. GARDNER, SP 2007-MA-023 (50% reduction)  
Admin.  
Moved to  
5/15/07 at  
appl. req.
- 9:00 A.M. TRUSTEES OF SHILOH BAPTIST CHURCH OF ODRICK'S CORNER AND SIMPLY... SPARETIME, INC., SPA 00-D-069 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 00-D-069 previously approved for a church to permit addition of a child care center. Located at 8310 Turning Leaf La. on approx. 3.16 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((1)) 58C.  
GC  
Approved

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MAY 29, 2007**

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 29, 2007, 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 5, 2007**

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 5, 2007, 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. PAULA E. SEVERS, SP 2007-PR-028 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building locations to permit an accessory structure (deck) to remain 4.3 ft. and addition (wood shed) 19.1 ft. from rear lot line and reduction of certain yard requirements to permit construction of addition 18.0 ft. from rear lot line. Located at 9101 Petros Ct. on approx. 20,240 sq. ft. of land zoned R-2. Providence District. Tax Map 58-4 ((17)) 20.  
DH  
Approved
- 9:00 A.M. AIMAN ELKHATIB, SP 2007-SP-030 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 6.4 ft. from side lot line. Located at 5925 One Penny Dr. on approx. 1.85 ac. of land zoned R-C and WS. Springfield District. Tax Map 76-2 ((3)) 22.  
DH  
Decision  
Deferred to  
9/11/07
- 9:00 A.M. CHRISTINE LOUISE RUTLEDGE, TRUSTEE, SP 2007-BR-025 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 19.4 ft. from rear lot line. Located at 8618 Canterbury Dr. on approx. 10,518 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 70-3 ((5)) 16.  
SV  
Approved
- 9:00 A.M. JAMES WILLIAM BROWN, SP 2007-SP-026 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height in the front yard. Located at 10402 Hampton Rd. on approx. 1.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 105-2 ((5)) 1.  
SV  
Denied

- 9:00 A.M. THE WESLEYAN CHURCH CORPORATION, D/B/A UNITED WESLEYAN CHURCH, SP  
2007-LE-029 Appl. under Sect(s). 3-303 of the Zoning Ordinance for an existing church to  
GC permit addition and site modifications. Located at 5502 Trin St. on approx. 4.31 ac. of land  
Admin. zoned R-3. Lee District. Tax Map 81-4 ((1)) 91A and 94A.  
Moved to  
8/7/07 at  
appl. req.
- 9:30 A.M. ANTHONY TEDDER, A 2004-PR-011 Appl. under Sect(s). 18-301 of the Zoning  
Ordinance. Appeal of a determination that the appellant is allowing a dwelling to be  
MS constructed and has allowed a land area in excess of 2,500 square feet to be filled and  
Dismissed 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) (Admin.  
moved from 12/19/06 at appl. req.)
- 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  
JC maintaining two dwelling units on a single lot located in the R-3 District in violation of  
Decision Zoning Ordinance provisions. Located at 2537 Gallows Rd. on approx. 15,375 sq. ft. of  
Deferred to land zoned R-3. Providence District. Tax Map 49-2 ((1)) 4B. (Admin. moved from  
9/25/07 at 12/12/06 at appl. req.) (Admin. moved from 1/30/07) (Decision deferred from 3/6/07)  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JUNE 12, 2007**

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 12, 2007, 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. ISRAEL LARIOS, SILVIA LARIOS AND ANTONIO L. LARIOS, SP 2007-LE-031 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on errors in building locations to permit dwelling to remain 10.2 ft., addition 9.2 ft. and deck 0.4 ft. from the side lot line. 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.  
DH  
Approved
- 9:00 A.M. SUSAN K. HUBER, SP 2007-PR-033 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 0.7 ft. from side lot line. Located at 3008 Oakton Meadows Ct. on approx. 3,870 sq. ft. of land zoned R-5. Providence District. Tax Map 47-2 ((27)) 19.  
GC  
Approved
- 9:00 A.M. TAE KUN (TED) PANG, SP 2007-PR-032 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit addition 12.57 ft. from rear lot line. Located at 11262 Derosnec Dr. on approx. 42,225 sq. ft. of land zoned R-1. Providence District. Tax Map 46-4 ((16)) 4.  
SV  
Approved
- 9:00 A.M. JOHN ALTON CRAIG SR, SP 2007-PR-034 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 1.4 ft. with eave 0.4 ft. from side lot line and to permit addition 11.5 ft. from side lot line. Located at 2986 Wilson Ave. on approx. 28,263 sq. ft. of land zoned R-1. Providence District. Tax Map 47-2 ((2)) B.  
SV  
Decision  
Deferred to  
6/26/07
- 9:30 A.M. MARC SEGUINOT, A 2004-PR-035 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height located in the front yard of property located at Tax Map 59-3 ((7)) 45 is in violation of Zoning Ordinance provisions. Located at 3807 Prosperity Ave. on approx. 29,164 sq. ft. of land zoned R-1. Providence District. Tax Map 59-3 ((7)) 45. (Notices not in order - Deferred from 1/11/05) (Decision deferred from 4/19/05 and 10/25/05) (Indefinitely deferred from 2/14/06) (Reactivated from indefinitely deferred)

9:30 A.M. ARMSTRONG, GREEN AND EMBREY, INC, A 2006-PR-040 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating an establishment for processing of earthen materials, which is not a permitted use in the I-5 District, and operating without site plan, Non-Residential Use and Building Permit approval for storage structure and other structures on property zoned I-5 and H-C in violation of Zoning Ordinance provisions. Located at 2809 Old Lee Hwy. on approx. 1.128 ac. of land zoned I-5 and H-C. Providence District. Tax Map 49-3((1)) 65A. (Admin. moved from 10/24/06 at appl. req.) (Continued from 2/27/07)

JC  
Continued to 10/2/07

9:30 A.M. ARMSTRONG, GREEN AND EMBREY, INC, A 2006-PR-043 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has expanded the use of property zoned I-5 and H-C without valid site plan and Non-Residential Use Permit approvals and established outdoor storage that exceeds allowable total area and is located in minimum required front yard in violation of Zoning Ordinance provisions. Located at 8524 & 8524A Lee Hwy. on approx. 1.35 ac. of land zoned I-5 and H-C. Providence District. Tax Map 49-3((1)) 67 & 65B. (Admin. moved from 10/24/06 at appl. req.) (Continued from 2/27/07)

JC  
Continued to 10/2/07

**JOHN F. RIBBLE III, CHAIRMAN**



**\*\*\* MEETING CANCELLED \*\*\***

**BOARD OF ZONING APPEALS AGENDA  
JUNE 19, 2007**

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 19, 2007, 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**

**BOARD OF ZONING APPEALS AGENDA  
JUNE 26, 2007**

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 26, 2007, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. JOHN GORENA, SP 2007-BR-035 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit existing fence greater than 4.0 ft. in height to remain in front yard of a corner lot.  
DH Located at 7500 Axton St. on approx. 15,100 sq. ft. of land zoned R-3. Braddock District.  
Approved Tax Map 80-1 ((2)) (44) 9.
- 9:00 A.M. NATALIE A. KOLB, SP 2007-MV-036 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 10807 Harley Rd. on approx. 8.13 ac. of land zoned R-E. Mt. Vernon District. Tax Map 118-2 ((1)) 19C.  
SV  
Approved
- 9:00 A.M. JOHN ALTON CRAIG SR, SP 2007-PR-034 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 1.4 ft. with eave 0.4 ft. from side lot line and to permit addition 11.5 ft. from side lot line. Located at 2986 Wilson Ave. on approx. 28,263 sq. ft. of land zoned R-1. Providence District. Tax Map 47-2 ((2)) B. (Decision deferred from 6/12/07)  
SV  
Approved
- 9:00 A.M. VIETNAMESE ALLIANCE CHURCH, SPA 75-C-182 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 75-C-182 previously approved for a church to permit an increase in land area, building addition, site modifications and change in permittee and modification of minimum yard requirements to permit existing building 33.3 feet from front lot line. Located at 2438 and 2430 Gallows Rd. on approx. 1.43 ac. of land zoned R-1. Providence District. Tax Map 39-4 ((1)) 27A and 28. (Admin. moved from 3/27/07 at appl. req.)  
GC  
Decision  
Deferred to 7/10/07

9:30 A.M. JENNIFER KNIGHT, A 2007-BR-002 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 4617 Lawn Ct. on approx. 24,211 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 69-1 ((5)) 89B.  
JC  
Decision  
Deferred to  
11/27/07

9:30 A.M. ADAM LOVE DBA GROUND ONE LANDSCAPE CO., A 2007-PR-005 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a use and is allowing outdoor storage, which does not meet the minimum yard requirements for the I-5 District, without an approved site plan in violation of Zoning Ordinance provisions. Located at 8522 Lee Hy. on approx. 1.48 ac. of land zoned I-5 and H-C. Providence District. Tax Map 49-3 ((1)) 65.  
JC  
Deferred to  
10/16/07

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JULY 3, 2007**

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 3, 2007, 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 10, 2007**

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 10, 2007, 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. KEVIN J. O'NEILL, VC 2007-MV-001 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwellings 7.0 ft., stoops 3.0 ft. and bay windows 5.5 ft. from a front lot line of a corner lot and 5.5 ft. from the side lot line. Located at 1111 I St. on approx. 9,900 sq. ft. of land zoned R-20. Mt. Vernon District. Tax Map 93-2 ((7)) (4) 3. (In Association with SE 2005-MV-017) (Admin. moved from 5/15/07 at appl. req.)  
CL  
Decision  
Deferred to  
7/17/07
- 9:00 A.M. JIHAD J. JARIRI, SP 2007-MA-038 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit existing fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 3531 Tyler St. on approx. 12,366 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 61-4 ((3)) (F) 7.  
DH  
Approved
- 9:00 A.M. EMMA PERSIGEHL, SP 2007-LE-037 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit existing fence greater than 4.0 ft. in height to remain in front yard. Located at 5619 Overly Dr. on approx. 12,239 sq. ft. of land zoned R-3. Lee District. Tax Map 82-1 ((6)) (P) 5.  
DH  
Approved
- 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. (Decision deferred from 4/18/06, 10/31/06, and 3/27/07)  
DH  
Denied
- 9:00 A.M. LINDA COOK, SP 2007-PR-039 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction to certain yard requirements to permit an existing addition 15.2 ft. from the 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  
Approved

9:00 A.M. VIETNAMESE ALLIANCE CHURCH, SPA 75-C-182 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 75-C-182 previously approved for a church to permit an increase in land area, building addition, site modifications and change in permittee and modification of minimum yard requirements to permit existing building 33.3 feet from front lot line. Located at 2438 and 2430 Gallows Rd. on approx. 1.43 ac. of land zoned R-1. Providence District. Tax Map 39-4 ((1)) 27A and 28. (Admin. moved from 3/27/07 at appl. req.) (Decision deferred from 6/26/07)

**NOTE: THE BZA'S DECISION REGARDING SPA 75 -C-182 WAS SUBSEQUENTLY REVERSED BY ORDER OF THE CIRCUIT COURT, AND THE SPECIAL PERMIT AMENDMENT WAS REVOKED AND RENDERED NULL AND VOID. SEE APPLICATION FILE FOR COPY OF THE FINAL ORDER.**

9:30 A.M. JED L. GOEHRING, A 2007-DR-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard, has erected an accessory storage structure that exceeds eight and one-half feet in height, which does not comply with the minimum yard requirements for the R-1 District and was erected without a valid Building Permit, all in violation of Zoning Ordinance provisions. Located at 6111 Ramshorn Pl. on approx. 43,527 sq. ft. of land zoned R-1 and R-2. Dranesville District. Tax Map 31-2 ((5)) 8 and 31-2 ((1)) 124C.

