

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 6, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, January 6, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. WILLIAM C. VEALE AND DEBORAH C. VEALE, SP 2008-SP-088 Appl. under Sect(s).  
8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit  
SC construction of additions 22.8 ft. and 23.0 ft. from rear lot line and 5.0 ft. from side lot line  
Decision such that side yards total 15.8 ft. Located at 9214 Bexleywood Ct. on approx. 9,744 sq. ft.  
Deferred to of land zoned PDH-2. Springfield District. Tax Map 97-2 ((8)) 246.  
3/3/09
- 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  
SC front yard. Located at 6521 South Kings Hwy. on approx. 1.27 ac. of land zoned R-2. Lee  
Denied District. Tax Map 92-2 ((1)) 20. (Admin. moved from 10/21/08 for notices) (Decision  
deferred from 12/16/08)
- 9:00 A.M. GEORGE K. ORTON, TRUSTEE, SP 2008-MV-089 Appl. under Sect(s). 8-922 of the  
Zoning Ordinance to permit reduction of certain yard requirements to permit construction of  
DH addition 8.3 ft. from side lot line such that side yards total 16.3 ft.. Located at 7924  
Approved Edinburgh Dr. on approx. 18,207 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District.  
Tax Map 98-2 ((6)) 400A.
- 9:00 A.M. DAVOOD MIRZAIIEE, SP 2008-DR-090 Appl. under Sect(s). 8-914 of the Zoning  
Ordinance to permit reduction to minimum yard requirements based on error in building  
SJ location to permit accessory structures to remain 0.5 and 3.1 ft. from side lot line and  
Accessory storage structure 3.0 ft. from side lot line and 5.9 ft. from rear lot line. Located  
Approved- at 7415 Paxton Rd. on approx. 10,704 sq. ft. of land zoned R-4 and HC. Dranesville  
In-Part District. Tax Map 40-1 ((5)) (H) 15.

- 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, 8/5/08, and 10/7/08 at appl. req.)  
EO  
Deferred to  
4/14/09 at  
appl. req.
- 9:30 A.M. LUANNE AND W. JEFFERY KIRKLAND, A 2008-MV-057 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a contractor's offices and shops on property in the R-3 District and have not complied with the use limitations of Home Occupation Permit O-2004-06312, in violation of Zoning Ordinance provisions. Located at 8515 Riverside Rd. on approx. .529 ac. of land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((1)) 33A.  
BP  
Upheld
- 9:30 A.M. RDA, INC., T/A EASTERNS AUTOMOTIVE GROUP, A 2008-PR-059 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are allowing or permitting a vehicle transportation service establishment to operate, store and maintain more than five vehicles on property in the C-7 District, in violation of Zoning Ordinance provisions. Located at 8590 Leesburg Pi. on approx. 3.59 ac. of land zoned C-7, HC and SC. Providence District. Tax Map 29-3 ((1)) 54A.  
GT  
Admin.  
Withdrawn
- 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. (Admin. moved from 9/23/08 for ads) (Deferred from 11/4/08 at appl. req.)  
GT  
Decision  
Deferred to  
1/13/09

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 13, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, January 13, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. SNSA, INC., D/B/A FAST EDDIE'S BILLIARD CAFÉ, SPA 95-V-031-03  
CD  
Admin.  
Moved to  
2/24/09 at  
appl. req.

9:00 A.M. PETER & MICHELLE JOHNSON, SP 2008-SU-092 Appl. under Sect(s). 8-913 of the  
Zoning Ordinance to permit modification to minimum requirements for certain R-C  
SC lots to permit construction of addition 13.9 ft. from side lot line. Located at 15115 Stillfield  
Approved Pl. on approx. 13,745 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((8))  
545.

9:00 A.M. CALVARY MEMORIAL PARK, INC. T/A FAIRFAX MEMORIAL PARK & FAIRFAX  
MEMORIAL FUNERAL HOME, LLC, SPA 81-A-022-9 (Admin. moved from 12/16/08 at  
DH appl. req.)  
Admin.  
Moved to  
3/10/09 at  
appl. req.

9:00 A.M. SUSAN D. SHANNON, SP 2008-BR-099 Appl. under Sect(s). 8-923 of the Zoning  
Ordinance to permit existing fence greater than 4.0 ft. in height to remain in a front yard of  
DH a corner lot. Located at 5400 Glenallen St. on approx. 16,229 sq. ft. of land zoned R-3.  
Admin. Braddock District. Tax Map 80-1 ((2)) (19) 18.  
Moved to  
3/3/09 for  
Notices

- 9:30 A.M. CALVARY MEMORIAL PARK, INC., T/A FAIRFAX MEMORIAL PARK AND FAIRFAX MEMORIAL, A 2008-BR-040 (Admin. moved from 10/7/08 at appl. req.)  
DWH  
Admin.  
Moved to  
3/24/09 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. (Decision deferred from 12/16/08)  
CF  
Dismissed
- 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. (Deferred from 9/23/08 at appl. req.)  
EO  
Dismissed
- 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. (Deferred from 9/23/08 at appl. req.)  
EO  
Deferred to  
4/14/09 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 operating a Contractor's Office and Shop 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. (Deferred from 9/23/08 at appl. req.)  
EO  
Deferred to  
4/14/09 at  
appl. req.
- 9:30 A.M. MERRIFIELD GROUP, LLC, A 2008-PR-058 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established uses not permitted on property in the I-5 District and have established uses without an approved site plan, building permits or Non-Residential Use Permit all in violation of Zoning Ordinance provisions. Located at 2931, 2947, 2943 and 2939 Mayberry St. on approx. 1.89 ac. of land zoned I-5. Providence District. Tax Map 49-4 ((1)) 38, 39, 40 and 41.  
DWH  
Admin.  
Withdrawn

- 9:30 A.M. LARRY MULHALL AND GAGIK VARTANIAN, A 2008-PR-060 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are operating or allowing to operate a vehicle light service establishment and a storage yard, including outdoor storage, on property in the C-8 District without an approved site plan or Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 2842 Stuart Dr. on approx. 9,178 sq. ft. of land zoned C-8 and H-C. Providence District. Tax Map 50-3 ((15)) A5.  
CF  
Admin.  
Moved to  
3/24/09  
for ads
- 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. (Admin. moved from 9/23/08 for ads) (Deferred from 11/4/08 at appl. req.) (Decision deferred from 1/6/09)  
GT  
Upheld

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 20, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, January 20, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 27, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, January 27, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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, 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 at  
appl. req.
- 9:00 A.M. JOHN SPANOS AND ERMIONE SPANOS, SP 2008-MA-093 Appl. under Sect(s). 8-914  
and 8-923 of the Zoning Ordinance to permit reduction to minimum yard requirements  
SC based on error in building location to permit dwelling to remain 10.0 ft. from side lot line,  
Admin. accessory storage structures to remain 0.25 ft. and 9.0 ft. from side and rear lot lines and  
Moved to to permit fence greater than 4.0 ft. in height to remain in front yard. Located at 3303  
2/24/09 at Clearwood Ct. on approx. 20,421 sq. ft. of land zoned R-2. Mason District. Tax Map 60-2  
appl. req. ((37)) 32.
- 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  
SC location to permit addition and eave to remain 3.9 ft. from side lot line. Located at 2108  
Decision Yale Dr. on approx. 11,619 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1  
Deferred to ((28)) (3) 15 (Concurrent with VC 2008-MV-006). (Decision deferred from 11/18/08)  
4/14/09 at  
appl. req.
- 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  
SC at 2108 Yale Dr. on approx. 11,619 sq. ft. of land zoned R-4. Mt. Vernon District. Tax  
Decision Map 93-1 ((28)) (3) 15. (Concurrent with SP 2008-MV-085). (Decision deferred from  
Deferred to 11/18/08)  
4/14/09 at  
appl. req.

- 9:00 A.M. LINDA C. SHOEMAKER, SP 2008-BR-091 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 0.4 ft. from rear lot line and 0.0 ft. from side lot line and to permit reduction of certain yard requirements to permit construction of addition 18.0 ft. from rear lot line. Located at 9156 Bloom Ct. on approx. 9,301 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 69-4 ((14)) 58.  
DH  
Approved
- 9:00 A.M. MARY K. LATIF, SP 2008-MV-096 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 12.0 ft. from side lot line and to permit reduction of certain yard requirements to permit construction of addition 7.5 ft. from side lot line. Located at 9209 Volunteer Dr. on approx. 25,952 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 110-4 ((3)) 63.  
DH  
Approved
- 9:00 A.M. JOSH T. WILLIAMS III AND LYNN S. WILLIAMS, SP 2008-PR-104 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 15.2 ft. from one side lot line and 13.6 ft. from other side lot line, accessory storage structure to remain 0.5 ft. from one side lot line and accessory storage structure to remain 2.7 ft. from other side lot line, accessory structure to remain 16.8 ft. and deck to remain 9.9 ft. from side lot line and to permit reduction of certain yard requirements to permit construction of a second story addition 15.2 ft. from one side lot line and 13.6 ft. from other side lot line. Located at 2950 Fairhill Rd. on approx. 12,000 sq. ft. of land zoned R-1. Providence District. Tax Map 49-3 ((6)) 69. (Admin. moved from 2/10/09 at appl. req.)  
DH  
Deferred to 2/24/09 for ads
- 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, 9/30/08, and 10/28/08 at appl. req.)  
SCL  
Admin.  
Moved to 4/21/09 at appl. req.
- 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. (Admin. moved from 10/21/08 at appl. req.)  
CF  
Admin.  
Moved to 2/10/09 at appl. req.
- 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. (Admin. moved from 10/28/08 at appl. req.)  
DWH  
Admin.  
Moved to 4/21/09 at appl. req.



9:30 A.M. APOLONIA FUENTES, A 2008-PR-055 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is not operating a child care center in compliance with the conditions of Special Permit SP 99-P-050, has established a second dwelling unit on property in the R-1 District, and has made construction modifications to the dwelling without Building Permit approval, all in violation of Zoning Ordinance provisions. Located at 8615 Hilltop Rd. on approx. 31,750 sq. ft. of land zoned R-1. Providence District. Tax Map 49-1 ((5)) 17A. (Admin. moved from 12/9/08 at appl. req.)  
DP  
Admin.  
Moved to  
3/31/09 at  
appl. req.

9:30 A.M. KENNETH AND MARIA CLINE, A 2008-SP-061 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are exceeding the number of dogs that may be kept 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.  
BP  
Admin.  
Moved to  
3/24/09 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**



- 9:00 A.M. JEFFREY K. CAMPBELL, VC 2008-MV-007 (concurrent with SP 2008-MV-094)  
DH  
Admin.  
Moved to  
3/3/09 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  
DH of the Zoning Ordinance to amend SP 82-A-039 previously approved for place of worship  
Decision the child care center and nursery school to permit private school of general education.  
Deferred to Located at 9001, 9005 and 9019 Little River Tnpk. on approx. 6.19 ac. of land zoned R-1.  
3/10/09 at Braddock District. Tax Map 58-4 ((1)) 1 and 58-4 ((8)) 1 and 2. (Decision deferred from  
appl. req. 9/23/08 and 12/16/08)
- 9:00 A.M. DANIEL ALLEN, SP 2008-LE-095 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  
SJ location to permit addition to remain 20.5 ft. from rear lot line and to permit reduction of  
Approved certain yard requirements to permit construction of addition 20.5 ft. from rear lot line and  
addition 11.3 ft. from side lot line and 16.4 ft. from rear lot line. Located at 5905 Montell  
Dr. on approx. 15,005 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((28)) 17.
- 9:30 A.M. SHIRLEY REID, A 2008-SU-063  
Admin.  
Withdrawn
- 9:30 A.M. DIANE WITT-BARRERA, A 2008-MA-062 Appl. under sect(s). 18-301 of the Zoning  
Ordinance. Appeal of a determination that appellant has established multiple dwellings in  
CF a single family dwelling unit on property in the R-3 District and is allowing the occupancy  
Upheld by boarders in excess of the allowable number in violation of Zoning Ordinance provisions.  
Located at 4104 Chestnut Pl. on approx. 18,958 sq. ft. of land zoned R-3. Mason District.  
Tax Map 61-4 ((8)) (14) 106.
- 9:30 A.M. KIRK WILES, JANE KINCHELOE WILES, AND PARADISE SPRINGS WINERY, A 2008-  
SP-065. Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination  
JR that a proposed farm winery is not a permitted use in the R-C and WS Districts and is a  
Upheld use most similar to an industrial use. Located at an unassigned address on approx. 35.60  
ac. of land zoned R-C and WS. Springfield District. Tax Map 85-3 ((1)) 7Z.
- 9:30 A.M. CALVARY MEMORIAL PARK, INC. (T/A FAIRFAX MEMORIAL PARK) & FAIRFAX  
Admin. MEMORIAL FUNERAL HOME, LLC, A 2008-BR-064  
Moved to  
5/19/09 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 10, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, February 10, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. PETER A. SNYDER AND BURSON T. SNYDER, SP 2008-MV-103 Appl. under Sect(s).  
8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard  
SC requirements based on error in building location to permit stoop to remain 20.3 ft. from  
Approved front lot line and to permit reduction of certain yard requirements to permit construction of  
roofed deck 23.6 ft. from front lot line of a corner lot. Located at 2105 Wakefield Ct. on  
approx. 8,054 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-3 ((14)) (15) 8.
- 9:00 A.M. CAROLE S. JACKSON, TRUSTEE, SP 2008-DR-102 (50% reduction)  
SC  
Admin.  
Moved to  
3/24/09 at  
appl. req.
- 9:00 A.M. ROBERT & SHERYL YOURSHAW, SP 2008-PR-100 Appl. under Sect(s). 8-922 of the  
Zoning Ordinance to permit reduction of certain yard requirements to permit construction of  
DH second story addition 8.6 ft. from one side lot line and 8.9 ft. from other side lot line,  
Approved addition 27.4 ft. from front lot line and roofed deck 23.9 ft. from the front lot line. Located  
at 2800 Winchester Way on approx. 5,500 sq. ft. of land zoned R-4 and HC. Providence  
District. Tax Map 50-2 ((6)) 396.
- DH JOSH T. WILLIAMS III AND LYNN S. WILLIAMS, SP 2008-PR-104 (50% reduction and  
error in bldg location)  
Admin.  
Moved to  
1/27/09 at  
appl. req.

- 9:00 A.M. ANTHONY NGUYEN, SP 2008-MA-097 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit accessory dwelling unit. Located at 3811 Whispering La. on approx. 14,543 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((13)) 241.  
 SJ  
 Admin.  
 Moved to 4/14/09 at appl. req.
- 9:00 A.M. JOYCE C. PURDUE, TRUSTEE, SP 2008-MA-105 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. Located at 3172 Holmes Run Rd. on approx. 20,000 of land zoned R-1. Mason District. Tax Map 50-4 ((22)) 5B.  
 SJ  
 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. (Admin. moved from 10/21/08 and 1/27/09 at appl. req.)  
 CF  
 Admin.  
 Moved to 5/12/09 at appl. req.
- 9:30 A.M. MICHAEL AMATO, A 2008-BR-066  
 Withdrawn
- 9:30 A.M. MICHAEL B. OBENDORF, A 2008-DR-067  
 Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 17, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, February 17, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 24, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, February 24, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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.      SNSA, INC. D/B/A FAST EDDIE'S BILLIARD CAFE, SPA 95-V-031-03 Appl. under Sect(s). 4-803 of the Zoning Ordinance amend SP 95-V-031 previously approved for billiard hall to permit the addition of a dance hall. Located at 6220 Richmond Hwy. on approx. 2.84 ac. of land zoned C-8, CRD and HC. Mt. Vernon District. Tax Map 83-3 ((1)) 22C and 22D. (Admin. moved from 1/13/09 at appl. req.)  
CD  
Admin.  
Moved to  
4/14/09 at  
appl. req.
- 9:00 A.M.      CHRISTOPHER AND LISA SMITH, SP 2008-MV-107 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of additions 6.0 ft. from side lot line. Located at 8319 Cedardale Dr. on approx. 12,525 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-4 ((6)) (4) 18 (Concurrent with VC 2008-MV-008).  
SC  
Approved
- 9:00 A.M.      CHRISTOPHER AND LISA SMITH, VC 2008-MV-008 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located at 8319 Cedardale Dr. on approx. 12,525 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-4 ((6)) (4) 18 (Concurrent with SP 2008-MV-107).  
SC  
Decision  
Deferred to  
3/3/09
- 9:00 A.M.      JOHN SPANOS AND ERMIONE SPANOS, SP 2008-MA-093 Appl. under Sect(s). 8-914 and 8-923 of the Zoning Ordinance to permit reduction to minimum yard requirements to permit dwelling to remain 10 ft. from side lot line, accessory storage structure to remain .25 ft. from side lot line and 6.3 ft. from rear lot line and accessory structure to remain .9 ft. from side and rear lot lines and to permit fence greater than 4 ft. in height to remain in front yard. Located at 3303 Clearwood Ct. on approx. 20,421 sq. ft. of land zoned R-2. Mason District. Tax Map 60-2 ((37)) 32. (Admin. moved from 1/27/09 at appl. req.)  
SC  
Approved-  
In-Part

