

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 4, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 4, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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  
JANUARY 11, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 11, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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, 9/28/11, and 10/26/11)
- SJ  
Decision  
Deferred to  
3/28/12
- 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, 9/28/11, and 10/26/11)
- SJ  
Decision  
Deferred to  
3/28/12
- 9:00 A.M. ABDERRAHMAN RHANIME, SP 2011-MA-093 Appl. under Sect(s).8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on errors in building locations to permit accessory structure to remain 4.8 ft. from side lot line and accessory storage structure to remain 2.0 ft. from side lot line. Located at 4508 Brookside Dr., Alexandria, 22312, on approx. 28,718 sq. ft. of land zoned R-1. Mason District. Tax Map 72-1 ((6)) 51.
- RH  
Decision  
Deferred to  
2/15/12
- 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. (Continued from 10/5/11)
- JC  
Decision  
Deferred to  
2/1/12

- 9:00 A.M. KEYVAN YOUSEFIE, A 2011-MA-038 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a truck rental establishment and a junk yard and storage yard and has installed light structures and signs on property in the C-6 District without sign permit approval, all in violation of the conditions of Special Exception Amendment SEA-83-M-051-1 and Zoning Ordinance provisions. Located at 7604 Little River Tpk., Annandale, 22003 on approx. 32,903 sq. ft. of land zoned C-6. Mason District. Tax Map 71-1 ((2)) 1B.  
JC  
Admin.  
Withdrawn
- 9:00 A.M. ZENGLAI RAYMOND GE AND HONGYAN GUO, A 2011-DR-035 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an existing log cabin structure is not accessory to the proposed principal structure and is, therefore, not permitted to remain on the lot with the new dwelling. Located at 945 Walker Rd., Great Falls, 22066 on approx. 5.13 ac. of land zoned R-E. Dranesville District. Tax Map 13-3 ((7)) 5.  
CB  
Admin.  
Moved to  
3/7/12 at  
appl. req.
- 9:00 A.M. JOHN DAPOGNY, A 2011-PR-037 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that property located at Tax Map 39-4 ((1)) 146A and 146B in the R-3 District is deemed a corner lot and must meet the minimum required yard requirement as determined based on the configuration of the property. Located at 7703 Virginia Ln., Falls Church, 22043 on approx. 22,198 sq. ft. of land zoned R-3. Providence District. Tax Map 39-4 ((1)) 146A and 146B.  
CB  
Admin.  
Moved to  
6/6/12 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 18, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 18, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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  
JANUARY 25, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 25, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 J. CUNNINGHAM, JR./LINDA J. CUNNINGHAM, SP 2011-SP-095 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 11407 Liltling Ln., Fairfax Station, 22039, on approx. 5.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 86-2 ((3)) 29.  
LG  
Deferred to 3/28/12
- 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, 11/30/11, and 12/14/11 at appl. req.)  
BC  
Admin.  
Moved to 2/29/12 at appl. req.
- 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, 10/5/11, and 11/30/11)  
DH  
Approved-In-Part
- 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, 10/5/11, and 11/30/11)  
DH  
Approved

- 9:00 A.M. MICHAEL WAYNE RUSTEN, MARY CUSTIS RUSTEN, SP 2011-MV-096 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 27.0 ft. from front lot line of a corner lot. Located at 7507 Milway Dr., Alexandria, 22306, on approx. 11,296 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-3 ((22)) (2) 10.  
DH  
Approved
- 9:00 A.M. SOUNIN PHONEMANY, SP 2011-LE-098 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 21.0 ft. from the front lot line. Located at 6007 Craig St., Springfield, 22150, on approx. 8,825 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((2)) (10) 27 (Concurrent with VC 2011-LE-014).  
DH  
Approved
- 9:00 A.M. SOUNIN PHONEMANY, VC 2011-LE-014 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage and accessory storage structure greater than 200 sq. ft. of gross floor area. Located at 6007 Craig St., Springfield, 22150, on approx. 8,825 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((2)) (10) 27 (Concurrent with SP 2011-LE-098).  
DH  
Denied
- 9:00 A.M. RUSSELL L. BROWN, SP 2011-MV-097 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 3801 Quisenberry Dr., Alexandria, 22309, on approx. 20,869 sq. ft. of land zoned R-2 and R-3. Mt. Vernon District. Tax Map 101-4 ((23)) 15 and 101-4 ((1)) 55.  
RH  
Approved
- 9:00 A.M. STEVEN KOSTAKIS, SP 2011-HM-099 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 10.8 ft. from a side lot line such that side yards total 29.3 ft. Located at 10403 Silk Oak Dr., Vienna, 22182, on approx. 20,000 sq. ft. of land zoned R-1 (Cluster). Hunter Mill District. Tax Map 27-2 ((4)) 47.  
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. (Admin. moved from 12/14/11 at appl. req.)  
RH  
Admin.  
Moved to  
2/29/12 at  
appl. req.
- 9:00 A.M. GIOAN V. NGUYEN AND NHAT THUAN NGUYEN, A 2011-MA-040 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a personal service establishment, which is a use not permitted, on property in the C-2 District in violation of Zoning Ordinance provisions. Located at 6051 E Arlington Blvd., Falls Church, 22044 on land zoned C-2, SC, and CRD. Mason District. Tax Map 51-4 ((14)) 5.  
GT  
Admin.  
Withdrawn

