

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 5, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 5, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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.      LENNA STORM, SP 2010-PR-061 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 8.6 ft. from side lot line. Located at 8537 Pepperdine Dr. on approx. 16,774 sq. ft. of land zoned R-3. Providence District. Tax Map 49-1 ((9)) (O) 40.  
DH  
Withdrawn
- 9:00 A.M.      HARRIS ARLINSKY, SP 2010-SP-062 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 17.6 ft. from rear lot line. Located at 13070 Autumn Willow Dr. on approx. 8,525 sq. ft. of land zoned PDH-2 and WS. Springfield District. Tax Map 55-3 ((10)) 75.  
DH  
Approved
- 9:00 A.M.      HARVEST CHINESE CHRISTIAN CHURCH, SP 2009-SU-066 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit church with child care center. Located at 6612 Cedar Spring Rd. and 15201 Lee Hwy. on approx. 4.05 ac. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((2)) 5 and 6. (Indefinitely deferred from 10/6/09 at appl. req.) (Reactivated from indefinitely deferred on 12/9/09) (Admin. moved from 3/3/10, 5/26/10, 7/14/10, 8/11/10, 9/15/10, and 11/3/10 at appl. req.)  
SJ  
Continued to 3/16/11
- 9:00 A.M.      BOARD OF TRUSTEES OF SHALOM PRESBYTERIAN CHURCH OF WASHINGTON, SPA 00-S-063 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 00-S-063 previously approved for a church to permit the addition of a child care center. Located at 10501 New Rd. on approx. 3.98 ac. of land zoned R-1. Springfield District. Tax Map 77-4 ((1)) 18. (Decision deferred from 11/17/10)  
SJ  
Approved

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 12, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 12, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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.      SHELDON D. LU, SP 2010-SU-063 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 12768 Flat Meadow La. on approx. 8,800 sq. ft. of land zoned PDH-2. Sully District. Tax Map 35-2 ((8)) 280.  
DH  
Approved
- 9:00 A.M.      MICHAEL S. AND SHARON K. DEFFERDING, SP 2010-MA-056 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 15.6 ft. from rear lot line. Located at 6818 Alpine Dr. on approx. 42,596 sq. ft. of land zoned R-2. Mason District. Tax Map 71-2 ((5)) 74. (Admin. moved from 12/8/10 at appl. req.)  
SJ  
Admin.  
Moved to  
2/16/11 at  
appl. req.
- 9:00 A.M.      TRUSTEES OF THE MOUNT VERNON UNITED METHODIST CHURCH AND NEW CINGULAR WIRELESS PCS, LLC, D.B.A. AT&T MOBILITY, SPA 68-S-939 (place of worship & cell tower)  
SJ  
Application  
Acceptance  
Rescinded
- 9:00 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 storage yard on property in the C-8 District 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. (Admin. moved from 9/15/09 and 1/13/10 at appl. req.) (Continued from 3/31/10, 8/4/10, and 11/3/10)  
JC  
Continued  
to 2/2/11

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 19, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 19, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 --***

\*\*\* MEETING CANCELLED DUE TO INCLEMENT WEATHER \*\*\*

BOARD OF ZONING APPEALS AGENDA  
JANUARY 26, 2011

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 26, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 ST. JAMES EPISCOPAL CHURCH AND T-MOBILE NORTHEAST LLC,  
SL SPA 86-V-052-03 (in association with SE 2009-MV-006) (Indefinitely deferred from 10/6/09  
Admin. at appl. req.) (Reactivated and scheduled for 11/17/10) (Admin. moved from 11/17/10 at  
Moved to appl. req.)  
2/16/11 at  
app. req.
- 9:00 A.M. SNSA, INC., d/b/a FAST EDDIE'S BILLIARD CAFÉ, SPA 95-V-031-04 (change in  
DH development conditions) (Admin. moved from 8/11/10, 9/22/10, 11/17/10, and 12/15/10 at  
Admin. appl. req.)  
Moved to  
3/23/11 at  
appl. req.
- 9:00 A.M. HIGHLANDS SWIM AND TENNIS CLUB, INC., SPA 76-S-214 Appl. under Sect(s). 3-103  
of the Zoning Ordinance to amend S 214-76 previously approved for a swim and tennis  
DH club to permit site modifications. Located at 1515 Bryan Branch Rd. on approx. 9.42 ac. of  
Admin. land zoned R-1. Dranesville District. Tax Map 31-1 ((1)) 4A and 31-3 ((1)) 185A.  
Moved to (Continued from 12/8/10 and 12/15/10 at appl. req.)  
2/16/11
- 9:00 A.M. ALAN DIAMOND, SP 2010-SP-064 Appl. under Sect(s). 8-918 of the Zoning Ordinance to  
permit an accessory dwelling unit within the existing dwelling. Located at 7006 Vancouver  
SJ Rd. on approx. 11,054 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map  
Admin. 89-2 ((7)) 168.  
Moved to  
2/16/11

9:00 A.M. ASHLEY NICOLE M. LE, SP 2010-LE-053 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on errors in building locations to permit addition to remain 20.0 ft. from front lot line, accessory structure to remain 9.8 ft. from rear lot line and accessory storage structure to remain 0.0 ft. from rear lot line. Located at 8116 Martha St. on approx. 7,259 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 101-4 ((5)) 10 (Concurrent with VC 2010-LE-006). (Admin. moved from 12/1/10 for ads)

SJ  
Admin.  
Moved to  
5/4/11 at  
appl. req.

9:00 A.M. ASHLEY NICOLE M. LE, VC 2010-LE-006 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent rear yard coverage. Located at 8116 Martha St. on approx. 7,259 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 101-4 ((5)) 10 (Concurrent with SP 2010 LE-053). (Admin. moved from 12/1/10 for ads)

SJ  
Admin.  
Moved to  
5/4/11 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 2, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 2, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 A. SILVERSTEIN & ROBERTA L. GARTSIDE, SP 2010-DR-065 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of carport 5'-1" from side lot line. Located at 1708 Warner Ave. on approx. 10,758 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-3 ((10)) 40.  
DH  
Approved
- 9:00 A.M. MRS. KIRSTEN BLALOCK GNIPP, SP 2010-MA-066 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 9.7 ft. from side lot line. Located at 3139 Creswell Dr. on approx. 10,888 sq. ft. of land zoned R-3. Mason District. Tax Map 51-3 ((11)) 140.  
DH  
Approved
- 9:00 A.M. EDWARD & LISA BENNETT, SP 2010-DR-060 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 7.2 ft. from side lot line and reduction of certain yard requirements to permit construction of second story addition 11.6 ft. and roofed deck 10.1 ft. from one side lot line and second story addition 7.5 ft. from other side lot line. Located at 6201 Park Rd. on approx. 17,540 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (2) 4A.  
SJ  
Approved
- 9:00 A.M. RP MRP TYSONS, LLC, A 2010-PR-011 (Admin. moved from 11/3/10 at appl. req.)  
Admin.  
Moved to  
5/4/11 at  
appl. req.

- 9:00 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, 10/27/09, 1/27/10, 5/26/10, and 11/3/10 at appl. req.)
- DWH  
Admin.  
Moved to  
4/13/11 at  
appl. req.
- 9:00 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 storage yard on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 10301 Richmond Hy. On approx. 1.68 ac. of land zoned C-8. Mount Vernon Tax Map 113-4 ((1)) 2. (Admin. moved from 9/15/09 and 1/13/10 at appl. req.) (Continued from 3/31/10, 8/4/10, 11/3/10, and 1/12/11)
- JC  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 9, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 9, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. JOHN B. & RENEE L. MAGEE, SP 2010-DR-069 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 15.0 ft. from rear lot line. Located at 1454 Hawks Nest Ct. on approx. 8,883 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 10-2 ((14)) 205.  
DH  
Approved
- 9:00 A.M. GBG, INC. DBA: GOLD'S GYM-CHANTILLY, SPA 87-S-088-04 Appl. under Sect(s). 5-503 of the Zoning Ordinance to amend SP 87-S-088 previously approved for a health club to permit change in permittee. Located at 14290 Sullyfield Ci. on approx. 5.2 ac. of land zoned I-5, AN and WS. Sully District. Tax Map 34-3 ((5)) D2.  
DH  
Admin.  
Moved to  
3/23/11 -  
Notices  
Not in  
Order
- 9:00 A.M. JEROME HAUER, SP 2010-MV-070 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 18.0 ft. from front lot line and 13' -1" from side lot line. Located at 7850 Southdown Rd. on approx. 16,474 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-2 ((18)) B2.  
SJ  
Approved

**JOHN F. RIBBLE III, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 16, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 16, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 ST. JAMES EPISCOPAL CHURCH AND T-MOBILE NORTHEAST LLC,  
SL SPA 86-V-052-03 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 86-V-  
Admin. 052 previously approved for church with child care center to permit the addition of a  
Moved to telecommunications facility. Located at 5614 Old Mill Rd. on approx. 4.88 ac. of land  
4/20/11 at zoned R-2. Mt. Vernon District. Tax Map 110-1 ((1)) 4B. (Indefinitely deferred from  
appl. req. 10/6/09 at appl. req.) (Reactivated and scheduled for 11/17/10) (Admin. moved from  
11/17/10 and 1/26/11 at appl. req.)
- 9:00 A.M. FARAH YAZDIZADEH, MEHRDAD ADIBPOUR, SP 2010-SP-068 (accessory dwelling  
DH unit)  
Admin.  
Moved to  
6/22/11 at  
appl. req.
- 9:00 A.M. HIGHLANDS SWIM AND TENNIS CLUB, INC., SPA 76-S-214 Appl. under Sect(s). 3-103  
DH of the Zoning Ordinance to amend S 214-76 previously approved for a swim and tennis  
Approved club to permit site modifications. Located at 1515 Bryan Branch Rd. on approx. 9.42 ac. of  
land zoned R-1. Dranesville District. Tax Map 31-1 ((1)) 4A and 31-3 ((1)) 185A.  
(Continued from 12/8/10 and 12/15/10 at appl. req.) (Admin. moved from 1/26/11)
- 9:00 A.M. ALAN DIAMOND, SP 2010-SP-064 Appl. under Sect(s). 8-918 of the Zoning Ordinance to  
SJ permit an accessory dwelling unit within the existing dwelling. Located at 7006 Vancouver  
Approved Rd. on approx. 11,054 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map  
89-2 ((7)) 168. (Admin. moved from 1/26/11)

- 9:00 A.M. MICHAEL S. AND SHARON K. DEFFERDING, SP 2010-MA-056 Appl. under Sect(s).  
8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit  
SJ construction of addition 15.6 ft. from rear lot line. Located at 6818 Alpine Dr. on approx.  
Approved 42,596 sq. ft. of land zoned R-2. Mason District. Tax Map 71-2 ((5)) 74. (Concurrent with  
VC 2011-MA-001). (Admin. moved from 12/8/10 and 1/12/11 at appl. req.)
- 9:00 A.M. MICHAEL S. AND SHARON K. DEFFERDING, VC 2011-MA-001 Appl. under Sect(s).  
10-103 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard  
SJ coverage. Located at 6818 Alpine Dr. on approx. 42,596 sq. ft. of land zoned R-2. Mason  
Withdrawn District. Tax Map 71-2 ((5)) 74. (Concurrent with SP 2010-MA-056).
- 9:00 A.M. PILGRIM COMMUNITY CHURCH, INC., SPA 81-A-002-05 Appl. under Sect(s). 3-103 of  
the Zoning Ordinance to amend SP 81-A-002 previously approved for a church to  
SJ permit site modifications (additional parking). Located at 4925 Twinbrook Rd. on approx.  
Admin. 5.15 ac. of land zoned R-1. Braddock District. Tax Map 69-3 ((1)) 29 and 29A.  
Moved to  
3/16/11 at  
appl. req.
- 9:00 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  
DWH determination that the appellants have established a college/university use on property in  
Admin. the C-3 District without special exception approval and without a valid Non-Residential Use  
Moved to Permit in violation of Zoning Ordinance provisions. Located at 4300 Evergreen La. On  
7/27/11 at approx. 38,885 sq. ft. of land zoned C-3. Mason District. Tax Map 71-2 ((2)) 13. (Admin.  
appl. req. moved from 7/10/07, 9/18/07, 11/27/07, 2/12/08, 4/1/08, 6/10/08, 11/4/08, 2/24/09,  
7/14/09, 1/13/10, 3/10/10, 5/26/10, 7/28/10, and 12/15/10 at appl. req.)
- 9:00 A.M. ROGER J. TEDD, A 2010-SP-014  
Admin.  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 23, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 23, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

**-- NO MEETING --**

**BOARD OF ZONING APPEALS AGENDA  
MARCH 2, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 2, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. GREENBRIAR CIVIC ASSOCIATION & NEW HOPE FELLOWSHIP CHURCH, SPA 78-P-192-03 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 78-P-192  
BK previously approved for community center and church to permit increase in parking and  
Approved site modifications. Located at 4615 Stringfellow Rd. on approx. 1.52 ac. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-3 ((1)) 11. (In association with SE 2010-SP-029)
- 9:00 A.M. ALI ABDI, SP 2010-SP-072 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in front yards of a corner lot. Located at 6318 Wendy Ann Ct. on approx. 21,058 sq. ft. of land zoned R-1 (Cluster). Springfield District.  
DH Tax Map 77-4 ((9)) 20.  
Approved
- 9:00 A.M. THOMAS L. JOHNSON, TRUSTEE AND VALERIE A. MILAZZO, TRUSTEE, SP 2010-PR-073 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 2610 Oakton Glen Dr. on approx. 14,793 sq. ft. of land zoned R-2 (Cluster). Providence District. Tax Map 37-4 ((16)) 58A.  
DH  
Approved
- 9:00 A.M. CHRISTOPHER W. DEVINE, TRUSTEE, SP 2010-DR-075 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit deck to remain 3.4 ft. from a side lot line and to permit reduction of certain yard requirements to permit construction of addition 14.5 ft. from rear lot line. Located at 12101 Eddyspark Dr. on approx. 10,151 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 11-1 ((4)) 256.  
SJ  
Approved

9:00 A.M. SANJEEV KAPOOR, A 2010-HM-015 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a use not permitted (a truck rental establishment) to operate on property in the PRC District without a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 11410 North Shore Dr. on approx. 37,096 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 17-2 ((1)) 7.  
RM  
Admin.  
Moved to  
9/14/11 at  
appl. req.