- 9:00 A.M. JOSH T. WILLIAMS III AND LYNN S. WILLIAMS, SP 2008-PR-104 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 15.2 ft. from one side lot line and 13.6 ft. from other side lot line, accessory storage structure to remain 0.5 ft. from one side lot line and accessory storage structure to remain 2.7 ft. from other side lot line, accessory structure to remain 16.8 ft. and deck to remain 9.9 ft. from side lot line and to permit reduction of certain yard requirements to permit construction of a second story addition 15.2 ft. from one side lot line and 13.6 ft. from other side lot line. Located at 2950 Fairhill Rd. on approx. 12,000 sq. ft. of land zoned R-1. Providence District. Tax Map 49-3 ((6)) 69. (Admin. moved from 2/10/09 at appl. req.) (Deferred from 1/27/09 for ads)
- DH  
Approved
- 9:00 A.M. PAT ALGER, SP 2008-MV-106 Appl. under Sect(s). 8-922 and 8-923 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of accessory structure 10.3 ft. from side lot line and to permit fence greater than 4.0 ft. in height to remain in the front yard. Located at 8918 Jameson St. on approx. 21,889 sq. ft. of land zoned R-1. Mt. Vernon District. Tax Map 106-2 ((5)) 50.
- DH  
Approved
- 9:00 A.M. GOVIND JAGANNATHAN, SP 2008-SU-108 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition and decks 10.0 ft. from side lot line. Located at 2797 Madison Meadows La. on approx. 36,009 sq. ft. of land zoned R-1. Sully District. Tax Map 36-4 ((29)) 4.
- 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 and Hunter Mill Districts. Tax Map 18-3 ((1)) 6. (Admin. moved from 3/18/08, 4/15/08, 5/13/08, 7/15/08, 9/16/08, 11/4/08, and 12/16/08 at appl. req.)
- SJ  
Admin.  
Moved to 3/24/09 at appl. req.
- 9:30 A.M. 4300 EVERGREEN LANE CORPORATION AND WASHINGTON BAPTIST SEMINARY, A 2007-MA-011 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have established a college/university use on property in the C-3 District without special exception approval and without a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 4300 Evergreen La. On approx. 38,885 sq. ft. of land zoned C-3. Mason District. Tax Map 71-2 ((2)) 13. (Admin. moved from 7/10/07, 9/18/07, 11/27/07, 2/12/08, 4/1/08, 6/10/08, and 11/4/08 at appl. req.)
- DWH  
Admin.  
Moved to 7/14/09 at appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**



**\*\*\* MEETING CANCELLED \*\*\*  
(INCLEMENT WEATHER)**

**BOARD OF ZONING APPEALS AGENDA  
MARCH 3, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 3, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. 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 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. (Admin. moved from 9/16/08 and 12/2/08 at appl. req.)  
SC  
Admin.  
Moved to 6/2/09 at appl. req.
- 9:00 A.M. TIMOTHY T. MURRAY AND POLLY A. MURRAY, SPA 2007-SU-024 Appl. under Sect(s). 8-922 of the Zoning Ordinance to amend SP 2007-SU-024 to permit reduction of certain yard requirements to permit construction of addition 7.8 ft. from side and 14.0 ft. from rear lot lines and addition 5.9 ft. from side lot line. Located at 13603 Gladwyn Court on approx. 8,382 sq. ft. of land zoned R-5 and WS. Sully District. Tax Map 34-4 ((10)) 161A.  
SC  
Admin.  
Moved to 5/5/09 at appl. req.
- 9:00 A.M. WILLIAM C. VEALE AND DEBORAH C. VEALE, SP 2008-SP-088 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of an addition 23.0 ft. from the rear lot line and an addition 18.0 ft. from the rear lot line and 5.0 ft. from the side lot line such that side yards total 15.8 ft. Located at 9214 Bexleywood Ct. on approx. 9,744 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-2 ((8)) 246. (Decision deferred from 1/6/09)  
SC  
Admin.  
Moved to 4/14/09 for ads

- 9:00 A.M. CHRISTOPHER AND LISA SMITH, VC 2008-MV-008 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located at 8319 Cedardale Dr. on approx. 12,525 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-4 ((6)) (4) 18 (Concurrent with SP 2008-MV-107). (Decision deferred from 2/24/09)
- SC  
Moved to 4/14/09  
Inclement Weather
- 9:00 A.M. JEFFREY K. CAMPBELL, SP 2008-MV-094 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit reduction to minimum yard requirements based on errors in building locations to permit accessory storage structure to remain 3.6 ft. from one side lot line, deck to remain 6.0 ft. from other side lot line and to permit an accessory dwelling unit. Located at 4212 Old Mill Rd. on approx. 21,800 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 110-1 ((11)) 102 (Concurrent with VC 2008-MV-007). (Admin. moved from 2/3/09 at appl. req.)
- DH  
Moved to 4/7/09  
Inclement Weather
- 9:00 A.M. JEFFREY K. CAMPBELL, VC 2008-MV-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located at 4212 Old Mill Rd. on approx. 21,800 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 110-1 ((11)) 102 (Concurrent with SP 2008-MV-094). (Admin. moved from 2/3/09 at appl. req.)
- DH  
Withdrawn
- 9:00 A.M. ROGER F. PITKIN, SP 2008-MA-109 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 9.8 ft. from side lot line. Located at 5222 Monroe Dr. on approx. 24,543 sq. ft. of land zoned R-2. Mason District. Tax Map 71-4 ((6)) 4B.
- DH  
Moved to 4/7/09  
Inclement Weather
- 9:00 A.M. SUSAN D. SHANNON, SP 2008-BR-099 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit existing fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 5400 Glenallen St. on approx. 16,229 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (19) 18. (Admin. moved from 1/13/09 for notices)
- DH  
Moved to 4/21/09  
Inclement Weather
- 9:30 A.M. EP COMPANY L.C. (A/K/A E. P. MOWING AND LANDSCAPING INC.), A 2008-MV-069 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has expanded the nonconforming use of a contractors offices and shops without site plan or building permit approval, is allowing a second caretakers residence or dwelling unit where only one caretakers residence is allowed, is operating a truck rental establishment without special exception approval or a valid Non-Residential Use Permit, and has installed signs, all on property in the C-6, C-8, H-C, CRD and pt. HD Districts in violation of Zoning Ordinance provisions. Located at 8801 Richmond Hwy. on approx. 2.85 ac. of land zoned C-6, C-8, HC, CRD and HD. Mt. Vernon District. Tax Map 109-2 ((2)) 9.
- CF  
Admin.  
Withdrawn

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  
EO dance hall without a Special Permit and has expanded the use limitations and conditions of  
Moved to Non-Residential Use Permit #A-2004-1013 and Special Permit Amendment SPA 95-Y-  
7/14/09 069-2 in violation of Zoning Ordinance provisions. Located at 14114 Lee Hy. on approx.  
Inclement 9.32 ac. of land zoned C-7, WS, HC and SC. Sully District. Tax Map 54-4 ((1)) 8C.  
Weather (Admin. moved from 9/9/08 at appl. req.) (Deferred from 11/4/08 and 12/9/08 at appl. req.)

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MARCH 10, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 10, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. FAIRFAX COMMUNITY CHURCH OF GOD, SPA 01-S-038 (In association with SE 2008-SZ SP-039) (modification to site to permit telecom facility)  
Admin.  
Moved to  
5/5/09 at  
appl. req.
- 9:00 A.M. ROSS & ANDI MANLEY, SP 2008-MV-111 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 6.6 ft. from one side lot line and 5.5 ft. from the other site lot line such that side yards total 12.1 ft.. Located at 8445 Great Lake La. on approx. 7,840 sq. ft. of land zoned PDH-3. Mt. Vernon District. Tax Map 98-3 ((3)) 726.  
SC  
Approved
- 9:00 A.M. ANTHONY JR. & KATHLEEN ESPOSITO, SP 2008-SU-112 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 6610 Smiths Trace on approx. 25,030 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 64-1 ((5)) (6) 6. **(THE BOARD APPROVED THE ACCESSORY STRUCTURE 15.0 FEET FROM THE SIDE LOT LINE.)**  
SC  
Approved
- 9:00 A.M. MARY SALEEB, SP 2008-SU-110 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 3780 Vernacchia Dr. on approx. 7,007 sq. ft. of land zoned PDH-3 and WS. Sully District. Tax Map 34-4 ((21)) (2) 57.  
SJ  
Approved

9:00 A.M. CALVARY MEMORIAL PARK, INC. T/A FAIRFAX MEMORIAL PARK & FAIRFAX  
MEMORIAL FUNERAL HOME, LLC, SPA 81-A-022-09 Appl. under Sect(s). 3-103 of the  
DH Zoning Ordinance to amend SP 81-A-022 previously approved for funeral home, cemetery,  
Admin. mausoleum, crematory and columbarium to permit site modifications and modification of  
Moved to development conditions. Located at 4401 Burke Station Rd. and 9900 Braddock Rd. on  
4/21/09 at approx. 128.14 ac. of land zoned R-1. Braddock District. Tax Map 69-1 ((1)) 1, 12 and  
appl. req. 12A. (Admin. moved from 12/16/08 and 1/13/09 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  
DH of the Zoning Ordinance to amend SP 82-A-039 previously approved for place of  
Approved worshipthe 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, 12/16/08, and 2/3/09)

**JOHN F. RIBBLE III, CHAIRMAN**

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

**BOARD OF ZONING APPEALS AGENDA  
MARCH 17, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 17, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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  
MARCH 24, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 24, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. CAROLE S. JACKSON, TRUSTEE, SP 2008-DR-102 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 6817 Tennyson Dr. on approx. 12,500 sq. ft. of land zoned R-4 and SC. Dranesville District. Tax Map 30-4 ((3)) 14. (Admin. moved from 2/10/09 at appl. req.)  
SC  
Admin.  
Moved to 5/5/09 at appl. req.
- 9:00 A.M. THOMAS R. AND SHARON G. MORRIS, SP 2009-PR-002 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit deck to remain 1.1 ft. from side lot line. Located at 3023 Oakton Meadows Ct. on approx. 3,870 sq. ft. of land zoned R-5. Providence District. Tax Map 47-2 ((27)) 12.  
SC  
Deferred to 5/5/09 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, 11/4/08, 12/16/08, and 2/24/09 at appl. req.)  
SJ  
Admin.  
Moved to 4/21/09 at appl. req.
- 9:30 A.M. CALVARY MEMORIAL PARK, INC., T/A FAIRFAX MEMORIAL PARK AND FAIRFAX MEMORIAL, A 2008-BR-040 (Admin. moved from 10/7/08 and 1/13/09 at appl. req.)  
Admin.  
Moved to 5/19/09 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, 9/9/08, and 12/9/08 at appl. req.)
- CF  
Continued to 6/30/09
- 9:30 A.M. LARRY MULHALL AND GAGIK VARTANIAN, A 2008-PR-060 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are allowing the operation of a repair service establishment without an approved site plan and/or parking tabulation, including the repair of lawnmowers and other equipment exceeding 5 horsepower which is not permitted under the definition of repair service establishment; and are allowing the use of property as a storage yard, including outdoor storage, on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 2842 Stuart Dr. on approx. 9,178 sq. ft. of land zoned C-8 and H-C. Providence District. Tax Map 50-3 ((15)) A5. (Admin. moved from 1/13/09 at appl. req.)
- CF  
Upheld
- 9:30 A.M. KAREN E. PHELPS (NEE MASON) & FRANK PHELPS, A 2008-MA-070 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are maintaining a rooming house and multiple dwelling units on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 6578 Edsall Rd. on approx. 26,712 sq. ft. of land zoned R-2. Mason District. Tax Map 71-4 ((6)) 36.
- CF  
Admin. moved to 5/19/09 at appl. req.
- 9:30 A.M. KENNETH AND MARIA CLINE, A 2008-SP-061 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are exceeding the number of dogs that may be kept 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. (Admin. moved from 1/27/09 at appl. req.)
- BP  
Admin. Moved to 7/28/09 at appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
MARCH 31, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 31, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 AUDITORIUM NEEDS TO BE VACATED BY 2:00 P.M. \*\*\***

- 9:00 A.M. JOEL MARTIN MALINA, TRUSTEE & NANCY CORWIN MALINA, TRUSTEE, SP 2009-BR-003 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 13.5 ft. from the rear lot line. Located at 5004 Margaret Ct. on approx. 13,247 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-3 ((17)) 17.  
SC  
Approved
- 9:00 A.M. TERRY C AND ELLEN P SMITH, SP 2009-HM-005 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 16.0 ft. from side lot line and reduction of certain yard requirements to permit construction of addition 16.3 ft. from the side lot line. Located at 2587 Babcock Rd. on approx. 1.0 ac. of land zoned R-1. Hunter Mill District. Tax Map 38-3 ((3)) 2.  
SC  
Approved
- 9:00 A.M. WILLIAM PAXTON, SP 2009-DR-004 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit dwelling to remain such that side yards total 36.5 ft. Located at 9706 Locust Hill Dr. on approx. 21,000 sq. ft. of land zoned R-1 (Cluster). Dranesville District. Tax Map 19-1 ((9)) 15.  
DH  
Approved
- 9:00 A.M. DAVID W. AND JESSICA M. DIVELY, VC 2009-MV-001 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit a lot width of 41.83 ft. Located at 8215 Riverside Rd. on approx. 38,623 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((1)) 17C.  
DH  
Approved

- 9:00 A.M. ANTHONY NGUYEN, SP 2008-MA-097 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit accessory dwelling unit. Located at 3811 Whispering La. on approx. 14,543 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((13)) 241. (Admin. moved from 2/10/09 at appl. req.)  
SJ  
Admin.  
Moved to  
4/14/09 at  
appl. req.
- 9:00 A.M. ERICA STATMAN, SP 2009-PR-001 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 3908 Prince William Drive on approx. 27,697 sq. ft. of land zoned R-2. Providence District. Tax Map 58-4- ((10)) 35A.  
SJ  
Withdrawn
- 9:00 A.M. HERMILIO MACHICAO, SP 2009-LE-007 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 dwelling to remain 13.2 ft. with eave 12.1 ft. from a front lot line and permit construction of fence greater than 4.0 ft. in height in the front yard of a corner lot. Located at 5901 Amherst Ave. on approx. 11,268 sq. ft. of land zoned R-4. Lee District. Tax Map 80-4 ((4)) (1) 1.  
SJ  
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.) (Decision deferred from 9/9/08 and 10/28/08 at appl. req.)  
SCL  
Decision  
Deferred to  
6/30/09 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 and 10/28/08 at appl. req.)  
SCL  
Decision  
Deferred to  
6/30/09 at  
appl req.
- 9:30 A.M. APOLONIA FUENTES, A 2008-PR-055 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is not operating a child care center in compliance with the conditions of Special Permit SP 99-P-050, has established a second dwelling unit on property in the R-1 District, and has made construction modifications to the dwelling without Building Permit approval, all in violation of Zoning Ordinance provisions. Located at 8615 Hilltop Rd. on approx. 31,750 sq. ft. of land zoned R-1. Providence District. Tax Map 49-1 ((5)) 17A. (Admin. moved from 12/9/08 and 1/27/09 at appl. req.)  
DP  
Admin.  
Moved to  
6/30/09 at  
appl. req.