- 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 and 10/26/12 at appl. req.)
- RM  
Admin.  
Moved to  
3/14/12 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 and 10/26/12 at appl. req.)
- RM  
Admin.  
Moved to  
3/14/12 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 and 10/26/12 at appl. req.)
- RM  
Admin.  
Moved to  
3/14/12 at  
appl. req.
- 9:00 A.M. RONALD S. FEDERICI, A 2011-SP-041 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established an office, which is a use not permitted, on property in the R-C District and has installed signs without sign and building permit approval in violation of Zoning Ordinance provisions. Located at 13310 Compton Rd., Clifton, 20124 on approx. 5.62 ac. of land zoned R-C and WS. Springfield District. Tax Map 75-1 ((1)) 24.
- RM  
Admin.  
Moved to  
2/29/12 at  
appl. req.
- 9:00 A.M. GEORGE KARSADI, A 2011-MV-039 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence exceeding four feet in height located in the front yard, a fence exceeding seven feet in height located in the side and rear yards and an accessory storage structure that does not meet size or location requirements all on property in the R-3 District are in violation of Zoning Ordinance provisions. Located at 8356 Wagon Wheel Rd., Alexandria, 22309-2154, on approx. 14,520 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 101-4 ((17)) 68.
- JC  
Upheld-  
In-Part

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 1, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 1, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. (Decision deferred from 12/14/11)  
KGS  
Decision  
Deferred to  
2/29/12
- 9:00 A.M. JAMES A. MADISON, JR., SP 2011-PR-100 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 shed to remain 4.0 ft. from side lot line and to permit reduction of certain yard requirements to permit construction of roofed deck 22.3 ft. from front lot line. Located at 2903 Adams Pl. on approx. 11,246 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((13)) (6A) 35.  
BC  
Approved
- 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. (Decision deferred from 11/16/11)  
RH  
Indefinitely  
Deferred
- 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 and 11/30/11 at appl. req.)  
SCL  
Approved-  
In-Part



- 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 and 11/30/11 at appl. req.)
- SCL  
Denied
- 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 and 11/30/11 at appl. req.)
- JC  
Admin.  
Moved to  
4/18/12 at  
appl. req.
- 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. (Continued from 10/5/11) (Decision deferred from 1/11/12)
- JC  
Dismissed

**JOHN F. RIBBLE III, CHAIRMAN**

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

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 8, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 8, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 15, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 15, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 DUNN, SP 2011-MV-104 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to remain 8.0 ft. from side lot line and accessory storage structure to remain 4.0 ft. from side lot line and 2.4 ft. from rear lot line. Located at 8514 Culver Place, Alexandria, 22308, on approx. 10,641 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-4 ((5)) (11) 14.  
BC  
Approved
- 9:00 A.M.      WAIS OMARI, MALALY ZAFAR, JAWID OMARI, NABI G. OMARI, SP 2011-SP-102 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 11817 Washington St., Fairfax, 22030, on approx. 3.27 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((4)) 8.  
DH  
Approved
- 9:00 A.M.      DANIEL J. GERKIN AND ALLYSON G. BLOOM, SP 2011-DR-105 (50% reduction)  
DH  
Indefinitely  
Deferred at  
appl. req.
- 9:00 A.M.      EULIE M. CAMPBELL, SP 2011-LE-101 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 6.3 ft. from rear lot line and to permit accessory dwelling unit within an existing dwelling. Located at 2812 Poag St., Alexandria, 22303, on approx. 14,002 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 83-3 ((35)) 1.  
RH  
Admin.  
Moved to  
3/14/12 at  
appl. req.

- 9:00 A.M. SUSAN P. DELLER & WILLIAM M. DELLER, SP 2011-MV-103 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 2806 Holland Ct., Alexandria, 22306, on approx. 10,935 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-1 ((43)) 4.  
RH  
Decision  
Deferred  
to 2/29/12
- 9:00 A.M. ABDERRAHMAN RHANIME, SP 2011-MA-093 Appl. under Sect(s).8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on errors in building locations to permit accessory structure to remain 4.8 ft. from side lot line and accessory storage structure to remain 2.0 ft. from side lot line. Located at 4508 Brookside Dr., Alexandria, 22312, on approx. 28,718 sq. ft. of land zoned R-1. Mason District. Tax Map 72-1 ((6)) 51. (Decision deferred from 1/11/12)  
RH  
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, 7/27/11, 10/26/11, 11/30/11, and 12/14/11 at appl. req.)  
RM  
Admin.  
Moved to  
3/28/12 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 22, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 22, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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  
FEBRUARY 29, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 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 29, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. (Decision deferred from 12/14/11 and 2/1/12)  
KGS  
Decision  
Deferred to  
3/28/12 at  
appl. req.
- 9:00 A.M.      ALBERT TOBIN, SP 2011-SP-106 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 6.7 ft. from side lot line. Located at 6626 Reynard Dr., Springfield, 22152, on approx. 10,667 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 89-1 ((5)) 85.  
RH  
Approved
- 9:00 A.M.      THOMAS E. 3RD. AND JUDITH HARDESTY, SP 2011-MA-111 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 12.2 ft. from side lot line. Located at 4412 Roberts Ave., Annandale, 22003, on approx. 21,780 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 71-2 ((5)) 9A.  
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 2 having a lot width of 76 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. (Admin. moved from 12/14/11 and 1/25/12 at appl. req.)  
RH  
Deferred to  
3/28/12 at  
appl. req.