9:30 A.M. ACME HOMES, INC., A 2006-DR-054 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of determination by the Department of Public Works and 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. (Admin. moved from 12/5/06, 2/6/07, and 4/10/07 at appl. req.)

9:30 A.M. JAMES H. SCANLON, A 2007-BR-010  
Admin.  
Moved to  
7/31/07 at  
appl. req.

9:30 A.M. 4300 EVERGREEN LANE CORPORATION AND WASHINGTON BAPTIST SEMINARY,  
Admin. A 2007-MA-011  
Moved to  
9/18/07

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. (Admin. moved from 10/31/06 and 2/27/07 at appl. req.)

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JULY 17, 2007**

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 17, 2007, 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. KEVIN J. O'NEILL, VC 2007-MV-001 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwellings 7.0 ft., stoops 3.0 ft. and bay windows 5.5 ft. from a front lot line of a corner lot and 5.5 ft. from the side lot line. Located at 1111 I St. on approx. 9,900 sq. ft. of land zoned R-20. Mt. Vernon District. Tax Map 93-2 ((7)) (4) 3. (In Decision Deferred to 7/24/07 Association with SE 2005-MV-017) (Admin. moved from 5/15/07 at appl. req.) (Decision Deferred from 7/10/07)
- 9:00 A.M. JANE C. HILDER AND ROBERTSON C. WILLIAMS, JR., SP 2007-LE-042 (50% DH reduction) Admin moved to 7/31/07 at appl. req.
- 9:00 A.M. NANCY A. SPIVACK, SP 2007-MA-044 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitation on the keeping of animals. Located at 3219 Parkwood Ter. on approx. 10,005 sq. ft. of land zoned R-4. Mason District. Tax Map 60-1 ((17)) 136. DH Approved
- 9:00 A.M. LORAN AND ROBERT AIKEN, SP 2007-MV-047 Appl. under Sect(s). 8-914 and 8-923 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit roofed deck to remain 22.7 ft. from front lot line, accessory structure to remain 1.8 ft. from rear lot line and 1.5 ft. from side lot line and accessory structure to remain 3.4 ft. from side lot line and to permit fence greater than 4.0 ft. in height in front yard. Located at 2106 Belle Haven Rd. on approx. 11,400 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-3 ((14)) (20) 15. SV Approved

- 9:00 A.M. BECKY MARTIN, SP 2007-PR-040 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 6.0 ft. from side lot line. Located at 2512 Swift Run St. on approx. 10,684 sq. ft. of land zoned R-3. Providence District. Tax Map 49-1 ((11)) 19.  
SV  
Approved
- 9:00 A.M. TRUSTEES OF THE MOUNT PLEASANT BAPTIST CHURCH, SPA 95-H-062-03 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 95-H-062 previously approved for church with a private school of general education, child care center, and nursery school to permit modification of development conditions. Located at 2516 Squirrel Hill Rd. on approx. 4.28 ac. of land zoned R-1. Hunter Mill District. Tax Map 15-4 ((1)) 27 and 28.  
SV  
Decision Deferred to 7/24/07
- 9:00 A.M. LERICK S. KEBECK, SP 2007-BR-041 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 9536 Braddock Rd. on approx. 13,291 sq. ft. of land zoned R-2. Braddock District. Tax Map 69-3 ((3)) 4.  
GC  
Admin.  
Moved to 8/14/07 for Notices
- 9:00 A.M. LA IGLESIA DE SANTA MARIA AND NEW BUILDING BLOCKS PRESCHOOL, LLC, SPA 76-S-109 Appl. under Sect(s). 3-403 of the Zoning Ordinance To amend SP 76-S-109 previously approved for a church to permit change in permittee and child care center. Located at 7000 Arlington Blvd. on approx. 3.47 ac. of land zoned R-4. Providence District. Tax Map 50-4 ((16)) 127, 128, 129, 182, 182A, 183 and 184.  
GC  
Approved
- 9:30 A.M. ANNANDALE PLAZA LLC, A 2007-MA-012  
Admin.  
Moved to 9/25/07 at appl. req.
- 9:30 A.M. NUTLEY STREET LLC, A 2007-PR-013  
Admin.  
Moved to 7/24/07

**JOHN F. RIBBLE III, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
JULY 24, 2007**

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 24, 2007, 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. KEVIN J. O'NEILL, VC 2007-MV-001 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwellings 7.0 ft., stoops 3.0 ft. and bay windows 5.5 ft. from a front lot line of a corner lot and 5.5 ft. from the side lot line. Located at 1111 I St. on approx. 9,900 sq. ft. of land zoned R-20. Mt. Vernon District. Tax Map 93-2 ((7)) (4) 3. (In Association with SE 2005-MV-017) (Admin. moved from 5/15/07 at appl. req.) (Decision Deferred from 7/10/07 and 7/17/07)
- CL  
Approved-  
In-Part
- 9:00 A.M. MICHAEL DAVIS, SP 2007-BR-052 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 5515 Joplin St. on approx. 14,110 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (14) 16.
- DH  
Approved
- 9:00 A.M. ROBERT DONOVAN, SP 2007-SU-050 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit dwelling to remain 4.7 ft. from side lot line. Located at 13707 Rosetree Ct. on approx. 8,065 sq. ft. of land zoned R-5 and WS. Sully District. Tax Map 34-4 ((10)) 442.
- SV  
Approved
- 9:00 A.M. TRUSTEES OF THE MOUNT PLEASANT BAPTIST CHURCH, SPA 95-H-062-03 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 95-H-062 previously approved for church with a private school of general education, child care center, and nursery school to permit modification of development conditions. Located at 2516 Squirrel Hill Rd. on approx. 4.28 ac. of land zoned R-1. Hunter Mill District. Tax Map 15-4 ((1)) 27 and 28. (Decision deferred from 7/17/07)
- SV  
Decision  
Deferred to  
7/31/07 at  
appl. req.

- 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 a fence in excess of four feet in height, which are located in the front yard of property located in the R-C District, are in violation of Zoning Ordinance provisions. Located at 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) (Indefinitely deferred from 8/1/06) (Reactivated from indefinitely deferred)
- JC  
Admin.  
Moved to  
10/23/07 at  
appl. req.
- 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.) (Indefinitely deferred from 2/28/06) (Reactivated from indefinitely deferred)
- JC  
Admin.  
Moved to  
10/23/07 at  
appl. req.
- 9:30 A.M. NUTLEY STREET, LLC, A 2007-PR-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the addition of soil in the floodplain on property located at Tax Map 48-4 ((1)) 12 occurred without the requisite approvals in violation of Zoning Ordinance provisions. Located at 3050 Nutley St. on approx. 13.52 ac. of land zoned C-3, C-6, C-8 and H-C. Providence District. Tax Map 48-4 ((1)) 12. (Admin. moved from 7/17/07)
- JC  
Overturned
- \*\*\* RECONSIDERATION GRANTED ON 7/31/07 \*\*\***  
**\*\*\* NEW HEARING SCHEDULED FOR 9/18/07 \*\*\***
- 9:30 A.M. MICHAEL BRATTI AND GINNI BRATTI, A 2005-DR-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-2 District, is in violation of Zoning Ordinance provisions. Located at 2025 Franklin Av. on approx. 20,471 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((7)) 2. (Admin. moved from 5/24/05 at app. req.) (Deferred from 6/28/05, 7/19/05, and 12/20/05) (Indefinitely deferred from 2/14/06) (Reactivated from indefinitely deferred)
- JC  
Deferred to  
11/27/07
- 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.) (Indefinitely deferred from 2/28/06) (from indef def)
- CPJ  
Withdrawn
- 9:30 A.M. JAMES I. LANE AND/OR JOAN C. TOOMEY, JTWROS, A 2004-SP-025 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height located in the front yard of property located at Tax Map 66-4 ((8)) 7 is in violation of Zoning Ordinance provisions. Located at 12419 Popes Head Rd. on approx. 25,276 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 66-4 ((8)) 7. (Continued from 11/16/04) (Decision deferred from 3/1/05, 5/3/05, 6/14/05, and 7/19/05) (Decision deferred from 8/2/05 and 10/11/05) (Indefinitely deferred from 2/28/06) (Reactivated from indefinitely deferred)
- MAT  
Admin.  
Moved to  
12/4/07 at  
appl. req.