9:30 A.M. THIEN VU, A 2008-BR-071 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit located in an accessory structure which exceeds seven feet in height, was erected without a valid Building Permit and does not meet minimum side yard requirements, all on property in the R-C District in violation of Zoning Ordinance provisions. Located at 4409 Shirley Gate Rd. on approx. 1.0 ac. of land zoned R-C. Braddock District. Tax Map 56-4 ((6)) 5.  
CF Upheld

9:30 A.M. RAJ MEHRA, A 2008-DR-072  
Admin. Withdrawn

9:30 A.M. BENTLEY PROPERTIES, LLC AND PAPERMOON-SPRINGFIELD, INC., A 2008-LE-073 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are permitting occupancy of property by an excessive number of persons allowable under Non-Residential Use Permit #A-0599-08 and have expanded the parking area in violation of Zoning Ordinance provisions. Located at 6315 Amherst Av. on approx. 1.2 ac. of land zoned C-6, H-C, CRD and SC. Lee District. Tax Map 80-4 ((1)) 9.  
CB Decision Deferred to 4/7/09

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
APRIL 7, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 7, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. JEFFREY K. CAMPBELL, SP 2008-MV-094 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit reduction to minimum yard requirements based on errors in building locations to permit accessory storage structure to remain 3.6 ft. from one side lot line, deck to remain 6.0 ft. from other side lot line and to permit an accessory dwelling unit. Located at 4212 Old Mill Rd. on approx. 21,800 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 110-1 ((11)) 102. (Admin. moved from 2/3/09 at appl. req.) (Moved from 3/3/09, inclement weather)
- DH  
Approved
- 9:00 A.M. ROGER F. PITKIN, SP 2008-MA-109 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 9.8 ft. from side lot line. Located at 5222 Monroe Dr. on approx. 24,543 sq. ft. of land zoned R-2. Mason District. Tax Map 71-4 ((6)) 4B. (Moved from 3/3/09, inclement weather)
- DH  
Approved
- 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, 4/1/08, and 10/7/08 at appl. req.)
- DH  
Admin.  
Moved to  
5/19/09 at  
appl. req.  
Subsequently indefinitely deferred
- 9:30 A.M. BENTLEY PROPERTIES, LLC AND PAPERMOON-SPRINGFIELD, INC., A 2008-LE-073 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are permitting occupancy of property by an excessive number of persons allowable under Non-Residential Use Permit #A-0599-08 and have expanded the parking area in violation of Zoning Ordinance provisions. Located at 6315 Amherst Av. on approx. 1.2 ac. of land zoned C-6, H-C, CRD and SC. Lee District. Tax Map 80-4 ((1)) 9. (Decision deferred from 3/31/09)
- CB  
Upheld

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
APRIL 14, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 14, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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.      SNSA, INC. D/B/A FAST EDDIE'S BILLIARD CAFE, SPA 95-V-031-03 Appl. under  
Sect(s). 4-803 of the Zoning Ordinance amend SP 95-V-031 previously approved for  
CD              billiard hall to permit the addition of a dance hall and change in permittee. Located at 6220  
Approved      Richmond Hwy. on approx. 2.84 ac. of land zoned C-8, CRD and HC. Mt. Vernon District.  
Tax Map 83-3 ((1)) 22C and 22D. (Admin. moved from 1/13/09 and 2/24/09 at appl. req.)
- 9:00 A.M.      CHRISTOPHER AND LISA SMITH, VC 2008-MV-008 Appl. under Sect(s). 18-401 of the  
Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located  
SC              at 8319 Cedardale Dr. on approx. 12,525 sq. ft. of land zoned R-3. Mt. Vernon District.  
Admin.        Tax Map 102-4 ((6)) (4) 18 (Concurrent with SP 2008-MV-107). (Decision deferred from  
Moved to      2/24/09) (Moved from 3/3/09, inclement weather)  
4/21/09 at  
appl. req.
- 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  
SC              location to permit addition and eave to remain 3.9 ft. from side lot line. Located at 2108  
Decision      Yale Dr. on approx. 11,619 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1  
Deferred to    ((28)) (3) 15 (Concurrent with VC 2008-MV-006). (Decision deferred from 11/18/08 and  
7/28/09        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  
SC              at 2108 Yale Dr. on approx. 11,619 sq. ft. of land zoned R-4. Mt. Vernon District. Tax  
Decision      Map 93-1 ((28)) (3) 15. (Concurrent with SP 2008-MV-085). (Decision deferred from  
Deferred to    11/18/08 and 1/27/09)  
7/28/09

- 9:00 A.M. JOSEPH TAHAN, SP 2009-SU-006 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 16.0 ft. from side lot line. Located at 12516 Thompson Rd. on approx. 21,821 sq. ft. of land zoned R-1 and WS. Sully District. Tax Map 35-4 ((1)) 78.  
SC  
Approved
- 9:00 A.M. TINA LE, SP 2009-LE-010 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 13.5 ft. from side lot line. Located at 7421 Renee St. on approx. 22,158 sq. ft. of land zoned R-1. Lee District. Tax Map 91-3 ((7)) 9.  
SC  
Approved
- 9:00 A.M. WILLIAM C. VEALE AND DEBORAH C. VEALE, SP 2008-SP-088 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction an addition 23 ft. from the rear lot line and an addition 18 ft. from the rear lot line and 5.0 ft. from side lot line such that side yards total 15.8 ft. Located at 9214 Bexleywood Ct. on approx. 9,744 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-2 ((8)) 246. (Decision deferred from 1/6/09)(Admin. moved from 3/3/09 for ads)  
SC  
Approved
- 9:00 A.M. AMY AND JEFFREY WILCOX, SP 2009-DR-008 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 11.5 ft. from side lot line. Located at 1709 Forest La. on approx. 11,240 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-4 ((9)) 2.  
DH  
Approved
- DH  
Admin.  
Moved to  
4/21/09 at  
appl. req.
- 9:00 A.M. ANTHONY NGUYEN, SP 2008-MA-097 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit accessory dwelling unit. Located at 3811 Whispering La. on approx. 14,543 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((13)) 241. (Admin. moved from 2/10/09 and 3/31/09 at appl. req.)  
SJ  
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, 5/13/08, 6/17/08, and 12/16/08)  
DWH  
Decision  
Deferred to  
10/27/09 at  
appl. req.
- 9:30 A.M. RDA, INC., T/A EASTERNS AUTOMOTIVE GROUP, A 2008-PR-074 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are allowing a storage yard to be operated on property in the C-7, H-C and SC Districts in violation of Zoning Ordinance provisions. Located at 8590 Leesburg Pi. on approx. 3.59 ac. of land zoned C-7, HC and SC. Providence District. Tax Map 29-3 ((1)) 54A.  
TD  
Dismissed

- 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, 8/5/08, 10/7/08, and 1/6/09 at appl. req.)
- EO  
Continued to 7/7/09 at appl. req.
- 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. (Deferred from 9/23/08 and 1/13/09 at appl. req.)
- EO  
Continued to 7/7/09 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 operating a Contractor's Office and Shop 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. (Deferred from 9/23/08 and 1/13/09 at appl. req.)
- EO  
Continued to 7/7/09 at appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
APRIL 21, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 21, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. CHRISTOPHER AND LISA SMITH, VC 2008-MV-008 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located at 8319 Cedardale Dr. on approx. 12,525 sq. ft. of land zoned R-3. Mt. Vernon District. SC Decision Tax Map 102-4 ((6)) (4) 18 (Concurrent with SP 2008-MV-107). (Decision deferred from 2/24/09) (Moved from 3/3/09, inclement weather) (Admin. moved from 4/14/09 at appl. req.) 7/28/09 at appl. req.
- 9:00 A.M. DAVID & JULIE RIFE, SP 2009-MV-012 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 8827 Camfield Ct. on approx. 14,656 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 111-2 ((5)) (3) 35. SC Approved
- 9:00 A.M. SUSAN D. SHANNON, SP 2008-BR-099 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit existing fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 5400 Glenallen St. on approx. 16,229 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (19) 18. (Admin. moved from 1/13/09 for notices) (Moved from 3/3/09, inclement weather) DH Approved
- 9:00 A.M. MARK PRICE, SP 2009-DR-009 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit deck to remain 22.2 ft. from front lot line and to permit reduction of certain yard requirements to permit construction of accessory structure 9.5 ft. from rear lot line. Located at 8338 Springhaven Garden La. on approx. 37,157 sq. ft. of land zoned R-1. Dranesville District. Tax Map 20-3 ((1)) 24C and 24E. (Admin. moved from 4/14/09 at appl. req.) DH Approved



- 9:00 A.M. CALVARY MEMORIAL PARK, INC. T/A FAIRFAX MEMORIAL PARK & FAIRFAX  
MEMORIAL FUNERAL HOME, LLC, SPA 81-A-022-09 Appl. under Sect(s). 3-103 of the  
DH Zoning Ordinance to amend SP 81-A-022 previously approved for funeral home, cemetery,  
Admin. mausoleum, crematory and columbarium to permit site modifications and modification of  
Moved to development conditions. Located at 4401 Burke Station Rd. and 9900 Braddock Rd. on  
4/28/09 at approx. 128.14 ac. of land zoned R-1. Braddock District. Tax Map 69-1 ((1)) 1, 12 and  
appl. req. 12A. (Admin. moved from 12/16/08, 1/13/09, and 3/10/09 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  
SJ church and private school of general education to permit child care center, building  
Continued additions and site modifications. Located at 10610 Sunset Hills Rd. on approx. 4.99 ac. Of  
to 5/5/09 land zoned R-E. Dranesville and Hunter Mill Districts. Tax Map 18-3 ((1)) 6. (Admin.  
moved from 3/18/08, 4/15/08, 5/13/08, 7/15/08, 9/16/08, 11/4/08, 12/16/08, 2/24/09, and  
3/24/09 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  
SCL ac. of land zoned R-1. Dranesville District. Tax Map 12-4 ((1)) 49. (Deferred from  
Indefinitely 10/30/07, 1/29/08, and 7/29/08 at appl. req.) (Admin. moved from 4/1/08 for notices)  
Deferred (Admin. moved from 5/20/08, 9/30/08, 10/28/08, and 1/27/09 at appl. req.)
- 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  
DWH activities by installing a brick and slate walkway in the side yard and has altered the pre-  
Admin. existing drainage swell without an approved grading plan in violation of Zoning Ordinance  
Moved to provisions. Located at 1907 Gables La. on approx. 11,102 sq. ft. of land zoned R-3 and H-  
6/30/09 at C. Providence District. Tax Map 39-1 ((32)) 40. (Admin. moved from 10/28/08 and  
appl. req. 1/27/09 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  
DWH motor vehicle storage yard, and a storage yard) and the placement of accessory storage  
Decision structures on property in the I-5 District without site plan or Building Permit approval nor a  
Deferred to valid Non-Residential Use Permit all in violation of Zoning Ordinance provisions. Located  
6/23/09 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)  
(Decision deferred from 12/16/08)
- 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  
DWH tenant on the subject property, is required to obtain site plan approval and Building Permit  
Decision approval for trailers and accessory storage structures in order to comply with Zoning  
Deferred to Ordinance provisions. Located at 14800 Thompson Rd. on approx. 7.8 ac. of land zoned  
6/23/09 I-5, WS and AN. Sully District. Tax Map 33-2 ((2)) 12. (Concurrent with A 2008-SU-008)  
(Decision deferred from 12/16/08)

9:30 A.M. ALFRED BOWLES, JANET S. BOWLES, COLLEN S. EDMA, A 2009-MA-001 Appl. under  
sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are  
CF maintaining a second dwelling unit on property in the R-3 District in violation of Zoning  
Overturned Ordinance provisions. Located at 7304 Austin St. on approx. 17,673 sq. ft. of land zoned  
R-3. Mason District. Tax Map 60-1 ((7)) 17.

**JOHN F. RIBBLE III, CHAIRMAN**

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

**BOARD OF ZONING APPEALS AGENDA  
APRIL 28, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 28, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. CALVARY MEMORIAL PARK, INC. T/A FAIRFAX MEMORIAL PARK & FAIRFAX  
MEMORIAL FUNERAL HOME, LLC, SPA 81-A-022-09 Appl. under Sect(s). 3-103 of the  
DH Zoning Ordinance to amend SP 81-A-022 previously approved for funeral home, cemetery,  
Admin. mausoleum, crematory and columbarium to permit site modifications and modification of  
Moved to development conditions. Located at 4401 Burke Station Rd. and 9900 Braddock Rd. on  
5/19/09 at approx. 128.14 ac. of land zoned R-1. Braddock District. Tax Map 69-1 ((1)) 1, 12 and  
appl. req. 12A. (Admin. moved from 12/16/08, 1/13/09, 3/10/09, and 4/21/09 at appl. req.)
- 9:30 A.M. ABDULREZA JALALI, A 2009-SP-003  
CF  
Admin.  
Moved to  
5/5/09

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MAY 5, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 5, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. FAIRFAX COMMUNITY CHURCH OF GOD, SPA 01-S-038 (In association with SE 2008-SZ SP-039) (modification to site to permit telecom facility) (Admin. moved from 3/10/09 at Admin. appl. req.)  
Moved to 6/23/09 at appl. req.  
Subsequently Indefinitely Deferred
- 9:00 A.M. TIMOTHY T. MURRAY AND POLLY A. MURRAY, SPA 2007-SU-024 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 7.0 ft. from side and 14.0 ft. from rear lot lines and addition 5.9 ft. from side and 10.2 ft. from rear lot lines. Located at 13603 Gladwyn Ct. on approx. 8,382 sq. ft. of land zoned R-5 and WS. Sully District. Tax Map 34-4 ((10)) 161A. (Admin. moved from 3/3/09 at appl. req.)  
SC Approved
- 9:00 A.M. CAROLE S. JACKSON, TRUSTEE, SP 2008-DR-102 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 6817 Tennyson Dr. on approx. 12,500 sq. ft. of land zoned R-4 and SC. Dranesville District. Tax Map 30-4 ((3)) 14. (Admin. moved from 2/10/09 and 3/24/09 at appl. req.)  
SC Approved
- 9:00 A.M. THOMAS R. AND SHARON G. MORRIS, SP 2009-PR-002 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit deck to remain 1.1 ft. from side lot line. Located at 3023 Oakton Meadows Ct. on approx. 3,870 sq. ft. of land zoned R-5. Providence District. Tax Map 47-2 ((27)) 12. (Deferred from 3/24/09 at appl. req.)  
SC Approved

- 9:00 A.M. MONIQUE KRAMER, SP 2009-DR-011 Appl. under Sect(s). 8-907 and 8-914 of the Zoning Ordinance to permit a home professional office and a reduction to minimum yard requirements based on error in building location to permit dwelling to remain 13.6 ft. from side lot line. Located at 8518 Old Dominion Dr. on approx. 2.15 ac. of land zoned R-E. Dranesville District. Tax Map 20-1 ((1)) 27A.  
DH  
Approved
- 9:00 A.M. ACCOTINK UNITARIAN UNIVERSALIST CHURCH, SPA 85-S-083-03 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 85-S-083 previously approved for church with nursery school to permit an increase in enrollment and staff. Located at 10125 Lakehaven Ct. on approx. 10.78 ac. of land zoned R-1. Springfield District. Tax Map 87-2 ((1)) 26.  
SJ  
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 and Hunter Mill Districts. Tax Map 18-3 ((1)) 6. (Admin. moved from 3/18/08, 4/15/08, 5/13/08, 7/15/08, 9/16/08, 11/4/08, 12/16/08, 2/24/09, and 3/24/09 at appl. req.) (Continued from 4/21/09)  
SJ  
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, 6/10/08, and 12/9/08)  
CF  
Withdrawn
- 9:30 A.M. ABDULREZA JALALI, A 2009-SP-003 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 Cluster District in violation of Zoning Ordinance provisions. Located at 5822 Parakeet Dr. on approx. 10,375 sq. ft. of land zoned R-3 Cluster. Springfield District. Tax Map 78-2 ((11)) 85. (Admin. moved from 4/28/09)  
CF  
Upheld
- 9:30 A.M. ALFRED H. THOMPSON AND AUDREY THOMPSON, A 2009-PR-004 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are allowing a junk yard and storage yard to be operating on property in the R-1 and HC Districts in violation of Zoning Ordinance provisions. Located at 8915 Lee Hy. on approx. 9.55 ac. of land zoned R-1 and HC. Providence District. Tax Map 48-4 ((1)) 54B.  
CF  
Continued to 8/11/09
- 9:30 A.M. BRIAN LEO KELLY, A 2009-PR-007 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a junk yard and storage yard on property in the R-1 and HC Districts in violation of Zoning Ordinance provisions. Located at 8915 Lee Hy. on approx. 9.55 ac. of land zoned R-1 and HC. Providence District. Tax Map 48-4 ((1)) 54B.  
CF  
Continued to 8/11/09

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MAY 12, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 12, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 B. DULEY, SP 2009-SP-013 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 6538 Koziara Dr. on approx. 9,296 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-1 ((7)) 479A.  
SC  
Approved
- 9:00 A.M. COURTNEY G. FILER & BRIAN C. FILER, SP 2009-HM-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 deck to remain 3.2 ft. from side lot line and to permit reduction of certain yard requirements to permit construction of addition 22.1 ft. from rear lot line and 11.6 ft. from side lot line such that side yards total 19.3 ft. Located at 13469 Lake Shore Dr. on approx. 8,775 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 25-1 ((9)) 46.  
DH  
Approved
- 9:00 A.M. MARK J. STADSKLEV AND SUSAN M.K. STADSKLEV, VCA 2002-DR-139 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 2002-DR-139 previously approved for waiver of the minimum lot width to permit modification of development conditions. Located at 2310 Westmoreland St. on approx. 1.63 ac. of land zoned R-4. Dranesville District. Tax Map 40-4 ((1)) 44A.  
DH  
Admin.  
Moved to  
7/7/09 at  
appl. req.
- 9:30 A.M. CALVARY MEMORIAL PARK, INC., T/A FAIRFAX MEMORIAL PARK AND FAIRFAX MEMORIAL, A 2008-BR-040 (Admin. Moved from 10/7/08, 1/13/09, 3/24/09, and 5/19/09 at appl. req.)  
Admin.  
Moved to  
7/28/09 at  
appl. req.

9:30 A.M. CALVARY MEMORIAL PARK, INC. (T/A FAIRFAX MEMORIAL PARK) & FAIRFAX  
Admin. MEMORIAL FUNERAL HOME, LLC, A 2008-BR-064 (Admin. Moved from 2/3/09 and  
Moved to 5/19/09 at appl. req.)  
7/28/09 at  
appl. req.