9:00 A.M. TAM DO, A 2010-MA-016 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-1 District in violation of Zoning Ordinance provisions. Located at 7105 Wilburdale Dr. on approx. 21,781 sq. ft. of land zoned R-1. Mason District. Tax Map 71-3 ((9)) 50.  
JC  
Admin.  
Moved to  
4/13/11 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**\*\*\* MEETING CANCELLED – NO APPLICATIONS SCHEDULED \*\*\***

**BOARD OF ZONING APPEALS AGENDA  
MARCH 9, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 9, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 16, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 16, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. COTTONTAIL SWIM AND RACQUET CLUB, INC., & T-MOBILE NORTHEAST, LLC, SPA  
MB 81-S-060-02 (amend SP for site modifications to permit telecom facility)  
Admin.  
Moved to  
5/11/11 at  
appl. req.
- 9:00 A.M. ORANGE HUNT SWIM CLUB, INC., & T-MOBILE NORTHEAST, LLC., SPA 72-S-098 (In  
association with SE 2010-SP-027) (amend SP for site modifications to permit telecom  
facility)  
WOD  
Admin.  
Moved to  
4/20/11 at  
appl. req.
- 9:00 A.M. MICHAEL J. MCKEON, VC 2011-MV-002 Appl. under Sect(s). 10-104 of the Zoning  
Ordinance to permit accessory structure to remain in the front yard of a through lot  
DH containing 36,000 sq. ft. or less. Located at 7824 West Boulevard Dr. on approx. 29,630  
Approved sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-2 ((17)) 67.
- 9:00 A.M. DAVID CARPENTER, SP 2011-LE-002 Appl. under Sect(s). 8-914 of the Zoning  
Ordinance to permit reduction to minimum yard requirements based on error in building  
DH location to permit accessory storage structure to remain 4.8 ft. from side lot line and 5.1 ft.  
Approved from rear lot line. Located at 5712 Broadmoor St. on approx. 12,442 sq. ft. of land zoned  
R-3 (Cluster). Lee District. Tax Map 91-4 ((4)) 631.

9:00 A.M. HARVEST CHINESE CHRISTIAN CHURCH, SP 2009-SU-066 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit church with child care center. Located at 6612 Cedar Spring Rd. and 15201 Lee Hwy. on approx. 4.05 ac. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((2)) 5 and 6. (Indefinitely deferred from 10/6/09 at appl. req.)  
SJ Decision Deferred to 4/20/11 (Reactivated from indefinitely deferred on 12/9/09) (Admin. moved from 3/3/10, 5/26/10, 7/14/10, 8/11/10, 9/15/10, and 11/3/10 at appl. req.) (Continued from 1/5/11)

9:00 A.M. PILGRIM COMMUNITY CHURCH, INC., SPA 81-A-002-05 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 81-A-002 previously approved for a church to permit site modifications (additional parking). Located at 4925 Twinbrook Rd. on approx. 5.15 ac. of land zoned R-1. Braddock District. Tax Map 69-3 ((1)) 29 and 29A. (Admin. moved from 2/16/11 at appl. req.)  
SJ Admin. Moved to 5/11/11 at appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
MARCH 23, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 23, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 MOUNT VERNON METHODIST CHURCH AND NEW CINGULAR  
SJ WIRELESS PCS, LLC, D.B.A. AT&T MOBILITY, SPA 80-V-089 Appl. under Sect(s). 3-  
Admin. 403 of the Zoning Ordinance to amend SP 80-V-089 previously approved for a church with  
moved to child care and telecommunications facility to permit additions to telecommunications  
4/20/11 at facility. Located at 2006 Belle View Blvd. on approx.. 4.46 ac. of land zoned R-4. Mt.  
appl. req. Vernon District. Tax Map 93-1 (91)) and 93-1 ((25)) (4) 14.
- 9:00 A.M. GBG, INC. DBA: GOLD'S GYM-CHANTILLY, SPA 87-S-088-04 Appl. under Sect(s). 5-503  
DH of the Zoning Ordinance to amend SP 87-S-088 previously approved for a health club to  
Continued permit change in permittee. Located at 14290 Sullyfield Ci. on approx. 5.2 ac. of land  
to 4/6/11 zoned I-5, AN and WS. Sully District. Tax Map 34-3 ((5)) D2. (Admin. moved from 2/9/11  
– Notices Not in Order)
- 9:00 A.M. SNSA, INC., d/b/a FAST EDDIE'S BILLIARD CAFÉ, SPA 95-V-031-04 Appl. under  
DH Sect(s). 3-403 of the Zoning Ordinance to amend SP 95-V-031 previously approved for a  
Decision billiard hall, eating establishment and dance hall to permit increase in seats, size of dance  
Deferred to hall and hours of operation. Located at 6220 Richmond Hwy. on approximately 2.84 ac. of  
4/6/11 at land zoned C-8, CRD and HC. Mt. Vernon District. Tax Map 83-3 ((1)) 22C and 22D.  
appl. req. (Admin. moved from 8/11/10, 9/22/10, 11/17/10, 12/15/10, and 1/26/11 at appl. req.)
- 9:00 A.M. CARLOS C. CADENAS AND LEDA S. CADENAS, A 2010-MA-017 Appl. under Sect(s).  
RM 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are allowing a  
Continued minimum of three families and at least one unrelated individual to reside in a single family  
to 4/13/11 dwelling on property in the R-4 District in violation of the Zoning Ordinance provisions.  
Located at 3007 Greenway Blvd. on approximately 10,966 sq. ft. of land zoned R-4.  
Mason District. Tax Map 50-4 ((17)) 85.

**JOHN F. RIBBLE III, CHAIRMAN**

*Revised February 1, 2019 (6:51PM)*

**BOARD OF ZONING APPEALS AGENDA  
MARCH 30, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 30, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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  
APRIL 6, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 6, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. GERTRUDE M. JENKINS, SP 2011-PR-001 Appl. under Sect(s). 8-914 and 8-923 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 5.2 ft. from rear lot line and 6.1 ft. from side lot line and to permit existing fence greater than 4.0 ft. in height to remain in a front yard. Located at 2920 Summerfield Rd. on approx. 10,023 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((15)) 73. (Concurrent with VC 2011-PR-003).  
SJ  
Approved
- 9:00 A.M. GERTRUDE M. JENKINS, VC 2011-PR-003 Appl. under Sect(s). 10-104 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 2920 Summerfield Rd. on approx. 10,023 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((15)) 73. (Concurrent with SP 2011-PR-001).  
SJ  
Approved
- 9:00 A.M. GBG, INC. DBA: GOLD'S GYM-CHANTILLY, SPA 87-S-088-04 Appl. under Sect(s). 5-503 of the Zoning Ordinance to amend SP 87-S-088 previously approved for a health club to permit change in permittee. Located at 14290 Sullyfield Ci. on approx. 5.2 ac. of land zoned I-5, AN and WS. Sully District. Tax Map 34-3 ((5)) D2. (Admin. moved from 2/9/11 – Notices Not in Order) (Continued from 3/23/11)  
DH  
Approved
- 9:00 A.M. SNSA, INC., d/b/a FAST EDDIE'S BILLIARD CAFÉ, SPA 95-V-031-04 Appl. under Sect(s). 3-403 of the Zoning Ordinance to amend SP 95-V-031 previously approved for a billiard hall, eating establishment and dance hall to permit increase in seats, size of dance hall and hours of operation. Located at 6220 Richmond Hwy. on approximately 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 8/11/10, 9/22/10, 11/17/10, 12/15/10, and 1/26/11 at appl. req.) (Decision deferred from 3/23/11)  
DH  
Approved-  
In-Part

- 9:00 A.M. MANSION HOUSE CLUB, INC., SPA 77-V-247-02 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP-77-V-247 previously approved for a swim and tennis club to permit site modifications including increase in height of light poles. Located at 9321 Old Mount Vernon Rd. on approx. 5.04 ac. of land zoned R-2. Mt. Vernon District. Tax Map 110-4 ((1)) 9D.  
DH  
Admin.  
Moved to  
6/8/11 at  
appl. req.
- 9:00 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, 6/23/09, 8/4/09, 2/24/10, 8/11/10, 9/15/10, 11/17/10, and 12/15/10)  
DWH  
Decision  
Deferred to  
5/25/11
- 9:00 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, 6/23/09, 8/4/09, 2/24/10, 8/11/10, 9/15/10, 11/17/10, and 12/15/10)  
DWH  
Decision  
Deferred to  
4/13/11
- 9:00 A.M. ROGER J. TEDD, A 2010-SP-019 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing the storage of a prohibited commercial vehicle and dumpsters in association with a heavy equipment and specialized vehicle sale, rental and service establishment use on property in the R-C District in violation of Zoning Ordinance provisions. Located at 11717 Amkin Dr. on approx. 5.06 ac. of land zoned R-C and WS. Springfield District. Tax Map 86-3 ((5)) 26.  
JC  
Upheld
- 9:00 A.M. ANTHONY ELLER AND BARBARA D. ELLER, A 2010-PR-018 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, have erected an accessory fence in the front yard that exceeds the 4-foot height restriction, and are occupying a structure that does not meet the minimum bulk regulations for the side yard setback requirement, all on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 1927 Byrd Rd. on approx. 10,934 sq. ft. of land zoned R-3. Providence District. Tax Map 39-1 ((10)) (4) 5B.  
JC  
Admin.  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
APRIL 13, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 13, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. JOAN F. ENDT, SP 2011-SP-003 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within the existing dwelling. Located at 7822 Belleflower Dr. on approx. 10,040 sq. ft. of land zoned PDH-3. Springfield District. Tax Map 89-2  
DH Approved ((14)) (11) 12.
- 9:00 A.M. JOE SOUKSAVATH, VC 2011-SU-004 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit waiver of the minimum lot area. Located at 6736 Cedar Spring Rd. on approx. 5.01 ac. of land zoned R-C. Sully District. Tax Map 64-2 ((8)) 6.  
SJ Approved
- 9:00 A.M. BIZUWORK TAFESSE AND HIWOT FESSEHA D/B/A HAVEN LOUNGE, SP 2011-MA-006 Appl. under Sect(s). 8-503 of the Zoning Ordinance to permit commercial recreational use (hookah lounge). Located at 3825-D South George Mason Dr. on approx. 1,175 sq. ft. of land zoned C-6 and CRD. Mason District. Tax Map 62-3 ((13)) 44.  
BC Approved
- 9:00 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, 10/27/09, 1/27/10, 5/26/10, 11/3/10, and 2/2/11 at appl. req.)  
DWH Admin. moved to 5/25/11 at appl. req.
- 9:00 A.M. TAM DO, A 2010-MA-016 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-1 District in violation of Zoning Ordinance provisions. Located at 7105 Wilburdale Dr. on approx. 21,781 sq. ft. of land zoned R-1. Mason District. Tax Map 71-3 ((9)) 50. (Admin. moved from 3/2/11 at appl. req.)  
JC Continued to 5/4/11

9:00 A.M. CARLOS C. CADENAS AND LEDA S. CADENAS, A 2010-MA-017 Appl. under sect(s).  
RM 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are allowing a  
Withdrawn dwelling on property in the R-4 District in violation of the Zoning Ordinance provisions.  
Located at 3007 Greenway Blvd. on approximately 10,966 sq. ft. of land zoned R-4.  
Mason District. Tax Map 50-4 ((17)) 85. (Continued from 3/23/11)

9:00 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  
Withdrawn 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, 6/23/09, 8/4/09, 2/24/10, 8/11/10, 9/15/10,  
11/17/10, 12/15/10, and 4/6/11)

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
APRIL 20, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 20, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. T-MOBILE NORTHEAST LLC & COMMONWEALTH SWIM CLUB, INC., SPA 79-A-075-  
MB 03 (amend SP to permit telecom facility) (Indefinitely deferred from 2/10/10) (Reactivated  
Indefinitely from indefinite deferral on 11/16/10)  
Deferred at  
appl. req.
- 9:00 A.M. ORANGE HUNT SWIM CLUB, INC., & T-MOBILE NORTHEAST, LLC., SPA 72-S-098 (In  
WOD association with SE 2010-SP-027) (amend SP for site modifications to permit telecom  
Indefinitely facility) (Admin. moved from 3/16/11 at appl. req.)  
Deferred at  
appl. req.
- 9:00 A.M. TRUSTEES OF ST. JAMES EPISCOPAL CHURCH AND T-MOBILE NORTHEAST LLC,  
SL SPA 86-V-052-03 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 86-V-  
Admin. 052 previously approved for church with child care center to permit the addition of a  
moved to telecommunications facility. Located at 5614 Old Mill Rd. on approx. 4.88 ac. of land  
6/22/11 at zoned R-2. Mt. Vernon District. Tax Map 110-1 ((1)) 4B. (Indefinitely deferred from  
appl. req. 10/6/09 at appl. req.) (Reactivated and scheduled for 11/17/10) (Admin. moved from  
11/17/10, 1/26/11, and 2/16/11 at appl. req.)
- 9:00 A.M. SIDNEY HAROLD ALEXANDER, JR., SP 2011-LE-004 Appl. under Sect(s). 8-914 of the  
BC Zoning Ordinance to permit reduction to minimum yard requirements based on error in  
Approved building location to permit addition to remain 21.2 ft. from rear lot line. Located at 7129  
Vantage Dr. on approx. 9,171 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map  
92-3 ((2)) 6092.

- 9:00 A.M. RUSSELL R. PAUGH, SP 2011-BR-008 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit carport to remain 1.69 ft. and accessory storage structure to remain 0.45 ft. from side lot line. Located at 7305 Leesville Blvd. on approx. 10,630 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (8) 2.  
SJ Admin. Moved to 5/25/11 at appl. req.
- 9:00 A.M. TRUSTEES OF THE MOUNT VERNON METHODIST CHURCH AND NEW CINGULAR WIRELESS PCS, LLC, D.B.A. AT&T MOBILITY, SPA 80-V-089 Appl. Under Sect(s). 3-403 of the Zoning Ordinance to amend SP 80-V-089 previously approved for a church with child care and telecommunications facility to permit additions to telecommunications facility. Located at 2006 Belle View Blvd. on approx.. 4.46 ac. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 (91)) and 93-1 ((25)) (4) 14. (Admin. moved from 3/23/11 at appl. req.)  
SJ Approved
- 9:00 A.M. HARVEST CHINESE CHRISTIAN CHURCH, SP 2009-SU-066 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit church with child care center. Located at 6612 Cedar Spring Rd. and 15201 Lee Hwy. on approx. 4.05 ac. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((2)) 5 and 6. (Indefinitely deferred from 10/6/09 at appl. req.) (Reactivated from indefinitely deferred on 12/9/09) (Admin. moved from 3/3/10, 5/26/10, 7/14/10, 8/11/10, 9/15/10, and 11/3/10 at appl. req.) (Continued from 1/5/11) (Decision deferred from 3/16/11)  
SJ Decision Deferred to 5/4/11
- 9:00 A.M. MOHAMED DAOUNY AND WALIMA, INC., D/B/A WALIMA CAFE, SP 2011-MA-005 Appl. under Sect(s). 8-503 of the Zoning Ordinance to permit a commercial recreation facility (Hookah Lounge). Located at 3823D South George Mason Dr. on approx. 1,600 sq. ft. of land zoned C-6 and CRD. Mason District. Tax Map 62-3 ((13)) 51.  
DH Approved
- 9:00 A.M. OCCOQUAN OVERLOOK LP, A 2011-MV-002 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination regarding the correct location of the boundary line separating the R-C and R-1 Districts on property located at Tax Map 106-3 ((1)) 4A. Located on approx. 63.51 ac. of land zoned R-C, R-1 and WS. Mt. Vernon District. Tax Map 106-3 ((1)) 4A.  
JR Deferred to 5/11/11 at appl. req.
- 9:00 A.M. WRNS ASSOCIATES, A 2011-DR-001 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing two separate businesses to operate without site plan approval, valid Non-Residential Use Permits, valid Building Permits, or approved sign permit applications and that these businesses have established accessory outdoor storage that does not meet size or location requirements, all on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 721 Walker Rd. on approx. 37,947 sq. ft. of land zoned C-8. Dranesville District. Tax Map 13-1 ((2)) 1A2. (To be heard in conjunction with A 2011-DR-003)  
RM Withdrawn