9:30 A.M.      MARC SEGUINOT, A 2004-PR-035 Appl. under Sect(s). 18-301 of the Zoning Ordinance.  
EP              Appeal of a determination that a fence in excess of four feet in height located in the front  
Upheld          yard of property located at Tax Map 59-3 ((7)) 45 is in violation of Zoning Ordinance  
                 provisions. Located at 3807 Prosperity Ave. on approx. 29,164 sq. ft. of land zoned R-1.  
                 Providence District. Tax Map 59-3 ((7)) 45. (Notices not in order - Deferred from 1/11/05)  
                 (Decision deferred from 4/19/05 and 10/25/05) (Indefinitely deferred from 2/14/06)  
                 (Reactivated from indefinitely deferred) (Decision deferred from 6/12/07)

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JULY 31, 2007**

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 31, 2007, 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  
Withdrawal lot line. Located at 7815 Antiopi St. on approx. 15,098 sq. ft. of land zoned R-2 (Cluster).  
Accepted Mason District. Tax Map 59-2 ((22)) 13. (Deferred from 3/28/06 at appl. req.) (Admin.  
moved from 9/26/06 for notices) (Continued from 11/28/06, 2/27/07 and 5/1/07)
- 9:00 A.M. MARK A. CHRISTMAS AND ELIZABETH B. POWELL, SP 2005-PR-032 Appl. under  
Sect(s). 8-914 of the Zoning Ordinance to permit a reduction to minimum yard  
DH requirements based on error in building location to permit accessory storage structure to  
Approved remain 6.2 ft. with eave 5.3 ft. from side lot line. Located at 7604 Maydan La. on approx.  
26,927 sq. ft. of land zoned R-1. Providence District. Tax Map 39-4 ((9)) 15. (Admin.  
moved from 10/18/05 and 1/10/06 at appl. req.) (Indefinitely deferred from 2/14/06 at appl.  
req.) (Reactivated from indefinitely deferred)
- 9:00 A.M. JAMES NAPIER, SP 2004-LE-051 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 accessory storage structure to remain 8.0 ft. from side lot line. Located at 7124  
Lamar Dr. on approx. 21,781 sq. ft. of land zoned R-1. Lee District. Tax Map 90-4 ((4)) 9.  
(Admin. moved from 10/26/04 at appl. req.) (Indefinitely deferred from 4/5/05 at appl. req.)  
(Reactivated from indefinitely deferred)
- 9:00 A.M. PAUL KLEIN & BARBARA ELKIN, SP 2007-MV-043 Appl. under Sect(s). 8-922 of the  
DH Zoning Ordinance to permit reduction of certain yard requirements to permit addition 7.0 ft.  
Approved from side lot line. Located at 6404 Tenth St. on approx. 7,000 sq. ft. of land zoned R-3.  
Mt. Vernon District. Tax Map 83-4 ((2)) (39) 20.

- 9:00 A.M. JANE C. HILDER AND ROBERTON C. WILLIAMS, JR., SP 2007-LE-042 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit deck to remain 1.3 ft. from side lot line and reduction of certain yard requirements to permit construction of addition 6.1 ft. from the side lot line. Located at 5707 Norton Rd. on approx. 12,192 sq. ft. of land zoned R-3. Lee District. Tax Map 82-2 ((12)) 7. (Admin. moved from 7/17/07 at appl. req.)  
DH  
Approved
- 9:00 A.M. TRUSTEES OF THE MOUNT PLEASANT BAPTIST CHURCH, SPA 95-H-062-03 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 95-H-062 previously approved for church with a private school of general education, child care center, and nursery school to permit modification of development conditions. Located at 2516 Squirrel Hill Rd. on approx. 4.28 ac. of land zoned R-1. Hunter Mill District. Tax Map 15-4 ((1)) 27 and 28. (Decision deferred from 7/17/07 and 7/24/07)  
SV  
Denied
- 9:00 A.M. ELLYN FINE, SP 2007-DR-049 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit addition 8.5 ft. from the side lot line and second story addition 5.0 ft. from side lot line. Located at 6942 Spruce St. on approx. 6,000 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-4 ((19)) (J) 22.  
SV  
Approved
- 9:00 A.M. VINAYKUMAR B. AND TINA V. PATEL, SP 2007-SU-053 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of addition 20.7 ft. from rear lot line. Located at 13772 Henry Pond Ct. on approx. 10,798 sq. ft. of land zoned R-2. Sully District. Tax Map 44-4 ((17)) 38.  
SV  
Approved
- 9:00 A.M. SUSAN P. JOSLYN, SP 2007-SP-055 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit addition 17.4 ft. from side lot line. Located at 4804 Village Dr. on approx. 22,500 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 56-4 ((4)) 67.  
SV  
Approved
- 9:00 A.M. JERRY A. GLASOW, SP 2007-MA-048 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit addition 9.9 ft. from side lot line. Located at 6518 Spring Valley Dr. on approx. 29,820 sq. ft. of land zoned R-2. Mason District. Tax Map 71-4 ((7)) 61A; 72-3 ((5)) 62 and 62A.  
GC  
Approved
- 9:00 A.M. KAY SARGENT, SP 2007-MV-045 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 8338 Bound Brook La. on approx. 10,500 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 101-4 ((17)) 126.  
GC  
Approved
- 9:30 A.M. JAMES H. SCANLON, A 2007-BR-010 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the retrofitting of lenses on parking lot lighting fixtures located on the subject property would be in substantial conformance with the conditions of Special Permit Amendment 77-A-041-3. 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. (Admin moved from 7/10/07 at appl. req.)  
JR  
Upheld

9:30 A.M. SHERRY BROWN, A 2007-MV-015 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining four separate dwelling units, one of which is located in an accessory structure (garage), on a single lot located in the R-2 District in violation of Zoning Ordinance provisions. Located at 8324 Frye Rd. on approx. 21,750 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-3 ((11)) 11.  
JC  
Admin.  
Withdrawn

9:30 A.M. NVR, INC./NV HOMES C/O JERRY JOHNSON, A 2007-MV-016 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a septic field for Lot 24 of the Nirvana Palace Subdivision may not be located across the street on a new Outlot O under Zoning Ordinance provisions. Located at 9199 Marovelli Forest Dr. on approx. 55,000 sq. ft. of land zoned R-1. Mount Vernon District. Tax Map 106-4 ((7)) 24 and pt. E.  
JC  
Admin.  
Moved to  
10/30/07 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
AUGUST 7, 2007**

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 7, 2007, 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.      STEPHANIE BOLLINI, SP 2007-HM-054 Appl. under Sect(s). 8-914 and  
DH              on error in building location to permit deck to remain 6.0 ft. from side lot line and to permit  
Approved      reduction of certain yard requirements to permit construction of addition 5.0 ft. from side lot  
line such that side yards total 20.4 ft. Located at 2222 Carmichael Dr. on approx. 15,278  
sq. ft. of land zoned R-2 (Cluster). Hunter Mill District. Tax Map 38-1 ((20)) 22.
- 9:00 A.M.      WILLIAM J. FENNELL AND KATHERINE I. FENNELL, SP 2007-PR-058 Appl. under  
DH              Sect(s). 8-914 of the Zoning Ordinance to permit reduction of minimum yard requirements  
Approved      based on error in building location to permit addition to remain 22.8 ft. from rear lot line and  
8.0 ft. from side lot line. Located at 2405 North Park Ct. on approx. 12,503 sq. ft. of land  
zoned R-3. Providence District. Tax Map 39-4 ((44)) 14.
- 9:00 A.M.      HALEH MERRIKH, SP 2007-DR-051 Appl. under Sect(s). 3-303 of the Zoning Ordinance  
SV              to permit a home child care facility. Located at 1932 Kirby Rd. on approx. 18,613 sq. ft. of  
Admin.        land zoned R-3. Dranesville District. Tax Map 40-2 ((1)) 50.  
Moved to  
8/14/07 for  
Notices
- 9:00 A.M.      RICHARD P. KENNEY, SP 2007-SP-056 Appl. under Sect(s). 8-922 of the Zoning  
SV              Ordinance to permit reduction of certain yard requirements to permit construction of  
Approved      addition 6.0 ft. from side lot line such that side yards total 15.7 ft. Located at 7309  
Skibbereen Pl. on approx. 9,125 sq. ft. of land zoned R-3 (Cluster). Springfield District.  
Tax Map 89-3 ((6)) 93.

- 9:00 A.M. THE WESLEYAN CHURCH CORPORATION, D/B/A UNITED WESLEYAN CHURCH, SP 2007-LE-029 Appl. under Sect(s). 3-303 of the Zoning Ordinance for an existing church to permit addition and site modifications. Located at 5502 Trin St. on approx. 4.31 ac. of land zoned R-3. Lee District. Tax Map 81-4 ((1)) 91A and 94A. (Admin. moved from 6/5/07 at appl. req.)
- GC  
Admin.  
Moved to  
10/16/07 at  
appl. req.
- 9:00 A.M. CHARLOTTE MARIE BROWN, SP 2007-LE-059 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 26.7 ft. from front lot line of a corner lot. Located at 3401 and 3403 Collard St. on approx. 18,672 sq. ft. of land zoned R-2. Lee District. Tax Map 92-2 ((19)) 145 and 146.
- GC  
Approved
- 9:30 A.M. GREAT LATIN RESTAURANTS, L.C. T/A CERRO GRANDE CAFÉ, A 2007-LE-014, Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the revocation of a Non-Residential Use Permit/Dance Permit for a dance floor accessory to an eating establishment for operating in violation of Zoning Ordinance provisions. Located at 6705 Springfield Mall on approx. 7,103 sq. ft. of land zoned C-7, H-C and SC. Lee District. Tax Map 90-2 ((13)) 5A1.
- JC  
Admin.  
Moved to  
8/14/07  
for ads
- 9:30 A.M. 6121 COLUMBIA PIKE L.L.C., A 2007-MA-019, Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard on property in the PDH-12 District in violation of Zoning Ordinance provisions. Located at 6121 Columbia Pi. on approx. 2.68 ac. of land zoned PDH-12 and H-C. Mason District. Tax Map 61-4 ((4)) 157
- JC  
Admin.  
Moved to  
10/16/07 at  
appl. req.
- 9:30 A.M. 6121 COLUMBIA PIKE L.L.C., A 2007-MA-020, Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a motor vehicle storage and impoundment yard on property in the PDH-12 District in violation of Zoning Ordinance provisions. Located at 6121 Columbia Pi. on approx. 2.68 ac. of land zoned PDH-12 and H-C. Mason District. Tax Map 61-4 ((4)) 157.
- JC  
Admin.  
Moved to  
10/16/07 at  
appl. req.
- 9:30 A.M. SPRINGFIELD MASONIC LODGE 217 A.F. & A.M., A 2007-LE-017, Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an accessory storage structure without a valid building permit and is allowing the use of the property that is not in conformance with the limitations of Special Permit S-189-77 in violation of Zoning Ordinance provisions. Located at 7001 Backlick Rd. on approx. 1.45 ac. of land zoned R-1. Lee District. Tax Map 90-2 ((1)) 19.
- JC  
Admin.  
Moved to  
11/6/07 at  
appl. req.



