

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 1, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, January 1, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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 8, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, January 8, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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  
Approved Promontory Ct. on approx. 4,803 sq. ft. of land zoned PDH-4. Providence District. Tax  
Map 39-4 ((52)) 25. (Decision deferred from 12/4/07)
- 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  
Approved Wy. on approx. 4,670 sq. ft. of land zoned PDH-4. Providence District. Tax Map 39-4  
((52)) 28A. (Decision deferred from 12/4/07)
- 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  
Approved Ct. on approx. 4,618 sq. ft. of land zoned PDH-4. Providence District. Tax Map 39-4  
((52)) 19. (Decision deferred from 12/4/07)
- 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  
Approved Wy. on approx. 4,803 sq. ft. of land zoned PDH-4. Providence District. Tax Map 39-4  
((52)) 31. (Decision deferred from 12/4/07)
- 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  
DH greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 7875  
Approved Promontory Ct. on approx. 4,803 sq. ft. of land zoned PDH-4. Providence District. Tax  
Map 39-4 ((52)) 22. (Decision deferred from 12/4/07)

- 9:00 A.M. SHERREL D. CHASTAIN & JILL P. CHASTAIN, SP 2007-SP-119 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 21.6 ft. from rear lot line. Located at 6112 Lee-Brooke Pl. on approx. 9,434 sq. ft. of land zoned R-5 (Cluster). Springfield District. Tax Map 79-3 ((22)) 12.  
DH  
Approved
- 9:00 A.M. ZHIMING XUE, SP 2007-SP-121 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of deck 13.0 ft. from side lot line. Located at 11127 Robert Carter Rd. on approx. 20,675 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 76-4 ((8)) 546.  
DH  
Approved
- 9:00 A.M. MARGINOT, CHARLES F. AND JOANNE P., SP 2007-PR-117 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 6.9 ft. from side lot line. Located at 2582 Plum Tree Ct. on approx. 11,442 sq. ft. of land zoned R-3. Providence District. Tax Map 38-3 ((40)) 13.  
SV  
Approved
- 9:00 A.M. FOUAD MOUMEN, SP 2007-PR-118 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of accessory structure 10.0 ft. from side lot line. Located at 3118 Covington St. on approx. 21,927 sq. ft. of land zoned R-1. Providence District. Tax Map 48-4 ((4)) 8.  
SV  
Denied
- 9:00 A.M. WILDER SOTO, SP 2007-MA-131 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 3.4 ft. and deck 2.5 ft. from side lot line. Located at 4003 Estabrook Dr. on approx. 14,720 sq. ft. of land zoned R-2. Mason District. Tax Map 59-4 ((5)) 27.  
GC  
Denied
- 9:00 A.M. THE WESLEYAN 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, increase in seats 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, 8/7/07, and 10/16/07 at appl. req.)  
GC  
Indefinitely  
Deferred 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). (Admin. moved from 4/10/07, 5/15/07, and 9/18/07 at appl. req.)  
MAT  
Admin.  
Moved to  
4/8/08 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 and 10/16/07 at appl. req.)  
JC  
Admin.  
Moved to 3/11/08 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 and 10/16/07 at appl. req.)  
JC  
Admin.  
Moved to 3/11/08 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 and 10/23/07 at appl. req.)  
JC  
Admin.  
Moved to 3/4/08 at appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 15, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, January 15, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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. DONNA CARTER, SP 2007-MA-123 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 addition to remain 30.5 ft. with eave 30.1 ft. from front lot line and 12.3 ft. with eave 11.7 ft. from side lot line, carport 20.7 ft. from front lot line and accessory structure to remain 6.8 ft. from side lot line and to permit existing fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 6200 Beachway Dr. on approx. 14,241 sq. ft. of land zoned R-2. Mason District. Tax Map 61-1 ((11)) 919.  
DH  
Approved
- 9:00 A.M. PHYLLIS J. PARKER, TRUSTEE FOR PHYLLIS J. PARKER, REVOCABLE TRUST AND WAYNE B. PARKER, TRUSTEE FOR WAYNE B. PARKER REVOCABLE TRUST, SP 2007-BR-126 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 13.3 ft. from rear lot line. Located at 4535 Gilberston Rd. on approx. 10,500 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 68-2 ((8)) 95.  
DH  
Approved
- 9:00 A.M. TASNEEM ZIA AHMAD D/B/A OAKHILL MONTESSORI, SP 2007-SU-128 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit a home child care facility. Located at 3305 West Ox Rd. on approx. 38,459 sq. ft. of land zoned R-1. Sully District. Tax Map 35-4 ((1)) 54.  
SV  
Decision  
Deferred to  
2/5/08
- 9:00 A.M. TRUSTEES OF LAUREL GROVE BAPTIST CHURCH, VC 2007-LE-004 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit reconstruction of church 20.0 ft. with stairs 14.0 ft. from front lot line. Located at 6834 Beulah St. on approx. 20,362 sq. ft. of land zoned R-1. Lee District. Tax Map 91-1 ((1)) 25 (Concurrent with SP 2007-LE-122).  
SV  
Approved

- 9:00 A.M. TRUSTEES OF LAUREL GROVE BAPTIST CHURCH, SP 2007-LE-122 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit reconstruction of a church. Located at 6834 Beulah St. on approx. 20,362 sq. ft. of land zoned R-1. Lee District. Tax Map 91-1 SV Approved ((1)) 25 (Concurrent with VC 2007-LE-004).
- 9:00 A.M. MARSPAN-CHRISTOPHER REAL ESTATE, LLC, SPA 97-B-024 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 97-B-024 previously approved for kennel with ancillary veterinary hospital to permit change in permittee. Located at 10998 Clara Barton Dr. on approx. 33,280 sq. ft. of land zoned R-1. Braddock District. Tax Map 77-1 ((2)) 11. GC Approved
- 9:00 A.M. DUNCAN W. AND GERD S. RITCHIE, SP 2007-DR-127 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of accessory structure 10.5 ft. from side lot line. Located at 10921 Beach Mill Rd. on approx. 42,367 sq. ft. of land zoned R-E. Dranesville District. Tax Map 3-3 ((7)) 5. GC Approved
- 9:00 A.M. ABHIMANYU DADOO, SP 2007-SP-124 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 13132 Pennypacker La. on approx. 8,684 sq. ft. of land zoned R-3 and WS. Springfield District. Tax Map 45-3 ((2)) (15) 5. GC Approved
- 9:00 A.M. POPLAR TREE, L.L.C., SP 2007-SU-130 Appl. under Sect(s). 6-104 of the Zoning Ordinance to permit a subdivision sales office. Located at 4653 Autumn Glory Way on approx. 16,260 sq. ft. of land zoned PDH-2. Sully District. Tax Map 44-4 ((19)) 49. GC Approved
- 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, 7/24/07, and 10/23/07 at appl. req.) (Indefinitely deferred from 2/28/06) (Reactivated from indefinitely deferred) JC Deferred to 4/29/08
- 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. (Admin. moved from 10/16/07 at appl. req.) JC Admin. Moved to 3/4/08 at appl. req.
- 9:30 A.M. ARPA ENTERPRISES, INC., A 2007-PR-039 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has enlarged or changed the use of the property without approved site plans or building permits and is operating a junk yard and a storage yard in the C-8 and Highway Corridor Overlay Districts in violation of Zoning Ordinance provisions. Located at 7463 Lee Hy. on approx. 1.03 ac. of land zoned C-8 and HC. Providence District. Tax Map 50-3 ((15)) B. JC Upheld In-Part

9:30 A.M. BOARD OF SUPERVISORS OF FAIRFAX COUNTY, A 2006-PR-028 Appl. under sect(s).  
18-301 of the Zoning Ordinance. Appeal of determination by the Department of Public  
SG Works and Environmental Services to approve a grading plan to allow the construction of  
Decision two dwelling units on two lots which previously had been developed with one dwelling.  
Deferred to Located at 8741 Cherry Dr. and 3029 Chichester Ln. on approx. 29,924 sq. ft. of land  
1/29/08 zoned R-1. Providence District. Tax Map 49-3 ((6)) 111A and 112A.

9:30 A.M. BOARD OF SUPERVISORS OF FAIRFAX COUNTY, A 2006-PR-052 Appl. under sect(s).  
18-301 of the Zoning Ordinance. Appeal of determination by the Department of Public  
SG Works and Environmental Services to issue building permits to allow the construction of  
Decision two dwelling units on two lots previously developed with one dwelling unit. Located at  
Deferred to 8741 Cherry Dr. and 3029 Chichester Ln. on approx. 29,924 sq. ft. of land zoned R-1.  
1/29/08 Providence District. Tax Map 49-3 ((6)) 111A and 112A.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 22, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, January 22, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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 29, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, January 29, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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. FITZGIBBONS, LORETTA & ERNEST, SP 2007-MV-129 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 8822 Lagrange St. on approx. 10,640 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 108-1 ((2)) 25.  
DH  
Admin.  
Moved to  
2/12/08 at  
appl. req.
- 9:00 A.M. HAI & JUDITH NGUYEN, SP 2007-HM-135 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition such that side yards total 21.1 ft. Located at 9614 Verdict Dr. on approx. 19,793 sq. ft. of land zoned R-2 (Cluster). Hunter Mill District. Tax Map 38-1 ((18)) 166.  
DH  
Approved
- 9:00 A.M. FRED R. CALL, III, SP 2007-BR-140 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 such that side yards total 20.7 ft. Located at 5089 Coleridge Dr. on approx. 11,643 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 69-3 ((5)) 202.  
DH  
Approved
- 9:00 A.M. FRED MICHAEL MCCARROLL, SP 2007-LE-132 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 12.5 ft. from rear lot line and 6.7 ft. from side lot line. Located at 6303 Alderman Dr. on approx. 5,779 sq. ft. of land zoned PDH-4. Lee District. Tax Map 100-1 ((11)) (3) 29.  
GC  
Approved
- 9:00 A.M. LEE A. & GAIL S. ESKRIDGE, SP 2007-PR-133 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 21.5 ft. from the rear lot line. Located at 7435 Masonville Dr. on approx. 17,542 sq. ft. of land zoned R-3. Providence District. Tax Map 60-1 ((1)) 31.  
GC  
Approved

- 9:00 A.M. CAROLE E. AND WILLIAM V. TRANAVITCH, SP 2007-SP-136 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7503 Amkin Ct. on approx. 5.01 ac. of land zoned R-C and WS. Springfield District. Tax Map 86-4 ((8)) 16.  
GC  
Admin.  
Moved to  
2/12/08 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. (Deferred from 10/30/07 at appl. req.)  
SV  
Deferred to  
4/1/08 at  
appl. req.
- 9:00 A.M. TRUSTEES OF NEW MOUNT ZOAR BAPTIST CHURCH, SP 2007-SU-125 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.  
SV  
Approved
- 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. (Deferred from 10/2/07)  
JC  
Deferred to  
9/23/08 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. (Deferred from 10/30/07)  
JC  
Deferred to  
4/1/08 at  
appl. req.
- 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. (Admin. moved from 11/27/07 at appl. req.)  
AH  
Admin.  
Moved to  
3/18/08 at  
appl. req.

- 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 MS 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, 9/11/07, and 12/4/07 at appl. req.) (Deferred from 5/2/06 at appl. req.) (Admin. moved from 12/5/06 for ads)  
Withdrawn
- 9:30 A.M. HOMETOWN AUDUBON, LLC, A 2007-LE-040  
Admin.  
Withdrawn
- 9:30 A.M. JEFFREY M. HOFFMAN AND MARINA F. HOFFMAN, A 2007-MA-041  
Withdrawn
- 9:30 A.M. BOARD OF SUPERVISORS OF FAIRFAX COUNTY, A 2006-PR-028 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of determination by the Department of Public Works and Environmental Services to approve a grading plan to allow the construction of two dwelling units on two lots which previously had been developed with one dwelling. Located at 8741 Cherry Dr. and 3029 Chichester Ln. on approx. 29,924 sq. ft. of land zoned R-1. Providence District. Tax Map 49-3 ((6)) 111A and 112A. (Decision deferred from 1/15/08)  
SG  
Upheld
- 9:30 A.M. BOARD OF SUPERVISORS OF FAIRFAX COUNTY, A 2006-PR-052 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of determination by the Department of Public Works and Environmental Services to issue building permits to allow the construction of two dwelling units on two lots previously developed with one dwelling unit. Located at 8741 Cherry Dr. and 3029 Chichester Ln. on approx. 29,924 sq. ft. of land zoned R-1. Providence District. Tax Map 49-3 ((6)) 111A and 112A. (Decision deferred from 1/15/08)  
SG  
Upheld

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 5, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, February 5, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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. ADAM JAY RUTTENBERG, SP 2007-DR-144 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 10.6 ft. from the side lot line and fence greater than 4.0 ft. in height to remain in front yard. Located at 2021 Franklin Ave. on approx. 21,599 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((7)) 4.  
KGS  
Admin.  
Moved to  
2/12/08 for  
Ads
- 9:00 A.M. ELIZABETH F. PFORR, SP 2007-LE-138 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 7.3 ft. with eave 6.8 ft. from side lot line such that side yards total 17.3 ft. and eaves total 14.8 ft. and accessory storage structure 3.0 ft. with eave 2.8 ft. from rear lot line to remain. Located at 7721 Hayfield Rd. on approx. 8,713 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 100-2 ((2)) 310.  
DH  
Approved
- 9:00 A.M. JAMES I. & JOAN C. LANE, SP 2007-SP-141 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 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.  
DH  
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. (Admin. moved from 12/4/07 for notices)  
GC  
Approved
- 9:00 A.M. DENNIS A. KRAY & JANNET V. KRAY, SP 2007-DR-137 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. Located at 6624 Hallwood Ave. on approx. 15,900 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-4 ((5)) 43.  
GC  
Approved

- 9:00 A.M. BOSS, TERRY D. & BOSS, SUSAN D., SP 2007-SU-139 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 rear lot line. Located at 15065 Stillfield Pl. on approx. 13,242 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((5)) (2) 32. (Concurrent with VC 2007-SU-005).  
SV  
Admin.  
Moved to 2/12/08 at appl. req.
- 9:00 A.M. BOSS, TERRY D. & SUSAN D., VC 2007-SU-005 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located at 15065 Stillfield Pl. on approx. 13,242 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((5)) (2) 32. (Concurrent with SP 2007-SU-139).  
SV  
Admin.  
Moved to 2/12/08 at appl. req.
- 9:00 A.M. TASNEEM ZIA AHMAD D/B/A OAKHILL MONTESSORI, SP 2007-SU-128 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit a home child care facility. Located at 3305 West Ox Rd. on approx. 38,459 sq. ft. of land zoned R-1. Sully District. Tax Map 35-4 ((1)) 54. (Decision deferred from 1/15/08)  
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, 2/6/07, 4/10/07, 7/10/07, and 10/30/07 at appl. req.)  
DPWES  
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. (Admin. moved from 9/18/07 and 12/4/07 at appl. req.)  
JC  
Withdrawn
- 9:30 A.M. ERIK DORN & JENNIFER DORN, A 2007-MV-042 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are occupying the property without the required Residential Use Permit in violation of Zoning Ordinance provisions. Located at 1200 Chadwick Av. On approx. 7,500 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-4 ((20)) (C) 5.  
JC  
Admin.  
Moved to 4/1/08 at appl. req.  
Subsequently Admin.  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 12, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, February 12, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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. MORRIS, PATRICK & SUSAN, SP 2007-DR-145 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 10.1 ft. from side lot line. Located at 6010 Balsam Dr. on approx. 15,000 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-4 ((16)) 17.  
KGS  
Approved
- 9:00 A.M. ADAM JAY RUTTENBERG, SP 2007-DR-144 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 10.6 ft. from one side lot line, dwelling 12.2 ft. from other side lot line and fence greater than 4.0 ft. in height to remain in front yard. Located at 2021 Franklin Ave. on approx. 21,599 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((7)) 4. (Admin. moved from 2/5/08 for ads)  
KGS  
Approved
- 9:00 A.M. FITZGIBBONS, LORETTA & ERNEST, SP 2007-MV-129 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 8822 Lagrange St. on approx. 10,640 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 108-1 ((2)) 25. (Admin. moved from 1/29/08 at appl. req.)  
DH  
Approved
- 9:00 A.M. MELISSA CAUTHEN, SP 2007-SU-148 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. Located at 13161 Brynwood Ct. on approx. 11,607 sq. ft. of land zoned PDH-2. Sully District. Tax Map 35-1 ((4)) (9) 14.  
DH  
Approved
- 9:00 A.M. BOSS, TERRY D. & BOSS, SUSAN D., SP 2007-SU-139 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 rear lot line. Located at 15065 Stillfield Pl. on approx. 13,242 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((5)) (2) 32. (Concurrent with VC 2007-SU-005). (Admin. moved from 2/5/08 at appl. req.)  
SV  
Decision  
Deferred to  
3/18/08

- 9:00 A.M. BOSS, TERRY D. & SUSAN D., VC 2007-SU-005 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located at 15065 Stillfield Pl. on approx. 13,242 sq. ft. of land zoned R-C and WS. Sully District. SV Decision Tax Map 53-4 ((5)) (2) 32. (Concurrent with SP 2007-SU-139). (Admin. moved from 2/5/08 Deferred to at appl. req.) 3/18/08
- 9:00 A.M. MAYSA K. MOULHEM, SP 2007-SP-147 Appl. under Sect(s). 3-503, 8-914 and 8-923 of the Zoning Ordinance to permit a home child care facility, reduction to minimum yard requirements based on error in building location to permit deck to remain 1.3 ft. from side lot line and fence greater than 4.0 ft. in height to remain in front yard of a corner lot. SV Decision Located at 6126 Glen Oaks Ct. on approx. 7,493 sq. ft. of land zoned R-5. Springfield District. Tax Map 79-3 ((23)) 22A. Deferred to 4/8/08
- 9:00 A.M. BOARD OF TRUSTEES OF RAJDHANI MANDIR, SPA 87-S-012-02 Appl. under Sect(s). 3-C03 of the Zoning Ordinance for a place of worship to permit change in development conditions. Located at 4525 Pleasant Valley Rd. on approx. 6.81 ac. of land zoned R-C, AN, and WS. Sully District. Tax Map 33-3 ((1)) 5. SV Decision Deferred to 3/4/08
- 9:00 A.M. TRACY DOVE, SP 2007-LE-143 Appl. under Sect(s). 8-914, 8-922 and 8-923 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 3.4 ft. from side lot line, reduction of certain yard requirements to permit construction of addition 25.5 ft. from front lot line and to permit fence greater than 4.0 ft. in height to remain in front yard. Located at 6413 Joyce Rd. on approx. 22,783 sq. ft. of land zoned R-1. Lee District. Tax Map 81-4 ((15)) 18. GC Approved
- 9:00 A.M. CAROLE E. AND WILLIAM V. TRANAVITCH, SP 2007-SP-136 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7503 Amkin Ct. on approx. 5.01 ac. of land zoned R-C and WS. Springfield District. Tax Map 86-4 ((8)) 16. (Admin. moved from 1/29/08 at appl. req.) GC Approved
- 9:00 A.M. SYED ALI HUVJERI ISLAMIC CENTER, SP 2007-LE-142 Appl. under Sect(s). 3-203 of the Zoning Ordinance to permit a place of worship. Located at 3435 Franconia Rd. on approx. 39,480 sq. ft. of land zoned R-2. Lee District. Tax Map 82-2 ((1)) 48. GC Admin. Moved to 4/8/08 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 CRD. Mason District. Tax Map 71-1 ((1)) 80. (Admin. moved from 7/17/07, 9/25/07, and 12/4/07 at appl. req.) MAT Withdrawn

- 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  
JC determination that the appellants have established a college/university use on property in  
Admin. the C-3 District without special exception approval and without a valid Non-Residential Use  
Moved to Permit in violation of Zoning Ordinance provisions. Located at 4300 Evergreen La. On  
4/1/08 at approx. 38,885 sq. ft. of land zoned C-3. Mason District. Tax Map 71-2 ((2)) 13. (Admin.  
appl. req. moved from 7/10/07, 9/18/07, and 11/27/07 at appl. req.)
- 9:30 A.M. CHRISTOPHER L. HARROP, LOUNG K. HARROP, HIEU HOANG LE, A 2007-MA-045  
Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that  
JC appellants have established and are operating a rooming house, have converted a single  
Withdrawn family dwelling into four separate dwelling units, and have erected an accessory storage  
structure (shed) that does not meet minimum yard requirements all on property in the R-3  
District in violation of Zoning Ordinance provisions. Located at 6106 Vista Dr. on approx.  
13,500 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((15)) 6.