9:00 A.M. CLS LAWN & LANDSCAPE, A 2011-DR-003 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a contractor's offices and shops and a storage yard without site plan approval, a valid Non-Residential Use Permit, RM valid Building Permits, or approved sign permit applications and that this business has Admin. moved to established accessory outdoor storage that does not meet size or location requirements, 6/8/11 at all on property in the C-8 District in violation of Zoning Ordinance provisions. Located at appl. req. 721 Walker Rd. on approx. 37,947 sq. ft. of land zoned C-8. Dranesville District. Tax Map 13-1 ((2)) 1A2. (To be heard in conjunction with A 2011-DR-001)

**JOHN F. RIBBLE III, CHAIRMAN**

**\*\*\* MEETING CANCELLED – NO APPLICATIONS SCHEDULED \*\*\***

**BOARD OF ZONING APPEALS AGENDA  
APRIL 27, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 27, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

**BOARD OF ZONING APPEALS AGENDA  
MAY 4, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 4, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. SEAN AND KAREN REILLY, SP 2011-HM-009 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 19.2 ft. Located at 1836 St. Boniface St. on approx. 11,604 sq. ft. of land zoned R-2 (Cluster). Hunter Mill District. Tax Map 28-3 ((10)) 67.  
DH  
Approved
- 9:00 A.M. SARESH SHAH, SP 2010-MA-011 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 6413 Columbia Pk. on approx. 18,475 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((3)) 4. (Admin. moved from 4/21/10 and 6/9/10 at appl. req.) (Indefinitely deferred from 8/4/10 at appl. req.) (Reactivated from indefinitely deferred on 2/12/11)  
BC  
Approved
- 9:00 A.M. BELVA & VOLNEY WARNER, SP 2011-DR-010 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 and 16.2 ft. from front lot line. Located at 6802 Weaver Ave. on approx. 11,753 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((17)) 74. (Admin. moved from 5/11/11 at appl. req.)  
BC  
Decision deferred to 5/18/11
- 9:00 A.M. ASHLEY NICOLE M. LE, SP 2010-LE-053 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on errors in building locations to permit addition to remain 20.0 ft. from front lot line, accessory structure to remain 9.8 ft. from rear lot line and accessory storage structure to remain 0.0 ft. from rear lot line. Located at 8116 Martha St. on approx. 7,259 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 101-4 ((5)) 10 (Concurrent with VC 2010-LE-006). (Admin. moved from 12/1/10 for ads) (Admin. moved from 1/26/11 at appl. req.)  
SJ  
Admin. moved to 6/22/11 for ads

- 9:00 A.M. ASHLEY NICOLE M. LE, VC 2010-LE-006 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent rear yard coverage. Located at 8116 Martha St. on approx. 7,259 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 101-4 ((5))10 (Concurrent with SP 2010 LE-053). (Admin. moved from 12/1/10 for ads) (Admin. moved from 1/26/11 at appl. req.)  
SJ  
Admin.  
moved to  
6/22/11  
for ads
- 9:00 A.M. HARVEST CHINESE CHRISTIAN CHURCH, SP 2009-SU-066 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit church with child care center. Located at 6612 Cedar Spring Rd. and 15201 Lee Hwy. on approx. 4.05 ac. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((2)) 5 and 6. (Indefinitely deferred from 10/6/09 at appl. req.) (Reactivated from in definitely deferred on 12/9/09) (Admin. moved from 3/3/10, 5/26/10, 7/14/10, 8/11/10, 9/15/10, and 11/3/10 at appl. req.) (Continued from 1/5/11) (Decision deferred from 3/16/11 and 4/20/11)  
SJ  
Approved
- 9:00 A.M. RP MRP TYSONS, LLC, A 2010-PR-011 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that monetary compensation for residual damages resulting from land dedication would preclude the receipt of density credit for the area of land being dedicated. Located at 7950 Jones Branch Dr. on approx. 17.34 ac. of land zoned C-3. Providence District. Tax Map 29-2 (915) C1. (Admin. moved from 11/3/10 and 2/2/11 at appl. req.)  
CB  
Admin.  
moved to  
7/27/11 at  
appl. req.
- 9:00 A.M. TAM DO, A 2010-MA-016 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-1 District in violation of Zoning Ordinance provisions. Located at 7105 Wilburdale Dr. on approx. 21,781 sq. ft. of land zoned R-1. Mason District. Tax Map 71-3 ((9)) 50. (Admin. moved from 3/2/11 at appl. req.) (Continued from 4/13/11)  
JC  
Admin.  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MAY 11, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 11, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. BELVA & VOLNEY WARNER, SP 2011-DR-010 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 and 16.2 ft. from front lot line. Located at 6802 Weaver Ave. on approx. 11,753 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((17)) 74.  
BC  
Admin.  
moved to  
5/4/11 at  
appl. req.
- 9:00 A.M. COTTONTAIL SWIM AND RACQUET CLUB, INC., & T-MOBILE NORTHEAST, LLC, SPA 81-S-060-02 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 81-S-060 previously approved for community swimming pool and tennis courts to permit telecommunications facility. Located at 7000 Cottontail Ct. on approx. 2.71 ac. of land zoned R-2. Springfield District. Tax Map 88-2 ((12)) H. (Associated with SE 2010-SP-026 and 2232-S10-19.) (Admin. moved from 3/16/11 at appl. req.)  
MB  
Indefinitely  
Deferred at  
appl. req.
- 9:00 A.M. ERIC BONETTI, SP 2011-LE-012 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit dwelling to remain 9.6 ft. from side lot line. Located at 7314 Bath St. on approx. 10,655 sq. ft. of land zoned R-3. Lee District. Tax Map 80-3 ((2)) (34) 23.  
DH  
Approved
- 9:00 A.M. FREDI G. GUERKE, SP 2011-MV-013 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit dwelling to remain 4.3 ft. from side lot line such that side yards total 13.7 ft. Located at 7918 Grimsley St. on approx. 9,176 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 101-1 ((5)) (25) 5.  
DH  
Decision  
Deferred  
to 7/13/11

9:00 A.M. PILGRIM COMMUNITY CHURCH, INC., SPA 81-A-002-05 Appl. under Sect(s). 3-103 of  
the Zoning Ordinance to amend SP 81-A-002 previously approved for a church to  
SJ permit site modifications (additional parking). Located at 4925 Twinbrook Rd. on approx.  
Decision 5.15 ac. of land zoned R-1. Braddock District. Tax Map 69-3 ((1)) 29 and 29A. (Admin.  
Deferred to moved from 2/16/11 and 3/16/11 at appl. req.)  
7/13/11

9:00 A.M. OCCOQUAN OVERLOOK LP, A 2011-MV-002 Appl. under sect(s). 18-301 of the Zoning  
Ordinance. Appeal of a determination regarding the correct location of the boundary line  
JR separating the R-C and R-1 Districts on property located at Tax Map 106-3 ((1)) 4A.  
Decision Located on approx. 63.51 ac. of land zoned R-C, R-1 and WS. Mt. Vernon District. Tax  
Deferred to Map 106-3 ((1)) 4A. (Deferred from 4/20/11 at appl. req.)  
6/8/11

9:00 A.M. MALCOLM FIVE, A 2011-MA-005  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MAY 18, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 18, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, call the Zoning Evaluation Division at 324-1280. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 A. WALKER, SP 2011-SP-016 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 22.95 ft. and deck 12.76 ft. from rear lot line. Located at 7203 Sontag Way on approx. 12,524 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-4 ((6)) 11.  
SJ  
Approved
- 9:00 A.M. MICHAEL BYRNE, SP 2011-SP-015 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of accessory structure 10.6 ft. from side lot line. Located at 12408 Ramrod Ct. on approx. 44,540 sq. ft. of land zoned R-1 and WS. Springfield District. Tax Map 55-4 ((4)) 17.  
DH  
Approved
- 9:00 A.M. JEFFREY HOYT, SP 2011-SU-017 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit modification to minimum yard requirements based on error in building location to permit one accessory structure to remain 0.0 ft. and second accessory structure 1.8 ft. from rear lot line and existing dwelling 16.0 ft. from front lot line and to permit construction of second story addition 16.0 ft. from front lot line and 20.8 ft. from rear lot line. Located at 12809 Gatepost Ct. on approx. 10,648 sq. ft. of land zoned PDH-2. Sully District. Tax Map 35-2 ((8)) (7) 17.  
DH  
Approved
- 9:00 A.M. BELVA & VOLNEY WARNER, SP 2011-DR-010 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 and 16.2 ft. from front lot line. Located at 6802 Weaver Ave. on approx. 11,753 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((17)) 74. (Admin. moved from 5/11/11 at appl. req.) (Decision deferred from 5/4/11)  
BC  
Approved
- 9:00 A.M. BUDDHIST TZU CHI FOUNDATION & BUDDHIST TZU CHI EDUCATION FOUNDATION D/B/A TZU CHI GREAT LOVE PRESCHOOL AND KINDERGARTEN, SP 2011-HM-007 Appl. under Sect(s). 6-303 of the Zoning Ordinance for an existing place of worship to permit the addition of a nursery school and child care center. Located at 1516 Moorings Dr. on approx. 2.18 ac. of land zoned PRC. Hunter Mill District. Tax Map 17-2 ((23)) 1.  
BC  
Deferred to 6/8/11

**JOHN F. RIBBLE III, CHAIRMAN**

*Revised February 1, 2019 (6:51PM)*

**BOARD OF ZONING APPEALS AGENDA  
MAY 25, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 25, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. NEW LIFE CHRISTIAN CHURCH, SP 2011-SU-011 Appl. under Sect(s). 5-503 of the Zoning Ordinance to permit commercial recreation uses in conjunction with a place of worship by right. Located at 14550 Lee Rd. on approx. 5.57 ac. of land zoned I-5 and WS. Sully District. Tax Map 34-3 ((1)) 23A.  
BC  
Admin.  
Moved to  
6/29/11 at  
appl. req.
- 9:00 A.M. ANDREW. E. HART, SP 2011-SP-022 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of addition 7.5 ft. from side lot line. Located at 9116 Steven Irving Ct. on approx. 13,628 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-2 ((4)) 500.  
BC  
Approved
- 9:00 A.M. WALDO D. & DIANE R. FREEMAN AS TTEES OF THE FREEMAN FAMILY TRUST, SP 2011-MA-021 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 12.0 ft. from side lot line. Located at 6201 Lakeview Dr. on approx. 16,944 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((14)) 61.  
DH  
Approved
- 9:00 A.M. CHARLOTTE J. HARTELL-GARCIA, SP 2011-BR-020 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 0.4 ft. from side lot line and to permit reduction of certain yard requirements to permit construction of addition 10.4 ft. from side lot line. Located at 5213 Light St. on approx. 12,400 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-4 ((4)) (56) 7.  
DH  
Approved



- 9:00 A.M. JOANNE M.MORGAN, SP 2011-SP-018 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 storage structure to remain 0.9 ft. from the rear lot line and 1.3 ft. from the side lot line and fence greater than 4.0 ft. in height to remain in a front yard. Located at 4201 Plaza La. on approx. 10,495 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-1 ((3)) (59) 1.  
SJ  
Approved
- 9:00 A.M. DIANE MANDELL HORWITZ, SP 2011-PR-019 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 12.9 ft. and deck 12.9 ft. from rear lot line. Located at 2995 Steven Martin Dr. on approx. 5,637 sq. ft. of land zoned R-5. Providence District. Tax Map 48-3 ((37)) 32.  
SJ  
Approved
- 9:00 A.M. RUSSELL R. PAUGH, SP 2011-BR-008 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit carport to remain 1.69 ft. and accessory storage structure to remain 0.45 ft. from side lot line. Located at 7305 Leesville Blvd. on approx. 10,630 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (8) 2. (Admin. moved from 4/20/11 at appl. req.)  
SJ  
Admin.  
Moved to  
6/8/11 at  
appl. req.
- 9:00 A.M. CAPITAL ONE BANK, A 2011-DR-006 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the design and color specifications of three existing façade signs are not in substantial conformance with the development conditions of Special Exception SE 2008-DR-003. Located at 1441 Dolley Madison Blvd. on approx. 29,122 sq. ft. of land zoned C-2, H-C, CRD and SC. Dranesville District. Tax Map 30-2 ((5)) 6A. (Concurrent with A 2011-DR-009).  
JR  
Admin.  
moved to  
6/22/11  
for ads
- 9:00 A.M. CAPITAL ONE BANK, A 2011-DR-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the design and color specifications of three existing façade signs are not in substantial conformance with the development conditions of Special Exception SE 2008-DR-003 in violation of Zoning Ordinance provisions. Located at 1441 Dolley Madison Blvd. on approx. 29,122 sq. ft. of land zoned C-2, H-C, CRD and SC. Dranesville District. Tax Map 30-2 ((5)) 6A. (Concurrent with A 2011-DR-006).  
JR  
Admin.  
moved to  
6/22/11  
for ads
- 9:00 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, 10/27/09, 1/27/10, 5/26/10, 11/3/10, 2/2/11, and 4/13/11 at appl. req.)  
DWH  
Admin.  
Moved to  
6/29/11 at  
appl. req.