- 9:00 A.M. SUSAN P. DELLER & WILLIAM M. DELLER, SP 2011-MV-103 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 2806 Holland Ct., Alexandria, 22306, on approx. 10,935 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-1 ((43)) 4. (Decision deferred from 2/15/12)
- RH  
Approved
- 9:00 A.M. DAVID GUGLIELMI, SP 2011-SP-107 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 6300 Little Ox Rd., Fairfax Station, 22039, on approx. 2.25 ac. of land zoned R-1. Springfield District. Tax Map 77-3 ((10)) C2.
- DH  
Admin.  
Moved to  
3/28/12 for  
Notices
- 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, 11/30/11, 12/14/11, and 1/25/12 at appl. req.)
- BC  
Admin.  
Moved to  
3/14/12 at  
appl. req.
- 9:00 A.M. LORENA P. MALTEZ, A 2011-PR-044 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established accessory outdoor storage and an accessory storage structure that do not meet size or location requirements, all on property in the R-2 and H-C Districts in violation of Zoning Ordinance provisions. Located at 8518 Spartan Rd, Fairfax, 22031, on approx. 23,275 sq. ft. of land zoned R-2 and H-C. Providence District. Tax Map 49-3 ((17)) 7.
- JC  
Admin.  
Moved to  
7/11/12 at  
appl. req.
- 9:00 A.M. RONALD S. FEDERICI, A 2011-SP-041 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established an office, which is a use not permitted, on property in the R-C District and has installed signs without sign and building permit approval in violation of Zoning Ordinance provisions. Located at 13310 Compton Rd., Clifton, 20124 on approx. 5.62 ac. of land zoned R-C and WS. Springfield District. Tax Map 75-1 ((1)) 24. (Admin. moved from 1/25/12 at appl. req.)
- RM  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

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

**BOARD OF ZONING APPEALS AGENDA  
MARCH 7, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, March 7, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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, 7/27/11, and 11/2/11 at appl. req.)
- CB  
Admin.  
Moved to 12/12/12 at appl. req.
- 9:00 A.M. ZENGLAI RAYMOND GE AND HONGYAN GUO, A 2011-DR-035 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an existing log cabin structure is not accessory to the proposed principal structure and is, therefore, not permitted to remain on the lot with the new dwelling. Located at 945 Walker Rd., Great Falls, 22066 on approx. 5.13 ac. of land zoned R-E. Dranesville District. Tax Map 13-3 ((7)) 5. (Admin. moved from 1/11/12 at appl. req.)
- CB  
Admin.  
Moved to 5/16/12 at appl. req.



**BOARD OF ZONING APPEALS AGENDA  
MARCH 14, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, March 14, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. MARIA ARRIETA, SP 2011-MA-109 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction of certain yard requirements based on error in building location to permit accessory structure to remain 0.0 ft. from side lot line. Located at 6323 Everglades Dr., Alexandria, 22312. on approx. 11,465 sq. ft. of land zoned R-3. Mason District. Tax Map 61-3 ((7)) (J) 21.  
RH  
Denied

9:00 A.M. CHRIS ROBBINS, SP 2011-MA-110 (50% reduction)  
RH  
Admin.  
Moved to  
3/28/12 at  
appl. req.

9:00 A.M. EULIE M. CAMPBELL, SP 2011-LE-101 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 6.3 ft. from rear lot line and to permit accessory dwelling unit within an existing dwelling. Located at 2812 Poag St., Alexandria, 22303, on approx. 14,002 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 83-3 ((35)) 1. (Admin. moved from 2/15/12 at appl. req.)  
RH  
Admin.  
Moved to  
4/18/12 at  
appl. req.

9:00 A.M. LA IGLESIA DE SANTA MARIA EPISCOPAL CHURCH AND NEW BUILDING BLOCKS PRE-SCHOOL, LLC, AND DIALOGUE RUSSIAN CENTER FOR CULTURAL DEVELOPMENT(DIALOGUE RCCD, LLC,) D/B/A METAPHOR RUSSIAN LANGUAGE SCHOOL, SPA 76-S-109-02 (church w/nursery school and school of special education)  
BC  
Admin.  
Moved to  
3/28/12 at  
appl. req.