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  
CF in the R-3 District in violation of Zoning Ordinance provisions. Located at 6616 Saddlehorn  
Admin. Ct. on approx. 9,400 sq. ft. of land zoned R-3. Springfield District. Tax Map 88-1 ((11)) 9.  
Moved to (Admin. Moved from 10/21/08, 1/27/09, and 2/10/09 at appl. req.)  
8/11/09 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

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

**BOARD OF ZONING APPEALS AGENDA  
MAY 19, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 19, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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, 9/11/07, 4/1/08, 10/7/08, and 4/7/09 at appl. req.)  
DH  
Indefinitely  
Deferred
- 9:00 A.M. CALVARY MEMORIAL PARK, INC. T/A FAIRFAX MEMORIAL PARK & FAIRFAX MEMORIAL FUNERAL HOME, LLC, SPA 81-A-022-09 Appl. under Sect(s). 3-103 of the Zoning Ordinance amend SP 81-A-022 previously approved for funeral home, cemetery, mausoleums, crematory and columbariums to permit modification of development conditions and site modifications. Located at 4401 Burke Station Rd., 9900 and 9902 Braddock Rd. on approx. 128.14 ac. of land zoned R-1. Braddock District. Tax Map 69-1 ((1)) 1, 12 and 12A. (Admin. moved from 12/16/08, 1/13/09, 3/10/09, 4/21/09, and 4/28/09 at appl. req.)  
DH  
Admin.  
Moved to  
6/2/09 at  
appl. req.
- 9:30 A.M. CALVARY MEMORIAL PARK, INC., T/A FAIRFAX MEMORIAL PARK AND FAIRFAX MEMORIAL, A 2008-BR-040 (Admin. moved from 10/7/08, 1/13/09, and 3/24/09 at appl. req.)  
Admin.  
Moved to  
5/12/09 at  
appl. req.
- 9:30 A.M. CALVARY MEMORIAL PARK, INC. (T/A FAIRFAX MEMORIAL PARK) & FAIRFAX MEMORIAL FUNERAL HOME, LLC, A 2008-BR-064 (Admin. moved from 2/3/09 at appl. req.)  
Admin.  
Moved to  
5/12/09 at  
appl. req.



- 9:30 A.M. MERRIFIELD GROUP, LLC, A 2009-PR-006 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established uses without an approved site plan, minor site plan waiver, building permits or Non-Residential Use Permit all in violation of Zoning Ordinance provisions. Located at 2931, 2947, 2943 and 2939 Mayberry St. on approx. 1.89 ac. of land zoned I-5. Providence District. Tax Map 49-4 ((1)) 38, 39, 40 and 41.  
DWH Admin. Moved to 10/27/09 at appl. req.
- 9:30 A.M. KAREN E. PHELPS (NEE MASON) & FRANK PHELPS, A 2008-MA-070 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are maintaining a rooming house and multiple dwelling units on property in the R-2 District and is allowing the occupancy by boarders in excess of the allowable number in violation of Zoning Ordinance provisions. Located at 6578 Edsall Rd. on approx. 26,712 sq. ft. of land zoned R-2. Mason District. Tax Map 71-4 ((6)) 36. (Admin. moved from 3/24/09 at appl. req.)  
CF Admin. Withdrawn
- 9:30 A.M. JOHN D. BIRGE AND SUSAN D. FADOUL, A 2009-DR-005 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a proposed single family detached condominium development in the R-3 District may not provide access via private driveways onto a public street. Located at 1300, 1308, 1312 and 1316 Ingleside Av. on approx. 2.02 ac. of land zoned R-3. Dranesville District. Tax Map 30-2 ((1)) 1A, 5, 6, 7 and 8.  
CB Admin. Moved to 8/11/09 at appl. req.
- 9:30 A.M. CONSTANTINE SARA KINIS, A 2009-MA-010 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining three dwelling units on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 3215 Hallran Rd. on approx. 10,735 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((4)) 12.  
CF Admin. Moved to 6/2/09

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MAY 26, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 26, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 2, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 2, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. 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 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. (Admin. moved from 9/16/08, 12/2/08, and 3/3/09 at appl. req.)  
SC  
Admin.  
Moved to 9/15/09 at appl. req.
- 9:00 A.M. LEO GRANDINETTI, SP 2009-PR-017 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 4.8 ft. from side lot line and 5.8 ft. from rear lot line. Located at 2509 Buckelew Dr. on approx. 10,190 sq. ft. of land zoned R-4. Providence District. Tax Map 50-1 ((2)) 56.  
SC  
Denied
- 9:00 A.M. BETH A. OLIVER, SP 2009-BR-019 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 8.7 ft. from the side lot line. Located at 7605 Cosgrove Pl. on approx. 11,710 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (46) 30. (Admin. moved from 6/9/09)  
SC  
Approved
- 9:00 A.M. ANDREA JUNG, SP 2009-SU-015 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. Located at 14570 Woodland Ridge Dr. on approx. 11,301 sq. ft. of land zoned R-2 (Cluster) and WS. Sully District. Tax Map 65-1 ((2)) 31.  
DH  
Approved

- 9:00 A.M. CALVARY MEMORIAL PARK, INC. T/A FAIRFAX MEMORIAL PARK & FAIRFAX  
MEMORIAL FUNERAL HOME, LLC, SPA 81-A-022-09 Appl. under Sect(s). 3-103 of the  
DH Zoning Ordinance amend SP 81-A-022 previously approved for funeral home, cemetery,  
Continued mausoleums, crematory and columbariums to permit modification of development  
to 8/11/09 conditions and site modifications. Located at 4401 Burke Station Rd., 9900 and 9902  
at appl. req. Braddock Rd. on approx. 128.14 ac. of land zoned R-1. Braddock District. Tax Map 69-1  
((1)) 1, 12 and 12A. (Admin. moved from 12/16/08, 1/13/09, 3/10/09, 4/21/09, 4/28/09 and  
5/19/09 at appl. req.)
- 9:00 A.M. EDWARD J. KOZERKA, SP 2009-MV-016 Appl. under Sect(s). 8-914 and 8-922 of the  
Zoning Ordinance to permit reduction to minimum yard requirements based on error in  
SJ building location to permit accessory storage structure to remain 3.9 ft. from rear lot line  
Admin. and reduction of certain yard requirements to permit construction of roofed deck 24.8 ft.  
Moved to from the front lot line. Located at 8068 Fairfax Rd. on approx. 12,172 sq. ft. of land zoned  
8/11/09 at R-3. Mt. Vernon District. Tax Map 102-2 ((3)) 51 and 507A.  
appl. req.
- 9:30 A.M. CONSTANTINE SARA KINIS, A 2009-MA-010 Appl. under sect(s). 18-301 of the Zoning  
Ordinance. Appeal of a determination that appellant is maintaining three dwelling units on  
CF property in the R-3 District in violation of Zoning Ordinance provisions. Located at 3215  
Admin. Hallran Rd. on approx. 10,735 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2  
Moved to ((4)) 12. (Admin. moved from 5/19/09)  
9/22/09 at  
appl. req.
- 9:30 A.M. MINH-NGUYET THI HUYNH, TRUSTEE, A 2009-MA-011  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

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

**BOARD OF ZONING APPEALS AGENDA  
JUNE 9, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 9, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. BETH A. OLIVER, SP 2009-BR-019 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 8.7 ft. from the side lot line. Located at 7605 Cosgrove Pl. on approx. 11,710 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (46) 30.  
SC  
Admin.  
Moved to  
6/2/09
- 9:00 A.M. BUDDHIST ASSOCIATION OF AMERICA, SPA 87-V-070-02 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 87-V-070 previously approved for place of worship to permit site modifications. Located at 9105, 9111, 9115 and 9117 Backlick Rd. on approx. 1.34 ac. of land zoned R-3. Mt. Vernon District. Tax Map 109-1 ((1)) 26A, 26B, 27 and 27A.  
DH  
Admin.  
Moved to  
9/15/09 at  
appl. req.
- 9:00 A.M. BOARD OF TRUSTEES OF RAJDHANI MANDIR, SPA 87-S-012-03 Appl. under Sect(s). 3-C03 of the Zoning Ordinance amend SP 87-S-012 previously approved for church to permit increase in land area, change in development conditions and site modifications . Located at 4525 Pleasant Valley Rd. on approx. 7.41 ac. of land zoned R-C and WS. Sully District. Tax Map 33-3 ((1)) 5 and 6.  
SJ  
Admin.  
Moved to  
7/14/09 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JUNE 16, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 16, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 NEW VISION COMMUNITY CHURCH, INC., SP 2009-SU-018 (church w/private  
DH school of general education)

Admin.  
Moved to  
7/14/09 at  
appl. req.

9:00 A.M. SRI VENKATESWARA LOTUS TEMPLE OF VIRGINIA, SPA 2004-SP-052 Appl. under  
Sect(s). 3-C03 of the Zoning Ordinance to amend SP 2004-SP-052 previously approved  
SC for a place of worship to permit modification of development conditions. Located at 12501  
Approved and 12519 Braddock Rd. on approx. 15.64 ac. of land zoned R-C and WS. Springfield  
District. Tax Map 66-2 ((1)) 24 and 25.

9:00 A.M. HARCO III, INC., T/A FAST EDDIES, SPA 95-Y-069-03 Appl. under Sect(s). 4-703 of the  
Zoning Ordinance to amend SP 95-Y-069 previously approved for billiard hall with an  
SJ eating establishment to permit dance hall. Located at 14100, 14114 - 14116 Lee Hwy. on  
Admin. approx. 9.3 ac. of land zoned C-7, HC, SC and WS. Sully District. Tax Map 54-4 ((1)) 8C.

Moved to  
7/14/09 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JUNE 23, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 23, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. FAIRFAX COMMUNITY CHURCH OF GOD, SPA 01-S-038 (In association with SE 2008-SZ SP-039) (modification to site to permit telecom facility) (Admin. moved from 3/10/09 and Indefinitely 5/5/09 at appl. req.)  
Deferred
- 9:00 A.M. GEOFFREY S. DEAS AND EDNA C. ROSARIO-MUNOZ, SP 2008-MV-086 Appl. under Sect(s). 8-914 and 8-917 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit open deck to remain 1.8 ft. from side lot line and to permit modifications to the limitations on the keeping of animals. Located at 2002 Basset St. on approx. 11,919 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 111-1 ((3)) (10) 9.  
DH  
Approved
- 9:00 A.M. NANCY LONGMYER, TRUSTEE OF THE NANCY W. LONGMYER REVOCABLE TRUST, SP 2009-MA-020 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit reduction to minimum yard requirements based on errors in building locations to permit accessory storage structure to remain 2.0 ft. from side lot line and 0.4 ft. from rear lot line, dwelling to remain 14.1 ft. with eave 13.8 ft. from side lot line and addition to remain 11.1 ft. from side lot line and to permit an accessory dwelling unit. Located at 3108 Sleepy Hollow Rd. on approx. 23,487 sq. ft. of land zoned R-1. Mason District. Tax Map 51-3 ((7)) 39.  
DH  
Approved
- 9:00 A.M. THE KING'S CHAPEL, SPA 2002-SP-051 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 2002-SP-051 previously approved for church with child care center and nursery school to add a private school of general education. Located at 12925 Braddock Rd. on approx. 10.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((2)) 2A.  
SJ  
Decision  
Deferred to  
7/14/09

- 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 and 12/16/08 at appl. req.)  
EO  
Withdrawn
- 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 and 12/16/08 at appl. req.)  
EO  
Withdrawn
- 9:30 A.M. HANH DUONG AND NGOC PHAM, A 2009-SP-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are maintaining a second dwelling unit on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 12812 Middleton La. on approx. 10,830 sq. ft. of land zoned R-3 (Cluster) and Pt. HC. Springfield District. Tax Map 45-2 ((3)) (30) 3.  
GT  
Admin.  
Moved to  
9/22/09 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) (Decision deferred from 12/16/08 and 4/21/09)  
DWH  
Decision  
Deferred  
to 8/4/09
- 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) (Decision deferred from 12/16/08 and 4/21/09)  
DWH  
Decision  
Deferred  
to 8/4/09

**JOHN F. RIBBLE III, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
JUNE 30, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 30, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. MICHAEL SPONAUGLE, SP 2009-SP-021 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. Located at 7752 Shootingstar Dr. on approx. 2,676 sq. ft. of land zoned PDH-3. Springfield District. Tax Map 89-2 ((13)) 65.  
SC  
Approved
- 9:00 A.M. MICHAEL D. SUNDSTED / LORI J. SUNDSTED, SP 2009-MV-023 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit open deck to remain 2.1 ft. and addition to remain 8.3 ft. from side lot line. Located at 1805 MacAdams Pl. on approx. 13,257 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-2 ((2)) (6) 28.  
DH  
Approved
- 9:00 A.M. KEVIN CAMPBELL, SP 2009-SU-022 (50% reduction)  
SJ  
Admin.  
Moved to  
7/7/09 at  
appl. req.
- 9:00 A.M. KEVIN L. MURRAY, SP 2009-MV-025 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 2.3 ft. from the side lot line and 3.2 ft. from the rear lot line. Located at 2216 Dartmouth Dr. on approx. 3,600 sq. ft. of land zoned R-8. Mt. Vernon District. Tax Map 93-1 ((23)) (5) 19B.  
SJ  
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.) (Decision deferred from 9/9/08, 10/28/08, and 3/31/09 at appl. req.)  
SCL  
Decision  
Deferred to  
9/22/09

- 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, 10/28/08, and 3/31/09 at appl. req.)
- SCL  
Decision  
Deferred to  
9/22/09
- 9:30 A.M. APOLONIA FUENTES, A 2008-PR-055 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is not operating a child care center in compliance with the conditions of Special Permit SP 99-P-050, has established a second dwelling unit on property in the R-1 District, and has made construction modifications to the building without Building Permit approval, all in violation of Zoning Ordinance provisions. Located at 8615 Hilltop Rd. on approx. 31,750 sq. ft. of land zoned R-1. Providence District. Tax Map 49-1 ((5)) 17A. (Admin. moved from 12/9/08, 1/27/09, and 3/31/09 at appl. req.)
- DP  
Withdrawn
- 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, 9/9/08, and 12/9/08 at appl. req.) (Continued from 3/24/09)
- CF  
Continued  
to 9/22/09
- 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. (Admin. moved from 10/28/08, 1/27/09, and 4/21/09 at appl. req.)
- DWH  
Admin.  
Moved to  
10/20/09 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JULY 7, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 7, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. JOLANDA N. JANCZEWSKI, SP 2009-SP-024 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit reduction to minimum yard requirement based on error in building location to permit addition to remain 19.2 ft. with eave 16.8 ft. from side lot line and to permit accessory dwelling unit. Located at 10613 Daysailer Dr. on approx. 5.02 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-3 ((7)) 4.  
SC  
Approved
- 9:00 A.M. MICHAEL D. BURRIS, SP 2009-PR-027 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of roofed deck 24.8 ft. from front lot line, second story addition 8.7 ft., two story addition 5.0 ft., one story addition 5.4 ft., and open deck 5.2 ft. from side lot line. Located at 2909 Meadow La. on approx. 5,625 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-4 ((8)) 38.  
SC  
Continued to 8/11/09
- 9:00 A.M. MARK J. STADSKLEV AND SUSAN M.K. STADSKLEV, VCA 2002-DR-139 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 2002-DR-139 previously approved for waiver of the minimum lot width to permit modification of development conditions. 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 5/12/09 at appl. req.)  
DH  
Decision Deferred to 9/22/09
- 9:00 A.M. MEDHAT YOUSSEF, SP 2009-SP-026 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 11815 Robertson Farm Ci. on approx. 6,941 sq. ft. of land zoned PDH-2 and WS. Springfield District. Tax Map 56-3 ((15)) 27.  
DH  
Continued to 9/29/09

- 9:00 A.M. KEVIN CAMPBELL, SP 2009-SU-022 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 20.3 ft. from rear lot line. Located at 5501 Village Center Dr. on approx. 8,190 sq. ft. of land zoned SJ PDH-3 and WS. Sully District. Tax Map 54-1 ((17)) (6) 40A. (Admin. moved from 6/30/09 at appl. req.)  
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. (Deferred from 7/1/08, 8/5/08, 10/7/08, and 1/6/09 at appl. req.) (Continued from 4/14/09 at appl. req.)  
EO  
Continued to 9/29/09
- 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. (Deferred from 9/23/08 and 1/13/09 at appl. req.) (Continued from 4/14/09 at appl. req.)  
EO  
Continued to 8/11/09
- 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 operating a Contractor's Office and Shop 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. (Deferred from 9/23/08 and 1/13/09 at appl. req.) (Continued from 4/14/09 at appl. req.)  
EO  
Continued to 8/11/09
- 9:30 A.M. SUSAN M. CONRATH, A 2009-MA-015  
Withdrawn
- 9:30 A.M. ALI ASGHAR AWAN, A 2009-MV-017 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-4 and H-C Districts in violation of Zoning Ordinance provisions. Located at 2505 Belleview Av. on approx. 6,890 sq. ft. of land zoned R-4 and H-C. Mount Vernon District. Tax Map 83-3 ((9)) (2) 10.  
CF  
Withdrawn
- 9:30 A.M. ASGHAR AND SONS, INC., A 2009-MA-018 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a Fast Food Restaurant to operate on property in the C-5 and H-C Districts without site plan approval or a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 6519 Arlington Bv. on approx. 30,155 sq. ft. of land zoned C-5 and H-C. Mason District. Tax Map 50-4 ((1)) 21A.  
CB  
Upheld

9:30 A.M. EXXON MOBIL CORPORATION, A 2009-SU-019  
Admin.  
Moved to  
12/15/09 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JULY 14, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 14, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. MICHAEL D. BURRIS, SP 2009-PR-027 (50% reduction)  
SC  
Admin.  
Moved to  
7/7/09 at  
appl. req.