**JOHN F. RIBBLE III, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 19, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, February 19, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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 26, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, February 26, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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. DENNIS J. O'CONNOR, SP 2007-PR-152 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 13.2 ft. from rear lot line. Located at 2703 Willow Dr. on approx. 13,996 sq. ft. of land zoned R-2 (Cluster). Providence District. Tax Map 37-4 ((18)) 5.  
KGS  
Admin.  
Moved to  
3/11/08 at  
appl. req.
- 9:00 A.M. HOWARD V. AND DONNA SINCLAIR, SP 2007-DR-150 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit construction of fence greater than 4.0 ft. in height in front yard. Located at 894 Helga Pl. on approx. 31,518 sq. ft. of land zoned PDH-1. Dranesville District. Tax Map 21-3 ((26)) 20.  
DH  
Approved
- 9:00 A.M. JUN LU, SP 2007-DR-149 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 7.7 ft. from side lot line. Located at 7029 Old Dominion Dr. on approx. 10,500 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((12)) 62.  
SV  
Approved
- 9:00 A.M. THE TRUSTEES OF MARANATHA BAPTIST CHURCH, SP 2007-MA-153 Appl. under Sect(s). 3-303 of the Zoning Ordinance for an existing church to permit reconstruction of a parsonage. Located at 3511 Annandale Rd. on approx. 2.7 ac. of land zoned R-3. Mason District. Tax Map 60-3 ((1)) 7 and 7A.  
SV  
Approved

- 9:00 A.M. ELIZABETH G. BUDAY, SP 2007-DR-151 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 3.9 ft. from side lot line and 1.0 ft. from rear lot line, deck to remain 5.2 ft. from side lot line, accessory storage structure to remain 0.2 ft. from side lot line, and addition to remain 9.5 ft. from side lot line and reduction of certain yard requirements to permit construction of addition 11.3 ft. from side lot line and 24.7 ft. from rear lot line. Located at 6253 North Kensington St. on approx. 9,000 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (9) 39.
- GC  
Approved
- 9:00 A.M. TRUSTEES OF THE CHURCH OF THE GOOD SHEPHERD (UNITED METHODIST)/LORIEN WOOD, SPA 85-C-003-04 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SP 85-C-003 previously approved for church and private school of general education to permit increase in enrollment. Located at 2351 Hunter Mill Rd. on approx. 7.16 ac. of land zoned R-E. Hunter Mill District. Tax Map 37-2 ((1)) 26A.
- GC  
Admin.  
Moved to  
4/15/08 at  
appl. req.
- 9:00 A.M. JERUSALEM BAPTIST CHURCH, SPA 73-S-113 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to 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. (Admin. moved from 12/18/07 at appl. req.)
- GC  
Admin.  
Move to  
4/1/08 at  
appl. req.
- 9:30 A.M. ACCURATE TOWING AND STORAGE, INC., A 2007-PR-032 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a Motor Vehicle Storage and Impoundment Yard on property in the I-4 and I-5 Districts without a valid Non-Residential Use Permit and without an approved site plan, in violation of Zoning Ordinance provisions. Located at 2726 Merrilee Dr. on approx. 43,562 sq. ft. of land zoned I-4 and I-5. Providence District. Tax Map 49-1 ((16)) 5. (Concurrent with A 2007-PR-033) (Admin. moved from 11/6/08 at appl. req.)
- JC  
Admin.  
Moved to  
5/20/08 at  
appl. req.
- 9:30 A.M. MARY R. GREENE, TRUSTEE, A 2007-PR-033 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing the operation of a Motor Vehicle Storage and Impoundment Yard and a Storage Yard on property in the I-4 and I-5 Districts without a valid Non-Residential Use Permit and without an approved site plan, in violation of Zoning Ordinance provisions. Located at 2726 Merrilee Dr. on approx. 43,562 sq. ft. of land zoned I-4 and I-5. Providence District. Tax Map 49-1 ((16)) 5. (Concurrent with A 2007-PR-032) (Admin. moved from 11/6/07 at appl. req.)
- JC  
Admin.  
Moved to  
5/20/08 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. (Admin. moved from 8/7/07 and 11/6/07 at appl. req.)
- JC  
Decision  
Deferred to  
5/13/08

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MARCH 4, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 4, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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. JUSTIN L. FERGUSON, SP 2007-SP-155 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 8212 Dabney Ave. on approx. 12,867 sq. ft. of land zoned R-3.  
DH  
Approved Springfield District. Tax Map 79-4 ((2)) 179.
- 9:00 A.M. TRUSTEES OF THE UNITED CHRISTIAN PARISH OF RESTON, VIRGINIA, SPA 87-C-018-02 (church with child care and nursery school with enrollment of more than 100 students daily)  
SV  
Admin.  
Moved to  
4/1/08 at  
appl. req.
- 9:00 A.M. BOARD OF TRUSTEES OF RAJDHANI MANDIR, SPA 87-S-012-02 Appl. under Sect(s). 3-C03 of the Zoning Ordinance for a place of worship to permit change in development conditions. Located at 4525 Pleasant Valley Rd. on approx. 6.81 ac. of land zoned R-C, AN, and WS. Sully District. Tax Map 33-3 ((1)) 5. (Decision deferred from 2/12/08)  
SL  
Approved
- 9:00 A.M. JAMES E. MARKHAM, SP 2007-LE-154 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of accessory structure 7.5 ft. from the side lot line. Located at 4120 Main St. on approx. 20,625 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 101-4 ((2)) 9.  
GC  
Approved
- 9:00 A.M. DEBORAH BRODERICK, SP 2007-SU-156 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 13633 Old Chatwood Pl. on approx. 9,024 sq. ft. of land zoned R-5 and WS. Sully District. Tax Map 34-4 ((10)) 69.  
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, 6/12/07, and 10/2/07)
- JC  
Continued to 7/8/08
- 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, 6/12/07, and 10/2/07)
- JC  
Continued to 7/8/08
- 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, 10/23/07, and 1/8/08 at appl. req.)
- JC  
Admin.  
Moved to 4/29/08 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. (Admin. moved from 10/16/07 and 1/15/08 at appl. req.)
- JC  
Admin.  
Moved to 9/16/08 at appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MARCH 11, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 11, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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. DENNIS J. O'CONNOR, SP 2007-PR-152 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 13.2 ft. from rear lot line. Located at 2703 Willow Dr. on approx. 13,996 sq. ft. of land zoned R-2 (Cluster). Providence District. Tax Map 37-4 ((18)) 5. (Admin. moved from 2/26/08 at appl. req.)  
KGS  
Approved
- 9:00 A.M. EASTWOOD PROPERTIES, INC., SP 2007-MA-159 Appl. under Sect(s). 3-203 of the Zoning Ordinance to permit expansion of an existing cemetery. Located at 6271 Lincolnia Rd. on approx. 1.14 ac. of land zoned R-2. Mason District. Tax Map 72-2 ((1)) 39.  
BOD  
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) (Deferred from 10/23/07 and 12/11/07 at appl. req.)  
SV  
Admin.  
Moved to  
4/15/08  
for ads
- 9:00 A.M. JOSE F. MONTES, SP 2007-SU-157 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 18.0 ft. from rear lot line. Located at 13510 Gordon Ct. on approx. 11,009 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 25-3 ((4)) 79.  
SL  
Approved
- 9:00 A.M. MADELEINE MUELLER/ROBERT MUELLER, SP 2007-SP-158 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 20.4 ft. with eave 19.4 ft. from front lot line and to permit reduction of certain yard requirements to permit addition 17.6 ft. from front lot line. Located at 13608 Bridgeland La. on approx. 8,845 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 65-2 ((6)) 257.  
GC  
Approved

- 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 ((1)) 157. (Admin. moved from 8/7/07, 10/16/07, and 1/8/08 at appl. req.)  
JC  
Withdrawn
- 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, 10/16/07, and 1/8/08 at appl. req.)  
JC  
Withdrawn
- 9:30 A.M. NIZAM AHMED, A 2007-MA-046 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory storage structure (shed) has been erected that exceeds eight and one-half feet in height and that does not meet the bulk regulation as it applies to the minimum side yard requirement for the R-3 District in violation of Zoning Ordinance provisions. Located at 3906 Fairfax Pw. on approx. 10,500 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 61-3 ((9)) 20.  
EO  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MARCH 18, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 18, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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. JOANNE LOISELET, SP 2008-SP-005 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 5138 Pheasant Ridge Rd. on approx. 25,529 sq. ft. of land zoned R-C and WS.  
KGS  
Approved Springfield District. Tax Map 56-3 ((9)) 9.
- 9:00 A.M. JOHN N. GERACIMOS AND MEI LEE STROM, SP 2008-MV-001 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 addition to remain 8.0 ft. from side lot line and to permit fence greater than 4.0 ft. in height to remain in front yard. 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.  
DH  
Decision  
Deferred to 5/20/08
- 9:00 A.M. TRUSTEES OF RESTON PRESBYTERIAN CHURCH, SPA 82-D-047-02 (place of worship, child care, private school of general education)  
GC  
Admin.  
Moved to 4/15/08 at appl. req.
- 9:00 A.M. BOSS, TERRY D. & BOSS, SUSAN D., SP 2007-SU-139 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 rear lot line. Located at 15065 Stillfield Pl. on approx. 13,242 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((5)) (2) 32. (Concurrent with VC 2007-SU-005). (Admin. moved from 2/5/08 at appl. req.) (Decision deferred from 2/12/08)  
SL  
Decision  
Deferred to 5/20/08



- 9:00 A.M. BOSS, TERRY D. & SUSAN D., VC 2007-SU-005 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located at 15065 Stillfield Pl. on approx. 13,242 sq. ft. of land zoned R-C and WS. Sully District. SL Decision Tax Map 53-4 ((5)) (2) 32. (Concurrent with SP 2007-SU-139). (Admin. moved from 2/5/08 Deferred to 5/20/08 at appl. req.) (Decision deferred from 2/12/08)
- 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. (Admin. moved from 11/27/07 and 1/29/08 at appl. req.) AH Withdrawn
- 9:30 A.M. LEANN M. JOHNSON AND JAMES W. KOCH, A 2005-DR-026 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-2 District, is in violation of Zoning Ordinance provisions. Located at 1830 Massachusetts Av. on approx. 15,729 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (2) 1. (Admin. moved from 8/2/05 and 12/3/05 at appl. req.) (Indefinitely deferred from 2/28/06) (Reactivated from indefinitely deferred) MAT 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, 7/19/05, 8/2/05, 10/11/05, and 12/4/07) (Indefinitely deferred from 2/28/06) (Reactivated from indefinitely deferred) (Admin. moved from 7/24/07 at appl. req.) MAT Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

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

**BOARD OF ZONING APPEALS AGENDA  
MARCH 25, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 25, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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 1, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 1, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. DONALD 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, 5/1/07, and 9/11/07 at appl. req.)  
DH  
Admin.  
Moved to 10/7/08 at appl. req.
- 9:00 A.M. WILLIAM M. MCGEEHAN, SP 2008-LE-003 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 5.6 ft. from side lot line such that side yards total 18.3 ft. Located at 4523 Flintstone Rd. on approx. 11,905 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 92-1 ((10)) 6124.  
DH  
Approved
- 9:00 A.M. TRUSTEES OF THE UNITED CHRISTIAN PARISH OF RESTON, VIRGINIA, SPA 87-C-018-02 Appl. under Sect(s). 6-303 of the Zoning Ordinance to amend SP 87-C-018 previously approved for church and nursery school to permit an increase in enrollment. Located at 11506 North Shore Dr. on approx. 4.26 ac. of land zoned PRC. Hunter Mill District. Tax Map 17-2 ((1)) 6 and 13. (Admin. moved from 3/4/08 at appl. req.)  
KGS  
Deferred to 6/3/08 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 ac. of land zoned R-1. Dranesville District. Tax Map 12-4 ((1)) 49. (Deferred from 10/30/07 and 1/29/08 at appl. req.)  
GC  
Admin.  
Moved to 5/20/08 for Notices

- 9:00 A.M. PETER CHOI, SP 2008-SU-004 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of deck 16.0 ft. from side lot line. Located at 15108 Bernadette Ct. on approx. 12,399 sq. ft. of land zoned R-C, AN and WS. Sully District. Tax Map 33-4 ((2)) 393.  
GC  
Approved
- 9:00 A.M. MARK R. ASHBY, SP 2008-PR-002 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of roofed deck 16.9 ft. from front lot line. Located at 9011 Linda Maria Ct. on approx. 11,922 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 48-4 ((20)) 10.  
GC  
Approved
- 9:00 A.M. JERUSALEM BAPTIST CHURCH, SPA 73-S-113 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 73-S-113 previously approved for a 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. (Admin. moved from 12/18/07 and 2/26/08 at appl. req.)  
GC  
Admin.  
Moved to 5/20/08 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) (Deferred from 10/16/07 and 12/11/07 at appl. req.)  
JC  
Upheld-  
In-Part
- 9:30 A.M. ERIK DORN & JENNIFER DORN, A 2007-MV-042 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are occupying the property without the required Residential Use Permit in violation of Zoning Ordinance provisions. Located at 1200 Chadwick Av. On approx. 7,500 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-4 ((20)) (C) 5. (Admin. moved from 2/5/08 at appl. req.)  
JC  
Admin.  
Withdrawn
- 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, 9/18/07, 11/27/07, and 2/12/08 at appl. req.)  
JC  
Admin.  
Moved to 6/10/08 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. (Deferred from 10/30/07 and 1/29/08 at appl. req.)  
JC  
Deferred to 6/3/08 at appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