9:00 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, 6/23/09, 8/4/09, 2/24/10, 8/11/10, 9/15/10, 11/17/10, 12/15/10, and 4/6/11)

DWH  
Dismissed

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JUNE 1, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 1, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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 8, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 8, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. JEAN-CHARLES JAFFRAY, SP 2011-DR-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 open deck to remain 24.7 ft. and stairs to remain 25.7 ft. from front lot line. Located at 5910 Woodley Rd. on approx. 20,041 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-4 ((4)) 309F.  
MM  
Approved
- 9:00 A.M. STEVEN BARNES & JANE QUIRK, SP 2011-MV-026 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 15.9 ft. from rear lot line. Located at 8305 Marble Dale Ct. on approx. 11,692 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((27)) 29.  
DH  
Approved
- 9:00 A.M. MANSION HOUSE CLUB, INC., SPA 77-V-247-02 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP-77-V-247 previously approved for a swim and tennis club to permit site modifications including increase in height of light poles. Located at 9321 Old Mount Vernon Rd. on approx. 5.04 ac. of land zoned R-2. Mt. Vernon District. Tax Map 110-4 ((1)) 9D. (Admin. moved from 4/6/11 at appl. req.)  
DH  
Admin.  
Moved to  
9/14/11 at  
appl. req.
- 9:00 A.M. MICHAEL A. SMITH, SP 2011-MV-023 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of a two-story addition 16.8 ft. from the rear lot line. Located at 8318 Woodacre St. on approx. 10,517 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-4 ((14)) 1.  
SJ  
Approved
- 9:00 A.M. RUSSELL R. PAUGH, SP 2011-BR-008 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building locations to permit addition to remain 5.9 ft. from side lot line and accessory storage structure to remain 0.45 ft. from side lot line and 5.76 ft. from rear lot line. Located at 7305 Leesville Blvd. on approx. 10,630 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (8) 2. (Admin. moved from 4/20/11 and 5/25/11 at appl. req.)  
SJ  
Approved-  
In-Part

- 9:00 A.M. JOHN J. HESS, SP 2011-SP-024 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 rear lot line. Located at 6628 Shalestone Ct. on approx. 9,796 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 65-4 ((2)) 435.  
BC  
Approved
- 9:00 A.M. BUDDHIST TZU CHI FOUNDATION & BUDDHIST TZU CHI EDUCATION FOUNDATION D/B/A TZU CHI GREAT LOVE PRESCHOOL AND KINDERGARTEN, SP 2011-HM-007 Appl. under Sect(s). 6-303 of the Zoning Ordinance for an existing place of worship to permit the addition of a nursery school and child care center. Located at 1516 Moorings Dr. on approx. 2.18 ac. of land zoned PRC. Hunter Mill District. Tax Map 17-2 ((23)) 1. (Deferred from 5/18/11)  
BC  
Approved
- 9:00 A.M. CLS LAWN & LANDSCAPE, A 2011-DR-003 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a contractor's offices and shops and a storage yard without site plan approval, a valid Non-Residential Use Permit, valid Building Permits, or approved sign permit applications and that this business has established accessory outdoor storage that does not meet size or location requirements, all on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 721 Walker Rd. on approx. 37,947 sq. ft. of land zoned C-8. Dranesville District. Tax Map 13-1 ((2)) 1A2. (Admin. moved from 4/20/11 at appl. req.)  
RM  
Admin.  
moved to  
9/14/11 at  
appl. req.
- 9:00 A.M. OCCOQUAN OVERLOOK LP, A 2011-MV-002 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination regarding the correct location of the boundary line separating the R-C and R-1 Districts on property located at Tax Map 106-3 ((1)) 4A. Located on approx. 63.51 ac. of land zoned R-C, R-1 and WS. Mt. Vernon District. Tax Map 106-3 ((1)) 4A. (Deferred from 4/20/11 at appl. req.) (Decision deferred from 5/11/11)  
JR  
Upheld

**JOHN F. RIBBLE III, CHAIRMAN**

**\*\*\* MEETING CANCELLED – NO APPLICATIONS SCHEDULED \*\*\***

**BOARD OF ZONING APPEALS AGENDA  
JUNE 15, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 15, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

**BOARD OF ZONING APPEALS AGENDA  
JUNE 22, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 22, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. FARAH YAZDIZADEH, MEHRDAD ADIBPOUR, SP 2010-SP-068 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 5826 Parakeet Dr. on approx. 9,456 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 78-2 ((11)) 87. (Admin. moved from 2/16/11 at appl. req.)  
DH  
Dismissed
- 9:00 A.M. LARRY & MARY ANN SNYDER, SP 2011-PR-031 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit addition to remain 21.8 ft. from front lot line. Located at 3021 Graham Rd. on approx. 7,707 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((5)) (4) 20. (Admin. moved from 7/13/11 at appl. req.)  
DH  
Approved
- 9:00 A.M. ASHLEY NICOLE M. LE, SP 2010-LE-053 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building locations to permit addition to remain 20.0 feet from front lot line and accessory storage structures to remain 0.0 feet from rear lot line and 1.2 feet from the side lot line. Located at 8116 Martha St. on approx. 7,259 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 101-4 ((5)) 10 (Concurrent with VC 2010-LE-006). (Admin. moved from 12/1/10 and 5/4/11 for ads) (Admin. moved from 1/26/11 at appl. req.)  
SJ  
Decision  
Deferred to 9/28/11
- 9:00 A.M. ASHLEY NICOLE M. LE, VC 2010-LE-006 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent rear yard coverage and accessory structures greater than 200 square feet in size. Located at 8116 Martha St. on approx. 7,259 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 101-4 ((5))10 (Concurrent with SP 2010 LE-053). (Admin. moved from 12/1/10 and 5/4/11 for ads) (Admin. moved from 1/26/11 at appl. req.)  
SJ  
Decision  
Deferred to 9/28/11

- 9:00 A.M. WARA WARA INC. T/A WARA WARA KARAOKE & PUB RESTAURANT, SP 2011-MA-028 Appl. under Sect(s). 8-503 of the Zoning Ordinance to permit a commercial indoor recreational use (karaoke). Located at 4231-R Markham St. on approx. 3.13 ac. of land zoned C-6, CRD, HC and SC. Mason District. Tax Map 71-1 ((20)) 3.  
BC  
Approved
- 9:00 A.M. TRUSTEES OF ST. JAMES EPISCOPAL CHURCH AND T-MOBILE NORTHEAST LLC, SPA 86-V-052-03 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 86-V-052 previously approved for church with child care center to permit the addition of a telecommunications facility. Located at 5614 Old Mill Rd. on approx. 4.88 ac. of land zoned R-2. Mt. Vernon District. Tax Map 110-1 ((1)) 4B. (Indefinitely deferred from 10/6/09 at appl. req.) (Reactivated and scheduled for 11/17/10) (Admin. moved from 11/17/10, 1/26/11, 2/16/11, and 4/20/11 at appl. req.)  
SL  
Admin  
moved to  
10/5/11 at  
appl. req.
- 9:00 A.M. SHAROKH TAYEBI, A 2011-DR-007 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-E District in violation of Zoning Ordinance provisions. Located at 900 Utterback Store Rd. on approx. 1 ac. of land zoned R-E. Dranesville District. Tax Map 7-3 ((1)) 27.  
RM  
Decision  
Deferred to  
10/5/11
- 9:00 A.M. CAPITAL ONE BANK, A 2011-DR-006 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the design and color specifications of three existing façade signs are not in substantial conformance with the development conditions of Special Exception SE 2008-DR-003. Located at 6890 Elm St. on approx. 29,122 sq. ft. of land zoned C-2, H-C, CRD and SC. Dranesville District. Tax Map 30-2 ((5)) 6A. (Concurrent with A 2011-DR-009). (Admin. moved from 5/25/11 for ads).  
JR  
Upheld
- 9:00 A.M. CAPITAL ONE BANK, A 2011-DR-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the design and color specifications of three existing façade signs are not in substantial conformance with the development conditions of Special Exception SE 2008-DR-003, in violation of Zoning Ordinance provisions. Located at 6890 Elm St. on approx. 29,122 sq. ft. of land zoned C-2, H-C, CRD and SC. Dranesville District. Tax Map 30-2 ((5)) 6A. (Concurrent with A 2011-DR-006). (Admin. moved from 5/25/11 for ads).  
JR  
Admin.  
Withdrawn
- 9:00 A.M. SNSA, INC. D/B/A FAST EDDIE'S BILLIARD CAFÉ, A 2011-MV-010 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the expiration of Non-Residential Use Permit (Non-RUP) #91170193 does not allow the continuation of any use or occupancy of the property until a new valid Non-RUP is issued. Located at 6220 Richmond Hy. on approx. 2.84 ac. of land zoned C-8, H-C and CRD. Mt. Vernon District. Tax Map 83-3 ((1)) 22C and 22D.  
MS  
Overturned

**JOHN F. RIBBLE III, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
JUNE 29, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 29, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. RUBEN JORDAN ROSALES, SP 2011-PR-029 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 2.2 ft. from side lot line. Located at 7208 Quincy Ave. on approx. 7,384 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((9)) 168.  
BC  
Approved
- 9:00 A.M. NEW LIFE CHRISTIAN CHURCH, SP 2011-SU-011 Appl. under Sect(s). 5-503 of the Zoning Ordinance to permit commercial recreation uses in conjunction with a place of worship by right. Located at 14550 Lee Rd. on approx. 5.57 ac. of land zoned I-5 and WS. Sully District. Tax Map 34-3 ((1)) 23A. (Admin. moved from 5/25/11 at appl. req.)  
BC  
Admin.  
Moved to  
8/10/11 at  
appl. req.
- 9:00 A.M. CHRISTINA L. GREATHOUSE, TRUSTEE, SP 2011-SU-027 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 22.7 ft. from rear lot line. Located at 13413 Peachwood Ct. on approx. 10,590 sq. ft. of land zoned R-2 (Cluster) and WS. Sully District. Tax Map 35-1 ((5)) 15.  
DH  
Approved
- 9:00 A.M. N. ELIZABETH KELLEHER & P. ROSS TAYLOR, VC 2011-DR-006 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of one addition 16.1 ft. from one front lot line and 11.5 ft. from other front lot line and another addition 10.9 ft. from front lot line. Located at 2304 Highland Ave. on approx. 10,007 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-4 ((18)) 11.  
DH  
Admin.  
Moved to  
7/27/11 at  
appl. req.

DH MARIA L. MICHAELS, SP 2011-SU-030 (error in building location)  
Admin.  
moved to  
7/13/11 at  
appl. req.

9:00 A.M. NORTHROP GRUMMAN SYSTEMS CORP., SP 2011-PR-036 Appl. under Sect(s). 8-923  
of the Zoning Ordinance to permit fence greater than 4.0 ft. in height in front yard. Located  
SCL at 2980 Fairview Park Dr. on approx. 6.44 ac. of land zoned PDC. Providence District.  
Approved Tax Map 49-4 ((13)) 13.

9:00 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  
DWH approved site plan, minor site plan waiver, building permits or Non-Residential Use Permit  
Admin. all in violation of Zoning Ordinance provisions. Located at 2931, 2947, 2943 and 2939  
Moved to Mayberry St. on approx. 1.89 ac. of land zoned I-5. Providence District. Tax Map 49-4  
8/3/11 at ((1)) 38, 39, 40 and 41. (Admin. moved from 5/19/09, 10/27/09, 1/27/10, 5/26/10, 11/3/10,  
appl. req. 2/2/11, 4/13/11, and 5/25/11 at appl. req.)

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JULY 6, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 6, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

***-- NO MEETING --***

**BOARD OF ZONING APPEALS AGENDA  
JULY 13, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 13, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. DONNA A. GRANAHAN, TRUSTEE, VC 2011-MV-005 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a dwelling 7.5 ft. from both side lot lines.  
BC Located at 8520 Highland Ln. on approx. 5,600 sq. ft. of land zoned R-2 and HC. Mt.  
Approved Vernon District. Tax Map 101-3 ((7)) 43.
- 9:00 A.M. ELIZABETH R. MADIGAN, SP 2011-DR-032 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of deck 6.3 ft. from side lot line. Located at 1020 Duchess Dr. on approx. 25,000 sq. ft. of land zoned R-1 (Cluster). Dranesville District. Tax Map 20-4 ((13)) 4.  
BC  
Approved
- 9:00 A.M. FREDI G. GUERKE, SP 2011-MV-013 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit dwelling to remain 4.3 ft. from side lot line such that side yards total 13.7 ft. Located at 7918 Grimsley St. on approx. 9,176 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 101-1 ((5)) (25) 5. (Decision deferred from 5/11/11)  
DH  
Decision Deferred to 7/27/11 at appl. req.
- 9:00 A.M. ARNOLD L. & JULIA F. PUNARO, SP 2011-DR-033 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 15.0 ft. from rear lot line. Located at 6918 Bonheim Ct. on approx. 15,712 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((52)) 6.  
DH  
Approved
- 9:00 A.M. LARRY & MARY ANN SNYDER, SP 2011-PR-031 (Error in building location)  
DH  
Admin. moved to 6/22/11 at appl. req.

- 9:00 A.M. MARIA L. MICHAELS, SP 2011-SU-030 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on errors in building locations to permit an accessory structure to remain 9.7 ft. and accessory storage structure to remain 0.4 ft. from side lot line. Located at 11224 Sorrel Ridge La. on approx. 2.34 ac. of land zoned R-1. Sully District. Tax Map 36-4 ((3)) 18. (Admin. moved from 6/29/11 at appl. req.)  
DH  
Decision  
Deferred to 11/16/11
- 9:00 A.M. PILGRIM COMMUNITY CHURCH, INC., SPA 81-A-002-05 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 81-A-002 previously approved for a church to permit site modifications (additional parking). Located at 4925 Twinbrook Rd. on approx. 5.15 ac. of land zoned R-1. Braddock District. Tax Map 69-3 ((1)) 29 and 29A. (Admin. moved from 2/16/11 and 3/16/11 at appl. req.) (Decision deferred from 5/11/11)  
SJ  
Approved
- 9:00 A.M. RUFUS LITTLEJOHN, A 2011-LE-008 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 8017 Kidd St. on approx. 11,050 sq. ft. of land zoned R-3. Lee District. Tax Map 101-1 ((5)) (14) 2.  
RM  
Admin.  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JULY 20, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 20, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. DANIEL SHEEHAN, SP 2011-MV-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 roofed deck to remain 3.3 ft. from side lot line. Located at 7016 Stanford Dr. on approx. 4,446 sq. ft. of land zoned R-8. Mt. Vernon District. Tax Map 93-1 ((20)) (1) 19A.  
DH  
Approved
- 9:00 A.M. NELSON AND NOEMY RAMIREZ, SP 2011-LE-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 storage structure to remain 16.1 ft. from side lot line and to permit fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 6001 Clames Dr. on approx. 25,804 sq. ft. of land zoned R-1. Lee District. Tax Map 81-4 ((16)) 5.  
DH  
Decision  
Deferred to  
7/27/11
- 9:00 A.M. JOACHIM M. FANALE, TRUSTEE, SP 2011-SP-037 (fence)  
BC  
Admin.  
Moved to  
7/27/11 at  
appl. req.
- 9:00 A.M. JACQUELINE STAPLETON AND JORGE J. VIVANCO, SP 2011-MA-038 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 4.0 ft. from side lot line and 1.7 ft. from rear lot line. Located at 3431 Aston St. on approx. 23,398 sq. ft. of land zoned R-2. Mason District. Tax Map 59-2 ((11)) 1.  
BC  
Approved

9:00 A.M. LAWRENCE F. KAMBA, SP 2011-SU-044 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction to minimum yard requirements based on error in building location to permit addition to remain 5.9 ft. from side lot line. Located at 13412 Melville La. on approx. 11,152 sq. ft. of land zoned PDH-2 and WS. Sully District. Tax Map 45-3 ((3)) 448.

BC  
Admin.  
Moved to  
7/27/11  
for ads

9:00 A.M. ANTHONY ELLER AND BARBARA D. ELLER, A 2011-PR-011 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 and have erected an accessory fence in the front yard that exceeds the 4-foot height and use restriction, all on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 1927 Byrd Rd. on approx. 10,934 sq. ft. of land zoned R-3. Providence District. Tax Map 39-1 ((10)) (4) 5B.

JC  
Admin.  
Moved to  
7/27/11 at  
appl. req.