9:30 A.M. BAUGHMAN AT SPRING HILL, L.L.C., A 2007-DR-018, Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A.

JC  
Admin.  
Moved to  
9/25/07 at  
appl. req.  
Subsequently  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
AUGUST 14, 2007**

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 14, 2007, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. JOHN N. NASSIKAS, SP 2007-DR-061 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit existing fence greater than 4.0 ft. in height to remain in a front yard.  
DH Located at 6115 Ramshorn Pl. on approx. 1.35 ac. of land zoned R-2. Dranesville District.  
Approved Tax Map 31-2 ((5)) A.
- 9:00 A.M. DANIEL G. & CYNTHIA L. TAYLOR, SP 2007-SP-065 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 6.2 ft. from side lot line and reduction of certain yard requirements to permit construction of addition 17.0 ft. from rear lot line. Located at 9510 Tinker Ct. on approx. 10,116 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-1 ((11)) 39.  
DH  
Approved
- 9:00 A.M. HALEH MERRIKH, SP 2007-DR-051 Appl. under Sect(s). 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 1932 Kirby Rd. on approx. 18,613 sq. ft. of land zoned R-3. Dranesville District. Tax Map 40-2 ((1)) 50. (Admin. moved from 8/7/07 for notices)  
SV  
Denied
- 9:00 A.M. OLD DOMINION BASEBALL/SOFTBALL TRAINING, LLC D/B/A FROZEN ROPES, SP 2007-SU-060 Appl. under Sect(s). 5-503 of the Zoning Ordinance to permit a commercial recreational facility. Located at 4080 Walney Rd. on approx. 4.46 ac. of land zoned I-5 and HC. Sully District. Tax Map 34-4 ((11)) A5.  
SV  
Approved
- 9:00 A.M. WINCHESTER HOMES INC. D/B/A CAMBERLEY HOMES, SP 2007-DR-063 Appl. under Sect(s). 6-104 of the Zoning Ordinance to permit a subdivision sales office. Located at on the E. side of Great Falls St. and N. side of Stockwell Manor Dr. on approx. 21,161 sq. ft. of land zoned PDH-5. Dranesville District. Tax Map 40-2 ((48)) A pt.  
SV  
Approved

- 9:00 A.M. WILLIAM A. LINNE II, SP 2007-PR-062 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 2.4 ft. from side lot line and 2.8 feet from rear lot line and reduction of certain yard requirements to permit construction of addition 18.0 ft. from the front lot line. Located at 2830 Meadow La. on approx. 8,301 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((11)) 36.  
GC  
Admin.  
Moved to  
9/11/07 for  
Notices
- 9:00 A.M. KIMBERLY K. RICHER, SP 2007-SU-064 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to minimum yard requirements for certain R-C lots to permit construction of a roofed deck 31.0 ft. from the front lot line. Located at 6453 Gristmill Square La. on approx. 13,847 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-3 ((5)) 395.  
GC  
Approved
- 9:00 A.M. LERICK S. KEBECK, SP 2007-BR-041 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 9536 Braddock Rd. on approx. 13,291 sq. ft. of land zoned R-2. Braddock District. Tax Map 69-3 ((3)) 4. (Admin. moved from 7/17/07 for notices)  
GC  
Approved
- 9:30 A.M. JED L. GOEHRING, A 2007-DR-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard, has erected an accessory storage structure that exceeds eight and one-half feet in height, which does not comply with the minimum yard requirements for the R-1 District and was erected without a valid Building Permit, all in violation of Zoning Ordinance provisions. Located at 6111 Ramshorn Pl. on approx. 43,527 sq. ft. of land zoned R-1 and R-2. Dranesville District. Tax Map 31-2 ((5)) 8 and 31-2 ((1)) 124C. (Deferred from 7/10/07 at appl. req.)  
JC  
Deferred to  
10/2/07 at  
appl. req.
- 9:30 A.M. GREAT LATIN RESTAURANTS, L.C. T/A CERRO GRANDE CAFÉ, A 2007-LE-014, Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the revocation of a Non-Residential Use Permit/Dance Permit for a dance floor accessory to an eating establishment for operating in violation of Zoning Ordinance provisions. Located at 6705 Springfield Mall on approx. 7,103 sq. ft. of land zoned C-7, H-C and SC. Lee District. Tax Map 90-2 ((13)) 5A1. (Admin. moved from 8/7/07 for ads)  
JC  
Deferred to  
9/11/07 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
AUGUST 21, 2007**

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 21, 2007, 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 28, 2007**

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 28, 2007, 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 4, 2007**

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 4, 2007, 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 11, 2007**

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 11, 2007, 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.      AIMAN ELKHATIB, SP 2007-SP-030 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 6.4 ft. from side lot line. Located at 5925 One Penny Dr. on approx. 1.85 ac. of land zoned R-C and WS. Springfield District. Tax Map 76-2 ((3)) 22. (Decision deferred from 6/5/07)
- DH  
Withdrawn
- 9:00 A.M.      DONALD J. MCCARTHY, SP 2007-MA-001 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 8.2 ft. with eave 7.5 ft. from side lot line and to permit an accessory dwelling unit. Located at 3915 Glenbrook Rd. on approx. 1.47 ac. of land zoned R-1. Mason District. Tax Map 58-4 ((9)) 20A. (Admin. moved from 3/20/07 and 5/1/07 at appl. req.)
- SV  
Admin.  
Moved to  
4/1/08 at  
appl. req.
- 9:00 A.M.      HAMLET SWIM CLUB, INC., SPA 74-D-037-03 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 74-D-037 previously approved for a swim club to permit a building addition and site modifications. Located at 8209 Dunsinane Ct. on approx. 4.33 ac. of land zoned R-2 (Cluster). Dranesville District. Tax Map 29-2 ((3)) A1 and B1.
- SV  
Admin.  
Moved to  
10/23/07  
for ads
- 9:00 A.M.      STEVEN C. BROWN, JR., AND KELLY JENKINS-BROWN, SP 2007-DR-066 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit roofed deck to remain 22.8 ft. from the front lot line. Located at 6604 Moly Dr. on approx. 10,318 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-4 ((6)) 33.
- GC  
Approved

- 9:00 A.M. WILLIAM A. LINNE II, SP 2007-PR-062 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 2.4 ft. from side lot line and 2.8 feet from rear lot line and reduction of certain yard requirements to permit construction of addition 18.0 ft. and roofed deck 20.7 ft. from the front lot line. Located at 2830 Meadow La. On approx. 8,301 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((11)) 36. (Admin. moved from 8/14/07 for notices)
- GC  
Approved
- 9:30 A.M. GREAT LATIN RESTAURANTS, L.C. T/A CERRO GRANDE CAFÉ, A 2007-LE-014, Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the revocation of a Non-Residential Use Permit/Dance Permit for a dance floor accessory to an eating establishment for operating in violation of Zoning Ordinance provisions. Located at 6705 Springfield Mall on approx. 7,103 sq. ft. of land zoned C-7, H-C and SC. Lee District. Tax Map 90-2 ((13)) 5A1. (Admin. moved from 8/7/07 for ads) (Deferred from 8/14/07 at appl. req.)
- JC  
Upheld-In-Part  
Overturned-In-Part
- 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) (Admin. moved from 12/12/06 for notices and from 1/30/07 and 3/6/07 at appl. req.)
- MS  
Withdrawn
- 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 and 5/1/07 at appl. req.) (Deferred from 5/2/06 at appl. req.) (Admin. moved from 12/5/06 for ads)
- MS  
Admin.  
Moved to 12/4/07 at appl. req.
- 9:30 A.M. HOME PROPERTIES MOUNT VERNON, LLC, A 2007-MV-004
- Admin.  
Moved to 11/27/07 at appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 18, 2007**

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 18, 2007, 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. DANIEL AND DAWN GALVIN, SP 2007-SP-057 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit an existing fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 12841 Mount Royal La. on approx. 10,437 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-4 ((3)) (46) 3.  
DH  
Approved
- 9:00 A.M. NV HOMES, INC., VC 2007-MV-002 Appl. under Sect(s). 2-503 of the Zoning Ordinance to permit an individual sewage disposal system to be located on a separate lot from the principal use. Located at 9199 Marovelli Forest Dr. on approx. 1.16 ac. of land zoned R-1. Mt. Vernon District. Tax Map 106-4 ((7)) 24 and E pt.  
SV  
Admin.  
Moved to  
10/2/07 at  
appl. req.
- 9:00 A.M. ROBERT H. ROCKEFELLER, TRUSTEE, SP 2007-MV-067 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of an addition 16.6 feet from the rear lot line. Located at 8423 Silverdale Ct. on approx. 11,001 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 98-3 ((8)) 16.  
GC  
Approved
- 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, 7/18/06, and 5/1/07 at appl. req.) (Deferred from 10/3/06 at appellants' request) (Admin. moved from 1/9/07 for notices)  
MS  
Withdrawn

- 9:30 A.M. DAVID L. BROWN AND MARY ELLEN BROWN, A 2006-DR-012 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, child's play equipment, a patio, and outdoor storage, all located in the front yard of property located in the R-2 District, are in violation of Zoning Ordinance provisions. Located at 1840 Patton Te. On approx. 10,607 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((11)) 21. (Indefinitely deferred from acceptance) (Reactivated from indefinitely deferred). (Admin. moved from 4/10/07 and 5/15/07 at appl. req.)  
 MAT  
 Admin.  
 Moved to 1/8/08 at appl. req.
- 9:30 A.M. 4300 EVERGREEN LANE CORPORATION AND WASHINGTON BAPTIST SEMINARY, A 2007-MA-011 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have established a college/university use on property in the C-3 District without special exception approval and without a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 4300 Evergreen La. on approx. 38,885 sq. ft. of land zoned C-3. Mason District. Tax Map 71-2 ((2)) 13. (Admin. moved from 7/10/07)  
 JC  
 Admin.  
 Moved to 11/27/07 at appl. req.
- 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. (Admin. moved from 10/31/06, 2/27/07 and 7/10/07 at appl. req.)  
 MAT  
 Withdrawn
- 9:30 A.M. FEDERAL, INC., A 2007-SU-022 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a contractor's office and shop on property in the I-3 District and has erected structures without approved building permits in violation of Zoning Ordinance provisions. Located at 14847 and 14905 Murdock St. on approx. 4.11 ac. of land zoned I-3, AN and WS. Sully District. Tax Map 33-2 ((2)) 20D and 20B.  
 JC  
 Admin.  
 Moved to 12/4/07 at appl. req.
- 9:30 A.M. NUTLEY STREET, LLC, A 2007-PR-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the addition of soil in the floodplain on property located at Tax Map 48-4 ((1)) 12 occurred without the requisite approvals in violation of Zoning Ordinance provisions. Located at 3050 Nutley St. on approx. 13.52 ac. of land zoned C-3, C-6, C-8 and H-C. Providence District. Tax Map 48-4 ((1)) 12. (Admin. moved from 7/17/07) (Reconsideration granted on 7/31/07)  
 JC  
 Overturned