*Revised February 1, 2019 (6:48PM)*

**BOARD OF ZONING APPEALS AGENDA  
APRIL 8, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 8, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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.      MAYSIA K. MOULHEM, SP 2007-SP-147 Appl. under Sect(s). 3-503, 8-914 and 8-923 of the Zoning Ordinance to permit a home child care facility, reduction to minimum yard requirements based on error in building location to permit deck to remain 1.3 ft. from side lot line and fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 6126 Glen Oaks Ct. on approx. 7,493 sq. ft. of land zoned R-5. Springfield District. Tax Map 79-3 ((23)) 22A. (Decision deferred from 2/12/08)
- SL  
Decision  
Deferred to  
4/29/08
- 9:00 A.M.      WILLIAM A. DOUGHERTY III, SP 2008-SU-007 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 5.1 ft. from side lot line such that side yards total 19.0 ft. Located at 5709 Ottawa Rd. on approx. 12,495 sq. ft. of land zoned R-2 (Cluster) and WS. Sully District. Tax Map 53-2 ((2)) (7) 24.
- DH  
Approved
- 9:00 A.M.      SYED ALI HUVVERI ISLAMIC CENTER, SP 2007-LE-142 Appl. under Sect(s). 3-203 of the Zoning Ordinance to permit a place of worship. Located at 3435 Franconia Rd. on approx. 39,480 sq. ft. of land zoned R-2. Lee District. Tax Map 82-2 ((1)) 48. (Admin. moved from 2/12/08 at appl. req.)
- GC  
Admin.  
Moved to  
5/13/08 at  
appl. req.
- 9:00 A.M.      TRACI AND MARK SARGENT, SP 2008-SU-006 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 14.0 ft. from side lot line and 15.0 ft. from rear lot line. Located at 3437 Valewood Dr. on approx. 20,675 sq. ft. of land zoned R-2. Sully District. Tax Map 46-1 ((8)) (4B) 7.
- 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, 6/5/07, 9/25/07, and 12/11/07)
- JC  
Decision  
Deferred to  
7/15/08
- 9:30 A.M. DAVID L. 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, 5/15/07, 9/18/07, and 1/8/08 at appl. req.)
- MAT  
Admin.  
Moved to  
9/16/08 at  
appl. req.
- 9:30 P.M. ROSE MARY KING, A 2007-MA-047 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has installed a flower bed along the side of property which is obstructing storm water flow from adjacent property in violation of Zoning Ordinance provisions. Located at 7055 Lanier St. on approx. 8,906 sq. ft. of land zoned R-4 and H-C. Mason District. Tax Map 71-1 ((19)) (6) 3.
- JC  
Deferred to  
6/3/08 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
APRIL 15, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 15, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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. HUGH A. & ANN E. HOLLAR, SP 2008-DR-010 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 15.1 ft. from rear lot line. Located at 1311 Yellow Tavern Ct. on approx. 8,922 sq. ft. of land zoned R-3 . Dranesville District. Tax Map 11-1 ((5)) 39.  
KGS  
Admin.  
Moved to  
8/5/08 at  
appl. req.
- 9:00 A.M. DAVID A. SEAGER, SP 2008-PR-008 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 10.0 ft. from side lot line. Located at 2819 Hunter Mill Rd. on approx. 37,283 sq. ft. of land zoned R-1. Providence District. Tax Map 47-2 ((1)) 12D.  
DH  
Approved
- 9:00 A.M. ENGLISH, PATRICIA, SP 2008-LE-009 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 15.8 ft. from rear lot line. Located at 7121 Vantage Dr. on approx. 9,821 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 92-3 ((2)) 6096.  
GC  
Approved
- 9:00 A.M. TRUSTEES OF THE CHURCH OF THE GOOD SHEPHERD (UNITED METHODIST)/LORIEN WOOD, SPA 85-C-003-04 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SP 85-C-003 previously approved for church and private school of general education to permit increase in enrollment. Located at 2351 Hunter Mill Rd. on approx. 7.16 ac. of land zoned R-E. Hunter Mill District. Tax Map 37-2 ((1)) 26A. (Admin. moved from 2/26/08 at appl. req.)  
GC  
Approved

- 9:00 A.M. TRUSTEES OF RESTON PRESBYTERIAN CHURCH, SPA 82-D-047-02 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SP 82-D-047 previously approved for church and private school of general education to permit child care center, building additions and site modifications. Located at 10610 Sunset Hills Rd. on approx. 4.99 ac. of land zoned R-E. Dranesville District. Tax Map 18-3 ((1)) 6. 02 (Admin. moved from 3/18/08 at appl. req.)
- GC  
Admin.  
Moved to  
5/13/08 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. (Admin. moved from 9/11/07 and 3/11/08 for ads) (Deferred from 10/23/07 and 12/11/07 at appl. req.)
- SL  
Decision  
Deferred to  
6/3/08
- 9:30 A.M. NATIONAL ASSOCIATION OF SCHOOLS OF MUSIC (NASM) AND MICHAEL T. HALL, A 2008-SU-001 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that if a proffered condition amendment should be required for future development, the Architectural Review Board (ARB) must reconsider the reduction of the required 200 foot setback requirement on property located in the Sully Historic Overlay District. Located on approx. 7.72 ac. of land zoned I-5, WS and HD. Sully District. Tax Map 34-2 ((1)) 23D.
- JC  
Upheld-  
In-Part

**JOHN F. RIBBLE III, CHAIRMAN**



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

**BOARD OF ZONING APPEALS AGENDA  
APRIL 22, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 22, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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 29, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 29, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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.      MAYSIA K. MOULHEM, SP 2007-SP-147 Appl. under Sect(s). 3-503, 8-914 and 8-923 of the Zoning Ordinance to permit a home child care facility, reduction to minimum yard requirements based on error in building location to permit deck to remain 1.3 ft. from side lot line and fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 6126 Glen Oaks Ct. on approx. 7,493 sq. ft. of land zoned R-5. Springfield District. Tax Map 79-3 ((23)) 22A. (Decision deferred from 2/12/08 and 4/8/08)
- SL  
Decision  
Deferred to  
5-20-08
- 9:00 A.M.      THUAN C. PHAM & NGA THI HONG PHAM, SP 2008-DR-011 Appl. under Sect(s). 8-905 of the Zoning Ordinance to permit a beauty salon. Located at 1632 Great Falls St. on approx. 22,738 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-3 ((1)) 15.
- DH  
Withdrawn
- 9:00 A.M.      CAROL Y. KIM & CHONG HYUP KIM, SP 2008-BR-012 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 8.5 ft. from side lot line. Located at 9304 Nester Rd. on approx. 21,161 sq. ft. of land zoned R-2. Braddock District. Tax Map 58-4 ((22)) 3.
- DH  
Approved
- 9:00 A.M.      JUNIOR EQUITATION SCHOOL, INC. ("JES") AND NORTHERN VIRGINIA THERAPEUTIC RIDING PROGRAM, INC. ("NVTRP"), SPA 00-S-044 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 00-S-044 previously approved for riding and boarding stable to permit change in development conditions and change in permittee. Located at 6429 Clifton Rd. on approx. 17.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-3 ((1)) 36 and 66-4 ((1)) 15. (Admin. moved from 5/20/08 at appl. req.) (Admin. moved from 5/13/08)
- DH  
Approved

- 9:00 A.M. STEPHEN C. PETERSON, SP 2008-DR-014 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 4.3 ft. from side lot line and 3.3 ft. from rear lot line and to permit reduction of certain yard requirements to permit construction of addition 5.0 ft. from side lot line. Located at 2019 Dexter Dr. on approx. 8,625 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((20)) 10.  
GC  
Approved
- 9:00 A.M. PATRICK N. LITTLE, SP 2008-MA-013 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height in front yard. Located at 5611 Chase Ct. on approx. 10,715 sq. ft. of land zoned R-4. Mason District. Tax Map 81-1 ((4)) (L) 11.  
GC  
Approved
- 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, 7/24/07, and 10/23/07 at appl. req.) (Indefinitely deferred from 2/28/06) (Reactivated from indefinitely deferred) (Deferred from 1/15/08)  
JC  
Deferred to 6/10/08 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, 10/23/07, 1/8/08, and 3/4/08 at appl. req.)  
JC  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

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

**BOARD OF ZONING APPEALS AGENDA  
MAY 6, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 6, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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  
MAY 13, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 13, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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. SABRI ERIKSEN, SP 2008-HM-015 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit roofed deck to remain 10.1 feet from a side lot line and addition to DH remain 8.8 feet from the other side lot line and to permit reduction of certain yard Decision requirements to permit construction of addition 6.0 ft. from side lot line and 20.0 ft. from Deferred to front lot line. Located at 8816 Skokie La. on approx. 10,859 sq. ft. of land zoned R-3. 6/17/08 Hunter Mill District. Tax Map 28-4 ((13)) 39.
- 9:00 A.M. CHRISTOPHER W. COX, SP 2008-MV-016 (error in bldg location and fence)  
DH  
Withdrawn
- 9:00 A.M. JUNIOR EQUITATION SCHOOL, INC. ("JES") AND NORTHERN VIRGINIA THERAPEUTIC RIDING PROGRAM, INC. ("NVTRP"), SPA 00-S-044 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 00-S-044 previously approved for riding and DH boarding stable to permit change in development conditions and change in permittee. Approved on 4/29/08 Located at 6429 Clifton Rd. on approx. 17.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-3 ((1)) 36 and 66-4 ((1)) 15. (Admin. moved from 5/20/08 at appl. req.)
- 9:00 A.M. ROGER C. EASTON ,JR., SP 2008-PR-018 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 10.0 ft. from side lot line. Located at 3511 Prince William Dr. on approx. 21,054 GC sq. ft. of land zoned R-2. Providence District. Tax Map 58-2 ((12)) 1.  
Approved

- 9:00 A.M. SYED ALI HUVVERI ISLAMIC CENTER, SP 2007-LE-142 Appl. under Sect(s). 3-203 of the Zoning Ordinance to permit a place of worship. Located at 3435 Franconia Rd. on approx. 39,480 sq. ft. of land zoned R-2. Lee District. Tax Map 82-2 ((1)) 48. (Admin. moved from 2/12/08 and 4/8/08 at appl. req.)
- GC  
Admin.  
Moved to  
8/5/08 at  
appl. req.
- 9:00 A.M. TRUSTEES OF RESTON PRESBYTERIAN CHURCH, SPA 82-D-047-02 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SP 82-D-047 previously approved for church and private school of general education to permit child care center, building additions and site modifications. Located at 10610 Sunset Hills Rd. on approx. 4.99 ac. of land zoned R-E. Dranesville District. Tax Map 18-3 ((1)) 6. (Admin. moved from 3/18/08 and 4/15/08 at appl. req.)
- GC  
Admin.  
Moved to  
7/15/08 at  
appl. req.
- 9:00 A.M. ANTHONY NGUYEN, A 2008-MA-004 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 3811 Whispering Ln. on approx. 14,543 sq. ft. of land zoned R-2 and H-C. Mason District. Tax Map 61-3 ((13)) 241.
- JC  
Decision  
Deferred to  
6/10/08
- 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 and 11/6/07 at appl. req.) (Decision deferred from 2/26/08)
- JC  
Decision  
Deferred to  
6/17/08 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MAY 20, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 20, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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 DELPOPOLO, SP 2008-BR-020 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. Located at 4401 Willow Woods Dr. on approx. 16,387 sq. ft. of land zoned R-2. Braddock District. Tax Map 69-2 ((8)) 70.  
SJ  
Approved
- 9:00 A.M. JOHN N. GERACIMOS AND MEI LEE STROM, SP 2008-MV-001 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 addition to remain 8.0 ft. from side lot line and to permit fence greater than 4.0 ft. in height to remain in front yard. 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. (Decision deferred from 3/18/08)  
DH  
Decision  
Deferred to  
6/3/08
- 9:00 A.M. JOHN D. VRANKOVICH, SP 2008-DR-019 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 dwelling to remain 16.9 ft. with eave 14.9 ft. from side lot line, accessory storage structure to remain 1.4 ft. from side lot line and accessory structure to remain 6.2 ft. from side lot line and 5.4 ft. from rear lot line, and to permit reduction of certain yard requirements to permit construction of addition 10.9 ft. from side lot line and 34.7 ft. from front lot line. Located at 7903 Old Falls Rd. on approx. 21,786 sq. ft. of land zoned R-1. Dranesville District. Tax Map 29-2 ((2)) 5.  
DH  
Approved
- 9:00 A.M. MAYSA K. MOULHEM, SP 2007-SP-147 Appl. under Sect(s). 3-503, 8-914 and 8-923 of the Zoning Ordinance to permit a home child care facility, reduction to minimum yard requirements based on error in building location to permit deck to remain 1.3 ft. from side lot line and fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 6126 Glen Oaks Ct. on approx. 7,493 sq. ft. of land zoned R-5. Springfield District. Tax Map 79-3 ((23)) 22A. (Decision deferred from 2/12/08, 4/8/08, and 4/29/08)  
SL  
Decision  
Deferred to  
6/10/08

- 9:00 A.M. BOSS, TERRY D. & BOSS, SUSAN D., SP 2007-SU-139 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 rear lot line. Located at 15065 Stillfield Pl. on approx. 13,242 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((5)) (2) 32. (Concurrent with VC 2007-SU-005). (Admin. moved from 2/5/08 at appl. req.) (Decision deferred from 2/12/08 and 3/18/08)
- SL  
Denied
- 9:00 A.M. BOSS, TERRY D. & SUSAN D., VC 2007-SU-005 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located at 15065 Stillfield Pl. on approx. 13,242 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((5)) (2) 32. (Concurrent with SP 2007-SU-139). (Admin. moved from 2/5/08 at appl. req.) (Decision deferred from 2/12/08 and 3/18/08)
- SL  
Denied
- 9:00 A.M. JUNIOR EQUITATION SCHOOL, INC. ("JES") AND NORTHERN VIRGINIA THERAPEUTIC RIDING PROGRAM, INC. ("NVTRP"), SPA 00-S-044 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 00-S-044 previously approved for riding and boarding stable to permit change in development conditions and change in permittee. Located at 6429 Clifton Rd. on approx. 17.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-3 ((1)) 36 and 66-4 ((1)) 15.
- DH  
Approved  
on 4/29/08
- 9:00 A.M. TRUSTEES OF FRANCONIA UNITED METHODIST CHURCH, SPA 94-L-063 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 94-L-093 previously approved for a church and child care center to permit an increase in enrollment and a modification of development conditions. Located at 6037 Franconia Rd. on approx. 2.58 ac. of land zoned R-1, R-2 and HC. Lee District. Tax Map 81-4- ((2)) 1, 3A and 4.
- SW  
Approved
- 9:00 A.M. JERUSALEM BAPTIST CHURCH, SPA 73-S-113 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 73-S-113 previously approved for a 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. (Admin. moved from 12/18/07, 2/26/08, and 4/1/08 at appl. req.)
- GC  
Admin.  
Moved to  
7/29/08 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 ac. of land zoned R-1. Dranesville District. Tax Map 12-4 ((1)) 49. (Deferred from 10/30/07 and 1/29/08 at appl. req.) (Admin. moved from 4/1/08 for notices)
- GC  
Admin.  
Moved to  
7/29/08 at  
appl. req.



- 9:30 A.M. ACCURATE TOWING AND STORAGE, INC., A 2007-PR-032 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a Motor Vehicle Storage and Impoundment Yard on property in the I-4 and I-5 Districts without a valid Non-Residential Use Permit and without an approved site plan, in violation of Zoning Ordinance provisions. Located at 2726 Merrilee Dr. on approx. 43,562 sq. ft. of land zoned I-4 and I-5. Providence District. Tax Map 49-1 ((16)) 5. (Concurrent with A 2007-PR-033) (Admin. moved from 11/6/08 and 2/26/08 at appl. req.)  
JC  
Admin.  
Withdrawn
- 9:30 A.M. MARY R. GREENE, TRUSTEE, A 2007-PR-033 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing the operation of a Motor Vehicle Storage and Impoundment Yard and a Storage Yard on property in the I-4 and I-5 Districts without a valid Non-Residential Use Permit and without an approved site plan, in violation of Zoning Ordinance provisions. Located at 2726 Merrilee Dr. on approx. 43,562 sq. ft. of land zoned I-4 and I-5. Providence District. Tax Map 49-1 ((16)) 5. (Concurrent with A 2007-PR-032) (Admin. moved from 11/6/07 and 2/26/08 at appl. req.)  
JC  
Dismissed
- 9:30 A.M. ATLANTIC CONSTRUCTION FABRICS, INC., A 2008-SU-005 (concurrent with A 2008-SU-006)  
Admin.  
Withdrawn
- 9:30 A.M. JAMES G. MILLER, TRUSTEE FOR JAMES G. MILLER REVOCABLE TRUST J.G. MILLER, INC., ATLANTIC CONSTRUCTION FABRICS, A 2008-SU-006 (concurrent with A 2008-SU-005)  
Admin.  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MAY 27, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 27, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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 3, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 3, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. TRUSTEES OF THE UNITED CHRISTIAN PARISH OF RESTON, VIRGINIA, SPA 87-C-018-02 Appl. under Sect(s). 6-303 of the Zoning Ordinance to amend SP 87-C-018  
KGS previously approved for church and nursery school to permit an increase in enrollment and  
Approved hours of operation. Located at 11506 North Shore Dr. on approx. 4.26 ac. of land zoned PRC. Hunter Mill District. Tax Map 17-2 ((1)) 6 and 13. (Admin. moved from 3/4/08 at appl. req.) (Deferred from 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. (Admin. moved from 9/11/07 and 3/11/08 for ads) (Deferred from 10/23/07 and 12/11/07 at appl. req.) (Decision deferred from 4/15/08)  
SL  
Approved
- 9:00 A.M. JOHN N. GERACIMOS AND MEI LEE STROM, SP 2008-MV-001 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 addition to remain 8.0 ft. from side lot line and to permit fence greater than 4.0 ft. in height to remain in front yard. 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. (Decision deferred from 3/18/08 and 5/20/08)  
DH  
Approved
- 9:00 A.M. KERRY C. AND ALICE B. KACHEJIAN, SP 2008-MV-023 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 17.0 ft. from rear lot line. Located at 8119 Ridge Creek Way on approx. 8,896 sq. ft. of land zoned PDH-2. Mt. Vernon District. Tax Map 98-2 ((19)) 75A.  
DH  
Approved

- 9:00 A.M. A. BRIAN BARTLETT, SP 2008-PR-024 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of second story addition 23.4 ft. from the front lot line and 7.2 ft. from side lot line and roofed deck 18.5 ft. from front lot line. Located at 2927 Cherry St. on approx. 5,241 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-4 ((9)) 13.  
DH  
Approved
- 9:00 A.M. DENIS I. POYERD, SP 2008-SU-021 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 12.5 ft. from rear lot line. Located at 13267 Stone Heather Dr. on approx. 12,101 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 35-1 ((2)) 218A.  
GC  
Approved
- 9:00 A.M. KENNETH B. PACK, SP 2008-MV-022 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction of minimum yard requirements base on error in building location to permit deck to remain 38.5 feet from the front lot line of a corner lot and to permit reduction of certain yard requirements to permit addition 38.5 feet from front lot line. Located at 6036 River Dr. on approx. 40,008 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 122-1 ((2)) 13A.  
GC  
Approved
- 9:30 A.M. NEIL A. BINGAMAN AND MARLENE E. BINGAMAN, A 2008-SP-007  
Withdrawn
- 9:30 A.M. MARK AND SUSAN STADSKLEV, A 2008-DR-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a detached garage is not in substantial conformance with the development conditions of Variance VC 2002-DR-139. Located at 2310 Westmoreland St. on approx. 1.63 ac. of land zoned R-4. Dranesville District. Tax Map 40-4 ((1)) 44A.  
SL  
Admin.  
Moved to  
8/5/08 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. (Deferred from 10/30/07, 1/29/08, and 4/1/08 at appl. req.)  
JC  
Deferred to  
9/9/08 at  
appl. req.
- 9:30 P.M. ROSE MARY KING, A 2007-MA-047 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has installed a flower bed along the side of property which is obstructing storm water flow from adjacent property in violation of Zoning Ordinance provisions. Located at 7055 Lanier St. on approx. 8,906 sq. ft. of land zoned R-4 and H-C. Mason District. Tax Map 71-1 ((19)) (6) 3. (Deferred from 4/8/08)  
JC  
Upheld

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JUNE 10, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 10, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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.      MAYSIA K. MOULHEM, SP 2007-SP-147 Appl. under Sect(s). 3-503, 8-914 and 8-923 of the Zoning Ordinance to permit a home child care facility, reduction to minimum yard requirements based on error in building location to permit deck to remain 1.3 ft. from side lot line and fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 6126 Glen Oaks Ct. on approx. 7,493 sq. ft. of land zoned R-5. Springfield District. Tax Map 79-3 ((23)) 22A. (Decision deferred from 2/12/08, 4/8/08, 4/29/08, and 5/20/08)
- SL  
Approved
- 9:00 A.M.      MARK H. RUGE, SP 2008-DR-026 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 rear lot line. Located at 1543 Evers Dr. on approx. 14,054 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-3 ((1)) 50A.
- DH  
Withdrawn
- 9:00 A.M.      PAUL AND MICHELE MAMO, SP 2008-SU-028 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of roofed deck 17.7 ft. from front lot line. Located at 13118 Laneview Ct. on approx. 11,632 sq. ft. of land zoned PDH-2 and WS. Sully District. Tax Map 35-1 ((4)) (15) 134.
- DH  
Approved
- 9:00 A.M.      DAVID MCADAM, SP 2008-MV-033 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 6.5 ft. from side lot line. Located at 8337 Bound Brook La. on approx. 10,500 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 101-4 ((17)) 142.
- DH  
Approved
- 9:00 A.M.      RICHARD C. MARTIN AND JULIA S. MARTIN, VC 2008-MV-001 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of an accessory structure in a front yard of a lot containing 36,000 sq. ft. or less. Located at 6411 Eleventh St. on approx. 10,500 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 83-4 ((2)) (39) 3.
- GC  
Deferred to 6/17/08 at appl. req.