9:00 A.M. CARROL MCCARREN & MICHAEL STERNAD, SP 2009-MA-028 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of additions 12.6 ft. and 14.5 ft. from side lot lines and 12.5 ft. and 13.1 ft. from rear lot line. Located at 6319 Lakeview Dr. on approx. 10,686 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((14)) 22.  
SC  
Approved

9:00 A.M. GEOFFREY S. DEAS AND EDNA C. ROSARIO-MUNOZ, SP 2008-MV-086 (keeping of animals/error in bldg location) (Admin. moved from 12/2/08 at appl. req.)  
DH  
Admin.  
Moved to  
6/23/09 at  
appl. req.

9:00 A.M. THE NEW VISION COMMUNITY CHURCH, INC., SP 2009-SU-018 (church w/private school of general education) (Admin. moved from 6/16/09 at appl. req.)  
DH  
Admin.  
Moved to  
8/11/09 at  
appl. req.

- 9:00 A.M. THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON VIRGINIA AND HIS SUCCESSORS IN OFFICE (ST. RAYMOND CHURCH), SPA 00-S-011 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 00-S-011 previously approved for church to permit modification of development conditions. Located at 8750 Pohick Rd. on approx. 9.91 ac. of land zoned R-1. Mt. Vernon District. Tax Map 98-1 ((1)) 13A.  
DH  
Approved
- 9:00 A.M. THE KING'S CHAPEL, SPA 2002-SP-051 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 2002-SP-051 previously approved for church with child care center and nursery school to add a private school of general education. Located at 12925 Braddock Rd. on approx. 10.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((2)) 2A. (Decision deferred from 6/23/09)  
SJ  
Decision  
Deferred to  
7/28/09
- 9:00 A.M. HARCO III, INC., T/A FAST EDDIES, SPA 95-Y-069-03 Appl. under Sect(s). 4-703 of the Zoning Ordinance to amend SP 95-Y-069 previously approved for billiard hall with an eating establishment to permit dance hall and modification of development conditions. Located at 14100, 14114 - 14116 Lee Hwy. on approx. 9.3 ac. of land zoned C-7, HC, SC and WS. Sully District. Tax Map 54-4 ((1)) 8C. (Admin. moved from 6/16/09 at appl. req.)  
SJ  
Admin.  
Moved to  
9/29/09 at  
appl. req.
- 9:00 A.M. BOARD OF TRUSTEES OF RAJDHANI MANDIR, SPA 87-S-012-03 Appl. under Sect(s). 3-C03 of the Zoning Ordinance amend SP 87-S-012 previously approved for church to permit increase in land area, change in development conditions and site modifications . Located at 4525 Pleasant Valley Rd. on approx. 7.41 ac. of land zoned R-C and WS. Sully District. Tax Map 33-3 ((1)) 5 and 6. (Admin. moved from 6/9/09 at app. req.)  
SJ  
Approved
- 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.) (Deferred from 12/9/08 at appl. req.)  
BP  
Continued  
to 12/1/09
- 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, 4/1/08, 6/10/08, 11/4/08, and 2/24/09 at appl. req.)  
DWH  
Admin.  
Moved to  
1/13/10 at  
appl. req.

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  
Admin. Non-Residential Use Permit #A-2004-1013 and Special Permit Amendment SPA 95-Y-  
Moved to 069-2 in violation of Zoning Ordinance provisions. Located at 14114 Lee Hy. on approx.  
11/3/09 at 9.32 ac. of land zoned C-7, WS, HC and SC. Sully District. Tax Map 54-4 ((1)) 8C.  
appl. req. (Admin. moved from 9/9/08 at appl. req.) (Deferred from 11/4/08 and 12/9/08 at appl. req.)  
(Moved from 3/3/09, inclement weather)

**JOHN F. RIBBLE III, CHAIRMAN**



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

**BOARD OF ZONING APPEALS AGENDA  
JULY 21, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 21, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 28, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 28, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. VILLAGE WEST, INC./WASHINGTON D.C. SMSA LIMITED PARTNERSHIP D/B/A  
TS VERIZON WIRELESS, SPA 67-S-519-03 Appl. under Sect(s). 3-203 of the Zoning  
Approved Ordinance to amend SP 67-S-519 previously approved for community swimming pool to  
permit a telecommunications facility. Located at 7008 Elkton Dr. on approx. 2.59 ac. of  
land zoned R-2. Springfield District. Tax Map 89-4 ((5)) A.
- 9:00 A.M. BOARD OF SUPERVISORS' OWN MOTION, SP 2008-MA-079 (In association with RZ  
KA 2008-MA-013) (Admin. moved from 10/7/08 at appl. req.) (Indefinitely deferred from  
Admin. 11/4/08 at appl. req.) (Reactivated on 5/19/09)  
Moved to  
9/29/09 at  
appl. req.
- 9:00 A.M. CHRISTOPHER AND LISA SMITH, VC 2008-MV-008 Appl. under Sect(s). 18-401 of the  
SC Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located  
Approved at 8319 Cedardale Dr. on approx. 12,525 sq. ft. of land zoned R-3. Mt. Vernon District.  
Tax Map 102-4 ((6)) (4) 18 (Concurrent with SP 2008-MV-107). (Decision deferred from  
2/24/09) (Moved from 3/3/09, inclement weather) (Admin. moved from 4/14/09 at appl.  
req.) (Decision deferred from 4/21/09 at appl. req.)
- 9:00 A.M. ISRAEL LOPEZ, SP 2009-LE-038 Appl. under Sect(s). 8-914 of the Zoning Ordinance to  
SC permit reduction to minimum yard requirements based on error in building location to  
Approved permit addition to remain 5.5. ft. from side lot line. Located at 6205 Doncaster Ct. on  
approx. 8,927 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((3)) (78) 10.

- 9:00 A.M. LYNN HARVEY TJEERDSMA AND MARY ELLEN 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 2106 and 2108 Yale Dr. on approx. 26,441 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((1)) 71B and 93-1 ((28)) (3) 15. (Decision deferred from 11/18/08, 1/27/09, and 4/14/09)
- SC  
Approved
- 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). (Decision deferred from 11/18/08, 1/27/09, and 4/14/09)
- SC  
Admin.  
Withdrawn
- 9:00 A.M. CHARLES AND CATHY WRAY, SP 2009-SP-032 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 8605 Etta Dr. on approx. 13,046 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 89-1 ((9)) 137.
- DH  
Approved
- 9:00 A.M. MICHAEL HALE, SP 2009-MA-036 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of an addition 24.0 feet from one front lot line and 27.0 feet from other front lot line of a corner lot. Located at 7120 Noland Rd. on approx. 10,226 sq. ft. of land zoned R-4. Mason District. Tax Map 50-3 ((4)) 178.
- DH  
Approved
- 9:00 A.M. KARINA MOSCOSO, SP 2009-MA-029 Appl. under Sect(s). 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 6708 Edsall Rd. on approx. 15,222 sq. ft. of land zoned R-3. Mason District. Tax Map 71-4 ((5)) (18) 7.
- SJ  
Approved
- 9:00 A.M. THE KING'S CHAPEL, SPA 2002-SP-051 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 2002-SP-051 previously approved for church with child care center and nursery school to add a private school of general education. Located at 12925 Braddock Rd. on approx. 10.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((2)) 2A. (Decision deferred from 6/23/09 and 7/14/09)
- SJ  
Denied
- 9:30 A.M. CALVARY MEMORIAL PARK, INC. T/A FAIRFAX MEMORIAL PARK AND FAIRFAX MEMORIAL FUNERAL HOME, LLC, A 2008-BR-040 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that, according to the conditions specified in Special Permit Amendment SPA 81-A-022-8, the expiration date for the mausoleums and columbariums approved with SPA 81-A-022-4 and extended by SPA 81-A-022-5 shall continue to remain in effect. Located at 4401 Burke Station Rd. and 9900 and 9902 Braddock Rd. on approx. 127.04 ac. of land zoned R-1. Braddock District. Tax Map 69-1 ((1)) 1, 12 and 12A. (Admin. moved from 10/7/08, 1/13/09, 3/24/09, 5/19/09, and 5/12/09 at appl. req.)
- DWH  
Admin.  
Moved to  
11/3/09 at  
appl. req.

- 9:30 A.M. CALVARY MEMORIAL PARK, INC. (T/A FAIRFAX MEMORIAL PARK) AND FAIRFAX MEMORIAL FUNERAL HOME, LLC, A 2008-BR-064 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a grading plan cannot be approved because dirt stockpiling shown on the grading plan is not in conformance with Special Permit SPA 81-022-08. Located at 4401 Burke Station Rd. and 9900 and 9902 Braddock Rd. on approx. 127.04 ac. of land zoned R-1. Braddock District. Tax Map 69-1 ((1)) 1, 12 and 12A. (Admin. moved from 2/3/09, 5/19/09, and 5/12/09 at appl. req.)
- KG  
Admin.  
Moved to  
11/3/09 at  
appl. req.
- 9:30 A.M. KENNETH AND MARIA CLINE, A 2008-SP-061 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are exceeding the number of dogs that may be kept 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. (Admin. moved from 1/27/09 and 3/24/09 at appl. req.)
- BP  
Admin.  
Moved to  
9/29/09 at  
appl. req.
- 9:30 A.M. EP COMPANY L.C. (A/K/A E. P. MOWING AND LANDSCAPING INC.), A 2009-MV-020 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a storage yard, a use not permitted in the zoning district(s), has expanded the nonconforming use of a contractor's offices and shops and has constructed concrete bins in the floodplain and Resource Protection Area without special exception approval and without site plan or building permit approval, all on property in the C-6, C-8, H-C, CRD and Pt. HD Districts in violation of Zoning Ordinance provisions. Located at 8801 Richmond Hwy. on approx. 2.85 ac. of land zoned C-6, C-8, HC, CRD and pt. HD. Mt. Vernon District. Tax Map 109-2 ((2)) 9.
- CF  
Decision  
Deferred to  
10/20/09

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
AUGUST 4, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 4, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. MR. ELWOOD T. HODNETT, SP 2009-MV-040 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 23.0 ft. from rear lot line. Located at 7805 Roundabout Way on approx. 8,400 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 98-1 ((9)) (5) 26.  
SC  
Approved
- 9:00 A.M. DOUGLAS AND ALISON DUENKEL, SP 2009-DR-035 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 16.2 ft. from side lot line, addition 35.4 feet from front lot line and open deck 4.1 feet from the side lot line and 17.6 feet from the front lot line of a corner lot and fence greater than 4.0 feet in height to remain in front yard. Located at 1143 Kettle Pond La. on approx. 36,000 sq.ft. of land zoned R-1. Dranesville District. Tax Map 12-1 ((13)) 17 (Concurrent with VC 2009-DR-002).  
SC  
Approved
- 9:00 A.M. DOUGLAS AND ALISON DUENKEL, VC 2009-DR-002 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structure to remain in the front yard of a lot containing 36,000 sq. feet or less. Located at 1143 Kettle Pond La. on approx. 36,000 sq. ft. of land zoned R-1. Dranesville District. Tax Map 12-1 ((13)) 17 (Concurrent with SP 2009-DR-035).  
SC  
Approved
- 9:00 A.M. RAFAEL CHAVARRIA, SP 2009-MA-030 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 2.2 ft. from side lot line and 3.1 ft. from rear lot line. Located at 7218 Carol La. on approx. 10,000 sq. ft. of land zoned R-4. Mason District. Tax Map 60-1 ((20)) 89.  
DH  
Approved

- 9:00 A.M. WAYNE M. TESTERMAN, SP 2009-SP-033 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 structures to remain 13.1 ft. and 8.2 ft. from side lot line and fence greater than 4.0 ft. in height to remain in front yard. Located at 7640 Clifton Rd. on approx. 5.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-3 ((14)) 14.  
DH  
Admin.  
Moved to  
10/20/09
- 9:00 A.M. JAMES P. AND KATHRYN M. DRINKARD, SP 2009-LE-041 (50% reduction)  
DH  
Admin.  
Moved to  
9/15/09 at  
appl. req.
- 9:00 A.M. SUSAN J. LUCAS, SP 2009-SP-042 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 6915 Heathstone Ct. on approx. 1.16 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-1 ((5)) 30A.  
DH  
Approved
- 9:00 A.M. JOHN DENNIS HALL, JR. AND CYNTHIA R. BAUSO, SP 2009-LE-039 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 3405 Austin Ct. on approx. 11,612 sq. ft. of land zoned R-4. Lee District. Tax Map 82-4 ((32)) 62.  
SJ  
Approved
- 9:00 A.M. RAYMOND KARL STRIDE, JR., SP 2009-DR-043 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 0.1 ft. from side lot line and reduction of certain yard requirements to permit construction of roofed deck and addition 28.7 ft. from front lot line and addition 6.8 ft. from side lot line. Located at 2015 Maynard Dr. on approx. 10,500 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((4)) 11.  
SJ  
Admin.  
Moved to  
9/15/09 for  
Notices
- 9:00 A.M. RICHARD LORD, SP 2009-SP-037 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 6616 Saddlehorn Ct. on approx. 9,400 sq. ft. of land zoned R-3. Springfield District. Tax Map 88-1 ((11)) 9.  
SJ  
Denied
- 9:30 A.M. JBG ROCKWOOD SUNRISE VALLEY, LLC, A 2009-HM-014 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an amendment to a Department of Public Works and Environmental Services approved PRC Plan would be subject to approval by the Board of Supervisors, in accordance with grandfather provisions adopted as part of Zoning Ordinance Amendment ZO-07-397, PRC District Regulations. Located at 11720 Sunrise Valley Dr. on approx. 3.45 ac. of land zoned PRC. Hunter Mill District. Tax Map 17-4 ((14)) (1A) 1.  
LJ  
Upheld

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) (Decision deferred from 12/16/08, 4/21/09, and 6/23/09)

DWH  
Decision  
Deferred to  
2/24/10

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) (Decision deferred from 12/16/08, 4/21/09, and 6/23/09)

DWH  
Decision  
Deferred to  
2/24/10

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
AUGUST 11, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 11, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. EDWARD J. KOZERKA, SP 2009-MV-016 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 3.9 ft. from rear lot line and reduction of certain yard requirements to permit construction of roofed deck 24.8 ft. from front lot line. Located at 8068 Fairfax Rd. on approx. 12,172 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-2 ((3)) 51 and 507A. (Admin. moved from 6/2/09 at appl. req.)  
SJ  
Approved
- 9:00 A.M. ST. MARK COPTIC ORTHODOX CHURCH OF WASHINGTON, D.C., SPA 89-S-013-02 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 89-S-013 previously approved for church with child care center to permit increase in land area, the addition of a nursery school and private school of general education and site modifications including building additions. Located at 11821, 11829, 11901, 11911, 11919 Braddock Rd. on approx. 16.85 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((4)) 27A, 31, 32, 33, 34 and 42.  
SJ  
Admin.  
Moved to 10/6/09 at appl. req.
- 9:00 A.M. MICHAEL WYGANOWSKI, SP 2009-MA-045 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 19.0 ft. from rear lot line. Located at 4612 Deming Ave. on approx. 10,520 sq. ft. of land zoned R-3. Mason District. Tax Map 72-2 ((11)) 16.  
SZ  
Approved
- 9:00 A.M. NORMA VIDAURRE, SP 2009-LE-034 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 7.6 ft. from side lot line. Located at 6811 Lois Dr. on approx. 11,154 sq. ft. of land zoned R-3. Lee District. Tax Map 90-4 ((6)) 228.  
SC  
Approved