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 25, 2007**

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 25, 2007, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. MARY A. SALINAS, VC 2007-PR-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure 6.07 ft. with eave 5.05 ft. from rear lot line and 3.34 ft. with eave 2.14 ft. from side lot line. Located at 6706 Farragut Ave. on approx. 7,200 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-4 ((13)) (3) 35.  
DH  
Decision  
Deferred to  
12/18/07
- 9:00 A.M. MICHAEL BRATTI, SP 2007-DR-074 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit existing fence greater than 4.0 ft. in height to remain in front yard. Located at 2025 Franklin Ave. on approx. 20,471 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((7)) 2.  
DH  
Approved
- 9:00 A.M. WILLIAM O. LOCHRIDGE & SHARON L. LOCHRIDGE, SP 2007-BR-068 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of additions 6.0 ft. and 8.7 ft. from side lot line. Located at 4820 Red Fox Dr. on approx. 11,200 sq. ft. of land zoned R-3. Braddock District. Tax Map 69-4 ((6)) 73.  
SV  
Approved
- 9:00 A.M. BEE HO LEE, SP 2007-MA-075 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 7138 Lanier St. on approx. 13,180 sq. ft. of land zoned R-4 and HC. Mason District. Tax Map 71-1 ((17)) (1) 1 and 71-1 ((23)) 1A.  
SV  
Decision  
Deferred to  
10/16/07
- 9:00 A.M. JANET COCHRAN, SP 2007-MV-070 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of a roofed deck 16.1 ft. from front lot line. Located at 2503 Fairhaven Ave. on approx. 6,946 sq. ft. of land zoned R-4 and HC. Mt. Vernon District. Tax Map 83-3 ((9)) (4) 29.  
GC  
Approved

- 9:00 A.M. KERMIT C. ZIEG, JR., SP 2007-MV-071 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 9.6 ft. from side lot line and 24.0 ft. from rear lot line. Located at 1400 Alexandria Ave. on approx. 20,561 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-2 ((1)) 4B.  
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. (Admin. moved from 12/12/06 at appl. req.) (Admin. moved from 1/30/07) (Decision deferred from 3/6/07 and 6/5/07)  
JC  
Decision  
Deferred to  
12/11/07
- 9:30 A.M. BAUGHMAN AT SPRING HILL, L.L.C., A 2007-DR-018, 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 8/7/07 at appl. req.)  
JC  
Withdrawn
- 9:30 A.M. ANNANDALE PLAZA LLC, A 2007-MA-012 (Admin. moved from 7/17/07 at appl. req.)  
Admin.  
Moved to  
12/4/07 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 2, 2007**

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 2, 2007, 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. MAHLON DENNIS HARRISON, SP 2007-MA-069 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 2.5 ft. with eave 1.2 ft. from the DH rear lot line and 2.7 ft. with eave 1.3 ft. from the side lot line. Located at 3064 Valley La. Approved on approx. 11,198 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 51-3 ((11)) 197.

9:00 A.M. CAROLYN DAY HECOX, SP 2007-SP-072 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 8830 Lake Hill Dr. on approx. SV 3.04 ac. of land zoned R-1. Springfield District. Tax Map 106-1 ((3)) 12.  
Decision  
Deferred to  
10/30/07

9:00 A.M. CHRISTINA WRIGHT DJEMMAL, SP 2007-DR-080 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 18.1 ft. from front lot line. Located at 6923 Tyndale St. on approx. 10,660 sq. ft. of SV land zoned R-3. Dranesville District. Tax Map 30-4 ((32)) 13.  
Deferred to  
11/27/07 at  
appl. req.

9:00 A.M. NV HOMES, INC., VC 2007-MV-002 Appl. under Sect(s). 2-503 of the Zoning Ordinance to permit an individual sewage disposal system to be located on a separate lot from the principal use. Located at 9199 Marovelli Forest Dr. on approx. 1.16 ac. of land zoned R-1. SV Admin. Mt. Vernon District. Tax Map 106-4 ((7)) 24 and E pt. (Admin. moved from 9/18/07 at Moved to 10/30/07 for ads appl. req.)

- 9:00 A.M. RICHARD B. ROSSE AND DEBORAH H. ROSSE, SP 2007-MA-073 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of an addition 18.2 ft. from rear lot line. Located at 3402 Siesta Dr. on approx. 8,925 sq. ft. of land zoned R-4. Mason District. Tax Map 60-1 ((26)) 28.  
GC  
Approved
- 9:30 A.M. ARMSTRONG, GREEN AND EMBREY, INC, A 2006-PR-040 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating an establishment for processing of earthen materials, which is not a permitted use in the I-5 District, and operating without site plan, Non-Residential Use and Building Permit approval for storage structure and other structures on property zoned I-5 and H-C in violation of Zoning Ordinance provisions. Located at 2809 Old Lee Hwy. on approx. 1.128 ac. of land zoned I-5 and H-C. Providence District. Tax Map 49-3((1)) 65A. (Admin. moved from 10/24/06 at appl. req.) (Continued from 2/27/07 and 6/12/07)  
JC  
Continued to 3/4/08 at appl. req.
- 9:30 A.M. ARMSTRONG, GREEN AND EMBREY, INC, A 2006-PR-043 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has expanded the use of property zoned I-5 and H-C without valid site plan and Non-Residential Use Permit approvals and established outdoor storage that exceeds allowable total area and is located in minimum required front yard in violation of Zoning Ordinance provisions. Located at 8524 & 8524A Lee Hwy. on approx. 1.35 ac. of land zoned I-5 and H-C. Providence District. Tax Map 49-3((1)) 67 & 65B. (Admin. moved from 10/24/06 at appl. req.) (Continued from 2/27/07 and 6/12/07)  
JC  
Continued to 3/4/08 at appl. req.
- 9:30 A.M. RAJESH PATEL AND REKHA PATEL, A 2007-SU-023 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an electric fence erected on a lot of less than two acres in the R-1 District is in violation of Zoning Ordinance provisions. Located at 2721 Valestra Ci. on approx. 1.6 ac. of land zoned R-1. Sully District. Tax Map 37-3 ((8)) 93.  
JC  
Upheld
- 9:30 A.M. LEWIS MOORE, A 2007-LE-024 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard and a junk yard on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 4706 Eaton Pl. on approx. 12,750 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((17)) (D) 15.  
JC  
Deferred to 1/29/08
- 9:30 A.M. JED L. GOEHRING, A 2007-DR-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard, has erected an accessory storage structure that exceeds eight and one-half feet in height, which does not comply with the minimum yard requirements for the R-1 District and was erected without a valid Building Permit, all in violation of Zoning Ordinance provisions. Located at 6111 Ramshorn Pl. on approx. 43,527 sq. ft. of land zoned R-1 and R-2. Dranesville District. Tax Map 31-2 ((5)) 8 and 31-2 ((1)) 124C. (Deferred from 7/10/07 and 8/14/07 at appl. req.)  
JC  
Admin.  
Moved to 11/6/07 for notices

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 9, 2007**

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 9, 2007, 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 16, 2007**

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 16, 2007, 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. ELAINE METLIN AND ANDREW CLARK, SP 2007-DR-081 Appl. under Sect(s). 8-923 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. 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  
Approved
- 9:00 A.M. RONALD C. AND GLYNDA B. HUGHES, SP 2007-LE-078 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 9.0 ft. from side lot line and 4.2 ft. from rear lot line and reduction of certain yard requirements to permit construction of roofed deck 23.0 ft. from front lot line. Located at 4814 Upland Dr. on approx. 11,168 sq. ft. of land zoned R-3. Lee District. Tax Map 82-1 ((6)) (D) 11.  
SV  
Approved
- 9:00 A.M. SEBLEWANGLE ZEWDIE, SP 2007-LE-082 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit dwelling to remain 9.8 ft. from side lot line and accessory storage structure to remain 3.5 ft. from side lot line and 3.6 ft. from rear lot line and reduction of certain yard requirements to permit construction of addition 9.8 ft. from side lot line. Located at 6630 Lenclair St. on approx. 12,308 sq. ft. of land zoned R-2. Lee District. Tax Map 92-2 ((16)) 2.  
SV  
Approved
- 9:00 A.M. BEE HO LEE, SP 2007-MA-075 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 7138 Lanier St. on approx. 13,180 sq. ft. of land zoned R-4 and HC. Mason District. Tax Map 71-1 ((17)) (1) 1 and 71-1 ((23)) 1A. (Decision deferred from 9/25/07)  
SV  
Denied
- 9:00 A.M. TODD A. GLISSMAN, SP 2007-DR-077 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 6.0 ft. from side lot line. Located at 2051 Haycock Rd. on approx. 15,191 sq. ft. of land zoned R-3. Dranesville District. Tax Map 40-2 ((31)) 31.  
GC  
Approved