- 9:00 A.M.      SANDEE RILEY, SP 2008-MV-025 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 structures to remain 2.1 ft. from rear lot line and 2.7 ft. from side lot line and roofed deck 12.7 ft. from side lot line and to permit reduction of certain yard requirements to permit roofed deck 19.4 ft. from front lot line and 9.2 ft. from side lot line and addition 9.2 ft. from side lot line. Located at 8002 West Boulevard Dr. on approx. 11,250 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-2 ((12)) 3.  
 GC  
 Approved
- 9:00 A.M.      JILL/ADAM FELDMAN, SP 2008-HM-029 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 17.84 ft. from rear lot line. Located at 2614 Meadow Hall Dr. on approx. 8,909 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 25-1 ((12)) 91.  
 GC  
 Approved
- 9:00 A.M.      VIRGINIA W. VOELLER, SP 2008-MV-032 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of additions 10.0 ft. from side lot line and 7.0 ft. from rear lot line. Located at 3121 Battersea La. on approx. 13,209 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 101-4 ((17)) 307.  
 GC  
 Approved
- 9:30 A.M.      ANTHONY NGUYEN, A 2008-MA-004 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 3811 Whispering Ln. on approx. 14,543 sq. ft. of land zoned R-2 and H-C. Mason District. Tax Map 61-3 ((13)) 241. (Decision deferred from 5/13/08)  
 JC  
 Decision  
 Deferred to  
 12/9/08
- 9:30 A.M.      ARMSTRONG, GREEN AND EMBREY, INC, A 2006-PR-039 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating an establishment for the processing of earthen materials and the erection of structures without 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.) (Continued from 2/27/07)  
 JC  
 Upheld
- 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, 9/18/07, 11/27/07, 2/12/08, and 4/1/08 at appl. req.)  
 JC  
 Admin.  
 Moved to  
 11/4/08 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, 7/24/07, and 10/23/07 at appl. req.) (Indefinitely deferred from 2/28/06) (Reactivated from indefinitely deferred) (Deferred from 1/15/08 and 4/29/08 at appl. req.)

JC  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JUNE 17, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 17, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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. SUNITA GHATE, SP 2008-PR-017 (In association with SE 2008-PR-006) (error in bldg location)  
BOD  
Withdrawn
- 9:00 A.M. SABRI ERIKSEN, SP 2008-HM-015 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit roofed deck to remain 10.1 feet from a side lot line and addition to remain 8.8 feet from the other side lot line and to permit reduction of certain yard requirements to permit construction of addition 6.0 ft. from side lot line and 20.0 ft. from front lot line. Located at 8816 Skokie La. on approx. 10,859 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 28-4 ((13)) 39. (Decision deferred from 5/13/08)  
DH  
Decision  
Deferred to 7/15/08 at appl. req.
- 9:00 A.M. MIRIAM L. TORRES, SP 2008-LE-027 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 accessory storage structure to remain 3.0 ft. from one side lot line and roofed deck to remain 22.5 ft. with eave 23.0 ft. from front lot line and 10.3 feet from other side lot line. Located at 3106 Collard St. on approx. 9,750 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 92-2 ((19)) 5.  
DH  
Admin.  
Moved to 9/9/08 for ads
- 9:00 A.M. MERRIFIELD GARDEN CENTER CORPORATION, SPA 2006-PR-038 Appl. under Sect(s). 8-914 of the Zoning Ordinance to amend SP 2006-PR-038 previously approved for error in building location to permit modification of development conditions. Located at 8132 Lee Hwy. on approx. 3.02 ac. of land zoned C-8 and HC. Providence District. Tax Map 49-2 ((1)) 26C.  
DH  
Approved
- 9:00 A.M. SUZANNE GARBARINO, SP 2008-SU-036 (50% reduction)  
DH  
Withdrawn



- 9:00 A.M. RICHARD C. MARTIN AND JULIA S. MARTIN, VC 2008-MV-001 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of an accessory structure in a front yard of a lot containing 36,000 sq. ft. or less. Located at 6411 Eleventh St. on approx. 10,500 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 83-4 ((2)) (39) 3. (Deferred from 6/10/08 at appl. req.)  
GC  
Denied
- 9:00 A.M. G. RAY WORLEY, SR. & ESTELLA C. (H.) WORLEY, SP 2008-PR-034 Appl. under Sect(s). 8-914 and 9-918 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 6.6 ft. from the rear lot line and to permit an accessory dwelling unit. Located at 2537 Gallows Rd. on approx. 15,375 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 4B.  
GC  
Approved
- 9:00 A.M. LAURA LYNN GRAHAM, SP 2008-DR-035 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of roofed deck 27.8 ft. from front lot line. Located at 326 Walker Rd. on approx. 1.91 ac. of land zoned R-E. Dranesville District. Tax Map 7-2 ((1)) 5A.  
GC  
Approved
- 9:00 A.M. ONE FLINT HILL LIMITED PARTNERSHIP, SP 2008-PR-037 Appl. under Sect(s). 6-204 of the Zoning Ordinance to permit a temporary sales trailer. Located at 10530 Rosehaven St. on approx. 1.9 ac. of land zoned PDC. Providence District. Tax Map 47-4 ((1)) 1A pt.  
GC  
Approved
- 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 and 11/6/07 at appl. req.) (Decision deferred from 2/26/08 and 5/13/08)  
JC  
Decision  
Deferred to  
12/16/08
- 9:30 A.M. CRONAN FAMILY, LLC, A 2008-SU-008 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established uses (an office, a motor vehicle storage yard, and a storage yard) and the placement of accessory storage structures on property in the I-5 District without site plan or Building Permit approval nor a valid Non-Residential Use Permit all in violation of Zoning Ordinance provisions. Located at 14800 Thompson Rd. on approx. 7.8 ac. of land zoned I-5, AN and WS. Sully District. Tax Map 33-2 ((2)) 12.  
DWH  
Continued  
to 12/16/08
- 9:30 A.M. ADNAN INAD FARAHAN, A 2008-MA-010  
Admin.  
Moved to  
9/9/08 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

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

**BOARD OF ZONING APPEALS AGENDA  
JUNE 24, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 24, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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  
JULY 1, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 1, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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. LINCOLNIA PARK RECREATIONAL CLUB, INC., SPA 76-S-077  
SJ  
Indefinitely  
Deferred at  
appl. req.
- 9:00 A.M. THOMAS H. CHRISTIE III TRUSTEE, SP 2008-DR-040 Appl. under Sect(s). 8-914 of the  
DH Zoning Ordinance to permit reduction of minimum yard requirements based on error  
Approved in building location to permit accessory structure to remain 10.1 ft. with eave 8.5 ft. from  
side lot line. Located at 9054 Jeffery Rd. on approx. 24,627 sq. ft. of land zoned R-E.  
Dranesville District. Tax Map 8-2 ((9)) 3A.
- 9:00 A.M. JEFFREY M. HOFFMAN, SP 2008-MV-042 Appl. under Sect(s). 8-923 of the Zoning  
DH Ordinance to permit existing fence greater than 4.0 ft. in height to remain in front yard of  
Approved a corner lot. Located at 8709 Triumph Ct. on approx. 11,523 sq. ft. of land zoned R-3. Mt.  
Vernon District. Tax Map 102-3 ((19)) 3.
- 9:00 A.M. FIRST KOREAN UNITED METHODIST CHURCH, SPA 88-C-057-04 Appl. under Sect(s).  
DH 3-103 of the Zoning Ordinance to amend SP 88-C-057 previously approved for  
Continued church with child care center and nursery school to permit change in permittee and hours  
to 7/8/08 of operation. Located at 2730 Centreville Rd. on approx. 4.22 ac. of land zoned R-1 and  
SC. Hunter Mill District. Tax Map 25-1 ((1)) 37.
- 9:00 A.M. LUCY PERRON UNCU, SP 2008-PR-038 Appl. under Sect(s). 8-922 of the Zoning  
GC Ordinance to permit reduction of certain yard requirements to permit construction of  
Approved addition 13.2 ft. from rear lot line. Located at 2603 Pioneer La. on approx. 10,983 sq. ft. of  
land zoned R-3. Providence District. Tax Map 49-2 ((7)) 40.

- 9:00 A.M. SUSAN FISCHER, SPA 2002-MA-019 Appl. under Sect(s). 8-922 of the Zoning Ordinance to amend SP 2002-MA-019 to permit reduction of certain yard requirements to permit construction of second story addition 17.1 ft. and another addition 27.0 ft. from front lot line. Located at 3117 Worthington Ci. on approx. 9,465 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((2)) (E) 1.  
GC  
Approved
- 9:30 A.M. JOHN DENNIS HALL JR., CYNTHIA R. BAUSO, A 2008-LE-011 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are maintaining outdoor storage, have erected a fence in excess of four feet and an accessory storage structure all in the front yard, and are allowing the parking of a vehicle on the unpaved surface of the front yard on property in the R-4 District, all in violation of Zoning Ordinance provisions. Located at 3405 Austin Ct. on approx. 11,612 sq. ft. of land zoned R-4. Lee District. Tax Map 82-4 ((32)) 62.  
EO  
Deferred to  
8/5/08 at  
appl. req.
- 9:30 A.M. ROBIN SZUMYK, A 2008-MV-012 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that grading of the front and side yards to expand the existing driveway is impairing the drainage of storm water on property in the R-4 District in violation of Zoning Ordinance provisions. Located at 6023 Woodmont Rd. on approx. 6,029 sq. ft. of land zoned R-4 and H-C. Mt. Vernon District. Tax Map 83-4 ((3)) (1) 32.  
EO  
Withdrawn
- 9:30 A.M. WASHINGTON D.C. SMSA D/B/A VERIZON WIRELESS, A 2008-MV-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that special exception approval for an existing electric substation would be required in conjunction with special exception approval to install a proposed monopole on property in the R-3 District. Located at 8229 Riverside Rd. on approx. .459 ac. of land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((1)) 18A.  
BP  
Admin.  
Withdrawn

**JOHN RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JULY 8, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 8, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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. ANNA-MARIE TERMINI, SP 2008-PR-039 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit dwelling to remain 13.0 ft. from one side lot line and 9.0 ft. from other side lot line. Located at 2730 Oak Valley Dr. on approx. 5,860 sq. ft. of land zoned R-1. Providence District. Tax Map 48-1 ((1)) 14.  
DH  
Approved
- 9:00 A.M. JUSTIN LITTMAN, SP 2008-SP-043 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 10.3 ft. from side lot line. Located at 12705 Sabastian Dr. on approx. 1.06 ac. of land zoned R-1 and WS. Springfield District. Tax Map 55-4 ((6)) 8.  
DH  
Approved
- 9:00 A.M. MOLLY ROFHEART, SP 2008-PR-050 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. Located at 2431 Nottingham Dr. on approx. 9,356 sq. ft. of land zoned R-3 (Cluster). Providence District. Tax Map 39-4 ((16)) 12.  
DH  
Denied
- 9:00 A.M. DAVID L. BROWN, SP 2008-DR-049 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 1840 Patton Ter. on approx. 10,607 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((11)) 21.  
DH  
Admin.  
Moved to  
9/23/08  
for notices
- 9:00 A.M. FIRST KOREAN UNITED METHODIST CHURCH, SPA 88-C-057-04 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 88-C-057 previously approved for church with child care center and nursery school to permit change in permittee and hours of operation. Located at 2730 Centreville Rd. on approx. 4.22 ac. of land zoned R-1 and SC. Hunter Mill District. Tax Map 25-1 ((1)) 37. (Continued from 7/1/08)  
DH  
Approved

- 9:00 A.M. FRANK J. MCCARTHY AND MAURA C. MCCARTHY, SP 2008-SU-041 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 12.5 ft. from rear lot line. Located at 4500 Hazelnut Ct. on approx. 10,493 sq. ft. of land zoned PDH-2. Sully District. Tax Map 45-3 ((3)) 355.  
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, 8/7/07, and 10/16/07 at appl. req.) (Indefinitely deferred from 1/8/08 at appl. req.) (Reactivated from indefinitely deferred)  
GC  
Approved
- 9:00 A.M. LUCK STONE CORPORATION, SPA 81-S-064-10 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 81-S-064 previously approved for stone quarrying, crushing, sales and ancillary uses to permit renewal. Located at 15717 Lee Hwy. on approx. 210.25 ac. of land zoned R-C, NR and WS. Sully District. Tax Map 64-1 ((1)) 1, 4, 13, 14, 15, 17 pt., 33A, 38 pt., 39 pt., and 64-1 ((4)) 7A.  
GC  
Deferred to 9/16/08 at appl. req.
- 9:30 A.M. TOMMY FOSTER LIVING TRUST BY TOMMY L. FOSTER, TRUSTEE, A 2008-LE-014 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 R-4 District, all in violation of Zoning Ordinance provisions. Located at 3106 Burgundy Rd. on approx. 7,217 sq. ft. of land zoned R-4. Lee District. Tax Map 82-2 ((14)) (B) 11.  
EO  
Dismissed
- 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, 6/12/07, 10/2/07, and 3/4/08)  
MS  
Continued to 9/9/08
- 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, 6/12/07, 10/2/07, and 3/4/08)  
MS  
Continued to 9/9/08

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JULY 15, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 15, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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. SABRI ERIKSEN, SP 2008-HM-015 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit roofed deck to remain 10.1 feet from a side lot line and addition to remain 8.8 feet from the other side lot line and to permit reduction of certain yard requirements to permit construction of addition 6.0 ft. from side lot line and 20.0 ft. from front lot line. Located at 8816 Skokie La. on approx. 10,859 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 28-4 ((13)) 39. (Decision deferred from 5/13/08 and 6/17/08)  
DH  
Approved
- 9:00 A.M. LEONARD MEYERS, SP 2008-DR-044 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. Located at 12715 Fantasia Dr. on approx. 8,507 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 10-2 ((4)) 317A.  
DH  
Withdrawn
- 9:00 A.M. JUAN CARLOS PINTO, SP 2008-BR-045 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 8.0 ft. with eave 6.7 ft. from side lot line. Located at 6214 Duntley Pl. on approx. 13,064 sq. ft. of land zoned R-3. Braddock District. Tax Map 79-4 ((2)) 485.  
DH  
Approved
- 9:00 A.M. JOSEPH F. PETROSKY, SP 2008-MA-046 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 7.4 ft. with eave 6.4 ft. from side lot line. Located at 6043 Brook Dr. on approx. 12,783 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((3)) 65.  
DH  
Approved