- 9:00 A.M. THE VINE UNITED METHODIST CHURCH AND BOARD OF TRUSTEES OF THE ARLINGTON DISTRICT OF THE VIRGINIA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, SP 2011-PR-108 Appl. under Sect(s). 3-303 of the Zoning Ordinance to permit an existing church to add a nursery school. Located at 2501 Gallows Rd., Dunn Loring, 22027, on approx. 4.24 ac. of land zoned R-3. Providence District. Tax Map 39-4-((1)) 31.  
DH  
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, 11/30/11, 12/14/11, 1/25/12, and 2/29/12 at appl. req.)  
BC  
Continued to 8/1/12
- 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, 10/26/12, and 1/25/12 at appl. req.)  
RM  
Withdrawn
- 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, 10/26/12, and 1/25/12 at appl. req.)  
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, 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, 9/21/11, 10/26/12, and 1/25/12 at appl. req.)  
RM  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

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

**BOARD OF ZONING APPEALS AGENDA  
MARCH 21, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, March 21, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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**

**BOARD OF ZONING APPEALS AGENDA  
MARCH 28, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, March 28, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. (Decision deferred from 12/14/11, 2/1/12, and 2/29/12)  
KGS  
Approved
- 9:00 A.M. ROBERT J. CUNNINGHAM, JR./LINDA J. CUNNINGHAM, SP 2011-SP-095 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 11407 Lilting Ln., Fairfax Station, 22039, on approx. 5.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 86-2 ((3)) 29. (Deferred from 1/25/12)  
LG  
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.) (Decision deferred from 6/22/11, 9/28/11, 10/26/11, and 1/11/12)  
SJ  
Approved-In-Part
- 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, 9/28/11, 10/26/11, and 1/11/12)  
SJ  
Denied

- 9:00 A.M. ANDRE DE MEGRET, SP 2011-SP-112 Appl. under Sect(s). 8-918 and 8-923 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling and a fence greater than 4.0 ft. in height to remain in a front yard. Located at 6800 Dante Ct., West Springfield, 22152 on approx. 16,111 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 89-1 ((7)) 58.  
BC  
Approved-  
In-Part
- 9:00 A.M. LA IGLESIA DE SANTA MARIA EPISCOPAL CHURCH AND NEW BUILDING BLOCKS PRE-SCHOOL, LLC, AND DIALOGUE RUSSIAN CENTER FOR CULTURAL DEVELOPMENT(DIALOGUE RCCD, LLC,) D/B/A METAPHOR RUSSIAN LANGUAGE SCHOOL, SPA 76-S-109-02 Appl. under Sect(s). 3-403 of the Zoning Ordinance to amend SP 76 S-109 previously approved for church with child care center to permit the addition of a nursery school, school of special education and increase in land area. Located at 6928 and 7000 Arlington Blvd., Falls Church, 22042, on approx. 3.98 ac. of land zoned R-4. Providence District. Tax Map 50-4 ((16)) 127, 128, 129, 182, 182A, 183, 184 and 50-3 ((6)) 185. (Admin. moved from 3/14/12 at appl. req.)  
BC  
Admin.  
Moved to  
4/25/12 at  
appl. req.
- 9:00 A.M. CHRIS ROBBINS, SP 2011-MA-110 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 7859 Thor Dr., Annandale, 22003, on approx. 15,563 sq. ft. of land zoned R-3 (Cluster). Mason District. Tax Map 59-4 ((17)) 45. (Admin. moved from 3/14/12 at appl. req.)  
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 2 having a lot width of 76 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. (Admin. moved from 12/14/11 and 1/25/12 at appl. req.) (Deferred from 2/29/12 at appl. req.)  
RH  
Withdrawn  
Converted  
to SE
- 9:00 A.M. ROSS OTTO MILLER, SP 2012-PR-001 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of accessory structure 8.0 ft. from rear lot line. Located at 6722 Chestnut Ave., Falls Church, 22042, on approx. 8,256 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((13)) (7) 6.  
DH  
Admin.  
Moved to  
4/25/12 for  
Notices
- 9:00 A.M. DAVID GUGLIELMI, SP 2011-SP-107 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 6300 Little Ox Rd., Fairfax Station, 22039, on approx. 2.25 ac. of land zoned R-1. Springfield District. Tax Map 77-3 ((10)) C2. (Admin. moved from 2/29/12 for notices)  
DH  
Deferred to  
6/6/12 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. (Admin. moved from 9/14/11 at appl. req.)  
MS  
Admin.  
Moved to  
5/16/12 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, 11/30/11, 12/14/11, and 2/15/12 at appl. req.)  
RM  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

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

**BOARD OF ZONING APPEALS AGENDA  
APRIL 4, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, April 4, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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**

**BOARD OF ZONING APPEALS AGENDA  
APRIL 11, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, April 11, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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  
APRIL 18, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, April 18, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. SILVIA M. ALBERT, SP 2012-MA-003 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitation on keeping of animals. Located at 3334 Nevius St., Falls Church, 22041, on approx. 12,500 sq. ft. of land zoned R-3. Mason District. Tax Map 61-1 ((13)) 12.  
BC  
Approved
- 9:00 A.M. MARGARETHA CARROLL MCGRAIL, TRUSTEE, SP 2012-DR-006 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 0.3 ft. from rear lot line and 0.1 ft. from side lot line. Located at 743 Lawton St., McLean, 22101, on approx. 21,781 sq. ft. of land zoned R-1. Dranesville District. Tax Map 21-2 ((3)) 30.  
BC  
Continued to 6/27/12
- 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, 9/14/11, and 11/16/11 at appl. req.)  
DH  
Admin.  
Moved to 9/26/12 at appl. req.
- 9:00 A.M. IFTIKHAR KHAN, SPA 2009-MA-097 Appl. under Sect(s). 8-918 of the Zoning Ordinance to amend SP 2009-MA-097 previously approved for accessory dwelling unit to permit modification of development conditions. Located at 3321 Wilkins Dr., Falls Church, 22041, on approx. 13,274 sq. ft. of land zoned R-3. Mason District. Tax Map 61-1 ((13)) 24.  
DH  
Admin.  
Moved to 5/23/12 at appl. req.