Admin. JOLANDA N. JANCZEWSKI, A 2011-SP-013  
moved to  
9/14/11

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JULY 27, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 27, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. SHIRA & MARK ENSTROM, SP 2011-HM-049 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 side lot line. Located at 1928 Baton Dr. on approx. 15,262 sq. ft. of land zoned R-2. Hunter Mill District. Tax Map 28-3 ((11)) 71.  
SZ  
Approved
- 9:00 A.M. BERNADETTE M. KEANY, SP 2011-MV-050 Appl. under Sect(s). 8-924 of the Zoning Ordinance to allow second story existing dwelling 25.1 ft. from front lot line and 5.2 ft. from one side lot line and one story addition 13.7 ft. from other side lot line and deck 7.2 ft. from side lot line. Located at 5736 Mallow Trail on approx. 7,500 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 119-4 ((2)) (20) 15 and 17.  
SW  
Converted to VC and Admin.  
Moved to 8/10/11
- 9:00 A.M. FREDI G. GUERKE, SP 2011-MV-013 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit dwelling to remain 4.3 ft. from side lot line such that side yards total 13.7 ft. Located at 7918 Grimsley St. on approx. 9,176 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 101-1 ((5)) (25) 5. (Decision deferred from 5/11/11 and 7/13/11)  
DH  
Approved
- 9:00 A.M. NELSON AND NOEMY RAMIREZ, SP 2011-LE-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 storage structure to remain 16.1 ft. from side lot line and to permit fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 6001 Clames Dr. on approx. 25,804 sq. ft. of land zoned R-1. Lee District. Tax Map 81-4 ((16)) 5. (Decision deferred from 7/20/11)  
DH  
Approved



- 9:00 A.M. LINDA WASHINGTON-ROBINSON AND DWIGHT ROBINSON, SP 2011-DR-042 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 rear lot line. Located at 12034 Sugarland Valley Dr. on approx. 8,800 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 11-1 ((4)) 422.  
DH  
Approved
- 9:00 A.M. N. ELIZABETH KELLEHER & P. ROSS TAYLOR, VC 2011-DR-006 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of one addition 16.1 ft. from one front lot line and 11.5 ft. from other front lot line and another addition 10.9 ft. from front lot line. Located at 2304 Highland Ave. on approx. 10,007 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-4 ((18)) 11. (Admin. moved from 6/29/11 at appl. req.)  
DH  
Approved
- BC JOACHIM M. FANALE, TRUSTEE, SP 2011-SP-037 (fence) (Admin. moved from 7/20/11 at appl. req.)  
Indefinitely  
Deferred at  
appl. req. --  
Subsequently  
Withdrawn
- 9:00 A.M. LAWRENCE F. KAMBA, SP 2011-SU-044 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction to minimum yard requirements based on error in building location to permit addition to remain 5.9 ft. from side lot line and such that side yards total 14.7 ft. Located at 13412 Melville La. on approx. 11,152 sq. ft. of land zoned PDH-2 and WS. Sully District. Tax Map 45-3 ((3)) 448. (Admin. moved from 7/20/11 for ads)  
BC  
Approved
- 9:00 A.M. KAREN M. WOOD, TRUSTEE, SP 2011-HM-045 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 14.5 ft. from rear lot line. Located at 2502 Branding Iron Ct. on approx. 8,839 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 25-1 ((14)) 91A.  
BC  
Approved
- 9:00 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, 2/24/09, 7/14/09, 1/13/10, 3/10/10, 5/26/10, 7/28/10, 12/15/10, and 2/16/11 at appl. req.)  
DWH  
Admin.  
Moved to  
10/26/11 at  
appl. req.
- 9:00 A.M. RP MRP TYSONS, LLC, A 2010-PR-011 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that monetary compensation for residual damages resulting from land dedication would preclude the receipt of density credit for the area of land being dedicated. Located at 7950 Jones Branch Dr. on approx. 17.34 ac. of land zoned C-3. Providence District. Tax Map 29-2 (915) C1. (Admin. moved from 11/3/10, 2/2/11, and 5/4/11 at appl. req.)  
CB  
Admin.  
Moved to  
11/2/11 at  
appl. req.

9:00 A.M. ANTHONY ELLER AND BARBARA D. ELLER, A 2011-PR-011 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 and have erected an accessory fence in the front yard that exceeds the 4-foot height and use restriction, all on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 1927 Byrd Rd. on approx. 10,934 sq. ft. of land zoned R-3. Providence District. Tax Map 39-1 ((10)) (4) 5B. (Admin. moved from 7/20/11 at appl. req.)

JC  
Upheld-  
In-Part

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
AUGUST 3, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 3, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. ALFREDO & MARY AUNON, SPA 2008-MA-072 Appl. under Sect(s). 8-922 of the Zoning Ordinance to amend SP 2008-MA-072 to permit reduction of certain yard requirements to permit construction of garage addition 32.75 ft. from front lot line and 9.0 ft. from side lot line. Located at 6384 Lakeview Dr. on approx. 11,200 sq. ft. of land zoned R-2. Mason District. Tax Map 61-3 ((14)) 135.  
KGS  
Approved
- 9:00 A.M. AMY J. SLENKER-SMITH, SP 2011-SU-048 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 13.6 ft. from the rear lot line. Located at 13233 Stone Heather Dr. on approx. 8,635 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 35-1 ((2)) 238.  
RH  
Approved
- 9:00 A.M. T-MOBILE NORTHEAST LLC & COMMONWEALTH SWIM CLUB, INC., SPA 79-A-075-03 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 79-A-075 previously approved for a community pool and tennis courts to permit addition of a telecommunications facility. Located at 9800 Commonwealth Blvd. on approx. 5.49 ac. of land zoned R-2. Braddock District. Tax Map 069-3 ((5)) B. (In association with SE 2009-BR-020 and 2232-B08-7) (Indefinitely deferred from 2/10/10) (Reactivated from indefinite deferral on 11/16/10) (Indefinitely deferred from 4/20/11 at appl. req.) (Reactivated on 5/9/11)  
MB  
Approved
- 9:00 A.M. JAMES E. LAYTON, SP 2011-PR-039 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 7.3 ft. from side lot line and 21.8 ft. from rear lot line. Located at 2855 Cherry St. on approx. 5,000 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-4 ((8)) 6.  
BC  
Indefinitely Deferred at appl. req.
- 9:00 A.M. DARRYL & HELEN HICKMAN, SP 2011-SU-046 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 13.6 ft. from rear lot line. Located at 6412 Creek Bed Ct. on approx. 9,089 sq. ft. of land zoned R-5 and WS. Sully District. Tax Map 65-1 ((4)) (3) 48.  
BC  
Approved

- 9:00 A.M. SRIDEVI V. SARMA, SP 2011-DR-054 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 4.8 ft. from one side lot line, 0.8 ft. from other side lot line and 1.6 ft. from rear lot line. Located at 6510 Chesterfield Ave. on approx. 10,150 sq. ft. of land zoned R-3. Dranesville District. Tax Map 41-1 ((5)) 18 (Concurrent with VC 2011-DR-008).  
DH  
Decision  
Deferred to 10/5/11
- 9:00 A.M. SRIDEVI V. SARMA, VC 2011-DR-008 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located at 6510 Chesterfield Ave. on approx. 10,150 sq. ft. of land zoned R-3. Dranesville District. Tax Map 41-1 ((5)) 18 (Concurrent with SP 2011-DR-054).  
DH  
Decision  
Deferred to 10/5/11
- 9:00 A.M. SCI VIRGINIA FUNERAL SERVICES, INC. (FORMERLY NATIONAL MEMORIAL PARK, INCORPORATED), SPA 88-P-050-03 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 88-P-050 previously approved for cemetery uses and structures to permit change in permittee and site modifications. Located at 7482 Lee Hwy. on approx. 76.34 ac. of land zoned R-1. Providence District. Tax Map 50-1 ((1)) 36.  
DH  
Admin.  
Moved to 9/21/11 at appl. req.
- 9:00 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, 10/27/09, 1/27/10, 5/26/10, 11/3/10, 2/2/11, 4/13/11, 5/25/11, and 6/29/11 at appl. req.)  
DWH  
Admin.  
Moved to 9/14/11 at appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
AUGUST 10, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 10, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available 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. HENRIETTA BURKE, SP 2011-MV-040 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit existing fence greater than 4.0 ft. in height to remain in front yards on a corner lot. Located at 8201 East Boulevard Dr. on approx. 24,541 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-4 ((1)) 73.  
MM  
Approved
- 9:00 A.M. AHMAD H. BAHABIB, SP 2011-MV-047 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 5135 James Franklin Ct. on approx. 20,215 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 101-3 ((35)) 3.  
SW  
Approved
- 9:00 A.M. BERNADETTE M. KEANY, VC 2011-MV-010 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 21.1 feet from front lot line, 5.2 feet from one side lot line and 11.7 feet from other side lot line and deck 7.2 feet from side lot line. Located at 5736 Mallow Trail on approx. 7,500 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 119-4 ((2)) (20) 15 and 17. (Converted from an SP and admin. moved from 7/27/11)  
SW  
Approved
- 9:00 A.M. MELISSA & PHILIPPE BRADY, SP 2011-SP-051 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 existing accessory storage structure to remain 2.9 ft. from side lot line and patio to remain 9.7 ft. from side lot line and to permit reduction of certain yard requirements to permit construction of deck 10.5 ft. from side lot line. Located at 7530 Evans Ford Rd. on approx. 31,232 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 85-2 ((1)) 1A.  
SZ  
Approved

- 9:00 A.M. RICHARD & SABRINA CAMPBELL, SP 2011-MV-053 Appl. under Sect(s). 8-914 and  
DH on errors in building location to permit addition to remain 22.4 ft. from rear lot line and deck  
Approved to remain 0.9 ft. and 1.1 ft. from side lot lines, and reduction of certain yard requirements to  
permit construction of two-story addition 7.9 ft. from side lot line. Located at 1907 Joliette  
Ct. on approx. 12,458 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-3 ((24))  
46.
- 9:00 A.M. ADRIANE HART & JOHN NELMES, SP 2011-MA-052 Appl. under Sect(s). 8-922 of the  
DH Zoning Ordinance to permit reduction of certain yard requirements to permit construction of  
Approved addition 17.0 ft. from side lot line. Located at 6427 Overhill Rd. on approx. 18,995 sq. ft. of  
land zoned R-1. Mason District. Tax Map 51-3 ((6)) 58.
- 9:00 A.M. WILLIAM HULVER, SP 2011-MV-041 Appl. under Sect(s). 8-918 AND 8-922 of the Zoning  
DH Ordinance to permit an accessory dwelling unit and reduction of certain yard requirements  
Approved to permit construction of addition 9.0 ft. from side lot line. Located at 1505 Wake Forest  
Dr. on approx. 12,881 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-2 ((6))  
(5) 4.
- 9:00 A.M. NEW LIFE CHRISTIAN CHURCH, SP 2011-SU-011 Appl. under Sect(s). 5-503 of the  
DH Zoning Ordinance to permit commercial recreation uses in conjunction with a place of  
Indefinitely worship by right. Located at 14550 Lee Rd. on approx. 5.57 ac. of land zoned I-5 and WS.  
Deferred at Sully District. Tax Map 34-3 ((1)) 23A. (Admin. moved from 5/25/11 and 6/29/11 at appl.  
appl. req. req.)

**JOHN F. RIBBLE, III CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
AUGUST 17, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 17, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour 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 24, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 24, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour 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 31, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 31, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour 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 7, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 7, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour 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 14, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 14, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour 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. MANSION HOUSE CLUB, INC., SPA 77-V-247-02 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP-77-V-247 previously approved for a swim and tennis club to permit site modifications including increase in height of light poles. Located at 9321 Old Mount Vernon Rd. on approx. 5.04 ac. of land zoned R-2. Mt. Vernon District. Tax Map 110-4 ((1)) 9D. (Admin. moved from 4/6/11 and 6/8/11 at appl. req.)  
DH  
Admin.  
Moved to 11/16/11 at appl. req.
- 9:00 A.M. LARRY B. ATKINSON, TRUSTEE, SP 2011-SU-059 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 side lot line such that side yards total 13.9 ft. Located at 4612 Granite Rock Ct., 20151-2477 on approx. 11,188 sq .ft. of land zoned PDH-2 and WS. Sully District. Tax Map 55-1 ((9)) 596.  
DH  
Approved
- 9:00 A.M. IRINEO VARGAS, SP 2011-LE-061 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 7508 Nancemond St., 22150-3817 on approx. 11,549 sq. ft. of land zoned R-3. Lee District. Tax Map 80-3 ((2)) (58) 13.  
DH  
Approved
- 9:00 A.M. MICHAEL F. AND CONSTANCE Z. THOMASSON, SP 2011-MV-060 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of carport 17.9 ft. from front lot line. Located at 2105 Popkins La., 22307-1831 on approx. 27,590 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 93-3 ((4)) 96.  
BC  
Approved
- 9:00 A.M. JEAN C. VAN NEST, SP 2011-MV-063 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit modification of certain yard requirements to permit construction of addition 19.9 ft. from rear lot line. Located at 8510 Silverdale Rd., 22079-3066 on approx. 8,518 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 98-3 ((8)) 12.  
BC  
Approved

- 9:00 A.M. OWEN M. AND JOYCE Z. MCCALL, SP 2011-HM-057 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 8.81 ft. from side lot line. Located at 9522 Rockport Rd., 22180-3446 on approx. 11,200 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 38-1 ((17)) 22.  
RH  
Approved
- 9:00 A.M. LUCIO SEJAS, SP 2011-MA-066 Appl. under Sect(s). 8-918 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 9.5 ft. from side lot line and open deck 1.42 ft. from side lot line and reduction of certain yard requirements to permit construction of second story addition 8.0 ft. from side lot line. Located at 3911 Larchwood Rd., 22041-1107 on approx. 10,214 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((11)) 203.  
RH  
Decision  
Deferred to  
10/26/11
- 9:00 A.M. SANJEEV KAPOOR, A 2010-HM-015 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a use not permitted (a truck rental establishment) to operate on property in the PRC District without a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 11410 North Shore Dr., 20190-4227 on approx. 37,096 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 17-2 ((1)) 7. (Admin. moved from 3/2/11 at appl. req.)  
RM  
Admin.  
Moved to  
12/14/11 at  
appl. req.
- 9:00 A.M. CLS LAWN & LANDSCAPE, A 2011-DR-003 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a contractor's offices and shops and a storage yard without site plan approval, a valid Non-Residential Use Permit, valid Building Permits, or approved sign permit applications and that this business has established accessory outdoor storage that does not meet size or location requirements, all on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 721 Walker Rd., 22066-2801 on approx. 37,947 sq. ft. of land zoned C-8. Dranesville District. Tax Map 13-1 ((2)) 1A2. (Admin. moved from 4/20/11 and 6/8/11 at appl. req.)  
RM  
Admin.  
Moved to  
9/21/11 at  
appl. req.
- 9:00 A.M. JOLANDA N. JANCZEWSKI, A 2011-SP-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an existing horse boarding operation and associated buildings and storage may continue on property in the R-C and WS Districts without special permit approval. Located at 10810, 10810A, 10812, 10814, and 10816 Henderson Rd., 22039-2226 on approx. 27.8 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-3 ((15)) 1, 2, 3, 4, and 5.  
BP  
Admin.  
Moved to  
3/28/12 at  
appl. req.
- 9:00 A.M. LOUIS BONFIGLIO, A 2011-LE-018 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit and is allowing outdoor storage that does not meet size, location or screening requirements, all on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 5603 Cornish Way, 22315-4018 on approx. 24,530 sq. ft. of land zoned R-3. Lee District. Tax Map 100-2 ((2)) 348A.  
JC  
Upheld



**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 21, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 21, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

9:00 A.M. THOMAS BASSAM, SP 2011-SP-062 (accessory dwelling unit)

BC  
Admin.  
Moved to  
10/26/11  
at appl. req.