- 9:00 A.M. TRUSTEES OF RESTON PRESBYTERIAN CHURCH, SPA 82-D-047-02 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SP 82-D-047 previously approved for church and private school of general education to permit child care center, building additions and site modifications. Located at 10610 Sunset Hills Rd. on approx. 4.99 ac. of land zoned R-E. Dranesville District. Tax Map 18-3 ((1)) 6. (Admin. moved from 3/18/08, 4/15/08, and 5/13/08 at appl. req.)  
SCL  
Admin.  
Moved to 9/16/08 at appl. req.
- 9:00 A.M. TRUSTEES OF CROSSROADS BAPTIST CHURCH, SPA 90-M-036-02 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 90-M-036 previously approved for church with child care center, nursery school and private school of general education to permit increase in land area, building addition, site modifications and an increase in enrollment. Located at 3439 Paul St., 3538 Moncure Ave. and 5811 Hoffmans La. on approx. 1.74 ac. of land zoned R-3 and HC. Mason District. Tax Map 61-4 ((1)) 112; 61-4 ((30)) 22 and 61-4 ((39)) 6.  
GC  
Admin.  
Moved to 9/23/08 for ads
- 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, 9/25/07, 12/11/07, and 4/8/08)  
JC  
Withdrawn
- 9:30 A.M. DANILDA E. BASSOLS, A 2008-BR-015  
Withdrawn
- 9:30 A.M. ATLANTIC CONSTRUCTION FABRICS, INC., A 2008-SU-016 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a contractor's office and shop, has erected a trailer and accessory storage structures, and is permitting outdoor storage on property in the I-3 District without site plan approval, Building Permit approval, nor a valid Non-Residential Use Permit all in violation of Zoning Ordinance provisions. Located at 3720 Stonecroft Bv. on approx. 2.62 ac. of land zoned I-3, WS and AN. Sully District. Tax Map 33-2 ((2)) 13.  
DWH  
Upheld-  
In-Part  
**\*\*\* RECONSIDERATION GRANTED ON 7/29/08 \*\*\***  
**\*\*\* NEW HEARING SCHEDULED FOR 9/30/08 \*\*\***
- 9:30 A.M. JAMES G. MILLER, TRUSTEE FOR JAMES G. MILLER REVOCABLE TRUST, J.G. MILLER, INC., ATLANTIC CONSTRUCTION FABRICS, A 2008-SU-017 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established and is allowing the operation of contractors offices and shops, the erection of a trailer and accessory storage structures, and outdoor storage on property in the I-3 District without site plan approval, Building Permit approval nor a valid Non-Residential Use Permit all in violation of Zoning Ordinance provisions. Located at 3720 Stonecroft Bv. on approx. 2.62 ac. of land zoned I-3, WS and AN. Sully District. Tax Map 33-2 ((2)) 13.  
DWH  
Upheld-  
In-Part  
**\*\*\* RECONSIDERATION GRANTED ON 7/29/08 \*\*\***  
**\*\*\* NEW HEARING SCHEDULED FOR 9/30/08 \*\*\***



9:30 A.M. SOK C. REED, A 2008-MV-018 Appl. under sect(s). 18-301 of the Zoning Ordinance.  
CF Appeal of a determination that appellant has established a second dwelling unit on  
Admin. property in the R-4 in violation of Zoning Ordinance provisions. Located at 2500 Belleview  
Moved to Av. on approx. 9,538 sq. ft. of land zoned R-4 and H-C. Mt. Vernon District. Tax Map 83-3  
10/7/08 at ((9)) (4) 17.  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

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

**BOARD OF ZONING APPEALS AGENDA  
JULY 22, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 22, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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  
JULY 29, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 29, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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. MITCHELL J. HANNON, SP 2008-SP-052 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 deck to remain 18.0 ft. from side lot line and second deck to remain 12.0 ft. from side lot line, and to permit fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 5802 Fitzhugh St. on approx. 22,836 sq. ft. of land zoned R-1. Springfield District. Tax Map 78-2 ((4)) 22.  
CD  
Deferred to 10/7/08 at appl. req.
- 9:00 A.M. WILLIAM M. MORGAN, SP 2008-BR-054 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit addition to remain 15.1 ft. from rear lot line. Located at 10902 Fox Sparrow Ct. on approx. 9,464 sq. ft. of land zoned PDH-3. Braddock District. Tax Map 77-1 ((12)) 257.  
SL  
Approved
- 9:00 A.M. TRUSTEES OF UNITY OF FAIRFAX CHURCH OF THE DAILY WORD AND AMERICAN TURKISH FRIENDSHIP ASSOCIATION D/B/A PINNACLE ACADEMY, SPA 99-P-036-2 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 99-P-036 previously approved for church, private school of general education, and child care center to permit change in permittee. Located at 2854 Hunter Mill Rd. on approx. 5.31 ac. of land zoned R-1. Providence District. Tax Map 47-2 ((1)) 18A.  
BOD  
Approved
- 9:00 A.M. JAMES J. KARWEL & KATHLEEN L. KARWEL, SP 2008-SP-051 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 19.5 ft. from rear lot line and to permit construction of roofed stoop such that side yards total 20.8 ft. Located at 7904 Bracksford Ct. on approx. 9,872 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-2 ((8)) 132.  
DH  
Approved

- 9:00 A.M. BLAIR G. CHILDS, TRUSTEE, & ERIN SHAFFER, TRUSTEE, SP 2004-DR-027 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 7.7 ft. from side lot line and 1.6 ft. from rear lot line. Located at 1885 Virginia Ave. on approx. 14,910 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (4) 44A. (Admin. moved from 8/3/04, 7/27/04, 9/28/04, 11/30/04, 2/15/05, and 3/8/05 at appl. req.) (Indefinitely deferred from 4/19/05 at app. req.) (Reactivated on 5/27/08)
- DH  
Approved
- 9:00 A.M. PARAMVIR S. SONI, SP 2008-DR-053 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 36.0 ft. from front lot line. Located at 10208 Colvin Run Rd. on approx. 41,129 sq. ft. of land zoned R-1. Dranesville District. Tax Map 12-4 ((1)) 33A. (Concurrent with VCA 2008-DR-018)
- DH  
Withdrawn
- 9:00 A.M. PARAMVIR S. SONI, VCA 2003-DR-018 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 2003-DR-018 to permit modification of development conditions. Located at 10208 Colvin Run Rd. on approx. 41,129 sq. ft. of land zoned R-1. Dranesville District. Tax Map 12-4 ((1)) 33A.
- DH  
Approved
- 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 ac. of land zoned R-1. Dranesville District. Tax Map 12-4 ((1)) 49. (Deferred from 10/30/07 and 1/29/08 at appl. req.) (Admin. moved from 4/1/08 for notices) (Admin. moved from 5/20/08 at appl. req.)
- GC  
Deferred to  
9/30/08 at  
appl. req.
- 9:00 A.M. JERUSALEM BAPTIST CHURCH, SPA 73-S-113 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 73-S-113 previously approved for a 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. (Admin. moved from 12/18/07, 2/26/08, 4/1/08, and 5/20/08 at appl. req.)
- GC  
Approved
- 9:30 A.M. NICOLAS J. LAGET, A 2008-BR-020 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating an Establishment for Production and a Hotel/Motel on property in the R-2 District in excess of the use limitations of Home Occupation Permit #HOP 2891 for a home office in violation of Zoning Ordinance provisions. Located at 4204 Pineridge Dr. on approx. 28,327 sq. ft. of land zoned R-2. Braddock District. Tax Map 70-2 ((2)) 27B.
- EO  
Admin.  
Moved to  
12/2/08 at  
appl. req.
- 9:30 A.M. HARMAN AND MANFUL, INC., A 2008-MV-021 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a dance hall, which is not in conformance with the approved conditions of Special Permit Amendment SPA 95-V-031-2, without an approved Special Permit or a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 6220 Richmond Hy. and 6117 North Kings Hwy. on approx. 2.85 ac. of land zoned C-8, HC and CRD. Mt. Vernon District. Tax Map 83-3 ((1)) 22C and 22D. (Concurrent with A 2008-MV-022)
- EO  
Admin.  
Moved to  
12/16/08 at  
appl. req.

- 9:30 A.M. RICHMOND HIGHWAY, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, A 2008-MV-022 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing the operation of a dance hall, which is not in conformance with the approved conditions of Special Permit Amendment SPA 95-V-031-2, without a valid Non-Residential Use Permit or an approved Special Permit in violation of Zoning Ordinance provisions. Located at 6220 Richmond Hwy. and 6117 North Kings Hwy. on approx. 2.85 ac. of land zoned C-8, HC and CRD. Mt Vernon District. Tax Map 83-3 ((1)) 22C and 22D. (Concurrent with A 2008-MV-021)
- EO  
Admin.  
Moved to  
12/16/08 at  
appl. req.
- 9:30 A.M. EDILBERTO VASQUEZ, A 2008-SP-023 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 junk yard and a storage yard, has established outdoor storage that is in excess of 100 square feet and is not properly screened from view, is parking prohibited commercial vehicles, and has erected an accessory storage structure without an approved building permit, all on property in the R-C and WS Districts in violation of Zoning Ordinance provisions. Located at 5395 Sasher Ln. on approx. 3.9 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 21.
- EO  
Admin.  
Moved to  
8/5/08  
for ads
- 9:30 A.M. HERMILIO MACHICAO, A 2008-LE-030 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the property has a 30-foot minimum required front yard along its Backlick Road frontage in which the owner of the subject property contends that such determination is barred by Va. Code Ann. § 15.2-2311(C) (Supp. 2007) because it was made more than 60 days after the issuance of a Building Permit for the construction of a single family detached dwelling on the subject property located 13.9 feet from Backlick Road. Located at 5901 Amherst Av. on approx. 11,268 sq. ft. of land zoned R-4. Lee District. Tax Map 80-4 ((4)) (1) 1.
- DP  
Overturned

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
AUGUST 5, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 5, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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. CANDI & MARK WOLFF, SP 2008-DR-056 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit accessory structure 7.5 ft. from side lot line. Located at 2105 Virginia Ave. on approx. 14,625 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((15)) (17) 3.  
TS  
Approved
- 9:00 A.M. CHARLOTTE HOLZMAN AND HAROLD HOLZMAN, SP 2008-LE-058 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 1.5 ft. from side lot line and 2.2 ft. from rear lot line and to permit reduction of certain yard requirements to permit roofed deck 28.9 ft. and deck 23.3 ft. from front lot line of a corner lot. Located at 7121 Highland St. on approx. 8,589 sq. ft. of land zoned R-4. Lee District. Tax Map 80-1 ((5)) (15) 513.  
CD  
Approved
- 9:00 A.M. JAMES W. DECHMAN, SP 2008-SU-047 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 10.0 ft. from side lot line. Located at 3189 Mary Etta La. on approx. 1.06 ac. of land zoned R-1. Sully District. Tax Map 36-3 ((20)) 9.  
DH  
Approved
- 9:00 A.M. OAKTON SWIM AND RACQUET CLUB, INC., SPA 82-C-067-03 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 82-C-067 previously approved for swim and racquet club to permit site modifications, building addition and modifications of development conditions. Located at 11714 Flemish Mill Ct. on approx. 6.75 ac. of land zoned R-1. Sully District. Tax Map 46-2 ((13)) A2.  
DH  
Approved
- 9:00 A.M. HUGH A. AND ANN E. HOLLAR, SP 2008-DR-010 (50% reduction) (Admin. moved from 4/15/08 at appl. req.)  
KGS  
Withdrawn

- 9:00 A.M. JOHN A. AND MARY L. MCEWAN, VC 2008-MV-002 (lot width)  
KGS  
Admin.  
Moved to  
9/16/08 at  
appl. req.
- 9:00 A.M. HOLMES RUN ACRES RECREATION ASSOCIATION, INC., AND COMMUNITY  
SB WIRELESS STRUCTURES, SPA 77-P-091-03 (In association with SE 2008-PR-009)  
Admin.  
Moved to  
10/7/08 at  
appl. req.
- 9:00 A.M. NEW HOPE CHURCH, INC., AND SILO CENTER, LLC, SPA 2005-MV-010 Appl. under  
Sect(s). 3-103 of the Zoning Ordinance to amend SP 2005-MV-010 previously approved  
SL for church with child care center to permit change in permittee, increase in enrollment,  
Approved building additions, and modification of development conditions. Located at 8905 Ox Rd.  
on approx. 8.79 ac. of land zoned R-1. Mt. Vernon District. Tax Map 106-2 ((1)) 7.
- 9:00 A.M. MARGARET LEIGH BANDUCCI, SP 2008-HM-057 Appl. under Sect(s). 8-922 of the  
Zoning Ordinance to permit reduction of certain yard requirements to permit addition 17.3  
GC ft. from rear lot line and 4.1 ft. from side lot line. Located at 1313 Gatesmeadow Way on  
Approved approx. 7,825 sq. ft. of land zoned PDH-2. Hunter Mill District. Tax Map 12-3 ((17)) 114.
- 9:00 A.M. ILDA COMMUNITY RECREATIONAL ASSOCIATION, SP 2008-BR-055 Appl. under  
Sect(s). 3-203 of the Zoning Ordinance to amend SP 25366 previously approved for  
GC community swimming pool to permit building addition and site modifications. Located at  
Approved 8900 Braeburn Dr. on approx. 6.36 ac. of land zoned R-2. Braddock District. Tax Map 69-  
2 ((8)) X.
- 9:00 A.M. SYED ALI HUIJVERI ISLAMIC CENTER, SP 2007-LE-142 Appl. under Sect(s). 3-203 of  
the Zoning Ordinance to permit a place of worship. Located at 3435 Franconia Rd. on  
GC approx. 39,480 sq. ft. of land zoned R-2. Lee District. Tax Map 82-2 ((1)) 48. (Admin.  
Indefinitely moved from 2/12/08, 4/8/08, and 5/13/08 at appl. req.)  
Deferred at  
appl. req.
- 9:30 A.M. MARK AND SUSAN STADSKLEV, A 2008-DR-009 Appl. under sect(s). 18-301 of the  
Zoning Ordinance. Appeal of a determination that a detached garage is not in substantial  
SCL conformance with the development conditions of Variance VC 2002-DR-139. Located at  
Admin. 2310 Westmoreland St. on approx. 1.63 ac. of land zoned R-4. Dranesville District. Tax  
Moved to Map 40-4 ((1)) 44A. (Admin. moved from 6/3/08 at appl. req.)  
9/9/08 at  
app. req.

- 9:30 A.M. LARS KJAER AND BERIT KJAER, A 2008-DR-024 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a Riding/Boarding Stable on property in the R-E District without an approved special permit in violation of Zoning Ordinance provisions. Located at 11530 Brockman Ln. on approx. 6 ac. of land zoned R-E. Dranesville District. Tax Map 2-4 ((4)) 2.  
BP  
Admin.  
Moved to  
10/28/08 at  
appl. req.
- 9:30 A.M. JOHN DENNIS HALL JR., CYNTHIA R. BAUSO, A 2008-LE-011 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are maintaining outdoor storage, have erected a fence in excess of four feet and an accessory storage structure all in the front yard, and are allowing the parking of a vehicle on the unpaved surface of the front yard on property in the R-4 District, all in violation of Zoning Ordinance provisions. Located at 3405 Austin Ct. on approx. 11,612 sq. ft. of land zoned R-4. Lee District. Tax Map 82-4 ((32)) 62. (Deferred from 7/1/08)  
EO  
Deferred to  
10/7/08 at  
appl. req.
- 9:30 A.M. EDILBERTO VASQUEZ, A 2008-SP-023 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 junk yard and a storage yard, has established outdoor storage that is in excess of 100 square feet and is not properly screened from view, is parking prohibited commercial vehicles, and has erected an accessory storage structure without an approved building permit, all on property in the R-C and WS Districts in violation of Zoning Ordinance provisions. Located at 5395 Sasher Ln. on approx. 3.9 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 21. (Admin. moved from 7/29/08 for ads)  
EO  
Upheld

**JOHN F. RIBBLE III, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
AUGUST 12, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 12, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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 19, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 19, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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 26, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 26, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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 2, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 2, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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 9, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 9, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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. RONALD V. DERR, SP 2008-MV-066 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 1.6 ft. from rear lot line and 1.8 ft. from side lot line and addition to remain 4.2 ft. from side lot line and to permit reduction of certain yard requirements to permit construction of addition 5.1 ft. from side lot line. Located at 6714 Swarthmore Dr. on approx. 7,200 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((23)) (3) 30. (Concurrent with VC 2008-MV-004).  
SC  
Withdrawn
- 9:00 A.M. RONALD V. DERR, VC 2008-MV-004 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located at 6714 Swarthmore Dr. on approx. 7,200 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((23)) (3) 30. (Concurrent with SP 2008-MV-066).  
SC  
Withdrawn
- 9:00 A.M. MIRIAM L. TORRES, SP 2008-LE-027 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 accessory storage structure to remain 3.0 ft. from side lot line and roofed deck to remain 22.5 ft. from front lot line and 10.3 ft. from a side lot line. Located at 3106 Collard St. on approx. 9,750 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 92-2 ((19)) 5. (Admin. moved from 6/17/08 for ads)  
DH  
Approved
- 9:00 A.M. KATHLEEN AND STEPHEN CSOBAJI, SP 2008-MV-061 Appl. under Sect(s). 8-922 and 8-923 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 24.0 ft. from front lot line of a corner lot and 6.0 ft. from side lot line and to permit fence greater than 4.0 ft. in height to remain in the front yard of a corner lot. Located at 8017 Yorktown Dr. on approx. 12,522 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-2 ((3)) 502.  
DH  
Approved

- 9:00 A.M. MARQUIS CUSTOM HOMES, LLC, SP 2008-PR-065 Appl. under Sect(s). 6-104 of the Zoning Ordinance to permit a temporary subdivision sales office. Located at 8433 Falcone Pointe Way on approx. 11,868 sq. ft. of land zoned PDH-3. Providence District. Tax Map 39-1 ((49)) 21.  
SCL  
Approved
- 9:30 A.M. MARK AND SUSAN STADSKLEV, A 2008-DR-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a detached garage is not in substantial conformance with the development conditions of Variance VC 2002-DR-139. Located at 2310 Westmoreland St. on approx. 1.63 ac. of land zoned R-4. Dranesville District. Tax Map 40-4 ((1)) 44A. (Admin. moved from 6/3/08 and 8/5/08 at appl. req.)  
SCL  
Decision  
Deferred to 10/28/08 at appl. req.
- 9:30 A.M. MARK AND SUSAN STADSKLEV, A 2008-DR-026 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have engaged in development and tree removal that is not in conformance with the conditions of Variance VC 2002-DR-139 and without a valid Building Permit, have established a storage yard, and have outdoor storage that is not properly located, all on property in the R-4 District in violation of Zoning Ordinance provisions. Located at 2310 Westmoreland St. on approx. 1.63 ac. of land zoned R-4. Dranesville District. Tax Map 40-4 ((1)) 44A.  
EO  
Decision  
Deferred to 10/28/08 at appl. req.
- 9:30 A.M. HARCO III, INC., T/A FAST EDDIES RESTAURANT, A 2008-SU-028 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a dance hall without a Special Permit and has expanded the use limitations and conditions of Non-Residential Use Permit #A-2004-1013 and Special Permit Amendment SPA 95-Y-069-2 in violation of Zoning Ordinance provisions. Located at 14114 Lee Hy. on approx. 9.32 ac. of land zoned C-7, WS, HC and SC. Sully District. Tax Map 54-4 ((1)) 8C.  
EO  
Admin.  
Moved to 11/4/08 at appl. req.
- 9:30 A.M. ADNAN INAD FARAHAH, A 2008-MA-010 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit and outdoor storage on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 6345 Dogwood Pl. on approx. 10,085 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((11)) 28. (Admin. moved from 6/17/08 at appl. req.)  
CF  
Upheld
- 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. (Deferred from 10/30/07, 1/29/08, 4/1/08, and 6/3/08 at appl. req.)  
CF  
Deferred to 12/9/08 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.) (Continued from 2/27/07, 6/12/07, 10/2/07, 3/4/08, and 7/8/08)