- 9:00 A.M. THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE (ST. LOUIS CATHOLIC CHURCH AND SCHOOL), SPA 82-V-059-03 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 82-V-059 previously approved for a place of worship and private school of general education to permit the addition of a nursery school. Located at 2901 Popkins La., Alexandria, 22306, on approx. 15.63 ac. of land zoned R-2 and HC. Mt. Vernon District. Tax Map 93-1 ((1)) 6. (Admin. moved from 4/25/12 at appl. req.)
- DH  
Approved
- 9:00 A.M. CHERYL A. KARCIC, SP 2012-MV-005 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 9032 Harrover Pl., Lorton, 22079, on approx. 4,200 sq. ft. of land zoned PDH-5. Mt. Vernon District. Tax Map 107-2 ((4)) (E) 59.
- RH  
Approved
- 9:00 A.M. EULIE M. CAMPBELL, SP 2011-LE-101 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 6.3 ft. from rear lot line and to permit accessory dwelling unit within an existing dwelling. Located at 2812 Poag St., Alexandria, 22303, on approx. 14,002 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 83-3 ((35)) 1. (Admin. moved from 2/15/12 and 3/14/12 at appl. req.)
- RH  
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. (Admin. moved from 3/2/11, 9/14/11, and 12/14/11 at appl. req.)
- RM  
Admin.  
Moved to  
9/12/12 at  
appl. req.
- 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, 11/30/11, and 2/1/12 at appl. req.)
- JC  
Admin.  
Moved to  
6/6/12 at  
appl. req.
- 9:00 A.M. GIOAN V. NGUYEN AND NHAT THUAN NGUYEN, A 2012-MA-001 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have allowed the establishment of a personal service establishment, which is a use not permitted, on property in the C-2 District in violation of Zoning Ordinance provisions. Located at 6051 E Arlington Blvd., Falls Church, VA 22044 on land zoned C-2, SC, and CRD. Mason District. Tax Map 51-4 ((14)) 5.
- GT  
Upheld

**JOHN. F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
APRIL 25, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, April 25, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. JAMES E. KANDUL, SP 2012-LE-008 Appl. under Sect(s). 8-922 and 8-923 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of an addition 22.5 ft. from front lot line of a corner lot and to permit fence greater than 4.0 ft. in height to remain in a front yard. Located at 6218 Blossom Ln., Alexandria, 22310, on approx. 17,650 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((13)) 44.  
DH  
Approved
- 9:00 A.M. ROSS OTTO MILLER, SP 2012-PR-001 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of accessory structure 8.0 ft. from rear lot line. Located at 6722 Chestnut Ave., Falls Church, 22042, on approx. 8,256 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((13)) (7) 6. (Admin. moved from 3/28/12 for notices)  
DH  
Withdrawn
- 9:00 A.M. THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE (ST. LOUIS CATHOLIC CHURCH AND SCHOOL), SPA 82-V-059-03  
DH  
Admin.  
Moved to  
4/18/12 at  
appl. req.  
Approved  
on 4/18/12
- 9:00 A.M. CRAIG W. & VERONICA M. FLOYD, SP 2012-LE-007 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit in an existing dwelling. Located at 5906 Ashby Manor Pl., Alexandria, 22310, on approx. 17,080 sq. ft. of land zoned R-2. Lee District. Tax Map 82-4 ((40)) 2.  
BC  
Approved

9:00 A.M. LA IGLESIA DE SANTA MARIA EPISCOPAL CHURCH AND NEW BUILDING BLOCKS  
PRE-SCHOOL, LLC, AND DIALOGUE RUSSIAN CENTER FOR CULTURAL  
BC DEVELOPMENT(DIALOGUE RCCD, LLC,) D/B/A METAPHOR RUSSIAN LANGUAGE  
Admin. SCHOOL, SPA 76-S-109-02 Appl. under Sect(s). 3-403 of the Zoning Ordinance to amend  
Moved to SP 76 S-109 previously approved for church with child care center to permit the addition of  
6/27/12 at a nursery school, school of special education and increase in land area. Located at 6928  
appl. req. and 7000 Arlington Blvd., Falls Church, 22042, on approx. 3.98 ac. of land zoned R-4.  
Providence District. Tax Map 50-4 ((16)) 127, 128, 129, 182, 182A, 183, 184 and 50-3  
((6)) 185. (Admin. moved from 3/14/12 and 3/28/12 at appl. req.)