9:00 A.M. ZHANNA V. BUZOV, SP 2011-MA-065 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6936 Regent La., Falls Church, 22042, on approx. 10,702 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((17)) 195.

BC  
Admin.  
Moved to  
10/26/11  
for notices

9:00 A.M. LTF REAL ESTATE COMPANY, INC., SP 2011-HM-056 Appl. under Sect(s). 5-303 and 5-403 of the Zoning Ordinance to permit a health club. Located at Terminus of Business Center Dr. on approx. 11.10 ac. of land zoned I-3 and I-4. Hunter Mill District. Tax Map 18-3 ((8)) 6 A3.

RH  
Admin.  
Moved to  
11/16/11 at  
appl. req.

9:00 A.M. MARK W. GRAPIN, VC 2011-MA-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structure in a front yard on a lot containing 36,000 sq. ft. or less. Located at 7415 Marc Dr., Falls Church, 22042, on approx. 12,916 sq. ft. of land zoned R-4. Mason District. Tax Map 50-3 ((2)) 94.

DH  
Denied  
**\*\*\* RECONSIDERATION GRANTED ON 9/28/11 \*\*\***  
**\*\*\* NEW HEARING SCHEDULED FOR 11/30/11 \*\*\***

- 9:00 A.M. WAYNE MOTICKA, SP 2011-MA-055 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 0.0 ft. from rear lot line and 0.7 ft. from side lot line. Located at 3206 Wayne Rd., Falls Church, 22042, on approx. 7,200 sq. ft. of land zoned R-4. Mason District. Tax Map 60-2 ((2)) (B) 8. (Concurrent with VC 2011-MA-009).  
SCL  
Decision  
Deferred to 11/30/11  
at appl. req.
- 9:00 A.M. WAYNE MOTICKA, VC 2011-MA-009 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit a fence greater than 7.0 ft. in height to remain in rear and side yards. Located at 3206 Wayne Rd., Falls Church, 22042, on approx. 7,200 sq. ft. of land zoned R-4. Mason District. Tax Map 60-2 ((2)) (B) 8. (Concurrent with SP 2011-MA-055).  
SCL  
Decision  
Deferred to 11/30/11  
at appl. req.
- 9:00 A.M. SCI VIRGINIA FUNERAL SERVICES, INC. (FORMERLY NATIONAL MEMORIAL PARK, INCORPORATED), SPA 88-P-050-03 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 88-P-050 previously approved for cemetery uses and structures to permit change in permittee and site modifications. Located at 7482 Lee Hwy., Falls Church, 22042, on approx. 76.34 ac. of land zoned R-1. Providence District. Tax Map 50-1 ((1)) 36. (Admin. moved from 8/3/11 at appl. req.)  
DH  
Continued to 1/26/11
- 9:00 A.M. WRNS ASSOCIATES, A 2011-DR-017  
Admin.  
Moved to 10/26/11  
at appl. req.
- 9:00 A.M. GREAT FALLS EQUIPMENT REPAIR, LLC, A 2011-DR-019  
Admin.  
Moved to 10/26/11  
at appl. req.
- 9:00 A.M. CLS LAWN & LANDSCAPE, A 2011-DR-003 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a contractor's offices and shops and a storage yard without site plan approval, a valid Non-Residential Use Permit, valid Building Permits, or approved sign permit applications and that this business has established accessory outdoor storage that does not meet size or location requirements, all on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 721 Walker Rd. on approx. 37,947 sq. ft. of land zoned C-8. Dranesville District. Tax Map 13-1 ((2)) 1A2. (Admin. moved from 4/20/11, 6/8/11, and 9/14/11 at appl. req.)  
RM  
Admin.  
Moved to 10/26/11  
at appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 28, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 28, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour 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.      CENTREVILLE ENGLISH CONGREGATION OF JEHOVAH'S WITNESSES, INC., SP  
BC              2011-SP-069 (place of worship)  
Admin.  
Moved to  
11/30/11 at  
appl. req.
- 9:00 A.M.      ASHLEY NICOLE M. LE, SP 2010-LE-053 Appl. under Sect(s). 8-914 of the Zoning  
Ordinance to permit reduction to minimum yard requirements based on error in building  
SJ              locations to permit addition to remain 20.0 feet from front lot line and accessory storage  
Decision      structures to remain 0.0 feet from rear lot line and 1.2 feet from the side lot line. Located  
Deferred to    at 8116 Martha St. on approx. 7,259 sq. ft. of land zoned R-2 and HC. Lee District. Tax  
10/26/11      Map 101-4 ((5)) 10 (Concurrent with VC 2010-LE-006). (Admin. moved from 12/1/10 and  
5/4/11 for ads) (Admin. moved from 1/26/11 at appl. req.) (Decision deferred from 6/22/11)
- 9:00 A.M.      ASHLEY NICOLE M. LE, VC 2010-LE-006 Appl. under Sect(s). 18-401 of the Zoning  
Ordinance to permit greater than 30 percent rear yard coverage and accessory structures  
SJ              greater than 200 square feet in size. Located at 8116 Martha St. on approx. 7,259 sq. ft.  
Decision      of land zoned R-2 and HC. Lee District. Tax Map 101-4 ((5))10 (Concurrent with SP  
Deferred to    2010 LE-053). (Admin. moved from 12/1/10 and 5/4/11 for ads) (Admin. moved from  
10/26/11      1/26/11 at appl. req.) (Decision deferred from 6/22/11)
- 9:00 A.M.      LINDA M. FIGURA, SP 2011-MA-071 Appl. under Sect(s). 8-914 of the Zoning Ordinance  
to permit reduction of minimum yard requirements based on error in building locations to  
DH              permit deck to remain 8.4 ft., patio 2.2 ft. and stoop 6.9 ft. from side lot lines, and  
Approved      accessory storage structure to remain 6.8 ft. from rear lot line and 2.7 ft. from side lot line.  
Located at 6408 Second St., Alexandria, 22312, on approx. 5,500 sq. ft. of land zoned R-2  
and HC. Mason District. Tax Map 72-3 ((8)) (B) 36 and 37.



9:00 A.M. DAVID A. WATSON, SP 2011-SP-070 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 10.6 ft. from side lot line. Located at 9514 Debra Spradlin Ct., Burke, 22015, on approx. 11,086 sq. ft. of land zoned R-3. Springfield District. Tax Map 88-1 ((17)) 22.  
 RH  
 Approved

9:00 A.M. SJD-ZP, LLC DBA ZPIZZA, A 2011-PR-028 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is not operating an accessory service use in accordance with the limitations and conditions of Non-Residential Use Permit #110970039 in violation of Zoning Ordinance provisions. Located at 8442 Lee Hwy., Fairfax, 22031, on approx. 1.2 ac. of land zoned I-5 and H-C. Providence District. Tax Map 49-3 ((15)) 2.  
 JC  
 Admin.  
 Moved to 11/30/11 at appl. req.

9:00 A.M. PAUL D. RINALDI TRUST, KATREEN K. RINALDI TRUST, DOODY CALLS FAIRFAX VA LLC, A 2011-PR-020  
 Admin.  
 Moved to 11/30/11 at appl. req.

9:00 A.M. GEORGE KARSADI, A 2011-MV-021  
 Admin.  
 Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 5, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 5, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour 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 ST. JAMES EPISCOPAL CHURCH AND T-MOBILE NORTHEAST LLC,  
SL SPA 86-V-052-03 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 86-V-  
Indefinitely 052 previously approved for church with child care center to permit the addition of a  
Deferred at telecommunications facility. Located at 5614 Old Mill Rd. on approx. 4.88 ac. of land  
appl. req. zoned R-2. Mt. Vernon District. Tax Map 110-1 ((1)) 4B. (Indefinitely deferred from  
10/6/09 at appl. req.) (Reactivated and scheduled for 11/17/10) (Admin. moved  
from 11/17/10, 1/26/11, 2/16/11, 4/20/11, and 6/22/11 at appl. req.)
- 9:00 A.M. KIMBERLY HARRIS, SP 2011-DR-058 Appl. under Sect(s). 8-914 of the Zoning  
BC Ordinance to permit reduction to minimum yard requirements based on error in building  
Approved location to permit accessory structure to remain 0.3 ft. from rear lot line and 0.0 ft. from  
side lot line. Located at 2148 Lily Pond Dr., Falls Church, 22043, on approx. 11,924 sq. ft.  
of land zoned R-4. Dranesville District. Tax Map 40-2 ((6)) (G) 20.
- 9:00 A.M. MINERVA ESPINOSA, SP 2011-LE-064 Appl. under Sect(s). 8-914 of the Zoning  
BC Ordinance to permit reduction to minimum yard requirements based on error in building  
Approved location to permit addition to remain 4.0 ft. from side lot line, awning 2.7 ft. from side lot  
line, and accessory storage structure to remain 0.0 ft. from side lot line and 5.0 ft. from rear  
lot line. Located at 6735 Bowie Dr., Springfield, 22150, on approx. 9,783 sq. ft. of land  
zoned R-4. Lee District. Tax Map 80-4 ((5)) (8) 2.
- 9:00 A.M. SRIDEVI V. SARMA, SP 2011-DR-054 Appl. under Sect(s). 8-914 of the Zoning Ordinance  
DH to permit reduction to minimum yard requirements based on error in building location to  
Decision permit open deck to remain 4.8 ft. from one side lot line, 0.8 ft. from other side lot line and  
Deferred to 1.6 ft. from rear lot line. Located at 6510 Chesterfield Ave. on approx. 10,150 sq. ft. of  
11/30/11 land zoned R-3. Dranesville District. Tax Map 41-1 ((5)) 18 (Concurrent with VC 2011-  
DR-008). (Decision deferred from 8/3/11)

- 9:00 A.M. SRIDEVI V. SARMA, VC 2011-DR-008 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located at 6510 Chesterfield Ave. on approx. 10,150 sq. ft. of land zoned R-3. Dranesville District. Tax Map 41-1 ((5)) 18 (Concurrent with SP 2011-DR-054). (Decision deferred from 8/3/11)  
DH  
Decision  
Deferred to  
11/30/11
- 9:00 A.M. PAULINE B. RAMPRASAD, SP 2011-SP-067 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit existing deck to remain 17.3 ft. from front lot line and to permit reduction of certain yard requirements to permit construction of addition 16.4 ft. from front lot line. Located at 6462 Honey Tree Ct., Burke, 22015, on approx. 14,716 sq. ft. of land zoned R-3. Springfield District. Tax Map 88-1 ((10)) 11.  
DH  
Decision  
Deferred to  
11/16/11
- 9:00 A.M. DANIEL WEINBERG, SP 2011-MV-072 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 17.5 ft. from rear lot line. Located at 2501 Lisbon La., Alexandria, 22306, on approx. 18,692 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 93-3 ((19)) 3.  
DH  
Approved
- 9:00 A.M. ARTYA, INC., D/B/A FAIROUZ MEDITERRANEAN CAFE, SP 2011-MA-068 Appl. under Sect(s). 4-603 of the Zoning Ordinance to permit a commercial recreation facility (hookah bar). Located at 3815 A/F South George Mason Drive, Falls Church, 22041, on approx. 2,350 sq. ft. of land zoned C-6, CRD and SC. Mason District. Tax Map 62-3 ((13)) 9 and 22.  
RH  
Approved
- 9:00 A.M. SHAROKH TAYEBI, A 2011-DR-007 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-E District in violation of Zoning Ordinance provisions. Located at 900 Utterback Store Rd. on approx. 1 ac. of land zoned R-E. Dranesville District. Tax Map 7-3 ((1)) 27. (Decision deferred from 6/22/11)  
RM  
Upheld
- 9:00 A.M. VASELIOUS LIMITED LIABILITY COMPANY, A 2011-LE-022 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has allowed the erection of a sign that does not conform to the approved sign permit and the installation of numerous signs without approved sign permits on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 6701 Franconia Rd., Springfield, 22150, on approx. 16,015 sq. ft. of land zoned C-8, H-C and SC. Lee District. Tax Map 90-2 ((1)) 97.  
JC  
Continued  
to 1/11/12
- 9:00 A.M. CAPITAL ONE BANK (USA), N.A., A 2011-PR-024 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination to accept for processing Rezoning Application RZ 2011-PR-009. Located at 1820 Dolley Madison Blvd., McLean, 22102, on approx. 9.41 ac. of land zoned C-3 and H-C. Providence District. Tax Map 29-4 ((5)) 9, 9A and 10A.  
CL  
Indefinitely  
Deferred
- 9:00 A.M. CAPITAL ONE BANK (USA), N.A., A 2011-PR-025 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination to accept for processing Rezoning Application RZ 2011-PR-010. Located at 1651 and 1700 Old Meadow Rd., McLean, 22102 on approx. 6.93 ac. of land zoned C-3 and H-C. Providence District. Tax Map 29-4 ((6)) 101A and 102.  
CL  
Indefinitely  
Deferred

9:00 A.M. CAPITAL ONE BANK (USA), N.A., A 2011-PR-026 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination to accept for processing Rezoning Application RZ 2011-PR-011. Located at 1575, 1600 and 1616 Anderson Rd. and 7598 and 7600 Colshire Dr., McLean, 22102, on approx. 22.50 ac. of land zoned C-3 and H-C. Providence District. Tax Map 30-3 ((1)) 6A, 6B, 6C and 6D; 30-3 ((28)) A, C1, 4B and 4C (formerly 4A1).

CL  
Indefinitely  
Deferred

9:00 A.M. CAPITAL ONE BANK (USA), N.A., A 2011-PR-027 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination to accept for processing Proffered Condition Amendment Application PCA 92-P-001-09. Located at 1820 Dolley Madison Blvd., 1651 and 1700 Old Meadow Rd., 1575, 1600 and 1616 Anderson Rd., and 7598 and 7600 Colshire Rd., McLean, 22102, on approx. 38.84 ac. of land zoned C-3 and H-C. Providence District. Tax Map 29-4 ((5)) 9, 9A and 10A; 29-4 ((6)) 101A and 102; 30-3 ((1)) 6A, 6B, 6C and 6D; 30-3 ((28)) A, C1, 4B and 4C (formerly 4A1).