- 9:00 A.M. EDWARD MORELAND, SP 2009-BR-046 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 1.2 ft. from side lot line and to permit reduction of certain yard requirements to permit construction of accessory structure 6.0 ft. from side lot line and 15.0 ft. from rear lot line. Located at 7620 Erie St. on approx. 10,520 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-2 ((5)) 61.  
SC  
Approved
- 9:00 A.M. MICHAEL D. BURRIS, SP 2009-PR-027 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of roofed deck 24.8 ft. from front lot line, second story addition 8.7 ft., two story addition 5.0 ft., one story addition 5.4 ft., and open deck 5.2 ft. from side lot line. Located at 2909 Meadow La. on approx. 5,625 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-4 ((8)) 38. (Continued from 7/7/09)  
SC  
Approved
- 9:00 A.M. THE NEW VISION COMMUNITY CHURCH, INC., SP 2009-SU-018 (church w/private school of general education) (Admin. moved from 6/16/09 and 7/14/09 at appl. req.)  
DH  
Admin.  
Moved to  
9/29/09 at  
appl. req.
- 9:00 A.M. SAINT ANDREW LUTHERAN CHURCH, SPA 79-S-351-06 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 79-S-351 previously approved for church with nursery school and private school of general education to permit addition of a child care center. Located at 14640 Soucy Pl. on approx. 2.56 ac. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 54-1 ((6)) 1A.  
DH  
Approved
- 9:00 A.M. CALVARY MEMORIAL PARK, INC. T/A FAIRFAX MEMORIAL PARK & FAIRFAX MEMORIAL FUNERAL HOME, LLC, SPA 81-A-022-09 Appl. under Sect(s). 3-103 of the Zoning Ordinance amend SP 81-A-022 previously approved for funeral home, cemetery, mausoleums, crematory and columbariums to permit modification of development conditions and site modifications. Located at 4401 Burke Station Rd., 9900 and 9902 Braddock Rd. on approx. 128.14 ac. of land zoned R-1. Braddock District. Tax Map 69-1 ((1)) 1, 12 and 12A. (Admin. moved from 12/16/08, 1/13/09, 3/10/09, 4/21/09, 4/28/09 and 5/19/09 at appl. req.) (Continued from 6/2/09)  
DH  
Continued  
to 10/6/09
- 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. (Admin. Moved from 10/21/08, 1/27/09, 2/10/09, and 5/12/09 at appl. req.)  
CF  
Admin.  
Moved to  
9/29/09 at  
Appl. req.
- 9:30 A.M. ALFRED H. THOMPSON AND AUDREY THOMPSON, A 2009-PR-004 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are allowing a junk yard and storage yard to be operating on property in the R-1 and HC Districts in violation of Zoning Ordinance provisions. Located at 8915 Lee Hy. On approx. 9.55 ac. of land zoned R-1 and HC. Providence District. Tax Map 48-4 ((1)) 54B. (Continued from 5/5/09)  
CF  
Decision  
Deferred to  
11/17/09

- 9:30 A.M. BRIAN LEO KELLY, A 2009-PR-007 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a junk yard and storage yard on property in the R-1 and HC Districts in violation of Zoning Ordinance provisions. Located at 8915 Lee Hy. On approx. 9.55 ac. of land zoned R-1 and HC. Providence District. Tax Map 48-4 ((1)) 54B. (Continued from 5/5/09)  
CF  
Decision  
Deferred to  
11/17/09
- 9:30 A.M. JOHN D. BIRGE AND SUSAN D. FADOUL, A 2009-DR-005 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a proposed single family detached condominium development in the R-3 District may not provide access via private driveways onto a public street. Located at 1300, 1308, 1312 and 1316 Ingleside Av. on approx. 2.02 ac. of land zoned R-3. Dranesville District. Tax Map 30-2 ((1)) 1A, 5, 6, 7 and 8. (Admin. moved from 5/19/09 at appl. req.)  
CB  
Admin.  
Moved to  
12/1/09 at  
appl. req.
- 9:30 A.M. SCI VIRGINIA FUNERAL SERVICES, INC., A 2009-PR-022  
Admin.  
Withdrawn
- 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. (Deferred from 9/23/08 and 1/13/09 at appl. req.) (Continued from 4/14/09 at appl. req.) (Continued from 7/7/09)  
EO  
Upheld
- 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 operating a Contractor's Office and Shop 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. (Deferred from 9/23/08 and 1/13/09 at appl. req.) (Continued from 4/14/09 at appl. req.) (Continued from 7/7/09)  
EO  
Upheld

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
AUGUST 18, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 18, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 25, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 25, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 1, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 1, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 8, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 8, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 15, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 15, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 ANN R. DEVINE MATTERN, SP 2009-MV-052 Appl. under Sect(s). 8-914 of the  
SL building location to permit reduction to minimum yard requirements based on error in  
Approved total 17.9 ft. and accessory storage structure to remain 3.9 ft. from rear lot line. Located at  
7920 Grimsley St. on approx. 9,176 sq. ft. of land zoned R-3. Mt. Vernon District. Tax  
Map 101-1 ((5)) (25) 6.
- 9:00 A.M. SHERRY BROWN, SP 2008-MV-059 Appl. under Sect(s). 8-918, 8-922 and 8-923 of the  
SC Zoning Ordinance to permit accessory dwelling unit and for reduction of certain yard  
Decision requirements to permit addition 11.6 ft. from side lot line and fence greater than 4.0 ft. in  
Deferred to height to remain in the front yard of a corner lot. Located at 8324 Frye Rd. on approx.  
10/27/09 21,750 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 101-3 ((11)) 11. (Admin.  
moved from 9/16/08, 12/2/08, 3/3/09, and 6/2/09 at appl. req.)
- 9:00 A.M. CONSTANCE A. BADOWSKI, SP 2009-LE-051 Appl. under Sect(s). 8-914 and 8-922 of  
SC the Zoning Ordinance to permit reduction to minimum yard requirements based on error in  
Approved building location to permit roofed deck to remain 23.7 ft. from front lot line and accessory  
storage structure 1.91 ft. from side lot line and 2.0 ft. from rear lot line and to permit  
reduction of certain yard requirements to permit construction of detached garage 5.0 ft.  
from side lot line. Located at 3113 Elmwood Dr. on approx. 7,200 sq. ft. of land zoned R-  
4. Lee District. Tax Map 82-2 ((14)) (B) 40.
- 9:00 A.M. BUDDHIST ASSOCIATION OF AMERICA, SPA 87-V-070-02 Appl. under Sect(s). 3-303 of  
DH the Zoning Ordinance to amend SP 87-V-070 previously approved for place of worship to  
Withdrawn permit site modifications. Located at 9105, 9111, 9115 and 9117 Backlick Rd. on approx.  
1.34 ac. of land zoned R-3. Mt. Vernon District. Tax Map 109-1 ((1)) 26A, 26B, 27 and  
27A. (Admin. moved from 6/9/09 at appl. req.)

- 9:00 A.M. JAMES P. AND KATHRYN M. DRINKARD, SP 2009-LE-041 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition and deck 8.8 ft. from side lot line. Located at 6814 Darby Ln. on approx. 12,000 sq. ft. of land zoned R-3. Lee District. Tax Map 90-4 ((6)) 240. (Admin. moved from 8/4/09 at appl. req.)  
 DH  
 Approved
- 9:00 A.M. MARY LAVIOLETTE-ANGE, SP 2009-MA-050 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 4607 Exeter St. on approx. 8,430 sq. ft. of land zoned R-4. Mason District. Tax Map 71-1 ((17)) (7) 4.  
 DH  
 Approved
- 9:00 A.M. KENNETH AND MARIA CLINE, SP 2009-SP-031 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. 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.  
 SJ  
 Approved
- 9:00 A.M. DOUGLAS W. HANSEN, SP 2009-BR-049 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 4.6 ft. from rear lot line and to permit accessory dwelling unit. Located at 11102 Byrd Dr. on approx. 12,000 sq. ft. of land zoned R-3. Braddock District. Tax Map 57-3 ((7)) 274.  
 SJ  
 Approved
- 9:00 A.M. RAYMOND KARL STRIDE, JR., SP 2009-DR-043 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 0.1 ft. from side lot line and reduction of certain yard requirements to permit construction of roofed deck and addition 28.7 ft. from front lot line and addition 6.8 ft. from side lot line. Located at 2015 Maynard Dr. on approx. 10,500 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((4)) 11.  
 SJ  
 Approved
- 9:30 A.M. ALEMU K. BEFEKADU, A 2009-MA-023, 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 5222 Chowan Av. on approx. 27,678 sq. ft. of land zoned R-2. Mason District. Tax Map 72-3 ((11)) 39.  
 CF  
 Withdrawn
- 9:30 A.M. LANDSCAPE CONSTRUCTION SERVICES, INC., A 2009-MV-024 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a storage yard and has erected structures on property in the C-8 District without the approval of a site plan, Building Permits, or a Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 10301 Richmond Hy. on approx. 1.68 ac. of land zoned C-8. Mount Vernon District. Tax Map 113-4 ((1)) 2.  
 CF  
 Admin.  
 Moved to  
 1/13/10  
 at appl. req.



9:30 A.M. MANUEL S. ESPINA, TRUSTEE, A 2009-MV-025, Appl. under sect(s). 18-301 of the  
Zoning Ordinance. Appeal of a determination that appellant is allowing the operation of a  
CF storage yard on property in the C-8 District in violation of Zoning Ordinance provisions.  
Admin. Located at 10301 Richmond Hy. On approx. 1.68 ac. of land zoned C-8. Mount Vernon  
Moved to District. Tax Map 113-4 ((1)) 2.  
1/13/10  
at appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 22, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 22, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. 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 6940 Alpine Dr. on approx. 22,433 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) (Admin. moved from 10/7/08, 7/28/09, and 9/29/09 at appl. req.) (Indefinitely deferred from 11/4/08 at appl. req.) (Reactivated on 5/19/09)
- KA  
Approved
- 9:00 A.M. JEBARAJ JOSHUA DEVAIRAKKAM, SP 2009-MA-044 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 3.3 ft. from side lot line. Located at 6204 Cheryl Dr. on approx. 10,502 sq. ft. of land zoned R-3. Mason District. Tax Map 61-1 ((17)) 11.
- SC  
Approved
- 9:00 A.M. RAED (RUDY) Z RIHANI, SP 2009-DR-057 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7419 Tillman Dr. on approx. 23,526 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-3 ((1)) 8D.
- SC  
Admin.  
Moved to  
11/17/09  
for notices
- 9:00 A.M. LEO GRANDINETTI, SP 2009-PR-065 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 4.8 ft. from side lot line and 5.8 ft. from rear lot line. Located at 2509 Buckelew Dr. on approx. 10,190 sq. ft. of land zoned R-4. Providence District. Tax Map 50-1 ((2)) 56.
- SC  
Decision  
Deferred to  
10/20/09

- 9:00 A.M. ALEXANDER AND THERESA KUHNS, SP 2009-SP-047 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height in a front yard of a corner lot. Located at 4103 Minstrell Ln. on approx. 12,222 sq. ft. of land zoned R-3 (Cluster), HC and WS. Springfield District. Tax Map 45-4 ((3)) (33) 3.  
 DH  
 Denied
- 9:00 A.M. BRIAN AND GINA DEAN, SP 2009-DR-053 (50% reduction)  
 DH  
 Admin.  
 Moved to  
 10/20/09 at  
 appl. req.
- 9:00 A.M. MARK J. STADSKLEV AND SUSAN M.K. STADSKLEV, VCA 2002-DR-139 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 2002-DR-139 previously approved for waiver of the minimum lot width to permit modification of development conditions. 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 5/12/09 at appl. req.) (Decision deferred from 7/7/09)  
 DH  
 Denied
- 9:00 A.M. BURT LEVENSON, SP 2009-HM-056 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. Located at 2024 Upper Lake Dr. on approx. 12,407 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 27-1 ((4)) (4) 5.  
 SJ  
 Denied
- \*\*\* RECONSIDERATION GRANTED ON 9/29/09 \*\*\***  
**\*\*\* NEW HEARING SCHEDULED FOR 1/6/10 \*\*\***
- 9:00 A.M. JAVED IQBAL, SP 2009-HM-058 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 29.9 ft. Located at 1835 Satinwood Ct. on approx. 20,438 sq. ft. of land zoned R-1 (Cluster). Hunter Mill District. Tax Map 27-2 ((3)) 39.  
 SJ  
 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.) (Decision deferred from 9/9/08, 10/28/08, 3/31/09, and 6/30/09 at appl. req.)  
 SCL  
 Upheld
- 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, 10/28/08, 3/31/09, and 6/30/09 at appl. req.)  
 SCL  
 Upheld

- 9:30 A.M. CONSTANTINE SARAΚINIS, A 2009-MA-010 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining three dwelling units on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 3215 Hallran Rd. on approx. 10,735 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((4)) 12. (Admin. moved from 5/19/09) (Admin. moved from 6/2/09 at appl. req.)  
 CF  
 Admin.  
 Moved to 1/6/10 at appl. req.
- 9:30 A.M. MICHAEL PATRICK MCBEE AND JERRYLE-ANN PUALANI MCBEE, A 2009-PR-026 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are exceeding the number of dogs that may be kept on property in the R-4 District in violation of Zoning Ordinance provisions. Located at 3320 Fallowfield Dr. on approx. 11,256 sq. ft. of land zoned R-4. Providence District. Tax Map 60-1 ((16)) 128A.  
 BP  
 Withdrawn
- 9:30 A.M. HANH DUONG AND NGOC PHAM, A 2009-SP-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are maintaining a second dwelling unit on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 12812 Middleton La. on approx. 10,830 sq. ft. of land zoned R-3 (Cluster) and Pt. HC. Springfield District. Tax Map 45-2 ((3)) (30) 3. (Admin. moved from 6/23/09 at appl. req.)  
 GT  
 Withdrawn
- 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, 9/9/08, and 12/9/08 at appl. req.) (Continued from 3/24/09 and 6/30/09)  
 CF  
 Continued to 11/17/09

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 29, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 29, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. BOARD OF SUPERVISORS' OWN MOTION, SP 2008-MA-079 (In association with RZ  
KA 2008-MA-013) (Admin. moved from 10/7/08 and 7/28/09 at appl. req.) (Indefinitely deferred  
Admin. from 11/4/08 at appl. req.) (Reactivated on 5/19/09)  
Moved to  
9/22/09 at  
appl. req.
- 9:00 A.M. LARRY & CHERYL MORAN, SP 2009-MA-064 Appl. under Sect(s). 8-914 of the Zoning  
SCL Ordinance to permit reduction to minimum yard requirements based on error in building  
Approved location to permit addition to remain 5 ft. 4 in. from rear lot line and 0.0 ft. from side lot line  
such that side yards total 11.4 feet. Located at 6224 Berlee Dr. on approx. 9,091 sq. ft. of  
land zoned R-3 (Cluster). Mason District. Tax Map 72-2 ((9)) 96.
- 9:00 A.M. MEGAN B. KENNEY, SP 2009-LE-054 Appl. under Sect(s). 8-923 of the Zoning Ordinance  
SC to permit a fence greater than 4.0 ft. in height to remain in the front yard. Located at 3400  
Approved Sapphire Ct. on approx. 10,359 sq. ft. of land zoned R-4. Lee District. Tax Map 92-2  
((24)) 81.
- 9:00 A.M. VICKY C. URCUYO AND MARCO V. URCUYO, SP 2009-HM-055 Appl. under Sect(s). 8-  
SCL 914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements  
Approved based on error in building location to permit accessory storage structure to remain 3.2 ft.  
from side lot line and to permit reduction to certain yard requirements to permit  
construction of addition 6.6 ft. from side lot line such that side yards total 14.8 ft. Located  
at 1843 Abbotsford Dr. on approx. 18,028 sq. ft. of land zoned R-2 (Cluster). Hunter Mill  
District. Tax Map 28-4 ((20)) 3.
- 9:00 A.M. JUDITH A. ROBINSON, SP 2009-SU-062 Appl. under Sect(s). 3-303 of the Zoning  
SCL Ordinance to permit a home child care facility. Located at 5537 Belle Pond Dr. on approx.  
Approved 8,833 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 54-1 ((15)) 1.

- 9:00 A.M. STEPHEN N. SMITH, SP 2009-MV-059 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 5.8 ft. from side lot line. Located at 6927 Duke Dr. on approx. 7,320 sq. ft. of land zoned R-8. Mt. Vernon District. Tax Map 93-1 ((23)) (9) 24.  
 SJ  
 Approved
- 9:00 A.M. HARCO III, INC., T/A FAST EDDIES, SPA 95-Y-069-03 Appl. under Sect(s). 4-703 of the Zoning Ordinance to amend SP 95-Y-069 previously approved for billiard hall with an eating establishment to permit dance hall and modification of development conditions. Located at 14100, 14114 - 14116 Lee Hwy. on approx. 9.3 ac. of land zoned C-7, HC, SC and WS. Sully District. Tax Map 54-4 ((1)) 8C. (Admin. moved from 6/16/09 and 7/14/09 at appl. req.)  
 SJ  
 Admin.  
 Moved to  
 11/3/09 at  
 appl. req.
- 9:00 A.M. MEDHAT YOUSSEF, SP 2009-SP-026 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 11815 Robertson Farm Ci. on approx. 6,941 sq. ft. of land zoned PDH-2 and WS. Springfield District. Tax Map 56-3 ((15)) 27. (Continued from 7/7/09)  
 DH  
 Withdrawn
- 9:00 A.M. OKSANA ELARINY, DDS, SP 2009-MA-063 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 5508 Seminary Rd. on approx. 12,659 sq. ft. of land zoned R-3 and SC. Mason District. Tax Map 62-3 ((1)) 7B.  
 DH  
 Approved
- 9:00 A.M. THE NEW VISION COMMUNITY CHURCH, INC., SP 2009-SU-018 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church with private school of general education. Located at 14927 Lee Hwy. on approx. 10.0 ac. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((3)) 28. (Admin. moved from 6/16/09, 7/14/09, and 8/11/09 at appl. req.)  
 DH  
 Decision  
 Deferred to  
 11/17/09
- 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. (Admin. Moved from 10/21/08, 1/27/09, 2/10/09, 5/12/09, and 8/11/09 at appl. req.)  
 CF  
 Admin.  
 Withdrawn
- 9:30 A.M. KENNETH AND MARIA CLINE, A 2008-SP-061 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are exceeding the number of dogs that may be kept 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. (Admin. moved from 1/27/09, 3/24/09, and 7/28/09 at appl. req.)  
 BP  
 Admin.  
 Moved to  
 11/3/09 at  
 appl. req.
- 9:30 A.M. WILLIAM J. HILBERS, A 2009-MA-031 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant's property is not buildable under Zoning Ordinance provisions. Located on approx. 12,199 sq. ft. of land zoned R-2 and pt. H-C. Mason District. Tax Map 72-1 ((1)) 29A.  
 GT  
 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, 8/5/08, 10/7/08, and 1/6/09 at appl. req.) (Continued from 4/14/09 and 7/7/09 at appl. req.)