- 9:00 A.M. THE WESLEYAN CHURCH CORPORATION, D/B/A UNITED WESLEYAN CHURCH, SP 2007-LE-029 Appl. under Sect(s). 3-303 of the Zoning Ordinance for an existing church to permit addition and site modifications. Located at 5502 Trin St. on approx. 4.31 ac. of land zoned R-3. Lee District. Tax Map 81-4 ((1)) 91A and 94A. (Admin. moved from 6/5/07 and 8/7/07 at appl. req.)  
GC  
Admin.  
Moved to 1/8/08 at appl. req.
- 9:30 A.M. ADAM LOVE DBA GROUND ONE LANDSCAPE CO., A 2007-PR-005 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a use and is allowing outdoor storage, which does not meet the minimum yard requirements for the I-5 District, without an approved site plan in violation of Zoning Ordinance provisions. Located at 8522 Lee Hy. on approx. 1.48 ac. of land zoned I-5 and H-C. Providence District. Tax Map 49-3 ((1)) 65. (Deferred from 6/26/07)  
JC  
Deferred to 12/11/07 at appl. req.
- 9:30 A.M. 6121 COLUMBIA PIKE L.L.C., A 2007-MA-019, Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard on property in the PDH-12 District in violation of Zoning Ordinance provisions. Located at 6121 Columbia Pi. on approx. 2.68 ac. of land zoned PDH-12 and H-C. Mason District. Tax Map 61-4 ((4)) 157. (Admin. moved from 8/7/07 at appl. req.)  
JC  
Admin.  
Moved to 1/8/08 at appl. req.
- 9:30 A.M. 6121 COLUMBIA PIKE L.L.C., A 2007-MA-020, Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a motor vehicle storage and impoundment yard on property in the PDH-12 District in violation of Zoning Ordinance provisions. Located at 6121 Columbia Pi. on approx. 2.68 ac. of land zoned PDH-12 and H-C. Mason District. Tax Map 61-4 ((4)) 157. (Admin. moved from 8/7/07 at appl. req.)  
JC  
Admin.  
Moved to 1/8/08 at appl. req.
- 9:30 A.M. AMERICAN TURKISH FRIENDSHIP ASSOCIATION (ATFA), A 2007-PR-025 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant's use of property in the I-4 District as a meeting facility and/or educational center and a Public Benefit Association, without a proffer condition amendment, Special Exception approval or a valid Non-Residential Use Permit, is not in substantial conformance with the conditions of Proffer Condition Amendment PCA 82-P-084-1 in violation of Zoning Ordinance provisions. Located at 1776 Old Meadow Rd. on approx. 28,305 sq. ft. of land zoned I-4. Providence District. Tax Map 29-4 ((6)) 94B.  
JC  
Admin.  
Moved to 1/15/08 at appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 23, 2007**

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 23, 2007, 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. MICHELE E. ROSE, SP 2007-DR-084 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit existing fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 950 Spencer Rd. on approx. 30,482 sq. ft. of land zoned R-1. Dranesville District. Tax Map 21-3 ((7)) 5.  
DH  
Approved
- 9:00 A.M. JAMES AMERY, SP 2007-BR-086 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 6.0 ft. from side lot line. Located at 7450 Long Pine Dr. on approx. 12,185 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (61) 5.  
SV  
Approved
- 9:00 A.M. HAMLET SWIM CLUB, INC., SPA 74-D-037-03 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 74-D-037 previously approved for a swim club to permit a building addition and site modifications. Located at 8209 Dunsinane Ct. on approx. 4.33 ac. of land zoned R-2 (Cluster). Dranesville District. Tax Map 29-2 ((3)) A1 and B1. (Admin. moved from 9/11/07 for ads)  
SV  
Deferred to 12/11/07 at appl. req.
- 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, 12/13/05, and 7/24/07 at appl. req.) (Indefinitely deferred from 2/28/06) (Reactivated from indefinitely deferred)  
JC  
Admin.  
Moved to 1/15/08 at appl. req.

- 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 a fence in excess of four feet in height, which are located in the front yard of property located in the R-C District, are in violation of Zoning Ordinance provisions. Located at 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) (Indefinitely deferred from 8/1/06) (Reactivated from indefinitely deferred) (Admin. moved from 7/24/07 at appl. req.)
- JC  
Admin.  
Moved to  
1/8/08 at  
appl. req.
- 9:30 A.M. MICHAEL AND CYNTHIA ARONOFF, A 2007-HM-027 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a storage yard on property in the R-E District in conjunction with a home-based business without an approved Home Occupation permit in violation of Zoning Ordinance provisions. Located at 2218 Nobehar Dr. on approx. 43,585 sq. ft. of land zoned R-E. Hunter Mill District. Tax Map 27-3 ((5)) 12A.
- JC  
Admin.  
Moved to  
12/18/07 at  
appl. req.
- 9:30 A.M. SHREVECREST HOMEOWNERS ASSOCIATION, A 2007-PR-028 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height is not located in the minimum required front yard on property in the R-3 District and is, therefore, not in violation of Zoning Ordinance provisions. Located at 2431 Nottingham Dr. on approx. 9,356 sq. ft. of land zoned R-3. Providence District. Tax Map 39-4 ((16)) 12.
- JC  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 30, 2007**

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 30, 2007, 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 H. & ANJALI M. SUES, SP 2007-PR-088 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit existing fence greater than 4.0 ft. in height to remain in front yard. Located at 3228 Highland La. on approx. 1.31 ac. of land zoned R-1. Providence District. Tax Map 49-3 ((8)) 20A.  
DH  
Approved
- 9:00 A.M.      DUNG N. NGUYEN, SP 2007-MA-092 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 7730 Little River Tnpk. on approx. 17,000 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 59-4 ((5)) 10.  
GC  
Deferred to  
11/27/07 at  
appl. req.
- 9:00 A.M.      VIENNA HERITAGE CENTER, SP 2007-DR-085 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit a place of worship. Located at 10602 Leesburg Pi. on approx. 2.23 of land zoned R-1. Dranesville District. Tax Map 12-4 ((1)) 49.  
SV  
Deferred to  
1/29/08 at  
appl. req.
- 9:00 A.M.      NV HOMES, INC., VC 2007-MV-002 Appl. under Sect(s). 2-503 of the Zoning Ordinance to permit an individual sewage disposal system to be located on a separate lot from the principal use. Located at 9199 Marovelli Forest Dr. on approx. 1.35 ac. of land zoned R-1. Mt. Vernon District. Tax Map 106-4 ((7)) 24 and E pt. (Admin. moved from 9/18/07 at appl. req.) (Admin. moved from 10/2/07 for ads)

- 9:00 A.M. CAROLYN DAY HECOX, SP 2007-SP-072 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 8830 Lake Hill Dr. on approx. 3.04 ac. of land zoned R-1. Springfield District. Tax Map 106-1 ((3)) 12. (Decision deferred from 10/2/07)  
SV  
Decision  
Deferred to  
12/4/07 at  
appl. req.
- 9:30 A.M. ACME HOMES, INC., A 2006-DR-054 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of determination by the Department of Public Works and 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. (Admin. moved from 12/5/06, 2/6/07, 4/10/07, and 7/10/07 at appl. req.)  
DPWES  
Admin.  
Moved to  
2/5/08 at  
appl. req.
- 9:30 A.M. NVR, INC./NV HOMES C/O JERRY JOHNSON, A 2007-MV-016 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a septic field for Lot 24 of the Nirvana Palace Subdivision may not be located across the street on a new Outlot O under Zoning Ordinance provisions. Located at 9199 Marovelli Forest Dr. on approx. 55,000 sq. ft. of land zoned R-1. Mount Vernon District. Tax Map 106-4 ((7)) 24 and pt. E. (Admin. moved from 7/31/07 at appl. req.)  
JC  
Admin.  
Moved to  
12/11/07 at  
appl. req.
- 9:30 A.M. SHERRY BROWN, A 2007-MV-030 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining four separate dwelling units, one of which is located in an accessory structure (garage), on a single lot on property in the R-2 District and has erected a fence in excess of four feet in height, which is located in the front yard of the property, all in violation of Zoning Ordinance provisions. Located at 8324 Frye Rd. on approx. 21,750 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-3 ((11)) 11.  
JC  
Deferred to  
1/29/08
- 9:30 A.M. NICK AND HELEN PITTAS, A 2007-LE-031 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are maintaining two separate dwelling units on a single lot on property in the R-1 District and are allowing the occupancy of the units by two families, in violation of Zoning Ordinance provisions. Located at 6227 Villa St. on approx. 20,485 sq. ft. of land zoned R-1. Lee District. Tax Map 81-4 ((3)) L.  
JC  
Admin.  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 6, 2007**

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 6, 2007, 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. MULIA PRIBADI, SP 2007-MA-097 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on errors in building locations to permit addition to remain 8.0 ft. with eave 7.0 ft. and 12.6 ft. with eave 9.9 ft. and DH  
Approved accessory storage structures to remain 2.2 ft. and 1.5 ft. with eave 1.0 ft. from one side lot line and deck to remain 10.0 ft. from other side lot line. Located at 6412 Recreation La. on approx. 18,296 sq. ft. of land zoned R-2. Mason District. Tax Map 61-3 ((18)) 2A.
- 9:00 A.M. JOHN STEVEN AND SHARON L. JUDGE, SPA 84-M-078 Appl. under Sect(s). 8-922 of the Zoning Ordinance to amend SP 84-M-078 to permit reduction of certain yard DH  
Approved requirements to permit addition to remain 27.0 ft. from front lot line of a corner lot. Located at 4109 Sleepy Hollow Rd. on approx. 12,194 sq. ft. of land zoned R-3. Mason District. Tax Map 60-4 ((22)) 114.
- 9:00 A.M. MICHAEL & DONNA CASEY, SP 2007-MA-089 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of SV  
Approved addition 20.4 ft. from rear lot line. Located at 7420 Carmine St. on approx. 10,502 sq. ft. of land zoned R-1. Mason District. Tax Map 71-1 ((10)) 2.
- 9:00 A.M. MICHAEL THOMAS, SP 2007-DR-091 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of second story SV  
Approved addition 8.3 ft. from side lot line and roofed deck 24.7 ft. from front lot line of a corner lot. Located at 2357 Brilyn Pl. on approx. 7,341 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-4 ((12)) 36.
- 9:00 A.M. MARION W. AND MARY I. KUHLMAN, SP 2007-SU-095 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of SV  
Approved addition 10.0 ft. from side and rear lot lines. Located at 4321 General Kearny Ct. on approx. 10,962 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 33-4 ((2)) 39.