9:00 A.M. CENTRAL SIKH MISSION OF AMERICA, SP 2012-SP-002 Appl. under Sect(s). 8-302 of  
the Zoning Ordinance to permit a place of worship. Located at 7800 Ox Road, Fairfax  
RH Station, 22039 on approx. 8.04 ac. of land zoned R-C and WS. Springfield District. Tax  
Admin. Map 96-2 ((1)) 21.  
Moved to  
6/27/12 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

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

**BOARD OF ZONING APPEALS AGENDA  
MAY 2, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, May 2, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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.     PETE JEWELL - HC LAND COMPANY, L.C., A 2011-SP-042  
Withdrawn

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

**BOARD OF ZONING APPEALS AGENDA  
MAY 9, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, May 9, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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**

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

**BOARD OF ZONING APPEALS AGENDA  
MAY 16, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, May 16, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. 8921 PROPERTIES, L.L.C., A 2011-MV-030 (Admin. moved from 12/14/11 at appl. req.)  
Admin.  
Moved to  
11/7/12 at  
appl. req.
- 9:00 A.M. ZENGLAI RAYMOND GE AND HONGYAN GUO, A 2011-DR-035 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an existing log cabin structure is not accessory to the proposed principal structure and is, therefore, not permitted to remain on the lot with the new dwelling. Located at 945 Walker Rd., Great Falls, 22066 on approx. 5.13 ac. of land zoned R-E. Dranesville District. Tax Map 13-3 ((7)) 5. (Admin. moved from 1/11/12 and 3/7/12 at appl. req.)  
CB  
Withdrawn
- 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. (Admin. moved from 9/14/11 and 3/28/12 at appl. req.)  
MS  
Admin.  
Moved to  
7/18/12 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MAY 23, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, May 23, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. CLAUDIA BORKE, SP 2012-SP-011 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit dwelling to remain 34.4 ft. from front lot line. Located at 11679 Havenner Rd., Fairfax Station, 22039, on approx. 2.31 ac. of land zoned R-C and WS. Springfield District. Tax Map 76-4 ((9)) 886.  
BC  
Approved
- 9:00 A.M. DARYL B. SETTLE, SP 2012-MA-009 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 4114 Faith Ct., Alexandria, 22311, on approx.. 8,750 sq. ft. of land zoned R-3 (Cluster). Mason District. Tax Map 61-4 ((38)) 11.  
DH  
Approved
- 9:00 A.M. IFTIKHAR KHAN, SPA 2009-MA-097 Appl. under Sect(s). 8-918 of the Zoning Ordinance to amend SP 2009-MA-097 previously approved for accessory dwelling unit to permit modification of development conditions. Located at 3321 Wilkins Dr., Falls Church, 22041, on approx.. 13,274 sq. ft. of land zoned R-3. Mason District. Tax Map 61-1 ((13)) 24. (Admin. moved from 4/18/12 at appl. req.)  
DH  
Denied
- 9:00 A.M. ANTHONY MARTOCCIA AND GWEN YANDALL, SP 2012-DR-010 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 9459 Deramus Farm Ct., Vienna, 22182, on approx. 19,597 sq. ft. of land zoned R-2 (Cluster). Dranesville District. Tax Map 19-3 ((17)) 24.  
RH  
Approved

**JOHN F. RIBBLE III, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA**  
**MAY 30, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, May 30, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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  
JUNE 6, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, June 6, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. EDDIE MITCHELL, SP 2012-BR-012 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit reduction to the minimum yard requirements based on error in building location to permit roofed deck to remain 9.6 ft. from side lot line and to permit an accessory dwelling unit in an existing dwelling. Located at 8512 Braeburn Dr., Annandale, 22003, on approx. 11,904 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-1 ((16)) 214.  
BC  
Approved-  
In-Part
- 9:00 A.M. DAVID GUGLIELMI, SP 2011-SP-107 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 6300 Little Ox Rd., Fairfax Station, 22039, on approx. 2.25 ac. of land zoned R-1. Springfield District. Tax Map 77-3 ((10)) C2. (Admin. moved from 2/29/12 for notices) (Deferred from 3/28/12 at appl. req.)  
DH  
Approved
- 9:00 A.M. MICHAEL B. JONES, SP 2012-SU-014 (concurrent with VC 2012-SU-002) (fence)  
DH  
Admin.  
Moved to  
6/13/12 at  
appl. req.
- 9:00 A.M. MICHAEL B. JONES, VC 2012-SU-002 (concurrent with SP 2012-SU-014) (structure over 200 square feet in front yard)  
DH  
Admin.  
Moved to  
6/13/12 at  
appl. req.
- 9:00 A.M. CENTREVILLE PRESBYTERIAN CHURCH, A VIRGINIA CORPORATION, SPA 99-Y-065-02 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 99-Y-065 previously approved for church, childcare center and private school of general education to permit increase in number of students. Located at 15450 Lee Hwy., Centreville, 20120, on approx. 20.38 ac. of land zoned R-C and WS. Sully District. Tax Map 64-1 ((1)) 7.  
RH  
Approved

9:00 A.M. JOHN DAPOGNY, A 2011-PR-037 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that property located at Tax Map 39-4 ((1)) 146A and 146B in the R-3 District is deemed a corner lot and must meet the minimum required yard requirement as determined based on the configuration of the property. Located at 7703 Virginia Ln., Falls Church, 22043 on approx. 22,198 sq. ft. of land zoned R-3. Providence District. Tax Map 39-4 ((1)) 146A and 146B. (Admin. moved from 1/11/12 at appl. req.)  
CB  
Admin.  
Moved to  
9/12/12 at  
appl. req.