CL  
Indefinitely  
Deferred

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 12, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 12, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

***-- NO MEETING --***

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

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 19, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 19, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour 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. PAUL CHRISTOU AND MARIA CHRISTOU, A 2011-MV-029  
Admin.  
Withdrawn

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 26, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 26, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour 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. ASHLEY NICOLE M. LE, SP 2010-LE-053 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building locations to permit addition to remain 20.0 feet from front lot line and accessory storage structures to remain 0.0 feet from rear lot line and 1.2 feet from the side lot line. Located at 8116 Martha St. on approx. 7,259 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 101-4 ((5)) 10 (Concurrent with VC 2010-LE-006). (Admin. moved from 12/1/10 and 5/4/11 for ads) (Admin. moved from 1/26/11 at appl. req.) (Decision deferred from 6/22/11 and 9/28/11)
- SJ  
Decision  
Deferred to  
1/11/12
- 9:00 A.M. ASHLEY NICOLE M. LE, VC 2010-LE-006 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent rear yard coverage and accessory structures greater than 200 square feet in size. Located at 8116 Martha St. on approx. 7,259 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 101-4 ((5))10 (Concurrent with SP 2010 LE-053). (Admin. moved from 12/1/10 and 5/4/11 for ads) (Admin. moved from 1/26/11 at appl. req.) (Decision deferred from 6/22/11 and 9/28/11)
- SJ  
Decision  
Deferred to  
1/11/12
- 9:00 A.M. LUCIO SEJAS, SP 2011-MA-066 Appl. under Sect(s). 8-918 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 9.5 ft. from side lot line and open deck 1.42 ft. from side lot line and reduction of certain yard requirements to permit construction of second story addition 8.0 ft. from side lot line. Located at 3911 Larchwood Rd., 22041-1107 on approx. 10,214 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((11)) 203. (Decision deferred from 9/14/11)
- RH  
Approved
- 9:00 A.M. DONALD KIRKLEY AND LISA D. STREIT, SP 2011-MV-076 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 11.1 ft. from a side lot line. Located at 2317 Kimbro St., Alexandria, 22307, on approx. 15,380 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 93-3 ((21)) 11.
- RH  
Approved

- 9:00 A.M. HAROLD AND HAVYN KINBACK, VC 2011-MV-012 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of an addition 8.0 ft. from rear lot line and side yards totaling 14.2 ft. Located at 7706 Groveland Heights Ct., Springfield, 22153, on approx. 3,120 sq. ft. of land zoned PDH-3. Mt. Vernon District. Tax Map 98-1 ((7)) 115.  
BC  
Approved
- 9:00 A.M. THOMAS BASSAM, SP 2011-SP-062 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 6803 Dante Ct. Springfield, 22152, on approx. 10,660 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 89-1 ((7)) 60. (Admin. moved from 9/21/11 at appl. req.)  
BC  
Approved
- 9:00 A.M. ZHANNA V. BUZOV, SP 2011-MA-065 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6936 Regent La., Falls Church, 22042, on approx. 10,702 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((17)) 195. (Admin. moved from 9/21/11 for notices)  
BC  
Approved
- 9:00 A.M. JAMES E. FORTMULLER AND JULIA A. TROTTER, SP 2011-MV-077 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 2.9 ft. from one side lot line, deck to remain 2.0 ft. from other side lot line and reduction of certain yard requirements to permit construction of addition 7.0 ft. from side lot line. Located at 6915 Quander Rd., Alexandria, 22307, on approx. 7,464 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((23)) (7) 9.  
DH  
Approved
- 9:00 A.M. MERRIFIELD GARDEN CENTER CORP., SPA 2006-PR-038-03 Appl. under Sect(s). 8-914 of the Zoning Ordinance to amend SP 2006-PR-038 previously approved for error in building location to permit modification of development conditions and reduction of land area. Located at 8132 Lee Hwy., Merrifield, 22116, on approx. 2.87 ac. of land zoned C-8, CRA and HC. Providence District. Tax Map 49-2 ((1)) 26C.  
DH  
Approved
- 9:00 A.M. SCI VIRGINIA FUNERAL SERVICES, INC. (FORMERLY NATIONAL MEMORIAL PARK, INCORPORATED), SPA 88-P-050-03 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 88-P-050 previously approved for cemetery uses and structures to permit change in permittee and site modifications. Located at 7482 Lee Hwy., Falls Church, 22042, on approx. 76.34 ac. of land zoned R-1. Providence District. Tax Map 50-1 ((1)) 36. (Admin. moved from 8/3/11 at appl. req.) (Continued from 9/21/11)  
DH  
Approved
- 9:00 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., Annandale, 22003, 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, 2/24/09, 7/14/09, 1/13/10, 3/10/10, 5/26/10, 7/28/10, 12/15/10, 2/16/11, and 7/27/11 at appl. req.)  
RM  
Admin.  
Moved to  
11/30/11 at  
appl. req.



- 9:00 A.M. WRNS ASSOCIATES, A 2011-DR-017 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing two separate businesses to operate without site plan approval, valid Non-Residential Use Permits, valid Building Permits, or approved sign permit applications and that these businesses have established accessory outdoor storage that does not meet size or location requirements, all on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 721 Walker Rd., Great Falls, 22066, on approx. 37,947 sq. ft. of land zoned C-8. Dranesville District. Tax Map 13-1 ((2)) 1A2. (Admin. moved from 9/21/11 at appl. req.)
- RM  
Admin.  
Moved to  
1/25/12 at  
appl. req.
- 9:00 A.M. GREAT FALLS EQUIPMENT REPAIR, LLC, A 2011-DR-019 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established uses on property in the C-8 District without site plan approval, valid Non-Residential Use Permits, valid Building Permits, Special Exception approval, or approved sign permit applications, has established accessory outdoor storage that does not meet size or location requirements, and has established a heavy equipment and specialized vehicle sale, rental and service establishment, which is a use not permitted, all in violation of Zoning Ordinance provisions. Located at 721 Walker Rd., Great Falls, 22066, on approx. 37,947 sq. ft. of land zoned C-8. Dranesville District. Tax Map 13-1 ((2)) 1A2. (Admin. moved from 9/21/11 at appl. req.)
- RM  
Admin.  
Moved to  
1/25/12 at  
appl. req.
- 9:00 A.M. CLS LAWN & LANDSCAPE, A 2011-DR-003 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a contractor's offices and shops and a storage yard without site plan approval, a valid Non-Residential Use Permit, valid Building Permits, or approved sign permit applications and that this business has established accessory outdoor storage that does not meet size or location requirements, all on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 721 Walker Rd., Great Falls, 22066, on approx. 37,947 sq. ft. of land zoned C-8. Dranesville District. Tax Map 13-1 ((2)) 1A2. (Admin. moved from 4/20/11, 6/8/11, 9/14/11, and 9/21/11 at appl. req.)
- RM  
Admin.  
Moved to  
1/25/12 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

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

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 2, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 2, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour 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. RP MRP TYSONS, LLC, A 2010-PR-011 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that monetary compensation for residual damages resulting from land dedication would preclude the receipt of density credit for the area of land being dedicated. Located at 7950 Jones Branch Dr., McLean, 22102, on approx. 17.34 ac. of land zoned C-3. Providence District. Tax Map 29-2 (915) C1. (Admin. moved from 11/3/10, 2/2/11, 5/4/11, and 7/27/11 at appl. req.)
- CB  
Admin.  
Moved to  
3/7/12 at  
appl. req.
- 9:00 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., Falls Church, 22042, 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, 10/27/09, 1/27/10, 5/26/10, 11/3/10, 2/2/11, 4/13/11, 5/25/11, 6/29/11, 8/3/11, and 9/14/11 at appl. req.)
- JC  
Withdrawn
- 9:00 A.M. SIGMA VAZ LLC, A 2011-PR-032 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing an office, which is a use not permitted without an approved Category 5 Special Exception, to operate on property in the R-4 and H-C Districts in violation of Zoning Ordinance provisions. Located at 7247 Lee Hwy., Falls Church, 22046, on approx. 10,925 sq. ft. of land zoned R-4 and H-C. Providence District. Tax Map 50-2 ((4)) 32.
- RM  
Admin.  
Moved to  
12/7/11 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**Draft: 10/14/11**  
**Final: 10/25/11**  
**Publish: 11/02/11**

**BOARD OF ZONING APPEALS AGENDA**  
**NOVEMBER 9, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 9, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour 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 16, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 16, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. ROBERT H. ALLRED, TRUSTEE, SP 2011-PR-079 Appl. under Sect(s). 8-914 and 8-923 of the Zoning Ordinance to permit reduction to minimum yard requirement based on error in building location to permit addition to remain 5.7 ft. from side lot line and existing fence 6.0 ft. in height to remain in front yard of a through lot. Located at 8423 Hunt Valley Dr., Vienna, 22182, on approx. 10,540 sq. ft. of land zoned R-3 (Cluster). Providence District. Tax Map 39-1 ((22)) 4.  
LG  
Approved
- 9:00 A.M. WASHINGTON ELIM PRESBYTERIAN CHURCH, SPA 98-D-049 Appl. under Sect(s). 3-403 of the Zoning Ordinance to amend SP 98-D-049 previously approved for a church to permit change in permittee and development conditions. Located at 6901 Haycock Rd., Falls Church, 22043, on approx. 1.21 ac. of land zoned R-4. Dranesville District. Tax Map 40-4 ((1)) 8C.  
MM  
Approved
- 9:00 A.M. 7031 JK, INC., SPA 96-M-006-02 Appl. under Sect(s). 4-603 of the Zoning Ordinance to amend SP 96-M-006 previously approved for commercial recreation use to permit a change in permittee. Located at 7031 Little River Tpke., Annandale, 22003, on approx. 3.07 ac. of land zoned C-6, CRD, HC and SC. Mason District. Tax Map 71-1 ((1)) 116A.  
BC  
Admin.  
Moved to  
12/14/11  
for Notices
- 9:00 A.M. ENES ALIC, SP 2011-LE-074 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 15.9 ft. from rear lot line. Located at 7130 Cold Spring Ct., Alexandria, 22306, on approx. 2,280 sq. ft. of land zoned R-5 (Cluster) and HD. Lee District. Tax Map 92-4 ((6)) 152.  
BC  
Approved

- 9:00 A.M. MARIA L. MICHAELS, SP 2011-SU-030 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on errors in building locations to permit an accessory structure to remain 9.7 ft. and accessory storage structure to remain 0.4 ft. from side lot line. Located at 11224 Sorrel Ridge La. on approx. 2.34 ac. of land zoned R-1. Sully District. Tax Map 36-4 ((3)) 18. (Admin. moved from 6/29/11 at appl. req.) (Decision deferred from 7/13/11)
- DH  
Approved
- 9:00 A.M. MANSION HOUSE CLUB, INC., SPA 77-V-247-02 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP-77-V-247 previously approved for a swim and tennis club to permit site modifications including increase in height of light poles. Located at 9321 Old Mount Vernon Rd. on approx. 5.04 ac. of land zoned R-2. Mt. Vernon District. Tax Map 110-4 ((1)) 9D. (Admin. moved from 4/6/11, 6/8/11, and 9/14/11 at appl. req.)
- DH  
Admin.  
Moved to  
4/18/12 at  
appl. req.
- 9:00 A.M. PAULINE B. RAMPRASAD, SP 2011-SP-067 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit existing deck to remain 17.3 ft. from front lot line and to permit reduction of certain yard requirements to permit construction of addition 16.4 ft. from front lot line. Located at 6462 Honey Tree Ct., Burke, 22015, on approx. 14,716 sq. ft. of land zoned R-3. Springfield District. Tax Map 88-1 ((10)) 11. (Decision deferred from 10/5/11)
- DH  
Approved-  
In-Part
- 9:00 A.M. WILLIAM HAIGHT, VC 2011-BR-011 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of carport 5.1 ft. from side lot line. Located at 9119 Saranac Ct., Fairfax, 22032, on approx. 16,887 sq. ft. of land zoned R-2. Braddock District. Tax Map 69-2 ((6)) 23.
- RH  
Decision  
Deferred to  
2/1/12
- 9:00 A.M. RONALD B. SYDNOR, SP 2011-SU-078 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modifications to the minimum yard requirements for certain R-C lots to permit construction of deck 11.9 ft. from side lot line. Located at 4345 Silas Hutchinson Dr., Chantilly, 20151, on approx. 11,880 sq. ft. of land zoned R-C, AN and WS. Sully District. Tax Map 33-4 ((2)) 181A.
- RH  
Approved
- 9:00 A.M. LTF REAL ESTATE COMPANY, INC., SP 2011-HM-056 Appl. under Sect(s). 5-403 and 5-303 of the Zoning Ordinance to permit a health club. Located at Terminus of Business Center Dr. on approx. 11.09 of land zoned I-3 and I-4. Hunter Mill District. Tax Map 18-3 ((8)) 6 A3. (Admin. moved from 9/21/11 at appl. req.)
- RH  
Admin.  
Moved to  
12/7/11 at  
appl. req.

9:00 A.M. SNSA, INC. D/B/A FAST EDDIE'S BILLIARD CAFÉ, A 2011-MV-033 Appl. under sect(s).  
RM 18-301 of the Zoning Ordinance. Appeal of a determination that the proposed use of the  
Upheld- property must be classified as a Commercial Recreation Special Permit Use, that the  
In-Part proposed accessory uses are not subordinate, and that the entertainment uses must be  
limited in order to be considered accessory to the principal use. Located at 6220  
Richmond Hwy, Alexandria, 22303, on approx. 2.51 ac. of land zoned C-8, H-C and CRD.  
Mt. Vernon District. Tax Map 83-3 ((1)) 22C and 22D.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 23, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 23, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour 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 30, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 30, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. DANIEL I. OJEIFOH, SP 2011-MV-082 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 2708 Beacon Hill Rd., Alexandria, 22306, on approx. 21,028 sq. ft. of land zoned R-4 and HC. Mt. Vernon District. Tax Map 93-1 ((1)) 79.  
DH  
Approved
- 9:00 A.M. SRIDEVI V. SARMA, SP 2011-DR-054 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 4.8 ft. from one side lot line, 0.8 ft. from other side lot line and 1.6 ft. from rear lot line. Located at 6510 Chesterfield Ave. on approx. 10,150 sq. ft. of land zoned R-3. Dranesville District. Tax Map 41-1 ((5)) 18 (Concurrent with VC 2011-DR-008). (Decision deferred from 8/3/11 and 10/5/11)  
DH  
Decision  
Deferred to  
1/25/12 at  
appl. req.
- 9:00 A.M. SRIDEVI V. SARMA, VC 2011-DR-008 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located at 6510 Chesterfield Ave. on approx. 10,150 sq. ft. of land zoned R-3. Dranesville District. Tax Map 41-1 ((5)) 18 (Concurrent with SP 2011-DR-054). (Decision deferred from 8/3/11 and 10/5/11)  
DH  
Decision  
Deferred to  
1/25/12 at  
appl. req.
- 9:00 A.M. MARK W. GRAPIN, VC 2011-MA-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structure in a front yard on a lot containing 36,000 sq. ft. or less. Located at 7415 Marc Dr., Falls Church, 22042, on approx. 12,916 sq. ft. of land zoned R-4. Mason District. Tax Map 50-3 ((2)) 94. (Reconsideration granted on 9/28/11)  
DH  
Approved