- 9:00 A.M. BRUCE W. HALL AND LAURIE BEYER HALL, SP 2007-PR-093 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 2.0 ft. from rear lot line and 2.1 ft. from the side lot line and to permit reduction of minimum yard requirements to permit construction of additions 5.3 ft. and 9.9 ft. from side lot line . Located at 2904 Meadow La. on approx. 5,625 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-4 ((8)) 21.  
GC  
Approved
- 9:00 A.M. WILLIAM T. TORPEY, SP 2007-SP-094 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of a second story addition 35.1 ft. and 39.0 ft. from the front lot lines. Located at 11513 Havenner Rd. on approx. 26,016 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 76-4 ((9)) 806.  
GC  
Approved
- 9:00 A.M. HARINDER S. GILL, SP 2007-SP-096 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification of certain R-C lots to permit construction of addition 17.1 ft. from side lot line. Located at 11317 Edenderry Dr. on approx. 29,215 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 67-2 ((3)) 28.  
GC  
Approved
- 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. (Admin. moved from 11/7/06 at appl. req.) (Decision deferred from 1/23/07)  
MAT  
Upheld
- 9:30 A.M. SPRINGFIELD MASONIC LODGE 217 A.F. & A.M., A 2007-LE-017, Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an accessory storage structure without a valid building permit and is allowing the use of the property that is not in conformance with the limitations of Special Permit S-189-77 in violation of Zoning Ordinance provisions. Located at 7001 Backlick Rd. on approx. 1.45 ac. of land zoned R-1. Lee District. Tax Map 90-2 ((1)) 19. (Admin. moved from 8/7/07 at appl. req.)  
JC  
Admin.  
Moved to  
2/26/08 at  
appl. req.
- 9:30 A.M. ACCURATE TOWING AND STORAGE, INC., A 2007-PR-032 (Concurrent with A 2007-PR-033)  
Admin.  
Moved to  
2/26/08 at  
appl. req.
- 9:30 A.M. MARY R. GREENE, TRUSTEE, A 2007-PR-033 (Concurrent with A 2007-PR-032)  
Admin.  
Moved to  
2/26/08 at  
appl. req.

9:30 A.M. JED L. GOEHRING, A 2007-DR-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard, has erected an accessory storage structure that exceeds eight and one-half feet in height, which does not  
JC comply with the minimum yard requirements for the R-1 District and was erected without a  
Withdrawn valid Building Permit, all in violation of Zoning Ordinance provisions. Located at 6111 Ramshorn Pl. on approx. 43,527 sq. ft. of land zoned R-1 and R-2. Dranesville District. Tax Map 31-2 ((5)) 8 and 31-2 ((1)) 124C. (Deferred from 7/10/07 and 8/14/07 at appl. req.) (Admin. moved from 10/2/07 for notices)

**JOHN F. RIBBLE III, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 13, 2007**

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 13, 2007, 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 20, 2007**

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 20, 2007, 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 27, 2007**

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 27, 2007, 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.      BARBARA L. BATTEN, SP 2004-MV-056 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on errors in building locations to permit one accessory storage structure 6.2 feet from a side lot line and another 4.1 feet from a side lot line and 2.8 feet from a rear lot line, deck 1.8 feet and roofed deck 5.1 feet from a side lot line and deck 4.0 feet from other side lot line to remain and reduction to certain yard requirements to permit construction of addition 16.2 feet from front lot line. Located at 2417 Fairhaven Ave. on approx. 7,769 sq. ft. of land zoned R-4 and HC. Mt. Vernon District. Tax Map 83-3 ((9)) (4) 23. (Admin. moved from 12/21/04 and 3/15/05 at appl. req.) (Indefinitely deferred from 4/26/05 at appl. req.) (Reactivated from indefinitely deferred)
- DH  
Approved
- 9:00 A.M.      THADDEUS J. GODLEWSKI, TRUSTEE, SP 2007-SP-098 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 15.5 ft. from rear lot line. Located at 5110 Whisper Willow Dr. on approx. 8,080 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 55-3 ((10)) 37.
- SV  
Approved
- 9:00 A.M.      ELIZABETH WADLE, SP 2007-MA-105 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 7.8 ft. from side lot line. Located at 3814 Lakeview Ter. on approx. 13,000 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((14)) 112.
- SV  
Approved
- 9:00 A.M.      CHRISTINA WRIGHT DJEMMAL, SP 2007-DR-080 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 18.1 ft. from front lot line. Located at 6923 Tyndale St. on approx. 10,660 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((32)) 13. (Deferred from 10/2/07 at appl. req.)
- SV  
Admin.  
Moved to  
12/18/07 for  
Notices

- 9:00 A.M. DUNG N. NGUYEN, SP 2007-MA-092 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 7730 Little River Tnpk. on approx. 17,000 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 59-4 ((5)) 10. (Deferred from 10/30/07 at appl. req.)  
GC  
Denied
- 9:30 A.M. JENNIFER KNIGHT, A 2007-BR-002 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 4617 Lawn Ct. on approx. 24,211 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 69-1 ((5)) 89B. (Decision deferred from 6/26/07)  
JC  
Upheld
- 9:30 A.M. MICHAEL BRATTI AND GINNI BRATTI, A 2005-DR-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-2 District, is in violation of Zoning Ordinance provisions. Located at 2025 Franklin Av. on approx. 20,471 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((7)) 2. (Admin. moved from 5/24/05 at app. req.) (Deferred from 6/28/05, 7/19/05, and 12/20/05) (Indefinitely deferred from 2/14/06) (Reactivated from indefinitely deferred) (Deferred from 7/24/07 at appl. req.)  
JC  
Withdrawn
- 9:30 A.M. HOME PROPERTIES MOUNT VERNON, LLC, A 2007-MV-004 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a junk yard and storage yard and an accessory use (a fence) on property which does not have an approved principle use in the C-8 District all in violation of Zoning Ordinance provisions. Located on approx. 1.49 ac. of land zoned C-8, CRD and H-C. Mount Vernon District. Tax Map 93-3 ((2)) (2) 1A.  
AH  
Admin.  
Moved to 1/29/08 at appl. req.
- 9:30 A.M. 4300 EVERGREEN LANE CORPORATION AND WASHINGTON BAPTIST SEMINARY, A 2007-MA-011 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have established a college/university use on property in the C-3 District without special exception approval and without a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 4300 Evergreen La. On approx. 38,885 sq. ft. of land zoned C-3. Mason District. Tax Map 71-2 ((2)) 13. (Admin. moved from 7/10/07 and 9/18/07 at appl. req.)  
JC  
Admin.  
Moved to 2/12/08 at appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 4, 2007**

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 4, 2007, 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. THE CHRISTOPHER COMPANIES D/B/A CHRISTOPHER MANAGEMENT, INC., SP  
2007-PR-100 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit existing fence  
DH greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 7874  
Decision Promontory Ct. on approx. 4,803 sq. ft. of land zoned PDH-4. Providence District. Tax  
Deferred to Map 39-4 ((52)) 25.  
1/8/08
- 9:00 A.M. THE CHRISTOPHER COMPANIES D/B/A CHRISTOPHER MANAGEMENT, INC., SP  
2007-PR-101 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit existing fence  
DH greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 7865 Frick  
Decision Wy. on approx. 4,670 sq. ft. of land zoned PDH-4. Providence District. Tax Map 39-4  
Deferred to ((52)) 28A.  
1/8/08
- 9:00 A.M. THE CHRISTOPHER COMPANIES D/B/A CHRISTOPHER MANAGEMENT, INC., SP  
2007-PR-102 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit existing fence  
DH greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 7884 Train  
Decision Ct. on approx. 4,618 sq. ft. of land zoned PDH-4. Providence District. Tax Map 39-4  
Deferred to ((52)) 19.  
1/8/08
- 9:00 A.M. THE CHRISTOPHER COMPANIES D/B/A CHRISTOPHER MANAGEMENT, INC., SP  
2007-PR-103 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit existing fence  
DH greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 7864 Frick  
Decision Wy. on approx. 4,803 sq. ft. of land zoned PDH-4. Providence District. Tax Map 39-4  
Deferred to ((52)) 31.  
1/8/08

- 9:00 A.M. THE CHRISTOPHER COMPANIES D/B/A CHRISTOPHER MANAGEMENT, INC., SP 2007-PR-104 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit existing fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 7875 Promontory Ct. on approx. 4,803 sq. ft. of land zoned PDH-4. Providence District. Tax Map 39-4 ((52)) 22.  
DH  
Decision  
Deferred to  
1/8/08
- 9:00 A.M. CAROLYN DAY HECOX, SP 2007-SP-072 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 8830 Lake Hill Dr. on approx. 3.04 ac. of land zoned R-1. Springfield District. Tax Map 106-1 ((3)) 12. (Decision deferred from 10/2/07) (Decision deferred from 10/30/07 at appl. req.)  
SV  
Denied
- 9:00 A.M. JOHN F. VAN WERT, JR., TRUSTEE AND JACQUELYN VAN WERT, TRUSTEE, SP 2007-PR-099 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 21.1 ft. from rear lot line. Located at 8705 Westwood Forest La. on approx. 10,080 sq. ft. of land zoned PDH-3. Providence District. Tax Map 39-1 ((19)) (2) 20A.  
GC  
Approved
- 9:00 A.M. SCOTT W. STETSON, SP 2007-SP-106 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 5.0 ft. from side lot line such that side yards total 21.1 ft. Located at 6816 Grey Fox Dr. on approx. 12,072 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-2 ((4)) 410.  
GC  
Admin.  
Moved to  
2/5/08 for  
Notices
- 9:00 A.M. MARGARET TOTTEN HOPKINS, SP 2007-DR-108 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 7.0 ft. with eave 6.1 ft. from side lot line such that side yards total 22.0 ft. Located at 8024 Birnam Wood Dr. on approx. 18,718 sq. ft. of land zoned R-2 (Cluster). Dranesville District. Tax Map 29-2 ((3)) 297.  
GC  
Approved
- 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) (Indefinitely deferred from 2/28/06) (Reactivated from indefinitely deferred) (Admin. moved from 7/24/07 at appl. req.)  
MAT  
Decision  
Deferred to  
3/18/08
- 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, 5/1/07, and 9/11/07 at appl. req.) (Deferred from 5/2/06 at appl. req.) (Admin. moved from 12/5/06 for ads)  
MS  
Admin.  
Moved to  
1/29/08 at  
appl. req.