MS  
Continued to 11/18/08

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, 6/12/07, 10/2/07, 3/4/08, and 7/8/08)

MS  
Continued to 11/18/08

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 16, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 16, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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 A. AND MARY L. MCEWAN, VC 2008-MV-002 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit minimum lot width of 24.6 ft. Located at 9325 Ludgate Dr. on approx. 2.22 ac. of land zoned R-2. Mt. Vernon District. Tax Map 110-4 ((1)) 5. (Admin. KGS Approved moved from 8/5/08 at appl. req.)
- 9:00 A.M. SHERRY BROWN, SP 2008-MV-059 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 accessory structure to remain 11.6 ft. from side lot line and to permit SC Admin. Moved to 12/2/08 at appl. req. existing fence greater than 4.0 ft. in height to remain in front yard. Located at 8324 Frye Rd. on approx. 21,750 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 101-3 ((11)) 11.
- 9:00 A.M. BILL AND WENDY TURENNE, SP 2008-MV-060 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 2.1 ft. from rear lot line. Located at 8507 Hitching Post La. on approx. 12,751 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((10)) (5) 7. (Concurrent with VC 2008-MV-003). SC Approved
- 9:00 A.M. BILL J. TURENNE JR. AND WENDY M. TURENNE, VC 2008-MV-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located at 8507 Hitching Post La. on approx. 12,751 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((10)) (5) 7. (Concurrent with SP 2008-MV-060). SC Denied



- 9:00 A.M.      MAX E. GAGERMEIER, JR. & BONNIE C. GAGERMEIER, SP 2008-MA-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 3.7 ft. from side lot line and 3.0 ft. from rear lot line and to permit reduction of certain yard requirements to permit construction of accessory structure 7.5 ft. from side lot line. Located at 4000 Lake Blvd. on approx. 26,905 sq. ft. of land zoned R-2. Mason District. Tax Map 59-4 ((2)) 8.  
 DH  
 Approved  
 In-Part
- 9:00 A.M.      MIRELLA AND SETH BERGER, SP 2008-PR-064 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 8.3 ft. from side lot line. Located at 8508 Quaint La. on approx. 13,236 sq. ft. of land zoned R-3. Providence District. Tax Map 39-1 ((15)) 17.  
 DH  
 Approved
- 9:00 A.M.      TRUSTEES OF RESTON PRESBYTERIAN CHURCH, SPA 82-D-047-02 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SP 82-D-047 previously approved for church and private school of general education to permit child care center, building additions and site modifications. Located at 10610 Sunset Hills Rd. on approx. 4.99 ac. of land zoned R-E. Dranesville District. Tax Map 18-3 ((1)) 6. (Admin. moved from 3/18/08, 4/15/08, 5/13/08, and 7/15/08 at appl. req.)  
 SCL  
 Admin.  
 Moved to  
 11/4/08 at  
 appl. req.
- 9:00 A.M.      LUCK STONE CORPORATION, SPA 81-S-064-10 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 81-S-064 previously approved for stone quarrying, crushing, sales and ancillary uses to permit renewal. Located at 15717 Lee Hwy. on approx. 210.25 ac. of land zoned R-C, NR and WS. Sully District. Tax Map 64-1 ((1)) 1, 4, 13, 14, 15, 17 pt., 33A, 38 pt., 39 pt., and 64-1 ((4)) 7A. (Deferred from 7/8/08 at appl. req.)  
 SCL  
 Approved
- 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. (Admin. moved from 10/16/07, 1/15/08, and 3/4/08 at appl. req.)  
 GT  
 Withdrawn
- 9:30 A.M.      DAVID L. 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, 5/15/07, 9/18/07, 1/8/08, and 4/8/08 at appl. req.)  
 MAT  
 Admin.  
 Moved to  
 11/4/08 at  
 appl. req.

- 9:30 A.M. BRIAN L. KELLY, A 2008-SP-031 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has conducted land disturbing activities in excess of allowable area and depth without an approved grading plan, has established a storage yard, and is keeping commercial vehicles which are not allowable, all on property in the R-C and WS Districts in violation of Zoning Ordinance provisions. Located at 5812 Three Penny Dr. on approx. 5.05 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-4 ((2)) 5.
- CF  
Upheld
- 9:30 A.M. SCOTT A. CRABTREE, A 2008-MV-032 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has added fill and modified grade and has enclosed a portion of the dwelling, all on property in the R-2 District, which is not in substantial conformance with approved plans nor the development conditions of Special Exception Amendment SEA 2002-MV-028 in violation of Zoning Ordinance provisions. Located at 8019 East Boulevard Dr. on approx. 1.34 ac. of land zoned R-2. Mount Vernon District. Tax Map 102-2 ((1)) 35A.
- DWH  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 23, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 23, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. JAMES H. WEBB, JR., SP 2008-MA-071 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 additions to remain 10.7 ft. from side lot line and permit fence greater than 4.0 ft. in height to remain in front yard. Located at 3502 Pinetree Ter. on approx. 24,800 sq. ft. of land zoned R-2. Mason District. Tax Map 61-2 ((16)) 792.  
SC  
Approved
- 9:00 A.M. GRACE U. MILLER, TRUSTEE OF THE MILLER FAMILY TRUST, SP 2008-PR-067 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 7.5 ft. from side lot line. Located at 3133 Chichester La. on approx. 20,464 sq. ft. of land zoned R-2. Providence District. Tax Map 49-3 ((18)) 92A.  
SC  
Approved
- 9:00 A.M. DAVID L. BROWN, SP 2008-DR-049 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 1840 Patton Ter. on approx. 10,607 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((11)) 21. (Admin. moved from 7/8/08 for notices)  
DH  
Approved
- 9:00 A.M. PROVIDENCE PRESBYTERIAN CHURCH, PROVIDENCE NURSERY SCHOOL, INC., NATIONAL CAPITAL PRESBYTERY, INC., SPA 82-A-039-05 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 82-A-039 previously approved for place of worship with child care center and nursery school to permit private school of general education. Located at 9001, 9005 and 9019 Little River Tnpk. on approx. 6.19 ac. of land zoned R-1. Braddock District. Tax Map 58-4 ((1)) 1 and 58-4 ((8)) 1 and 2.  
DH  
Decision  
Deferred to 12/16/09

- 9:00 A.M. TRUSTEES OF CROSSROADS BAPTIST CHURCH, SPA 90-M-036-02 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 90-M-036 previously approved for church with child care center, nursery school and private school of general education to permit increase in land area, building addition, site modifications and an increase in enrollment. Located at 3494 Paul St., 3538 Moncure Ave. and 5811 Hoffmans La. on approx. 1.74 ac. of land zoned R-3 and HC. Mason District. Tax Map 61-4 ((30)) 22 and 61-4 ((39)) 6 and 61-4 ((1)) 112. (Admin. moved from 7/15/08 for ads.)  
 SCL  
 Admin.  
 Moved to 10/21/08 at appl. req.
- 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. (Deferred from 10/2/07 and 1/29/08 at appl. req.)  
 BP  
 Decision  
 Deferred to 10/7/08
- 9:30 A.M. FCW, LLC, A 2008-PR-027 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard, not a permitted use, has erected structures without an approved Building Permit, and has conducted land disturbing activity that exceeds area and depth limitations without an approved grading plan or site plan, all on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 3543, 3546, 3547 and 3550 Marseille Dr. and 11100-11115 Phoenix Dr. on approx. 16.46 ac. of land zoned R-1. Providence District. Tax Map 47-3 ((1)) 39, 41, 42A, 42B and 43.  
 GT  
 Admin.  
 Moved to 11/4/08 for ads
- 9:30 A.M. KENNETH AND MARIA CLINE, A 2008-SP-025 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is keeping dogs in association with a pet rescue service on property in the R-3 (Cluster) District in violation of Zoning Ordinance provisions. Located at 13206 Poplar Tree Rd. on approx. 11,021 sq. ft. of land zoned R-3 Cluster and WS. Springfield District. Tax Map 45-3 ((2)) (21) 15.  
 EO  
 Admin.  
 Withdrawn
- 9:30 A.M. ACCURATE TOWING & STORAGE, INC., A 2008-PR-034 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a Storage Yard and a Junk Yard on property in the I-4 and I-5 Districts without site plan approval nor a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 2726 Merrilee Dr. on approx. 43,562 sq. ft. of land zoned I-4 and I-5. Providence District. Tax Map 49-1 ((16)) 5.  
 EO  
 Deferred to 1/13/09
- 9:30 A.M. FLEET PROPERTIES, INC., A 2008-PR-035 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing the operation of a Storage Yard, a Junk Yard, and a Contractor's Offices and Shops on property in the I-4 and I-5 Districts without site plan approval nor a valid Non-Residential Use Permit and is allowing overflow parking from Columbia College, Inc. on the property without an approved shared parking agreement, all in violation of Zoning Ordinance provisions. Located at 2726 Merrilee Dr. on approx. 43,562 sq. ft. of land zoned I-4 and I-5. Providence District. Tax Map 49-1 ((16)) 5.  
 EO  
 Deferred to 1/13/09 at appl. req.

9:30 A.M. K&H LAWN SERVICES, INC., KRIS HJORT, BRAD HJORT, A 2008-PR-036 Appl. under  
sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is  
EO operating a Contractor's Office and Shop on property in the I-4 and I-5 Districts without site  
Deferred to plan approval nor a valid Non-Residential Use Permit in violation of Zoning Ordinance  
1/13/09 provisions. Located at 2726 Merrilee Dr. on approx. 43,562 sq. ft. of land zoned I-4 and I-  
5. Providence District. Tax Map 49-1 ((16)) 5.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 30, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 30, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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.      STEPHEN WILLIAM CRUTCHLEY, ANN CRUTCHLEY, SP 2008-SU-069 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 10.0 ft. from side lot line. Located at 12020 Wayland St. on approx. 24,696 sq. ft. of land zoned R-2. Sully District. Tax Map 46-1 ((8)) 40.  
SC  
Admin.  
Moved to  
10/21/08 at  
appl. req.
- 9:00 A.M.      AHMED GARMA AND KADIJA NOURY, SP 2008-MA-072 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 9.2 ft. from side lot line and roofed deck to remain 31.6 ft. from front lot line. Located at 6384 Lakeview Dr. on approx. 11,200 sq. ft. of land zoned R-2. Mason District. Tax Map 61-3 ((14)) 135.  
SC  
Approved
- 9:00 A.M.      CELINE VAN ZEEBROECK, SP 2008-PR-068 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of roofed deck 11.0 ft. and addition 14.7 ft. from front lot line. Located at 2608 Pine Knot Dr. on approx. 7,124 sq. ft. of land zoned R-5. Providence District. Tax Map 38-3 ((42)) 33.  
DH  
Approved
- 9:00 A.M.      CENTERPOINTE HOMES ASSOCIATES LIMITED PARTNERSHIP, SP 2008-SP-070 Appl. under Sect(s). 6-204 of the Zoning Ordinance to permit a temporary sales office. Located at 4156 and 4158 Rush St. and 12111 Loyola La. on approx. 4,203 sq. ft. of land zoned PDC and WS. Springfield District. Tax Map 46-3 ((26)) 35, 36 and 73.  
DH  
Approved

- 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 ac. of land zoned R-1. Dranesville District. Tax Map 12-4 ((1)) 49. (Deferred from 10/30/07, 1/29/08, and 7/29/08 at appl. req.) (Admin. moved from 4/1/08 for notices) SCL Admin. Moved to 10/28/08 at appl. req. (Admin. moved from 5/20/08 at appl. req.)
- 9:30 A.M. MATTHEW D. FERGUSON, A 2008-PR-033 Admin. Withdrawn
- 9:30 A.M. SAGRES CONSTRUCTION CORPORATION, A 2008-LE-038 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard and contractor's offices and shops on property in the C-3 District in violation of Zoning Ordinance provisions. Located at 5419 Oakwood Rd. on approx. 2.0 ac. of land zoned C-3. Lee District. Tax Map 81-2 ((3)) 33. BP Upheld In-Part
- 9:30 A.M. SAGRES CONSTRUCTION CORPORATION, A 2008-LE-039 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard and contractor's offices and shops on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 5505 Oakwood Rd. on approx. 2.0 ac. of land zoned R-3. Lee District. Tax Map 81-2 ((3)) 31. BP Upheld In-Part
- 9:30 A.M. ATLANTIC CONSTRUCTION FABRICS, INC., A 2008-SU-016 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a contractor's office and shop, has erected a trailer and accessory storage structures, and is permitting outdoor storage on property in the I-3 District without site plan approval, Building Permit approval, nor a valid Non-Residential Use Permit all in violation of Zoning Ordinance provisions. Located at 3720 Stonecroft Bv. on approx. 2.62 ac. of land zoned I-3, WS and AN. Sully District. Tax Map 33-2 ((2)) 13. (Reconsideration granted on 7/29/08) DWH Deferred to 10/21/08
- 9:30 A.M. JAMES G. MILLER, TRUSTEE FOR JAMES G. MILLER REVOCABLE TRUST, J.G. MILLER, INC., ATLANTIC CONSTRUCTION FABRICS, A 2008-SU-017 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established and is allowing the operation of contractors offices and shops, the erection of a trailer and accessory storage structures, and outdoor storage on property in the I-3 District without site plan approval, Building Permit approval nor a valid Non-Residential Use Permit all in violation of Zoning Ordinance provisions. Located at 3720 Stonecroft Bv. on approx. 2.62 ac. of land zoned I-3, WS and AN. Sully District. Tax Map 33-2 ((2)) 13. (Reconsideration granted on 7/29/08) DWH Deferred to 10/21/08

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 7, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 7, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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.      HOLMES RUN ACRES RECREATION ASSOCIATION, INC. & COMMUNITY WIRELESS STRUCTURES, SPA 77-P-091-03 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 77-P-091 previously approved for community swim club and parking of Fairfax County Public School buses to permit a telecommunications facility. Located at 3457 Gallows Rd. on approx. 3.83 ac. of land zoned R-3. Providence District. Tax Map 59-2 ((9)) (1) 6 and 7. (In association with SE 2008-PR-009) (Admin. moved from 8/4/08 at appl. req.)  
SB  
Admin.  
Moved to  
11/4/08 at  
appl. req.
- 9:00 A.M.      MITCHELL J. HANNON, SP 2008-SP-052 Appl. under Sect(s). 8-914, 8-922 and 8-923 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit deck to remain 12.0 ft. from side lot line, to permit reduction of certain yard requirements to permit roofed deck 16.7 ft. from side lot line and to permit a fence greater than 4.0 ft. in height to remain in front yard. Located at 5802 Fitzhugh St. on approx. 22,836 sq. ft. of land zoned R-1. Springfield District. Tax Map 78-2 ((4)) 22. (Deferred from 7/29/08 at appl. req.)  
CD  
Approved
- 9:00 A.M.      BOARD OF SUPERVISOR'S OWN MOTION, SP 2008-MA-079 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit dwelling to remain 15.5 ft. from the front lot line. Located at 4217 Evergreen La. on approx. 22,360 sq. ft. of land zoned R-5, HC and SC. Mason District. Tax Map 71-2 ((2)) 29. (In association with RZ 2008-MA-013)  
CD  
Admin.  
Moved to  
11/4/08 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 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, 5/1/07, 9/11/07, and 4/1/08 at appl. req.)
- DH  
Admin.  
Moved to  
4/7/09 at  
appl. req.
- 9:00 A.M. MANUEL E. ORTIZ, SP 2008-MA-074 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of accessory structure 5.0 ft. from side lot line and 15.3 ft. from rear lot line. Located at 6400 Holyoke Dr. on approx. 6,928 sq. ft. of land zoned R-5. Mason District. Tax Map 72-1 ((22)) 6.
- DH  
Admin  
Moved to  
10/28/08  
for Notices
- 9:00 A.M. STEVEN R. BROWER, SP 2008-BR-073 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 5301 Ravensworth Rd. on approx. 14,041 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-4 ((4)) (58) 19.
- SC  
Approved
- 9:30 A.M. SOK C. REED, A 2008-MV-018 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a second dwelling unit on property in the R-4 in violation of Zoning Ordinance provisions. Located at 2500 Belleview Av. on approx. 9,538 sq. ft. of land zoned R-4 and H-C. Mt. Vernon District. Tax Map 83-3 ((9)) (4) 17. (Admin. moved from 7/15/08 at appl. req.)
- CF  
Withdrawn
- 9:30 A.M. CALVARY MEMORIAL PARK, INC., T/A FAIRFAX MEMORIAL PARK AND FAIRFAX MEMORIAL, A 2008-BR-040
- Admin.  
Moved to  
1/13/09 at  
appl. req.
- 9:30 A.M. SOHAIL CHEEMA, A 2008-MA-041 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard and has erected accessory uses (fence and cement pad) on a vacant lot without a primary use on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 5273 Canard St. on approx. 14,140 sq. ft. of land zoned R-2. Mason District. Tax Map 71-4 ((7)) 1.
- GT  
Admin.  
Moved to  
10/21/08 at  
appl. req.
- 9:30 A.M. WASHINGTON D.C. SMSA D/B/A VERIZON WIRELESS, A 2008-MV-042 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that special exception approval for an existing electric substation would be required in conjunction with special exception approval to install a proposed monopole on property in the R-3 District. Located at 8229 Riverside Rd. on approx. .459 ac. of land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((1)) 18A.
- BP  
Upheld