- 9:00 A.M. ROBERT GRIMS & YUNG HAE KIM, SP 2011-PR-083 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of additions 17.1 ft. and 15.2 ft. from rear lot line. Located at 9750 Hatmark Ct., Vienna, 22181, on approx. 7,571 sq. ft. of land zoned R-4 (Cluster). Providence District. Tax Map 48-1 ((25)) 10.  
MM  
Approved
- 9:00 A.M. CENTREVILLE ENGLISH CONGREGATION OF JEHOVAH'S WITNESSES, INC., SP 2011-SP-069 (place of worship) (Admin. moved from 9/28/11 at appl. req.)  
BC  
Admin.  
Moved to  
12/14/11 at  
appl. req.
- 9:00 A.M. JERRY V. & ELIZABETH ANNE PENDER, SP 2011-SU-086 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 17.8 ft. from rear lot line. Located at 14120 Sorrel Chase Ct., Centreville, 20121, on approx. 8,991 sq. ft. of land zoned R-5 and WS. Sully District. Tax Map 65-3 ((4)) 115.  
BC  
Approved
- 9:00 A.M. ANGELA WILLSON-QUAYLE, SP 2011-PR-080 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 2857 Willowmere Woods Dr., Vienna, 22180, on approx. 10,341 sq. ft. of land zoned R-3 (Cluster). Providence District. Tax Map 49-1 ((23)) 7.  
RH  
Approved
- 9:00 A.M. WAYNE MOTICKA, SP 2011-MA-055 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 0.0 ft. from rear lot line and 0.7 ft. from side lot line. Located at 3206 Wayne Rd., Falls Church, 22042, on approx. 7,200 sq. ft. of land zoned R-4. Mason District. Tax Map 60-2 ((2)) (B) 8. (Concurrent with VC 2011-MA-009). (Decision deferred from 9/21/11 at appl. req.)  
SCL  
Decision  
Deferred to  
2/1/12 at  
appl. req.
- 9:00 A.M. WAYNE MOTICKA, VC 2011-MA-009 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit a fence greater than 7.0 ft. in height to remain in rear and side yards. Located at 3206 Wayne Rd., Falls Church, 22042, on approx. 7,200 sq. ft. of land zoned R-4. Mason District. Tax Map 60-2 ((2)) (B) 8. (Concurrent with SP 2011-MA-055). (Decision deferred from 9/21/11 at appl. req.)  
SCL  
Decision  
Deferred to  
2/1/12 at  
appl. req.
- 9:00 A.M. PAUL D. RINALDI TRUST, KATREEN K. RINALDI TRUST, DOODY CALLS FAIRFAX VA LLC, A 2011-PR-020 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are operating a contractor's offices and shops, which is a use not permitted, on property in the C-2 District in violation of Zoning Ordinance provisions. Located at 7139 Shreve Rd., Falls Church, 22043, on approx. 7,500 sq. ft. of land zoned C-2. Providence District. Tax Map 40-3 ((1)) 117.  
JC  
Withdrawn

- 9:00 A.M. SJD-ZP, LLC DBA ZPIZZA, A 2011-PR-028 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is not operating an accessory service use in accordance with the limitations and conditions of Non-Residential Use Permit #110970039 in violation of Zoning Ordinance provisions. Located at 8442 Lee Hwy., Fairfax, 22031, on approx. 1.2 ac. of land zoned I-5 and H-C. Providence District. Tax Map 49-3 ((15)) 2. (Admin. moved from 9/28/11 at appl. req.)
- JC  
Admin.  
Moved to  
2/1/12 at  
appl. req.
- 9:00 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., Annandale, 22003, 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, 2/24/09, 7/14/09, 1/13/10, 3/10/10, 5/26/10, 7/28/10, 12/15/10, 2/16/11, 7/27/11, and 10/26/11 at appl. req.)
- RM  
Admin.  
Moved to  
12/14/11 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 7, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 7, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour 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. CARLOTA LANCHIPA AND JOHAN CARDENES LANCHIPA, SP 2011-PR-085 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction of minimum yard requirements based on errors in building locations to permit additions to remain 6.0 ft. and 7.0 ft. from side lot line. Located at 2922 Johnson Rd., Falls Church, 22042, on approx. 7,200 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((9)) 192.  
BC  
Approved
- 9:00 A.M. THOMAS B. BRADLEY AND JUDITH R. STARR, SP 2011-MV-089 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit addition to remain 6.5 ft. from side lot line. Located at 2410 Stirrup Ln., Alexandria, 22308, on approx. 12,794 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((11)) (6) 9.  
BC  
Approved
- 9:00 A.M. JOSHUA ELLIOTT, SP 2011-SP-088 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit addition to remain 7.4 ft. from side lot line. Located at 8210 Blairton Rd., Springfield, 22152, on approx. 11,813 sq. ft. of land zoned R-3. Springfield District. Tax Map 79-4 ((2)) 192.  
DH  
Approved
- 9:00 A.M. JOHN B. MCCRACKEN JR., SP 2011-MV-073 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit accessory storage structure to remain 3.8 ft. from side lot line and to permit an accessory dwelling unit within an existing dwelling. Located at 2403 Fairview Dr., Alexandria, 22306, on approx. 10,680 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((4)) (4) 8.  
DH  
Approved

- 9:00 A.M. PHYLLIS C. BIONDI, TRUSTEE, SP 2011-LE-087 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit accessory storage structure to remain 5.2 ft. from rear lot line and reduction of certain yard requirements to permit construction of addition 12.2 ft. from side lot line. Located at 3311 Memorial St., Alexandria, 22306, on approx. 14,000 sq. ft. of land zoned R-2. Lee District. Tax Map 92-2 ((15)) 47A.  
RH  
Approved
- 9:00 A.M. SHALLA FLORES, SP 2011-SU-084 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3425 West Ox Rd., Herndon, 20171, on approx. 37,103 sq. ft. of land zoned R-1. Sully District. Tax Map 35-4 ((1)) 72.  
RH  
Approved
- 9:00 A.M. LTF REAL ESTATE COMPANY, INC., SP 2011-HM-056 Appl. under Sect(s). 5-403 and 5-303 of the Zoning Ordinance to permit a health club. Located at Terminus of Business Center Dr. on approx. 11.09 of land zoned I-3 and I-4. Hunter Mill District. Tax Map 18-3 ((8)) 6 A3. (Admin. Moved from 9/21/11 and 11/16/11 at appl. req.)  
RH  
Approved
- 9:00 A.M. SIGMA VAZ LLC, A 2011-PR-032 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing an office, which is a use not permitted without an approved Category 5 Special Exception, to operate on property in the R-4 and H-C Districts in violation of Zoning Ordinance provisions. Located at 7247 Lee Hwy., Falls Church, 22046, on approx. 10,925 sq. ft. of land zoned R-4 and H-C. Providence District. Tax Map 50-2 ((4)) 32. (Admin. Moved from 11/2/11 at appl. req.)  
RM  
Admin.  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 14, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 14, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour 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. LUIS AND CARLA MARTY, SP 2011-HM-094, Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit home child care facility. Located at 1307 Deep Run Ln., Reston, 20190, on approx. 19,744 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 12-3 ((4)) (6) 46.  
KGS  
Decision  
Deferred to  
2/1/12
- 9:00 A.M. RALPH A. BIANCANIELLO, SP 2011-PR-090 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 13.7 ft. from rear lot line. Located at 3059 Bohicket Ct., Fairfax, 22031, on approx. 9,376 sq. ft. of land zoned R-3 (Cluster). Providence District. Tax Map 48-3 ((34)) 49.  
DH  
Approved
- 9:00 A.M. JONG YEOL NA AND KYUNG H. NA, SP 2011-SP-092 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 12.7 ft. from side lot line. Located at 9723 Thorn Brush Dr., Fairfax Station, 22039, on approx. 5.27 ac. of land zoned R-C and WS. Springfield District. Tax Map 97-3 ((15)) 51A.  
DH  
Approved
- 9:00 A.M. ROBERT F. AND ARLENE E. NORRELL, SP 2011- SP-091 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 5.6 ft. from side lot line such that side yards total 16.3 ft. Located at 7121 Bridgeport Ct., Springfield, 22153, on approx. 10,489 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 89-3 ((6)) 212.  
RH  
Approved

- 9:00 A.M. NADEEM P. MALIK, VC 2011-SU-013 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit the subdivision of 1 lot into 2 lots with proposed lot 1 having a lot width of 137 ft. and proposed lot 2 having a lot width of 89 ft. Located at 3027 Ashburton Ave., Herndon, 20171, on approx. 2.3 ac. of land zoned R-1. Sully District. Tax Map 35-2 ((1)) 4.  
RH  
Admin.  
Moved to  
1/25/12 at  
appl. req.
- 9:00 A.M. 7031 JK, INC., SPA 96-M-006-02 Appl. under Sect(s). 4-603 of the Zoning Ordinance to amend SP 96-M-006 previously approved for commercial recreation use to permit a change in permittee. Located at 7031 Little River Tpke., Annandale, 22003, on approx. 3.07 ac. of land zoned C-6, CRD, HC and SC. Mason District. Tax Map 71-1 ((1)) 116A. (Admin. moved from 11/16/11 for notices)  
BC  
Approved
- 9:00 A.M. CENTREVILLE ENGLISH CONGREGATION OF JEHOVAH'S WITNESSES, INC., SP 2011-SP-069 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of worship. Located at 12901 Braddock Rd., Clifton, 20124, on approx. 4.18 ac. of land of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((2)) 3. (Admin. moved from 9/28/11 and 11/30/11 at appl. req.)  
BC  
Admin.  
Moved to  
1/25/12 at  
appl. req.
- 9:00 A.M. 8921 PROPERTIES, L.L.C., A 2011-MV-030  
Admin.  
Moved to  
5/16/12 at  
appl. req.
- 9:00 A.M. SANJEEV KAPOOR, A 2010-HM-015 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a use not permitted (a truck rental establishment) to operate on property in the PRC District without a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 11410 North Shore Dr. on approx. 37,096 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 17-2 ((1)) 7. (Admin. moved from 3/2/11 and 9/14/11 at appl. req.)  
RM  
Admin.  
Moved to  
4/18/12 at  
appl. req.
- 9:00 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., Annandale, 22003, 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, 2/24/09, 7/14/09, 1/13/10, 3/10/10, 5/26/10, 7/28/10, 12/15/10, 2/16/11, 7/27/11, 10/26/11, and 11/30/11 at appl. req.)  
RM  
Admin.  
Moved to  
2/15/12 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 21, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 21, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour 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 28, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 28, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

***-- NO MEETING --***



(As of 6/3/11, Merrifield Garden Center cases below to remain on indefinite deferral list at this point, with follow-up to occur in August of 2011, per Mavis Stanfield in ZAD):

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

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

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

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

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

- 9:00 A.M.  
KGS TRUSTEES OF THE NEW LIFE CHRISTIAN CHURCH & NEW CINGULAR WIRELESS PCS, LLC, SPA 75-D-096 (modification of development conditions and telecommunications facility) (Admin. moved from 2/10/10 at appl. req.) (Indefinitely deferred from 3/31/10 at appl. req.)
- 9:00 A.M.  
WOD THE PARKLAWN RECREATION ASSOCIATION, INC., & NEW CINGULAR WIRELESS PCS, LLC, SPA 76-M-088 (amend SP to permit telecom facility) (Indefinitely deferred from 4/14/10 at appl. req.)
- 9:00 A.M.  
DH BARRANDA RIDGE, LLC, AND DREAM TO RIDE, LLC, SP 2009-SP-067 (riding and boarding facility) (Admin. moved from 10/6/09 and 11/17/09 at appl. req.) (Indefinitely deferred from 5/26/10)
- 9:00 A.M.  
WOD ORANGE HUNT SWIM CLUB, INC., & T-MOBILE NORTHEAST, LLC., SPA 72-S-098 (In association with SE 2010-SP-027) (amend SP for site modifications to permit telecom facility) (Admin. moved from 3/16/11 at appl. req.) (Indefinitely deferred from 4/20/11 at appl. req.)
- 9:00 A.M.  
MB COTTONTAIL SWIM AND RACQUET CLUB, INC., & T-MOBILE NORTHEAST, LLC, SPA 81-S-060-02 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 81-S-060 previously approved for community swimming pool and tennis courts to permit telecommunications facility. Located at 7000 Cottontail Ct. on approx. 2.71 ac. of land zoned R-2. Springfield District. Tax Map 88-2 ((12)) H. (Associated with SE 2010-SP-026 and 2232-S10-19.) (Admin. moved from 3/16/11 at appl. req.) (Indefinitely deferred from 5/11/11 at appl. req.)
- 9:00 A.M.  
BC JAMES E. LAYTON, SP 2011-PR-039 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 7.3 ft. from side lot line and 21.8 ft. from rear lot line. Located at 2855 Cherry St. on approx. 5,000 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-4 ((8)) 6. (Indefinitely deferred from 8/3/11 at appl. req.)
- 9:00 A.M.  
BC NEW LIFE CHRISTIAN CHURCH, SP 2011-SU-011 Appl. under Sect(s). 5-503 of the Zoning Ordinance to permit commercial recreation uses in conjunction with a place of worship by right. Located at 14550 Lee Rd. on approx. 5.57 ac. of land zoned I-5 and WS. Sully District. Tax Map 34-3 ((1)) 23A. (Admin. moved from 5/25/11 and 6/29/11 at appl. req.) (Indefinitely deferred from 8/10/11 at appl. req.)

- 9:00 A.M. CAPITAL ONE BANK (USA), N.A., A 2011-PR-024 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination to accept for processing Rezoning Application RZ 2011-PR-009. Located at 1820 Dolley Madison Blvd., McLean, 22102, on approx. 9.41 ac. of land zoned C-3 and H-C. Providence District. Tax Map 29-4 ((5)) 9, 9A and 10A. (Indefinitely deferred from 10/5/11 at appl. req.)
- CL
- 9:00 A.M. CAPITAL ONE BANK (USA), N.A., A 2011-PR-025 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination to accept for processing Rezoning Application RZ 2011-PR-010. Located at 1651 and 1700 Old Meadow Rd., McLean, 22102 on approx. 6.93 ac. of land zoned C-3 and H-C. Providence District. Tax Map 29-4 ((6)) 101A and 102. (Indefinitely deferred from 10/5/11 at appl. req.)
- CL
- 9:00 A.M. CAPITAL ONE BANK (USA), N.A., A 2011-PR-026 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination to accept for processing Rezoning Application RZ 2011-PR-011. Located at 1575, 1600 and 1616 Anderson Rd. and 7598 and 7600 Colshire Dr., McLean, 22102, on approx. 22.50 ac. of land zoned C-3 and H-C. Providence District. Tax Map 30-3 ((1)) 6A, 6B, 6C and 6D; 30-3 ((28)) A, C1, 4B and 4C (formerly 4A1). (Indefinitely deferred from 10/5/11 at appl. req.)
- CL
- 9:00 A.M. CAPITAL ONE BANK (USA), N.A., A 2011-PR-027 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination to accept for processing Proffered Condition Amendment Application PCA 92-P-001-09. Located at 1820 Dolley Madison Blvd., 1651 and 1700 Old Meadow Rd., 1575, 1600 and 1616 Anderson Rd., and 7598 and 7600 Colshire Rd., McLean, 22102, on approx. 38.84 ac. of land zoned C-3 and H-C. Providence District. Tax Map 29-4 ((5)) 9, 9A and 10A; 29-4 ((6)) 101A and 102; 30-3 ((1)) 6A, 6B, 6C and 6D; 30-3 ((28)) A, C1, 4B and 4C (formerly 4A1). (Indefinitely deferred from 10/5/11 at appl. req.)
- CL