- 9:30 A.M. ANNANDALE PLAZA, LLC, A 2007-MA-012 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has installed or has allowed to be installed two building-mounted signs on property in the C-8 District without valid sign permits or building permits in violation of Zoning Ordinance provisions. Located at 7326/7328 Little River Tp. on approx. 42,794 sq. ft. of land zoned C-8, H-C, SC and ARD. Mason District. Tax Map 71-1 ((1)) 80.  
MAT  
Admin.  
Moved to  
2/12/08 at  
appl req.
- 9:30 A.M. FEDERAL, INC., A 2007-SU-022 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a contractor's office and shop on property in the I-3 District and has erected structures without approved building permits in violation of Zoning Ordinance provisions. Located at 14847 and 14905 Murdock St. on approx. 4.11 ac. of land zoned I-3, AN and WS. Sully District. Tax Map 33-2 ((2)) 20D and 20B. (Admin. moved from 9/18/07 at appl. req.)  
JC  
Admin.  
Moved to  
2/5/08 at  
appl. req.
- 9:30 A.M. DAVID B. KAHN, A 2007-DR-034 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory storage structure (shed), which is located in the front yard of a through lot located in the R-2 District, is in violation of Zoning Ordinance provisions. Located at 6348 Munhall Ct. on approx. 15,036 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-3 ((25)) 17.  
AH  
Upheld

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 11, 2007**

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 11, 2007, 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. FRANK M. KNOTT, TRUSTEE AND REGINA M. KNOTT, TRUSTEE, SP 2007-DR-111  
DH Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard  
Approved requirements to permit construction of addition 19.3 ft. from rear lot line. Located at 10708  
Wynkoop Dr. on approx. 23,226 sq. ft. of land zoned R-1 (Cluster). Dranesville District.  
Tax Map 12-1 ((7)) 4.
- 9:00 A.M. PATRICK F. MCCLAFFERTY, SP 2007-HM-114 Appl. under Sect(s). 8-917 of the Zoning  
DH Ordinance to permit modification to the limitations on the keeping of animals. Located at  
Denied 11300 Dockside Cr. on approx. 3,154 of land zoned PRC. Hunter Mill District. Tax Map  
26-2 ((12)) (2) 36.
- 9:00 A.M. MIKE WASSERMAN & TIFFANY LIU, SP 2007-HM-112 Appl. under Sect(s). 8-922 of the  
SV Zoning Ordinance to permit reduction of certain yard requirements to permit construction of  
Approved addition 10.6 ft. from side lot line. Located at 1931 Baton Dr. on approx. 15,002 sq. ft. of  
land zoned R-2. Hunter Mill District. Tax Map 28-3 ((11)) 66.
- 9:00 A.M. CONNIE AND BILL GRIFFIN, SP 2007-BR-113 Appl. under Sect(s). 8-922 of the Zoning  
SV Ordinance to permit reduction of certain yard requirements to permit construction of  
Approved addition 7.9 ft. from side lot line. Located at 4704 Playfield St. on approx. 15,643 sq. ft. of  
land zoned R-2. Braddock District. Tax Map 69-2 ((7)) (5) 26.
- 9:00 A.M. HAMLET SWIM CLUB, INC., SPA 74-D-037-03 Appl. under Sect(s). 3-203 of the Zoning  
SV Ordinance to amend SP 74-D-037 previously approved for a swim club to permit a building  
Deferred to addition and site modifications. Located at 8209 Dunsinane Ct. on approx. 4.33 ac. of land  
3/11/08 at zoned R-2 (Cluster). Dranesville District. Tax Map 29-2 ((3)) A1 and B1. (Admin. moved  
appl. req. from 9/11/07 for ads) (Deferred from 10/23/07 at appl. req.)



- 9:00 A.M. JOSEPH AND DAVINA E. ALEXANDER, SP 2007-LE-115 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 6.0 ft. from side lot line. Located at 6107 Craft Rd. on approx. 10,695 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((17)) (E) 16.  
GC  
Approved
- 9:00 A.M. JOHN M. TERHAR, SPA 96-Y-050 Appl. under Sect(s). 8-913 of the Zoning Ordinance to amend SP 96-Y-050 to permit modification to certain R-C lots to permit construction of addition 12.6 ft. from side lot line and 32.6 ft. from front lot line. Located at 15113 Bernadette Ct. on approx. 10,560 sq. ft. of land zoned R-C, AN and WS. Sully District. Tax Map 33-4 ((2)) 404.  
GC  
Approved
- 9:30 A.M. CHANG B. KWON, A 2007-PR-035 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a Personal Service Establishment on property in the R-4 District in violation of Zoning Ordinance provisions. Located at 7500 Arlington Bv. on approx. 9,899 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((17)) 90.  
MAT  
Withdrawn
- 9:30 A.M. NVR, INC./NV HOMES C/O JERRY JOHNSON, A 2007-MV-016 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a septic field for Lot 24 of the Nirvana Palace Subdivision may not be located across the street on a new Outlot O under Zoning Ordinance provisions. Located at 9199 Marovelli Forest Dr. on approx. 55,000 sq. ft. of land zoned R-1. Mount Vernon District. Tax Map 106-4 ((7)) 24 and pt. E. (Admin. moved from 7/31/07 and 10/30/07 at appl. req.)  
JC  
Withdrawn
- 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. (Admin. moved from 12/12/06 at appl. req.) (Admin. moved from 1/30/07) (Decision deferred from 3/6/07, 6/5/07, and 9/25/07)  
JC  
Decision  
Deferred to  
4/8/08
- 9:30 A.M. ADAM LOVE DBA GROUND ONE LANDSCAPE CO., A 2007-PR-005 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a use and is allowing outdoor storage, which does not meet the minimum yard requirements for the I-5 District, without an approved site plan in violation of Zoning Ordinance provisions. Located at 8522 Lee Hy. on approx. 1.48 ac. of land zoned I-5 and H-C. Providence District. Tax Map 49-3 ((1)) 65. (Deferred from 6/26/07) (Deferred from 10/16/07 at appl. req.)  
JC  
Deferred to  
4/1/08

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 18, 2007**

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 18, 2007, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. MARY A. SALINAS, VC 2007-PR-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure 6.07 ft. with eave 5.05 ft. from rear lot line and 3.34 ft. with eave 2.14 ft. from side lot line. Located at 6706 Farragut Ave. on approx. 7,200 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-4 ((13)) (3) 35. (Decision deferred from 9/25/07)
- DH  
Withdrawn
- 9:00 A.M. CYNTHIA G. CUNNINGHAM, SP 2007-HM-107 Appl. under Sect(s). 8-917 and 8-923 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals and to permit fence greater than 4.0 ft. in height to remain in a front yard. Located at 1544 Coat Ridge Rd. on approx. 9,468 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 11-3 ((3)) 73.
- DH  
Approved
- 9:00 A.M. THOMAS C. GIBSON/ARVA SUZANNE GIBSON, SP 2007-DR-109 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit deck to remain 38.2 ft. from front lot line and reduction of certain yard requirements to permit construction of addition 41.1 ft. from the front lot line of a corner lot. Located at 1103 Peppertree Dr. on approx. 40,000 sq. ft. of land zoned R-E. Dranesville District. Tax Map 19-2 ((10)) 23.
- SV  
Approved
- 9:00 A.M. HARRY F. AND KAREN E. PARKER, SP 2007-BR-110 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 16.2 ft. from front lot line. Located at 8701 Braeburn Dr. on approx. 12,791 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 70-1 ((8)) 270.
- SV  
Approved
- 9:00 A.M. CHRISTINA WRIGHT DJEMMAL, SP 2007-DR-080 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 23.1 ft. from the front lot line and 7.67 ft. from the side lot line. Located at 6923 Tyndale St. on approx. 10,660 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((32)) 13. (Deferred from 10/2/07 at appl. req.) (Admin. moved from 11/27/07 for notices)
- SV  
Approved

- GC  
Admin.  
Moved to  
12/4/08 at  
appl. req.
- MARGARET TOTTON HOPKINS, SP 2007-DR-108 (error in bldg location)
- 9:00 A.M.  
GC  
Approved
- RIVERSIDE GARDENS RECREATION ASSOCIATION, SPA 71-V-216-02 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 71-V-216 previously approved for community swimming pool to permit building additions, site modifications, increase in membership and change in development conditions. Located at 8633 Buckboard Dr. on approx. 3.52 ac. of land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((1)) 42A and 43.
- 9:00 A.M.  
GC  
Admin.  
Moved to  
2/26/08 at  
appl. req.
- JERUSALEM BAPTIST CHURCH, SPA 73-S-113 Appl. under Sect(s). 3-C03 of the Zoning Ordinance amend SP 73-S-113 previously approved for church to permit the addition of a child care center, building additions, increase in seats and site modifications. Located at 5424 Ox Rd. on approx. 13.35 ac. of land zoned R-C and WS. Springfield District. Tax Map 68-3 ((1)) 52, 54 and 55A.
- 9:30 A.M.  
JC  
Withdrawn
- DAVID F. COUNTS AND PAIGE COUNTS, A 2007-PR-003 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a swimming pool and brick patio, which do not comply with the minimum yard requirements of the R-1 District, and a fence in excess of four feet in height, which is located in the front yard of the property, are all in violation of Zoning Ordinance provisions. Located at 10315 Dunfries Rd. on approx. 1.085 ac. of land zoned R-1. Providence District. Tax Map 37-4 ((28)) 1. (Indefinitely deferred from acceptance) (Reactivated from indefinitely deferred)
- 9:30 A.M.  
JC  
Upheld
- JOHN HO, A 2007-MV-036 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure (two-story play house) that is located in the front yard of a corner lot is in violation of Zoning Ordinance provisions. Located at 4306 Ferry Landing Rd. on approx. 22,500 sq. ft of land zoned R-2. Mt. Vernon District. Tax Map 110-3 ((3)) (L) 298.
- 9:30 A.M.  
JC  
Withdrawn
- MICHAEL AND CYNTHIA ARONOFF, A 2007-HM-027 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a storage yard on property in the R-E District in conjunction with a home-based business without an approved Home Occupation permit in violation of Zoning Ordinance provisions. Located at 2218 Nobehar Dr. on approx. 43,585 sq. ft. of land zoned R-E. Hunter Mill District. Tax Map 27-3 ((5)) 12A. (Admin. moved from 10/23/07 at appl. req.)

**JOHN RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 25, 2007**

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 25, 2007, 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 --***