- 9:30 A.M. JOHN DENNIS HALL JR., CYNTHIA R. BAUSO, A 2008-LE-011 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are maintaining outdoor storage, have erected a fence in excess of four feet and an accessory storage structure all in the front yard, and are allowing the parking of a vehicle on the unpaved surface of the front yard on property in the R-4 District, all in violation of Zoning Ordinance provisions. Located at 3405 Austin Ct. on approx. 11,612 sq. ft. of land zoned R-4. Lee District. Tax Map 82-4 ((32)) 62. (Deferred from 7/1/08 and 8/5/08 at appl. req.)
- EO  
Deferred to  
1/6/09 at  
appl. req.
- 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. (Deferred from 10/2/07, 1/29/08, and 9/23/08 at appl. req.)
- BP  
Dismissed

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 14, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 14, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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 21, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 21, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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. JESSIE CRAWFORD, JR., SP 2008-LE-075 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 9.9 ft. from side lot line. Located at 5515 Dunsmore Rd. on approx. 12,280 sq. ft. of land zoned R-3. Lee District. Tax Map 91-4 ((6)) 41.  
SC  
Approved
- 9:00 A.M. ISLAMIC FOUNDATION OF NORTH AMERICA, INC., SP 2008-LE-076 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit fences greater than 4.0 ft. in height in front yard. Located at 6521 South Kings Hwy. on approx. 1.27 ac. of land zoned R-2. Lee District. Tax Map 92-2 ((1)) 20.  
SC  
Admin.  
Moved to  
12/16/08  
for Notices
- 9:00 A.M. STEPHEN WILLIAM CRUTCHLEY, ANN CRUTCHLEY, SP 2008-SU-069 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 10.0 ft. from side lot line. Located at 12020 Wayland St. on approx. 24,696 sq. ft. of land zoned R-2. Sully District. Tax Map 46-1 ((8)) 40. (Admin. moved from 9/30/08 at appl. req.)  
SC  
Deferred to  
12/16/08 at  
appl. req.
- 9:00 A.M. ALANE A. FRASER, SP 2008-SU-077 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 7.7 ft. from side lot line such that side yards total 16.3 ft. Located at 15016 Tarleton Dr. on approx. 10,794 sq. ft. of land zoned R-2 (Cluster) and WS. Sully District. Tax Map 53-2 ((2)) (10) 9.  
DH  
Approved

- 9:00 A.M. ALBERTO & JUANA GONZALEZ, SP 2008-LE-078 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 accessory storage structure to remain 4.0 ft. with eaves 3.2 ft. from rear lot line and 12.3 ft. from side lot line, accessory structure to remain 0.2 ft. from rear lot line and 0.1 ft. from side lot line and reduction of certain yard requirements to permit construction of roofed deck 28.2 ft. from front lot line and second story addition 13.8 ft. and 14.8 ft. from side lot lines. Located at 6268 Wills St. on approx. 12,056 sq. ft. of land zoned R-1. Lee District. Tax Map 91-1 ((6)) 8.
- DH  
Admin.  
Moved to  
12/2/08 for  
Notices
- 9:00 A.M. TRUSTEES OF CROSSROADS BAPTIST CHURCH, SPA 90-M-036-02 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 90-M-036 previously approved for church with child care center, nursery school and private school of general education to permit increase in land area, building addition, site modifications and an increase in enrollment. Located at 3494 Paul St., 3538 Moncure Ave. and 5811 Hoffmans La. on approx. 1.74 ac. of land zoned R-3 and HC. Mason District. Tax Map 61-4 ((30)) 22 and 61-4 ((39)) 6 and 61-4 ((1)) 112. (Admin. moved from 7/15/08 for ads.) (Admin. moved from 9/23/08 at appl. req.)
- SCL  
Approved
- 9:30 A.M. RICHARD LORD, A 2008-SP-043 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 6616 Saddlehorn Ct. on approx. 9,400 sq. ft. of land zoned R-3. Springfield District. Tax Map 88-1 ((11)) 9.
- CF  
Admin.  
Moved to  
1/27/09 at  
appl. req.
- 9:30 A.M. TYSONS TERRACE HOMEOWNERS ASSOCIATION, A 2008-PR-044 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a home business, which is operating on property in the R-12 District, is most similar to a School of Special Education and is, therefore, allowable under Zoning Ordinance provisions and that the property is in compliance with the limitations of the Home Occupation Permit. Located at 8134 Boss St. on approx. 1,760 sq. ft. of land zoned R-12. Providence District. Tax Map 39-2 ((43)) 22.
- MS  
Deferred to  
11/18/08 at  
appl. req.
- 9:30 A.M. GONZALO FLORES, A 2008-LE-045 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 4420 Roundhill Rd. on approx. 10,560 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((13)) 73.
- GT  
Withdrawn
- 9:30 A.M. SOHAIL CHEEMA, A 2008-MA-041 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard and has erected accessory uses (fence and cement pad) on a vacant lot without a principal use on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 5273 Canard St. on approx. 14,140 sq. ft. of land zoned R-2. Mason District. Tax Map 71-4 ((7)) 1. (Admin. moved from 10/7/08 at appl. req.)
- GT  
Upheld

- 9:30 A.M. ATLANTIC CONSTRUCTION FABRICS, INC., A 2008-SU-016 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a contractor's office and shop, has erected a trailer and accessory storage structures, and is permitting outdoor storage on property in the I-3 District without site plan approval, Building Permit approval, nor a valid Non-Residential Use Permit all in violation of Zoning Ordinance provisions. Located at 3720 Stonecroft Bv. on approx. 2.62 ac. of land zoned I-3, WS and AN. Sully District. Tax Map 33-2 ((2)) 13. (Reconsideration granted on 7/29/08) (Deferred from 9/30/08)
- DWH  
Upheld
- 9:30 A.M. JAMES G. MILLER, TRUSTEE FOR JAMES G. MILLER REVOCABLE TRUST, J.G. MILLER, INC., ATLANTIC CONSTRUCTION FABRICS, A 2008-SU-017 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established and is allowing the operation of contractors offices and shops, the erection of a trailer and accessory storage structures, and outdoor storage on property in the I-3 District without site plan approval, Building Permit approval nor a valid Non-Residential Use Permit all in violation of Zoning Ordinance provisions. Located at 3720 Stonecroft Bv. on approx. 2.62 ac. of land zoned I-3, WS and AN. Sully District. Tax Map 33-2 ((2)) 13. (Reconsideration granted on 7/29/08) (Deferred from 9/30/08)
- DWH  
Upheld

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 28, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 28, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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. YK & KP CORP. T/A ARA RESTAURANT, SP 2008-MA-080 Appl. under Sect(s). 4-603 of the Zoning Ordinance to permit a commercial recreation use (Karaoke). Located at 7137D Little River Tnpk. on approx. 36,500 sq. ft. of land zoned C-6, CRD, HC and SC. Mason District. Tax Map 71-1 ((1)) 116F.  
CD  
Approved
- 9:00 A.M. GEORGE R. LASNIER & WENDY L. KING, SP 2008-DR-082 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 13.1 ft. from rear lot line. Located at 1464 Pathfinder La. on approx. 11,174 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-2 ((7)) (8) 305.  
DH  
Admin.  
Moved to  
12/2/08 at  
appl. req.
- 9:00 A.M. MANUEL E. ORTIZ, SP 2008-MA-074 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of accessory structure 5.0 ft. from side lot line and 15.3 ft. from rear lot line. Located at 6400 Holyoke Dr. on approx. 6,928 sq. ft. of land zoned R-5. Mason District. Tax Map 72-1 ((22)) 6. (Admin moved from 10/7/08 for notices)  
DH  
Approved
- 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 ac. of land zoned R-1. Dranesville District. Tax Map 12-4 ((1)) 49. (Deferred from 10/30/07, 1/29/08, and 7/29/08 at appl. req.) (Admin. moved from 4/1/08 for notices) (Admin. moved from 5/20/08 and 9/30/08 at appl. req.)  
SCL  
Admin.  
Moved to  
1/27/09 at  
appl. req.

- 9:30 A.M. LARS KJAER AND BERIT KJAER, A 2008-DR-024 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a Riding/Boarding Stable on property in the R-E District without an approved special permit in violation of Zoning Ordinance provisions. Located at 11530 Brockman Ln. on approx. 6 ac. of land zoned R-E. Dranesville District. Tax Map 2-4 ((4)) 2. (Admin. moved from 8/5/08 at appl. req.)
- BP  
Withdrawn
- 9:30 A.M. JOLANDA N. JANCZEWSKI, A 2008-SP-046
- Admin.  
Moved to  
12/9/08 at  
appl. req.
- 9:30 A.M. STUART S. MALAWER AND SANDRA MALAWER, A 2008-DR-047 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are allowing the occupancy of property in the R-E District as a commercial recreation use in violation of Zoning Ordinance provisions. Located at 10955 Crossview Dr. on approx. 5.0 ac. of land zoned R-E. Dranesville District. Tax Map 7-3 ((2)) 11. (Concurrent with A 2008-DR-048)
- CF  
Withdrawn
- 9:30 A.M. ERIC KENNEDY, A 2008-DR-048 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established the use and is occupying property in the R-E District as a commercial recreation use in violation of Zoning Ordinance provisions. Located at 10955 Crossview Dr. on approx. 5.0 ac. of land zoned R-E. Dranesville District. Tax Map 7-3 ((2)) 11. (Concurrent with A 2008-DR-047)
- CF  
Withdrawn
- 9:30 A.M. MATTHEW D. FERGUSON, A 2008-PR-049 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has conducted land disturbing activities by installing a brick and slate walkway in the side yard and has altered the pre-existing drainage swell without an approved grading plan in violation of Zoning Ordinance provisions. Located at 1907 Gables La. on approx. 11,102 sq. ft. of land zoned R-3 and H-C. Providence District. Tax Map 39-1 ((32)) 40.
- DWH  
Admin.  
Moved to  
1/27/09 at  
appl. req.
- 9:30 A.M. MARK AND SUSAN STADSKLEV, A 2008-DR-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a detached garage is not in substantial conformance with the development conditions of Variance VC 2002-DR-139. Located at 2310 Westmoreland St. on approx. 1.63 ac. of land zoned R-4. Dranesville District. Tax Map 40-4 ((1)) 44A. (Admin. moved from 6/3/08 and 8/5/08 at appl. req.) (Decision deferred from 9/9/08 at appl. req.)
- SCL  
Decision  
Deferred to  
3/31/09 at  
appl. req.
- 9:30 A.M. MARK AND SUSAN STADSKLEV, A 2008-DR-026 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have engaged in development and tree removal that is not in conformance with the conditions of Variance VC 2002-DR-139 and without a valid Building Permit, have established a storage yard, and have outdoor storage that is not properly located, all on property in the R-4 District in violation of Zoning Ordinance provisions. Located at 2310 Westmoreland St. on approx. 1.63 ac. of land zoned R-4. Dranesville District. Tax Map 40-4 ((1)) 44A. (Decision deferred from 9/9/08 at appl. req.)
- SCL  
Decision  
Deferred to  
3/31/09 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

*Revised February 1, 2019 (6:48PM)*



**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 4, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 4, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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. LINCOLNIA PARK RECREATIONAL CLUB, INC., SPA 76-S-077 (Indefinitely deferred  
SJ from 7/1/08 at appl. req.) (Reactivated from indefinitely deferred)  
Indefinitely  
Deferred
- 9:00 A.M. BOARD OF SUPERVISORS' OWN MOTION, SP 2008-MA-079 (In association with RZ  
CD 2008-MA-013) (Admin. moved from 10/7/08 at appl. req.)  
Indefinitely  
Deferred
- 9:00 A.M. HOLMES RUN ACRES RECREATION ASSOCIATION, INC. & COMMUNITY WIRELESS  
STRUCTURES, SPA 77-P-091-03 Appl. under Sect(s). 3-303 of the Zoning Ordinance to  
SB amend SP 77-P-091 previously approved for community swim club and parking of Fairfax  
Admin. County Public School buses to permit a telecommunications facility. Located at 3457  
Moved to Gallows Rd. on approx. 3.83 ac. of land zoned R-3. Providence District. Tax Map 59-2  
12/2/08 at ((9)) (1) 6 and 7. (In association with SE 2008-PR-009) (Admin. moved from 8/4/08 and  
appl. req. 10/7/08 at appl. req.)
- 9:00 A.M. TRUSTEES OF RESTON PRESBYTERIAN CHURCH, SPA 82-D-047-02 Appl. under  
Sect(s). 3-E03 of the Zoning Ordinance to amend SP 82-D-047 previously approved for  
SJ church and private school of general education to permit child care center, building  
Admin. additions and site modifications. Located at 10610 Sunset Hills Rd. on approx. 4.99 ac. of  
Moved to land zoned R-E. Dranesville District. Tax Map 18-3 ((1)) 6. (Admin. moved from 3/18/08,  
12/16/08 4/15/08, 5/13/08, 7/15/08, and 9/16/08 at appl. req.)  
at appl. req.

- 9:30 A.M. 4300 EVERGREEN LANE CORPORATION AND WASHINGTON BAPTIST SEMINARY, A  
DWH 2007-MA-011 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a  
Admin. determination that the appellants have established a college/university use on property in  
Moved to the C-3 District without special exception approval and without a valid Non-Residential Use  
2/24/09 at Permit in violation of Zoning Ordinance provisions. Located at 4300 Evergreen La. On  
appl. req. approx. 38,885 sq. ft. of land zoned C-3. Mason District. Tax Map 71-2 ((2)) 13. (Admin.  
moved from 7/10/07, 9/18/07, 11/27/07, 2/12/08, 4/1/08, and 6/10/08 at appl. req.)
- 9:30 A.M. DAVID L. BROWN, A 2006-DR-012 Appl. under Sect(s). 18-301 of the Zoning Ordinance.  
MAT Appeal of a determination that a fence in excess of four feet in height, child's play  
Withdrawn 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, 5/15/07, 9/18/07, 1/8/08, 4/8/08, and 9/16/08 at appl. req.)
- 9:30 A.M. THOMAS MUGAVERO AND PATRICIA MUGAVERO, A 2008-MA-051 Appl. under  
CF sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that bamboo located  
Upheld in the floodplain on property in the R-2 District is considered a use that is interfering with  
the drainage on the property in violation of Zoning Ordinance provisions. Located at 6609  
Dearborn Dr. on approx. 24,232 sq. ft. of land zoned R-2. Mason District. Tax Map 60-4  
((15)) 7.
- 9:00 A.M. PHUOC V. NGUYEN, A 2008-MA-052  
Withdrawn
- 9:30 A.M. HARCO III, INC., T/A FAST EDDIES RESTAURANT, A 2008-SU-028 Appl. under sect(s).  
EO 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a  
Deferred to dance hall without a Special Permit and has expanded the use limitations and conditions of  
12/9/08 at Non-Residential Use Permit #A-2004-1013 and Special Permit Amendment SPA 95-Y-  
appl. req. 069-2 in violation of Zoning Ordinance provisions. Located at 14114 Lee Hy. on approx.  
9.32 ac. of land zoned C-7, WS, HC and SC. Sully District. Tax Map 54-4 ((1)) 8C.  
(Admin. moved from 9/9/08 at appl. req.)
- 9:30 A.M. FCW, LLC, A 2008-PR-027 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal  
GT of a determination that appellant has established a storage yard, not a permitted use, has  
Deferred to erected structures without an approved Building Permit, and has conducted land disturbing  
1/6/09 at activity that exceeds area and depth limitations without an approved grading plan or site  
appl. req. plan, all on property in the R-1 District in violation of Zoning Ordinance provisions.  
Located at 3543, 3546, 3547 and 3550 Marseille Dr. and 11100-11115 Phoenix Dr. on  
approx. 16.46 ac. of land zoned R-1. Providence District. Tax Map 47-3 ((1)) 39, 41, 42A,  
42B and 43. (Admin. moved from 9/23/08 for ads)

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 11, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 11, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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 18, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 18, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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. LYNN HARVEY TJEERDSMA, SP 2008-MV-085 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 and eave to remain 3.9 ft. from side lot line. Located at 2108 Yale Dr. on approx. 11,619 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((28)) (3) 15 (Concurrent with VC 2008-MV-006).  
SC  
Decision  
Deferred to  
1/27/09
- 9:00 A.M. LYNN HARVEY TJEERDSMA, VC 2008-MV-006 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located at 2108 Yale Dr. on approx. 11,619 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((28)) (3) 15. (Concurrent with SP 2008-MV-085).  
SC  
Decision  
Deferred to  
1/27/09
- 9:00 A.M. JOANNE K. NANOS, SP 2008-MV-083 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 20.0 ft. from front lot line. Located at 2217 Martha's Rd. on approx. 24,271 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 93-3 ((4)) 105.  
DH  
Approved
- 9:00 A.M. CHRISTOPHER F. LINDSAY, MAURA T. LINDSAY, SP 2008-MV-084 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 19.9 ft. from rear lot line. Located at 2108 Wakefield Ct. on approx. 16,300 sq. ft. of land zoned R-4 and HC. Mt. Vernon District. Tax Map 83-3 ((14)) (15) 5.  
DH  
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, 6/12/07, 10/2/07, 3/4/08, 7/8/08, and 9/9/08)
- MS Upheld-  
In-Part
- 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, 6/12/07, 10/2/07, 3/4/08, 7/8/08, and 9/9/08)
- MS Upheld-  
In-Part
- 9:30 A.M. TYSONS TERRACE HOMEOWNERS ASSOCIATION, A 2008-PR-044 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a home business, which is operating on property in the R-12 District, is most similar to a School of Special Education and is, therefore, allowable under Zoning Ordinance provisions and that the property is in compliance with the limitations of the Home Occupation Permit. Located at 8134 Boss St. on approx. 1,760 sq. ft. of land zoned R-12. Providence District. Tax Map 39-2 ((43)) 22. (Deferred from 10/21/08 at appl. req.)
- MS Deferred to  
12/2/08