MS  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 6, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 6, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 LORD OF LIFE LUTHERAN CHURCH OF BURKE, VA AND T-  
MOBILE NORTHEAST, LLC, SPA 79-A-124-02 Appl. under Sect(s). 3-103 of the Zoning  
SZ Ordinance to amend SP 79-A-124 previously approved for church and child care center to  
Approved permit telecommunication facility. Located at 5116 Twinbrook Rd. on approx. 3.04 ac. of  
land zoned R-1. Braddock District. Tax Map 69-3 ((1)) 17.
- 9:00 A.M. TRUSTEES OF ST. JAMES EPISCOPAL CHURCH AND T-MOBILE NORTHEAST LLC,  
SL SPA 86-V-052-03 (in association with SE 2009-MV-006)  
Indefinitely  
Deferred at  
appl. req.
- 9:00 A.M. TRUSTEES OF CHESTERBROOK METHODIST CHURCH, SPA 80-D-068-02  
SC  
Indefinitely  
Deferred at  
appl. req.
- 9:00 A.M. HUDSON AND TANYA LAFORCE, SP 2009-DR-068 Appl. under Sect(s). 8-922 and  
8-923 of the Zoning Ordinance to permit reduction of certain yard requirements to permit  
SC construction of deck addition 6.0 ft. from side lot line and roofed deck 25.0 ft. from front lot  
Approved line and to permit fence greater than 4.0 ft. in height to remain in front yard of a through lot.  
Located at 6302 Hunting Ridge La. on approx. 14,804 sq. ft. of land zoned R-3.  
Dranesville District. Tax Map 31-3 ((38)) 16.



- 9:00 A.M. BARRANDA RIDGE, LLC, AND DREAM TO RIDE, LLC, SP 2009-SP-067 (riding and  
DH boarding facility)  
Admin.  
Moved to  
11/17/09 at  
appl. req.
- 9:00 A.M. MERRIFIELD GARDEN CENTER CORPORATION, SPA 2006-PR-038-02 Appl. under  
Sect(s). 8-914 of the Zoning Ordinance to amend SP 2006-PR-038 previously approved  
DH for error in building location to permit modifications of development conditions. Located at  
Approved 8132 Lee Hwy. on approx. 3.02 ac. of land zoned C-8, CRA and HC. Providence District.  
Tax Map 49-2 ((1)) 26C.
- 9:00 A.M. CALVARY MEMORIAL PARK, INC. T/A FAIRFAX MEMORIAL PARK & FAIRFAX  
MEMORIAL FUNERAL HOME, LLC, SPA 81-A-022-09 Appl. under Sect(s). 3-103 of the  
DH Zoning Ordinance amend SP 81-A-022 previously approved for funeral home, cemetery,  
Decision mausoleums, crematory and columbariums to permit modification of development  
Deferred to conditions and site modifications. Located at 4401 Burke Station Rd., 9900 and 9902  
1/6/10 Braddock Rd. on approx. 128.14 ac. of land zoned R-1. Braddock District. Tax Map 69-1  
((1)) 1, 12 and 12A. (Admin. moved from 12/16/08, 1/13/09, 3/10/09, 4/21/09, 4/28/09 and  
5/19/09 at appl. req.) (Continued from 6/2/09 and 8/11/09)
- 9:00 A.M. ST. MARK COPTIC ORTHODOX CHURCH OF WASHINGTON, D.C., SPA 89-S-013-02  
Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 89-S-013 previously  
SJ approved for church with child care center to permit increase in land area, the addition of a  
Deferred to nursery school and private school of general education and site modifications including  
12/15/09 at building additions. Located at 11821, 11829, 11901, 11911, 11919 Braddock Rd. on  
appl. req. approx. 16.85 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((4))  
27A, 31, 32, 33, 34 and 42. (Admin. moved from 8/11/09 at appl. req.)
- 9:00 A.M. HARVEST CHINESE CHRISTIAN CHURCH, SP 2009-SU-066 (church with child care  
SJ center)  
Indefinitely  
Deferred at  
appl. req.
- 9:30 A.M. PHILIP C. ELVY, A 2009-HM-027 Appl. under sect(s). 18-301 of the Zoning Ordinance.  
Appeal of a determination that appellant is maintaining a second dwelling unit on property  
GT in the PRC District in violation of Zoning Ordinance provisions. Located at 2027  
Withdrawn Lakebreeze Way on approx. 1,885 sq. ft. of land zoned PRC. Hunter Mill District. Tax  
Map 26-2 ((12)) (2) 34.
- 9:30 A.M. MARILYN HILDEBEIDEL, A 2009-MV-034 Appl. under sect(s). 18-301 of the Zoning  
Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit  
DWH and has established outdoor storage in excess of what is permitted on property in the RE  
Admin. District in violation of Zoning Ordinance provisions. Located at 10900 Harley Rd. on  
Moved to approx. 5.08 ac. of land zoned RE. Mount Vernon District. Tax Map 118-2 ((2)) 11A.  
2/24/10  
at appl. req.

9:30 A.M. KEVIN M. FERGUSON AND C. NICOLE FERGUSON, A 2009-MV-035 Appl. under  
sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have  
BP established a junk yard and a storage yard on property in the R-E District in violation of  
Admin. Zoning Ordinance provisions. Located at 7408 Old Spring Dr. on approx. 1.29 ac. of land  
Moved to zoned R-E. Mount Vernon District. Tax Map 118-1 ((2)) 37.  
12/8/09 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 13, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 13, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 20, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 20, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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, 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  
Admin. appl. req.) (Reactivated from indefinitely deferred)  
Moved to  
10/27/09 at  
appl. req.
- 9:00 A.M. DAVID R. SIERZCHULA, SP 2009-SU-069 Appl. under Sect(s). 8-914 of the Zoning  
Ordinance to permit reduction to minimum yard requirements based on error in building  
SC location to permit addition to remain 14.0 ft. from side lot line and accessory structure to  
Approved remain 2.8 ft. from side lot line and 7.6 ft. from rear lot line. Located at 15467 Meherrin Dr.  
on approx. 13,085 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-3 ((4)) (1)  
50.
- 9:00 A.M. NAWAL TODI, SP 2009-PR-070 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.  
SC from front lot line. Located at 2121 Tysons Executive Ct. on approx. 7,567 sq. ft. of land  
Deferred to zoned PDH-3. Providence District. Tax Map 39-2 ((48)) 1.  
12/15/09 at  
appl. req.
- 9:00 A.M. LEO GRANDINETTI, SP 2009-PR-065 Appl. under Sect(s). 8-914 of the Zoning Ordinance  
to permit reduction to minimum yard requirements based on error in building location to  
SC permit accessory storage structure to remain 4.8 ft. from side lot line and 5.8 ft. from rear  
Denied lot line. Located at 2509 Buckelew Dr. on approx. 10,190 sq. ft. of land zoned R-4.  
Providence District. Tax Map 50-1 ((2)) 56. (Decision deferred from 9/22/09)

- 9:00 A.M. WAYNE M. TESTERMAN, SP 2009-SP-033 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structures to remain in the minimum required front yard. Located at 7640 Clifton Rd. on approx. 5.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-3 ((14)) 14. (Admin. moved from 8/4/09)
- DH  
Approved
- 9:00 A.M. BRIAN AND GINA DEAN, SP 2009-DR-053 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 of a corner lot. Located at 2106 Grayson Pl. on approx. 15,900 sq. ft. of land zoned R-2. Dranesville District. Tax Map 40-2 ((2)) 89. (Admin. moved from 9/22/09 at appl. req.)
- DH  
Admin.  
Moved to  
3/24/10 at  
appl. req.
- 9:00 A.M. TRUSTEES OF DRANESVILLE UNITED METHODIST CHURCH, SPA 83-D-022-04 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 83-D-022 previously approved for place of worship, private school of general education and telecommunications facilities to permit site modifications including columbarium. Located at 1089 Liberty Meeting Ct. on approx. 8.11 ac. of land zoned R-1. Dranesville District. Tax Map 6-4 ((1)) 66B, 70A and 6-4 ((14)) A.
- DH  
Admin.  
Moved to  
12/8/09 at  
appl. req.
- 9:00 A.M. ST. BERNADETTE'S CATHOLIC PARISH, SPA 78-S-276 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP S-278 previously approved for a church and private school of general education to permit addition of nursery school and child care center. Located at 7600 Old Keene Mill Rd. on approx. 24.73 ac. of land zoned R-2. Braddock District. Tax Map 90-1 ((1)) 1.
- SJ  
Admin.  
Moved to  
1/6/10 at  
appl. req.
- 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. (Admin. moved from 10/28/08, 1/27/09, 4/21/09, and 6/30/09 at appl. req.)
- DWH  
Admin.  
Moved to  
11/3/09 at  
appl. req.
- 9:30 A.M. BAHRAM B. FOROUZANFAR, A 2009-MA-033
- Admin.  
Moved to  
10/27/09

9:30 A.M. EP COMPANY L.C. (A/K/A E. P. MOWING AND LANDSCAPING INC.), A 2009-MV-020  
CF Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that  
Upheld appellant is operating a storage yard, a use not permitted in the zoning district(s), has  
expanded the nonconforming use of a contractor's offices and shops and has constructed  
concrete bins in the floodplain and Resource Protection Area without special exception  
approval and without site plan or building permit approval, all on property in the C-6, C-8,  
H-C, CRD and Pt. HD Districts in violation of Zoning Ordinance provisions. Located at  
8801 Richmond Hwy. on approx. 2.85 ac. of land zoned C-6, C-8, HC, CRD and pt. HD.  
Mt. Vernon District. Tax Map 109-2 ((2)) 9. (Decision deferred from 7/28/09)

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 27, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 27, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. BRITTANY L. VO, DDS, SPA 80-D-035-04 (home professional office)

SZ

Withdrawn

Reactivated and set for hearing on 2/24/10

9:00 A.M. TRUSTEES, SPRINGFIELD MASONIC LODGE 217, A.G. & A.M., SPA 77-S-189 Appl. under Sect(s). 3-103 of the Zoning Ordinance amend SP 77-S-189 to permit place of

KGS worship. Located at 7001 Backlick Rd. on approx. 1.45 ac. of land zoned R-1. Lee District. Tax Map 90-2 ((1)) 19. (Indefinitely deferred from 1/27/09 at appl. req.) Approved (Reactivated from indefinitely deferred) (Admin. moved from 10/20/09 at appl. req.)

9:00 A.M. HOMERO A. ESCOBAR, SP 2009-LE-061 Appl. under Sect(s). 8-914 and 8-923 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in

SC building location to permit accessory storage structure to remain 0.2 ft. from side lot line and to permit a fence greater than 4.0 ft. in height in a front yard. Located at 3403 Approved Sapphire Ct. on approx. 10,470 sq. ft. of land zoned R-4. Lee District. Tax Map 92-2 ((24)) 79.

9:00 A.M. GIOVANNI GARCIA, SP 2009-PR-073 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to

SC permit accessory structure to remain 14.6 ft. from side lot line. Located at 8432 Overbrook Denied Rd. on approx. 1.0 ac. of land zoned R-1. Providence District. Tax Map 49-3 ((8)) 16.

9:00 A.M. SHERRY BROWN, SP 2008-MV-059 Appl. under Sect(s). 8-918, 8-922 and 8-923 of the Zoning Ordinance to permit accessory dwelling unit and for reduction of certain yard

SC requirements to permit addition 11.6 ft. from side lot line and fence greater than 4.0 ft. in Decision height to remain in the front yard of a corner lot. Located at 8324 Frye Rd. on approx. Deferred to 21,750 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 101-3 ((11)) 11. (Admin. 11/3/09 at moved from 9/16/08, 12/2/08, 3/3/09, and 6/2/09 at appl. req.) (Decision deferred from appl. req. 9/15/09)

- 9:00 A.M. RAJ KONERU, SP 2009-DR-072 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height in the front yards of a corner lot. Located at 8334 Alvord St. on approx. 1.22 ac. of land zoned R-1. Dranesville District. Tax Map 20-3 ((1)) 23.  
DH  
Decision  
Deferred to  
11/17/09
- 9:00 A.M. RICHARD MONTGOMERY, SP 2009-SU-075 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 13224 Coralberry Dr. on approx. 10,350 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 35-3 ((20)) 53.  
DH  
Denied
- 9:00 A.M. DOUGLAS H. GOLDHUSH/WANDA GOLDHUSH, SP 2009-DR-071 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of an accessory structure 10.0 ft. from side lot line. Located at 6514 Sunny Hill Ct. on approx. 24,258 sq. ft. of land zoned R-1 (Cluster). Dranesville District. Tax Map 22-3 ((4)) 64.  
SJ  
Approved
- 9:00 A.M. TRUSTEES OF LORD OF LIFE LUTHERAN CHURCH, SPA 95-S-050 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 95-S-050 previously approved for church to permit addition of nursery school. Located at 13421 Twin Lakes Dr. on approx. 3.76 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-1 ((1)) 17 and 66-3 ((1)) 39A.  
SJ  
Admin.  
Moved to  
12/1/09 at  
appl. req.
- 9:30 A.M. MHC MEADOWS OF CHANTILLY, LLC, A 2009-SU-012  
Withdrawn
- 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, 6/17/08, 12/16/08, and 4/14/09)  
DWH  
Decision  
Deferred to  
3/31/10 at  
appl. req.
- 9:30 A.M. MERRIFIELD GROUP, LLC, A 2009-PR-006 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established uses without an approved site plan, minor site plan waiver, building permits or Non-Residential Use Permit all in violation of Zoning Ordinance provisions. Located at 2931, 2947, 2943 and 2939 Mayberry St. on approx. 1.89 ac. of land zoned I-5. Providence District. Tax Map 49-4 ((1)) 38, 39, 40 and 41. (Admin. moved from 5/19/09 at appl. req.)  
DWH  
Admin.  
Moved to  
1/27/10 at  
appl. req.