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, 11/30/11, 2/1/12, and 4/18/12 at appl. req.)  
JC  
Admin.  
Moved to  
7/11/12 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JUNE 13, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, June 13, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. MARGARET J. DUBOIS, VC 2012-PR-001 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 13.0 ft. from front lot lines and stairs 10.0 ft. from front lot line. Located at 7703 Virginia Ln., Falls Church, 22043, on approx. 22,198 sq. ft. of land zoned R-3. Providence District. Tax Map 39-4 ((1)) 146 A and 146 B.  
DH  
Deferred to 7/11/12 at appl. req.
- 9:00 A.M. MICHAEL B. JONES, SP 2012-SU-014 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit existing fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 14618 Crenshaw Dr., Centreville, 20120, on approx. 12,945 sq. ft. of land zoned R-3 and WS. Sully District. Tax Map 44-3 ((2)) (27) 1 (Concurrent with VC 2012-SU-002). (Admin. moved from 6/6/12 at appl. req.)  
DH  
Approved
- 9:00 A.M. MICHAEL B. JONES, VC 2012-SU-002 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit an existing accessory storage structure exceeding 200 sq. ft. in size to remain in the front yard of a lot containing 36,000 sq. ft. or less. Located at 14618 Crenshaw Dr., Centreville, 20120, on approx. 12,945 sq. ft. of land zoned R-3 and WS. Sully District. Tax Map 44-3 ((2)) (27) 1 (Concurrent with SP 2012-SU-014). (Admin. moved from 6/6/12 at appl. req.)  
DH  
Approved
- 9:00 A.M. PHILIP L. HOYLE, SP 2012-SP-013 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 3.2 ft. from rear lot line and 5.9 ft. from side lot line and to permit open deck to remain 0.0 ft. from side lot line. Located at 8818 Sweet Gum Pl., Springfield, 22153, on approx. 11,699 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-2 ((7)) 12.  
RH  
Approved

9:00 A.M. THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE  
OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (GOOD SHEPHERD  
CATHOLIC CHURCH), SPA 82-V-035-03 Appl. under Sect(s). 3-203 of the Zoning  
BC Ordinance to amend SP 82-V-035 previously approved for a place of worship to permit  
Approved building additions, site modifications and increase in seats. Located at 8710 Mount  
Vernon Hwy., Alexandria, 22309, on approx. 10.53 ac. of land zoned R-2. Mt. Vernon  
District. Tax Map 110-2 ((1)) 22A.

**JOHN F. RIBBLE III, CHAIRMAN**

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

**BOARD OF ZONING APPEALS AGENDA  
JUNE 20, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, June 20, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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**

**BOARD OF ZONING APPEALS AGENDA  
JUNE 27, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, June 27, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. BRIDGETTE DOWNER AND JESSE DOWNER, SP 2012-SP-015 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height to remain in front yard. Located at 12377 Henderson Rd., Clifton, 20124, on approx. 1.96 ac. of land zoned R-C and WS. Springfield District. Tax Map 86-3 ((1)) 12.  
DH  
Approved
- 9:00 A.M. SANJEEV MAGOON, SP 2012-DR-016 Appl. under Sect(s). 8-914 and 8-923 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit deck to remain 23.4 ft. from front lot line and fence greater than 4.0 ft. in height to remain in front yard. Located at 6319 Old Dominion Dr., McLean, 22101, on approx. 32,154 sq. ft. of land zoned R-1. Dranesville District. Tax Map 31-3 ((1)) 72 (Concurrent with VC 2012-DR-003).  
DH  
Approved
- 9:00 A.M. SANJEEV MAGOON, VC 2012-DR-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height to remain in front yard. Located at 6319 Old Dominion Dr., McLean, 22101, on approx. 32,154 sq. ft. of land zoned R-1. Dranesville District. Tax Map 31-3 ((1)) 72 (Concurrent with SP 2012-DR-016).  
DH  
Denied
- 9:00 A.M. MARGARETHA CARROLL MCGRAIL, TRUSTEE, SP 2012-DR-006 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 0.3 ft. from rear lot line and 0.1 ft. from side lot line. Located at 743 Lawton St., McLean, 22101, on approx. 21,781 sq. ft. of land zoned R-1. Dranesville District. Tax Map 21-2 ((3)) 30. (Continued from 4/18/12)  
BC  
Approved
- 9:00 A.M. LESLEY FORDE, SP 2012-DR-017 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 stairs to remain 12.0 ft. from one front lot line, deck to remain 26.8 ft. from other front lot line and to permit existing fence greater than 4.0 ft. in height to remain in front yard. Located at 1464 Pathfinder Ln., McLean, 22101, on approx. 11,174 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-2 ((7)) (8) 305.  
BC  
Approved