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 25, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 25, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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 --***



- 9:00 A.M. ALBERTO & JUANA GONZALEZ, SP 2008-LE-078 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 accessory storage structure to remain 4.0 ft. with eaves 3.2 ft. from rear lot line and 12.3 ft. from side lot line, accessory structure to remain 0.2 ft. from rear lot line and 0.1 ft. from side lot line and reduction of certain yard requirements to permit construction of roofed deck 28.2 ft. from front lot line and second story addition 13.8 ft. and 14.8 ft. from side lot lines. Located at 6268 Wills St. on approx. 12,056 sq. ft. of land zoned R-1. Lee District. Tax Map 91-1 ((6)) 8. (Admin. moved from 10/21/08 for notices)
- DH  
Approved-in-part
- 9:30 A.M. NICOLAS J. LAGET, A 2008-BR-020 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating an Establishment for Production and a Hotel/Motel on property in the R-2 District in excess of the use limitations of Home Occupation Permit #HOP 2891 for a home office in violation of Zoning Ordinance provisions. Located at 4204 Pineridge Dr. on approx. 28,327 sq. ft. of land zoned R-2. Braddock District. Tax Map 70-2 ((2)) 27B. (Admin. moved from 7/29/08 at appl. req.)
- EO  
Withdrawn
- 9:30 A.M. MR. TAE GOH AND GABRIELE B. BELLE, A 2008-DR-053 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are maintaining and occupying a second dwelling unit on property in the R-4 District in violation of Zoning Ordinance provisions. Located at 2055 Arch Dr. on approx. 10,236 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((5)) (L) 5.
- GT  
Upheld-in-part
- 9:30 A.M. FORREST AND MARVA HATCHER, A 2008-PR-054
- Admin.  
Withdrawn
- 9:30 A.M. TYSONS TERRACE HOMEOWNERS ASSOCIATION, A 2008-PR-044 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a home business, which is operating on property in the R-12 District, is most similar to a School of Special Education and is, therefore, allowable under Zoning Ordinance provisions and that the property is in compliance with the limitations of the Home Occupation Permit. Located at 8134 Boss St. on approx. 1,760 sq. ft. of land zoned R-12. Providence District. Tax Map 39-2 ((43)) 22. (Deferred from 10/21/08 and 11/18/08 at appl. req.)
- MS  
Deferred to 12/16/08 at appl. req.  
Withdrawal  
Pending

**JOHN F. RIBBLE III, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 9, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 9, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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. TIMOTHY T. MAI, VC 2008-PR-005

SW  
Indefinitely  
Deferred at  
appl. req.

9:30 A.M. ANTHONY NGUYEN, A 2008-MA-004 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 3811 Whispering Ln. on approx. 14,543 sq. ft. of land zoned R-2 and H-C. Mason District. Tax Map 61-3 ((13)) 241. (Decision deferred from 5/13/08 and 6/10/08)

CF  
Decision  
Deferred to  
5/5/09 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. (Deferred from 10/30/07, 1/29/08, 4/1/08, 6/3/08, and 9/9/08 at appl. req.)

CF  
Deferred to  
3/24/09 at  
appl. req.

9:30 A.M. JOLANDA N. JANCZEWSKI, A 2008-SP-046 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a Riding/Boarding Stable on property in the R-C and WS Districts without an approved special permit nor a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 10804 Henderson Rd. on approx. 10.7 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-3 ((5)) 15. (Admin. moved from 10/28/08 at appl. req.)

BP  
Deferred to  
7/14/09 at  
appl. req.

9:30 A.M. APOLONIA FUENTES, A 2008-PR-055  
Admin.  
Moved to  
1/27/09 at  
appl. req.

9:30 A.M. HARCO III, INC., T/A FAST EDDIES RESTAURANT, A 2008-SU-028 Appl. under sect(s).  
18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a  
dance hall without a Special Permit and has expanded the use limitations and conditions of  
EO Non-Residential Use Permit #A-2004-1013 and Special Permit Amendment SPA 95-Y-  
3/3/09 at 069-2 in violation of Zoning Ordinance provisions. Located at 14114 Lee Hy. on approx.  
appl. req. 9.32 ac. of land zoned C-7, WS, HC and SC. Sully District. Tax Map 54-4 ((1)) 8C.  
(Admin. moved from 9/9/08 at appl. req.) (Deferred from 11/4/08 at appl. req.)

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 16, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 16, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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. HOLMES RUN ACRES RECREATION ASSOCIATION, INC. & COMMUNITY WIRELESS  
STRUCTURES, SPA 77-P-091-03 Appl. under Sect(s). 3-303 of the Zoning Ordinance to  
amend SP 77-P-091 previously approved for community swim club and parking of Fairfax  
SB County Public School buses to permit a telecommunications facility. Located at 3457  
Decision Gallows Rd. on approx. 3.83 ac. of land zoned R-3. Providence District. Tax Map 59-2  
Deferred to ((9)) (1) 6 and 7. (In association with SE 2008-PR-009) (Admin. moved from 8/4/08,  
2/3/09 10/7/08, and 11/4/08 at appl. req.) (Decision deferred from 12/2/08)

9:00 A.M. ISLAMIC FOUNDATION OF NORTH AMERICA, INC., SP 2008-LE-076 Appl. under  
Sect(s). 8-923 of the Zoning Ordinance to permit fences greater than 4.0 ft. in height in  
front yard. Located at 6521 South Kings Hwy. on approx. 1.27 ac. of land zoned R-2. Lee  
SC District. Tax Map 92-2 ((1)) 20. (Admin. moved from 10/21/08 for notices)  
Decision  
Deferred to 1/6/09

9:00 A.M. MARGARET N. BOYNE, SP 2008-MA-087 Appl. under Sect(s). 8-922 of the Zoning  
Ordinance to permit reduction of certain yard requirements to permit construction of  
addition 10.4 ft. from side lot line. Located at 3017 Sylvan Drive on approx. 1.09 ac. of  
SC land zoned R-1 and HC. Mason District. Tax Map 50-4 ((21)) 55.  
Approved

9:00 A.M. STEPHEN WILLIAM CRUTCHLEY, ANN CRUTCHLEY, SP 2008-SU-069 Appl. under  
Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to  
permit construction of addition 10.0 ft. from side lot line. Located at 12020 Wayland St. on  
SC approx. 24,696 sq. ft. of land zoned R-2. Sully District. Tax Map 46-1 ((8)) 40. (Admin.  
Withdrawn moved from 9/30/08 at appl. req.) (Deferred from 10/21/08 at appl. req.)

- 9:00 A.M. PROVIDENCE PRESBYTERIAN CHURCH, PROVIDENCE NURSERY SCHOOL, INC., NATIONAL CAPITAL PRESBYTERY, INC., SPA 82-A-039-05 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 82-A-039 previously approved for place of worship with child care center and nursery school to permit private school of general education. Located at 9001, 9005 and 9019 Little River Tnpk. on approx. 6.19 ac. of land zoned R-1. Braddock District. Tax Map 58-4 ((1)) 1 and 58-4 ((8)) 1 and 2. (Decision deferred from 9/23/08)
- DH  
Decision  
Deferred to 2/3/09
- 9:00 A.M. CALVARY MEMORIAL PARK, INC. T/A FAIRFAX MEMORIAL PARK & FAIRFAX MEMORIAL FUNERAL HOME, LLC, SPA 81-A-022-9
- DH  
Admin.  
Moved to 1/13/09 at appl. req.
- 9:00 A.M. TRUSTEES OF RESTON PRESBYTERIAN CHURCH, SPA 82-D-047-02 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SP 82-D-047 previously approved for church and private school of general education to permit child care center, building additions and site modifications. Located at 10610 Sunset Hills Rd. on approx. 4.99 ac. of land zoned R-E. Dranesville District. Tax Map 18-3 ((1)) 6. (Admin. moved from 3/18/08, 4/15/08, 5/13/08, 7/15/08, 9/16/08, and 11/4/08 at appl. req.)
- SJ  
Admin.  
Moved to 2/24/09 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. (Admin. moved from 8/7/07 and 11/6/07 at appl. req.) (Decision deferred from 2/26/08, 5/13/08, and 6/17/08)
- DWH  
Decision  
Deferred to 4/14/09 at appl. req.
- 9:30 A.M. CRONAN FAMILY, LLC, A 2008-SU-008 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established uses (an office, a motor vehicle storage yard, and a storage yard) and the placement of accessory storage structures on property in the I-5 District without site plan or Building Permit approval nor a valid Non-Residential Use Permit all in violation of Zoning Ordinance provisions. Located at 14800 Thompson Rd. on approx. 7.8 ac. of land zoned I-5, AN and WS. Sully District. Tax Map 33-2 ((2)) 12. (Concurrent with A 2008-SU-037) (Continued from 6/17/08)
- DWH  
Decision  
Deferred to 4/21/09
- 9:30 A.M. DANELLA CONSTRUCTION COMPANY OF VIRGINIA, INC., A 2008-SU-037 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant, as a tenant on the subject property, is required to obtain site plan approval and Building Permit approval for trailers and accessory storage structures in order to comply with Zoning Ordinance provisions. Located at 14800 Thompson Rd. on approx. 7.8 ac. of land zoned I-5, WS and AN. Sully District. Tax Map 33-2 ((2)) 12. (Concurrent with A 2008-SU-008)
- DWH  
Decision  
Deferred to 4/21/09

- 9:30 A.M. HARMAN AND MANFUL, INC., A 2008-MV-021 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a dance hall, which is not in conformance with the approved conditions of Special Permit Amendment SPA 95-V-031-2, without an approved Special Permit or a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 6220 Richmond Hy. and 6117 North Kings Hwy. on approx. 2.85 ac. of land zoned C-8, HC and CRD. Mt. Vernon District. Tax Map 83-3 ((1)) 22C and 22D. (Concurrent with A 2008-MV-022) (Admin. moved from 7/29/08 at appl. req.)
- EO  
Admin.  
Moved to  
6/23/09 at  
appl. req.
- 9:30 A.M. RICHMOND HIGHWAY, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, A 2008-MV-022 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing the operation of a dance hall, which is not in conformance with the approved conditions of Special Permit Amendment SPA 95-V-031-2, without a valid Non-Residential Use Permit or an approved Special Permit in violation of Zoning Ordinance provisions. Located at 6220 Richmond Hy. and 6117 North Kings Hwy. on approx. 2.85 ac. of land zoned C-8, HC and CRD. Mt. Vernon District. Tax Map 83-3 ((1)) 22C and 22D. (Concurrent with A 2008-MV-021) (Admin. moved from 7/29/08 at appl. req.)
- EO  
Admin.  
Moved to  
6/23/09 at  
appl. req.
- 9:30 A.M. ROBERT W. DONOHUE, A 2008-DR-056 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is parking a vehicle on unsurfaced areas of the front yard of property containing less than 36,000 square feet in the R-2 District in violation of Zoning Ordinance provisions. Located at 1327 Kurtz Rd. on approx. 20,000 sq. ft. of land zoned R-1. Dranesville District. Tax Map 30-2 ((14)) 15.
- CF  
Decision  
Deferred to  
1/13/09
- 9:30 A.M. TYSONS TERRACE HOMEOWNERS ASSOCIATION, A 2008-PR-044 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a home business, which is operating on property in the R-12 District, is most similar to a School of Special Education and is, therefore, allowable under Zoning Ordinance provisions and that the property is in compliance with the limitations of the Home Occupation Permit. Located at 8134 Boss St. on approx. 1,760 sq. ft. of land zoned R-12. Providence District. Tax Map 39-2 ((43)) 22. (Deferred from 10/21/08, 11/18/08, and 12/2/08 at appl. req.) (Withdrawal pending)
- MS  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 23, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 23, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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  
DECEMBER 30, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 30, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district 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 --***

(As of 8/16/05, Merrifield Garden Center cases below to remain on indefinite deferral list per ZAD):

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

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

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

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

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

- 9:00 A.M. STEVEN AND BARBARA MINK, VC 2004-BR-088 Appl. under Sect(s). 18-401 of the  
GC Zoning Ordinance to permit construction of addition 9.4 ft. from side lot line such that side  
yards total 18.8 ft. Located at 4902 Loosestrife Ct. on approx. 10,365 sq. ft. of land zoned  
R-3 (Cluster). Braddock District. Tax Map 69-4 ((12)) 60. (Deferred from 8/3/04 for  
notices.) (Admin. moved from 1/18/05 at appl. req.) (Indefinitely deferred from 3/15/05 at  
appl. req.)
- SW PEDRO & CARMEN TOSCANO, JR., VC 2005-HM-009 (In association with RZ 2005-HM-  
028) (Indefinitely deferred prior to scheduling at appl. req.)
- 9:00 A.M. KINGDOM HALL OF JEHOVAH'S WITNESSES MOUNT VERNON CONGREGATION,  
SPA 99-V-013 Appl. under Sect(s). 3-503 of the Zoning Ordinance to amend SP 99-V-013  
CL previously approved for a place of worship to permit a reduction in land area. Located at  
Dismissal 7920 Holland Rd. on approx. 3.98 ac. of land zoned R-5. Mt. Vernon District. Tax Map  
Initiated 02-1 ((1)) 38A. (Admin. moved from 11/15/05, 12/13/05, 2/7/06, and 4/11/06 at appl. req.)  
2/12/08 (Indefinitely deferred from 5/23/06)  
\*\*\* (Received e-mail from above appl. on 2/28/08 requesting that application remain open.)\*\*\*
- 9:00 A.M. ELLIOT F. MANN, SP 2006-SP-049 Appl. under Sect(s). 3-303 of the Zoning Ordinance  
GC for a reduction of certain yard requirements to permit an addition 6.1 ft. from the side lot  
line. Located at 8220 Smithfield Ave. on approx. 11,050 sq. ft. of land zoned R-3.  
Springfield District. Tax Map 89-1 ((4)) 215. (Indefinitely deferred from 10/31/06)
- 9:00 A.M. MARK TURNER, III, VC 2005-DR-011 Appl. under Sect(s). 18-401 of the Zoning  
DH Ordinance to permit an accessory structure to remain 6.8 ft. with eave 5.3 ft. from rear lot  
line. Located at 10607 Georgetown Pk. on approx. 1.28 ac. of land zoned R-1.  
Dranesville District. Tax Map 12-1 ((1)) 24A1 pt. and 12-2 ((1)) 47 pt. (In Association with  
VC 2005-DR-010) (Continued from 12/20/05 and 6/27/06) (Indefinitely deferred from  
12/12/06 at appl. req.)
- 9:00 A.M. FAIRFAX COUNTY PARK AUTHORITY, VC 2005-DR-010 Appl. under Sect(s). 18-401 of  
DH the Zoning Ordinance to permit accessory structure to remain 7.0 ft. with eave 3.0 ft. from  
side lot line. Located at 925 Springvale Rd. on approx. 18.75 ac. of land zoned R-1.  
Dranesville District. Tax Map 12-1 ((1)) 24A1 pt. and 12-2 ((1)) 47 pt. (In Association with  
VC 2005-DR-011) (Continued from 12/20/05 and 6/27/06) (Indefinitely deferred from  
12/12/06 at appl. req.)



- 9:00 A.M. GRACE BAPTIST CHURCH, TRUSEES OF, SP 2006-SP-052 Appl. under Sect(s). 3-C03  
GC 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.) (Indefinitely deferred from 2/6/07 at appl. req.)
- 9:00 A.M. ESFANDIAR KHAZAI, VC 2004-DR-111 Appl. under Sect(s). 18-401 of the Zoning  
SV 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.) (Indefinitely deferred from 3/20/07 at appl. req.)
- COPTIC ORPHANS SUPPORT ASSOCIATION, A 2008-PR-003 (Indefinitely deferred  
from acceptance)
- 9:00 A.M. SYED ALI HUVVERI ISLAMIC CENTER, SP 2007-LE-142 Appl. under Sect(s). 3-203 of  
GC the Zoning Ordinance to permit a place of worship. Located at 3435 Franconia Rd. on  
approx. 39,480 sq. ft. of land zoned R-2. Lee District. Tax Map 82-2 ((1)) 48. (Admin.  
moved from 2/12/08, 4/8/08, and 5/13/08 at appl. req.) (Indefinitely deferred at appl. req.)
- 9:00 A.M. LINCOLNIA PARK RECREATIONAL CLUB, INC., SPA 76-S-077 (Indefinitely deferred  
SJ from 7/1/08 at appl. req.) (Reactivated from indefinitely deferred) (Indefinitely deferred from  
11/4/08 at appl. req.)
- 9:00 A.M. BOARD OF SUPERVISORS' OWN MOTION, SP 2008-MA-079 (In association with RZ  
CD 2008-MA-013) (Admin. moved from 10/7/08 at appl. req.) (Indefinitely deferred from  
11/4/08 at appl. req.)
- 9:00 A.M. TIMOTHY T. MAI, VC 2008-PR-005 (Indefinitely deferred from 12/9/08 at appl. req.)  
SW
- 9:00 A.M. GEORGE R. LASNIER & WENDY L. KING, SP 2008-DR-082 Appl. under Sect(s). 8-922  
DH of the Zoning Ordinance to permit reduction of certain yard requirements to permit  
construction of addition 13.1 ft. from rear lot line. Located at 1464 Pathfinder La. on  
approx. 11,174 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-2 ((7)) (8) 305.  
(Admin. moved from 10/28/08 at appl. req.) (Indefinitely deferred from 12/2/08 at appl.  
req.)
- 9:00 A.M. TRUSTEES, SPRINGFIELD MASONIC LODGE 217, A.G. & A.M., SPA 77-S-189 (In  
KGS association with SE 2009-LE-027) (place of worship) (Indefinitely deferred from 1/27/09 at  
appl. req.)