9:30 A.M.      BAHRAM B. FOROUZANFAR, A 2009-MA-033 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant has paved a portion of the front yard on property located in the R-2 District in excess of the allowable surface area under Zoning Ordinance provisions. Located at 6548 Spring Valley Dr. on approx. .752 ac. of land zoned R-2. Mason District. Tax Map 71-4 ((1)) 52. (Admin. Moved from 10/20/09)

CB  
Decision  
Deferred to  
4/14/10

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 3, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 3, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. ANTHONY D. HARRIS, SP 2009-BR-080 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. Located at 5752 Mason Bluff Dr. on approx. 2,970 sq. ft. of land zoned R-5. Braddock District. Tax Map 78-1 ((13)) 185.  
DH  
Approved
- 9:00 A.M. C. SCOT ATKINS, CARLA S. ATKINS, SP 2009-SU-081 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 14099 Eagle Chase Ci. on approx. 9,200 sq. ft. of land zoned PDH-2 and WS. Sully District. Tax Map 44-2 ((20)) 60.  
DH  
Approved
- 9:00 A.M. LESLEY HONGIKSUNG LEE, SP 2009-MA-078 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 4108 Woodland Rd. on approx. 43,564 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 60-3 ((12)) 6.  
SJ  
Approved
- 9:00 A.M. HARCO III, INC., T/A FAST EDDIES, SPA 95-Y-069-03 Appl. under Sect(s). 4-703 of the Zoning Ordinance to amend SP 95-Y-069 previously approved for billiard hall with an eating establishment to permit dance hall and modification of development conditions. Located at 14100, 14114 - 14116 Lee Hwy. on approx. 9.3 ac. of land zoned C-7, HC, SC and WS. Sully District. Tax Map 54-4 ((1)) 8C. (Admin. moved from 6/16/09, 7/14/09, and 9/29/09 at appl. req.)  
SJ  
Approved
- 9:00 A.M. PAMELA M. DELILLIO, SP 2009-HM-077 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit construction of fence greater than 4.0 ft. in height in a front yard. Located at 2405 Sweetbay La. on approx. 17,981 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 26-4 ((3)) 90 (Concurrent with VC 2009-HM-003).  
SC  
Approved

- 9:00 A.M. PAMELA M. DELILLIO, VC 2009-HM-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structure to remain in the front yard of a lot containing 36,000 sq. ft. or less. Located at 2405 Sweetbay La. on approx. 17,981 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 26-4 ((3)) 90 (Concurrent with SP 2009-HM-077).  
SC  
Approved
- 9:00A.M. PEREGRIN E. GILMAN, SP 2009-HM-079 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 11690 Bennington Woods Rd. on approx. 13,132 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 11-4 ((3)) (5) 9.  
SC  
Approved
- 9:00 A.M. SHERRY BROWN, SP 2008-MV-059 Appl. under Sect(s). 8-918, 8-922 and 8-923 of the Zoning Ordinance to permit accessory dwelling unit and for reduction of certain yard requirements to permit addition 11.6 ft. from side lot line and fence greater than 4.0 ft. in height to remain in the front yard of a corner lot. 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. (Admin. moved from 9/16/08, 12/2/08, 3/3/09, and 6/2/09 at appl. req.) (Decision deferred from 9/15/09 and 10/27/09)  
SC  
Approved-In-Part
- 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. (Admin. moved from 9/9/08 and 7/14/09 at appl. req.) (Deferred from 11/4/08 and 12/9/08 at appl. req.) (Moved from 3/3/09, inclement weather)  
EO  
Continued to 1/6/10 at appl. req.
- 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 in excess of 2,500 square feet by installing a brick and slate walkway in the side yard and has altered the pre-existing drainage swale 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. (Admin. moved from 10/28/08, 1/27/09, 4/21/09, 6/30/09, and 10/20/09 at appl. req.)  
DWH  
Upheld
- 9:30 A.M. CALVARY MEMORIAL PARK, INC. T/A FAIRFAX MEMORIAL PARK AND FAIRFAX MEMORIAL FUNERAL HOME, LLC, A 2008-BR-040 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that, according to the conditions specified in Special Permit Amendment SPA 81-A-022-8, the expiration date for the mausoleums and columbariums approved with SPA 81-A-022-4 and extended by SPA 81-A-022-5 shall continue to remain in effect. Located at 4401 Burke Station Rd. and 9900 and 9902 Braddock Rd. on approx. 127.04 ac. of land zoned R-1. Braddock District. Tax Map 69-1 ((1)) 1, 12 and 12A. (Admin. moved from 5/19/09, 5/12/09, and 7/28/09 at appl. req.)  
DWH  
Admin.  
Moved to 3/24/10 at appl. req.

- 9:30 A.M. CALVARY MEMORIAL PARK, INC. (T/A FAIRFAX MEMORIAL PARK) AND FAIRFAX MEMORIAL FUNERAL HOME, LLC, A 2008-BR-064 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a grading plan cannot be approved because dirt stockpiling shown on the grading plan is not in conformance with Special Permit SPA 81-022-08. Located at 4401 Burke Station Rd. and 9900 and 9902 Braddock Rd. on approx. 127.04 ac. of land zoned R-1. Braddock District. Tax Map 69-1 ((1)) 1, 12 and 12A. (Admin. moved from 2/3/09, 5/19/09, 5/12/09, and 7/28/09 at appl. req.)
- KG  
Admin.  
Moved to  
3/24/10 at  
appl. req.
- 9:30 A.M. KENNETH AND MARIA CLINE, A 2008-SP-061 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are exceeding the number of dogs that may be kept 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. (Admin. moved from 1/27/09, 3/24/09, 7/28/09, and 9/29/09 at appl. req.)
- BP  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 10, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 10, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 17, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 17, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. STACY A. HOEFLICH, SP 2009-MV-087 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 1.0 ft. from side lot line and 5.0 ft. from rear lot line. Located at 5647 Fenwick Dr. on approx. 3,616 sq. ft. of land zoned R-8. Mt. Vernon District. Tax Map 83-1 ((16)) 9A.  
LF  
Approved
- 9:00 A.M. ANTHONY J. AND CAROL D. TETHER, SP 2009-MA-083 (keeping of animals)  
SC  
Admin.  
Moved to  
12/1/09 at  
appl. req.
- 9:00 A.M. CONSTANTINE SARA KINIS, SP 2009-MA-088 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 3215 Hallran Rd. on approx. 10,735 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((4)) 12.  
SC  
Denied
- 9:00 A.M. RAED (RUDY) Z RIHANI, SP 2009-DR-057 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7419 Tillman Dr. on approx. 23,526 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-3 ((1)) 8D. (Admin. moved from 9/22/09 for notices)  
SC  
Approved
- 9:00 A.M. JOHN G. CULBERTSON, SP 2009-MV-084 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7805 Accotink Pl. on approx. 21,875 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-2 ((9)) 2.  
SJ  
Approved

- 9:00 A.M. JON M. AND PAMELA K. YEREB, SP 2009-LE-086 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction to certain yard requirements to permit construction of addition 6.0 ft. from side lot line. Located at 4617 Winston Pl. on approx. 12,683 sq. ft. of land zoned R-3. Lee District. Tax Map 92-1 ((6)) 54.  
SJ  
Approved
- 9:00 A.M. PAUL & CHRISTINE HANCHER, SP 2009-HM-082 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 13019 Piney Glade Rd. on approx. 8,751 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 25-1 ((18)) 18.  
DH  
Approved
- 9:00 A.M. BARRANDA RIDGE, LLC, AND DREAM TO RIDE, LLC, SP 2009-SP-067 (riding and boarding facility) (Admin. moved from 10/6/09 at appl. req.)  
DH  
Admin.  
Moved to  
5/26/10  
at appl. req.
- 9:00 A.M. THE NEW VISION COMMUNITY CHURCH, INC., SP 2009-SU-018 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church with private school of general education. Located at 14927 Lee Hwy. on approx. 10.0 ac. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((3)) 28. (Admin. moved from 6/16/09, 7/14/09, and 8/11/09 at appl. req.) (Decision deferred from 9/29/09)  
DH  
Decision  
Deferred to  
12/15/09
- 9:00 A.M. RAJ KONERU, SP 2009-DR-072 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height in the front yards of a corner lot. Located at 8334 Alvord St. on approx. 1.22 ac. of land zoned R-1. Dranesville District. Tax Map 20-3 ((1)) 23. (Decision deferred from 10/27/09)  
DH  
Approved
- 9:30 A.M. ALFRED H. THOMPSON AND AUDREY THOMPSON, A 2009-PR-004 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are allowing a junk yard and storage yard to be operating on property in the R-1 and HC Districts in violation of Zoning Ordinance provisions. Located at 8915 Lee Hy. On approx. 9.55 ac. of land zoned R-1 and HC. Providence District. Tax Map 48-4 ((1)) 54B. (Continued from 5/5/09) (Decision deferred from 8/11/09)  
CF  
Decision  
Deferred to  
2/10/10
- 9:30 A.M. BRIAN LEO KELLY, A 2009-PR-007 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a junk yard and storage yard on property in the R-1 and HC Districts in violation of Zoning Ordinance provisions. Located at 8915 Lee Hy. On approx. 9.55 ac. of land zoned R-1 and HC. Providence District. Tax Map 48-4 ((1)) 54B. (Continued from 5/5/09) (Decision deferred from 8/11/09)  
CF  
Decision  
Deferred to  
2/10/10

9:30 A.M.      MIDDLEBURG ASSOCIATES, LLC, A 2009-DR-037 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has erected an accessory structure that exceeds seven feet in height and does not comply with the minimum side yard requirements for the R-3 District in violation of Zoning Ordinance provisions. Located at 1253 Ingleside Av. on approx. 18,050 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-2 ((3)) 1B.  
CB  
Admin.  
Moved to  
3/24/10 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, 9/9/08, and 12/9/08 at appl. req.) (Continued from 3/24/09, 6/30/09, and 9/22/09)  
CF  
Upheld

**JOHN F. RIBBLE III, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 24, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 24, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 1, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 1, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. ANTHONY J. AND CAROL D. TETHER, SP 2009-MA-083 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. SC Denied Located at 6400 Lyric La. on approx. 12,086 sq. ft. of land zoned R-2. Mason District. Tax Map 61-1 ((11)) 524. (Admin. moved from 11/17/09 at appl. req.)
- 9:00 A.M. THIEN D. VU, SP 2009-BR-090 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structures to remain 9.2 ft., 6.3 ft. and 5.8 ft. from side lot lines. Located at 4409 Shirley Gate Rd. on approx. 43,547 sq. ft. of land zoned R-C and WS. Braddock District. Tax Map 56-4 ((6)) 5. SC Approved
- 9:00 A.M. RICHARD EISSNER, SP 2009-SP-091 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 18.4 ft. from rear lot line. Located at 9419 Onion Patch Dr. on approx. 9,120 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-3 ((3)) 505. DH Approved
- 9:00 A.M. GLENN ANDERSON, SP 2009-PR-092 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 33.7 ft. from front lot line of a corner lot. Located at 2336 Addison St. on approx. 31,790 sq. ft. of land zoned R-1. Providence District. Tax Map 39-3 ((6)) 19. DH Approved
- 9:00 A.M. JOSEPH W. & JOAN R. FIANDER, SP 2009-MA-089 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 8.5 ft. from side lot line and 12.8 ft. from rear lot line and to permit reduction of certain yard requirements to permit construction of addition 9.3 ft. from side lot line. Located at 3713 Rose La. on approx. 10,381 sq. ft. of land zoned R-3. Mason District. Tax Map 60-4 ((4)) (D) 14. SJ Approved

- 9:00 A.M. WENDY ARNOLD, SP 2009-LE-093 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 3.3 ft. from side lot line and 5.8 ft. from rear lot line and to permit reduction of certain yard requirements to permit construction of roofed deck 27.1 ft. from front lot line. Located at 5811 Larpin La. on approx. 14,541 sq. ft. of land zoned R-3. Lee District. Tax Map 82-1 ((6)) (F) 3.  
SJ  
Admin.  
Moved to  
1/6/10 for  
Ads
- 9:00 A.M. TRUSTEES OF LORD OF LIFE LUTHERAN CHURCH, SPA 95-S-050 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 95-S-050 previously approved for church to permit addition of nursery school . Located at 13421 Twin Lakes Dr. on approx. 3.76 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-1 ((1)) 17 and 66-3 ((1)) 39A. (Admin. moved from 10/27/09 at appl. req.)  
SJ  
Deferred to  
1/13/10 at  
appl. req.
- 9:30 A.M. JOHN D. BIRGE AND SUSAN D. FADOUL, A 2009-DR-005 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a proposed single family detached condominium development in the R-3 District may not provide access via private driveways onto a public street. Located at 1300, 1308, 1312 and 1316 Ingleside Av. on approx. 2.02 ac. of land zoned R-3. Dranesville District. Tax Map 30-2 ((1)) 1A, 5, 6, 7 and 8. (Admin. moved from 5/19/09 and 8/11/09 at appl. req.)  
CB  
Admin.  
Moved to  
3/24/10 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.) (Deferred from 12/9/08 at appl. req.) (Continued from 7/14/09)  
BP  
Continued  
to 9/15/10

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 8, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 8, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. TSION TESFAYE, VC 2009-BR-004 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 2.0 ft. from side lot line. Located at 7724 Heritage Dr. on approx. 11,053 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-4 ((9)) 1.  
SC  
Approved
- 9:00 A.M. CHINMAYA MISSION WASHINGTON REGIONAL CENTER, SPA 00-Y-050-02 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 00-Y-050 previously approved for church to permit a change in permittee. Located in the S.W. quadrant of the intersection of Pleasant Valley Rd. and Blue Spring Dr. on approx. 8.64 ac. of land zoned R-C and WS. Sully District. Tax Map 33-2 ((1)) 12A.  
SC  
Approved
- 9:00 A.M. JOSEPH D. LUDOVICI, SP 2009-MV-095 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 1143 Greenway Rd. on approx. 9,719 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-2 ((12)) 141.  
SJ  
Approved
- 9:00 A.M. THANH TRAN, SP 2009-SU-096 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 5366 Wharton Park Ct. on approx. 10,634 sq. ft. of land zoned R-3. Sully District. Tax Map 54-4 ((21)) 4.  
DH  
Approved
- 9:00 A.M. TRUSTEES OF DRANESVILLE UNITED METHODIST CHURCH, SPA 83-D-022-04 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 83-D-022 previously approved for place of worship, private school of general education and columbarium to permit site modifications. Located at 1089 Liberty Meeting Ct. on approx. 8.11 ac. of land zoned R-1. Dranesville District. Tax Map 6-4 ((1)) 66B, 70A and 6-4 ((14)) A. (Admin. moved from 10/20/09 at appl. req.)  
DH  
Admin.  
Moved to  
1/13/10 at  
appl. req.

- 9:30 A.M. KEVIN M. FERGUSON AND C. NICOLE FERGUSON, A 2009-MV-035 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a junk yard and a storage yard on property in the R-E District in violation of Zoning Ordinance provisions. Located at 7408 Old Spring Dr. on approx. 1.29 ac. of land zoned R-E. Mount Vernon District. Tax Map 118-1 ((2)) 37. (Admin. moved from 10/6/09 at appl. req.)  
BP  
Continued to 1/27/10
- 9:30 A.M. SCI VIRGINIA FUNERAL SERVICES, INC., A 2009-PR-038 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has expanded the use and conducted land disturbing activity on property in a Resource Protection area and the R-1 District, which is not in conformance with the conditions of Special Permit Amendment SPA 88-P-050-1, in violation of Zoning Ordinance provisions. Located on approx. 74.65 ac. of land zoned R-1. Providence District. Tax Map 50-1 ((1)) 36.  
CB  
Upheld
- 9:30 A.M. RICHARD LORD, A 2009-SP-039 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit and that modifications to an unfinished basement have been made without an approved Building Permit 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.  
MS  
Upheld

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 15, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 15, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 CHURCH FOR ALL NATIONS, INC., SPA 83-P-057-05 (change in permittee and  
SL deletion of land area)  
Admin.  
Moved to  
1/13/10 at  
appl. req.
- 9:00 A.M. NAWAL TODI, SP 2009-PR-070 Appl. under Sect(s). 8-922 of the Zoning Ordinance to  
SC permit reduction of certain yard requirements to permit construction of addition 10.3 ft.  
Approved from front lot line. Located at 2121 Tysons Executive Ct. on approx. 7,567 sq. ft. of land  
zoned PDH-3. Providence District. Tax Map 39-2 ((48)) 1. (Deferred from 10/20/09 at  
appl. req.)
- 9:00 A.M. JONATHAN B. & ELISABETH R. MORSE, SP 2009-DR-099 (50% reduction)  
SC  
Admin.  
Moved to  
1/6/10 at  
appl. req.
- 9:00 A.M. MARY S. STUP/TRUSTEE, SP 2009-DR-098 Appl. under Sect(s). 8-914 and 8-922 of the  
DH Zoning Ordinance to permit reduction to minimum yard requirements based on error in  
Approved building location to permit open deck to remain 6.25 ft. from side lot line and reduction of  
certain yard requirements to permit construction of addition 12 ft. 11 in. from rear lot line.  
Located at 10910 Shallow Creek Dr. on approx. 37,587 sq. ft. of land zoned R-1.  
Dranesville District. Tax Map 12-1 ((17)) 40.

- 9:00 A.M. THE NEW VISION COMMUNITY CHURCH, INC., SP 2009-SU-018 Appl. under Sect(s).  
3-C03 of the Zoning Ordinance to permit a church with private school of general education.  
DH Located at 14927 Lee Hwy. on approx. 10.0 ac. of land zoned R-C and WS. Sully District.  
Decision Tax Map 64-2 ((3)) 28. (Admin. moved from 6/16/09, 7/14/09, and 8/11/09 at appl. req.)  
Deferred (Decision deferred from 9/29/09 and 11/17/09)  
to 2/24/10
- 9:00 A.M. JAMES BAKER, SP 2009-BR-094 Appl. under Sect(s). 8-918 and 8-922 of the Zoning  
Ordinance to permit an accessory dwelling unit and reduction of certain yard  
SJ requirements to permit construction of additions 6.0 ft. from side lot line. Located at 6305  
Denied Gormley Pl. on approx. 17,848 sq. ft. of land zoned R-3. Braddock District. Tax Map 79-4  
((2)) 623.
- 9:00 A.M. ST. MARK COPTIC ORTHODOX CHURCH OF WASHINGTON, D.C., SPA 89-S-013-02  
Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 89-S-013 previously  
SJ approved for church with child care center to permit increase in land area, the addition of a  
Approved nursery school and private school of general education and site modifications including  
building additions. Located at 11821, 11829, 11901, 11911, 11919 Braddock Rd. on  
approx. 16.85 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((4))  
27A, 31, 32, 33, 34 and 42. (Admin. moved from 8/11/09 at appl. req.) (Deferred from  
10/6/09 at appl. req.)
- 9:30 A.M. EXXON MOBIL CORPORATION, A 2009-SU-019 (Admin. moved from 7/7/09 at appl.  
Admin. req.)  
Moved to  
5/19/10 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 22, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 22, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 29, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 29, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 --***