- 9:00 A.M. LA IGLESIA DE SANTA MARIA EPISCOPAL CHURCH AND NEW BUILDING BLOCKS  
PRE-SCHOOL, LLC, AND DIALOGUE RUSSIAN CENTER FOR CULTURAL  
BC DEVELOPMENT(DIALOGUE RCCD, LLC,) D/B/A METAPHOR RUSSIAN LANGUAGE  
Approved SCHOOL, SPA 76-S-109-02 Appl. under Sect(s). 3-403 of the Zoning Ordinance to amend  
SP 76 S-109 previously approved for church with child care center to permit the addition of  
a nursery school and school of special education and increase in land area. Located at  
6928 and 7000 Arlington Blvd., Falls Church, 22042, on approx. 3.98 ac. of land zoned R-  
4. Providence District. Tax Map 50-4 ((16)) 127, 128, 129, 182, 182A, 183, 184 and 50-3  
((6)) 185. (Admin. moved from 3/14/12, 3/28/12, and 4/25/12 at appl. req.)
- 9:00 A.M. PRASHANT SAWANT, SP 2012-SU-018 Appl. under Sect(s). 8-914 and 8-922 of the  
RH Zoning Ordinance to permit reduction of minimum yard requirements based on error in  
Decision building location to permit accesory storage structure to remain 5.3 ft. from side lot line and  
Deferred to reduction of certain yard requirements to permit construction of addition 10.2 ft. from side  
9/19/12 lot line. Located at 2300 Hunter Mill Rd., Vienna, 22181, on approx. 2.07 ac. of land zoned  
R-E. Sully District. Tax Map 37-2 ((12)) 2.
- 9:00 A.M. CENTRAL SIKH MISSION OF AMERICA, SP 2012-SP-002 Appl. under Sect(s). 8-302 of  
RH the Zoning Ordinance to permit a place of worship. Located at 7800 Ox Road, Fairfax  
Admin. Station, 22039 on approx. 8.04 ac. of land zoned R-C and WS. Springfield District. Tax  
Map 96-2 ((1)) 21. (Admin. moved from 4/25/12 at appl. req.)  
Moved to  
9/12/12 at  
appl req.

**JOHN F. RIBBLE III, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
JULY 4, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, July 4, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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  
JULY 11, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, July 11, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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.      STEPHEN COLE, SP 2012-DR-019 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 1814 Opalocka Dr., McLean, 22101, on approx. 10,545 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((24)) 20.  
BC  
Approved
- 9:00 A.M.      CAROLINE M. LEIES, SP 2012-DR-023 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of an addition 7.6 ft. from side lot line. Located at 2017 Franklin Ave, McLean, 22101, on approx. 21,562 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((7)) 16.  
BC  
Indefinitely  
Deferred at  
appl. req.
- 9:00 A.M.      JAY S. MILLER, TRUSTEE, SP 2012-SU-020 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain yard requirements for R-C lots to permit construction of a deck 8.0 ft. from the side lot line. Located at 4341 Cub Run Rd., Chantilly, 20151, on approx. 11,683 sq. ft. of land zoned R-C, AN and WS. Sully District. Tax Map 33-4 ((2)) 78.  
DH  
Approved
- 9:00 A.M.      BARBARA J. BECKER, TRUSTEE FOR THE BARBARA J. BECKER LIVING TRUST, SP 2012-MV-021 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 7216 Marine Dr., Alexandria, 22307, on approx. 16,124 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-4 ((3)) (1) 33.  
DH  
Approved
- 9:00 A.M.      MARGARET J. DUBOIS, VC 2012-PR-001 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 13.0 ft. from front lot lines and stairs 10.0 ft. from front lot line. Located at 7703 Virginia Ln., Falls Church, 22043, on approx. 22,198 sq. ft. of land zoned R-3. Providence District. Tax Map 39-4 ((1)) 146 A and 146 B. (Deferred from 6/13/12 at appl. req.)  
DH  
Approved

- 9:00 A.M. CHEROKEE, L.L.C., SPA 79-A-164-03 Appl. under Sect(s). 8-501 of the Zoning Ordinance to amend SP 79-A-164 previously approved for a health club to permit a change in permittee and development conditions. Located at 5505 Cherokee Ave., Alexandria, 22312, on approx. 24,568 sq. ft. of land zoned I-6. Mason District. Tax Map 80-2 ((1)) 52.  
RH  
Decision  
Deferred to  
7/25/12
- 9:00 A.M. ABDUL M. AKBARI, SP 2012-LE-022 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 6018 Amherst Ave., Springfield, 22150, on approx. 9,713 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((2)) (5) 10.  
RH  
Withdrawn
- 9:00 A.M. LORENA P. MALTEZ, A 2011-PR-044 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established accessory outdoor storage and an accessory storage structure that do not meet size or location requirements, all on property in the R-2 and H-C Districts in violation of Zoning Ordinance provisions. Located at 8518 Spartan Rd, Fairfax, 22031, on approx. 23,275 sq. ft. of land zoned R-2 and H-C. Providence District. Tax Map 49-3 ((17)) 7. (Admin. moved from 2/29/12 at appl. req.)  
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, 11/30/11, 2/1/12, 4/18/12, and 6/6/12 at appl. req.)  
JC  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JULY 18, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, July 18, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. GLENDA SUE STUMP, SP 2012-BR-025 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit shed to remain 2.5 ft. from rear lot line and 4.4 ft. from side lot line and to permit accessory dwelling unit within an existing dwelling. Located at 7321 Jervis St., Springfield, 22151, on approx. 10,762 sq. ft. of land zoned R-3. Braddock District. Tax Map 71-3 ((4)) (36) 15.  
BC  
Approved
- 9:00 A.M. VICTOR SILVA, SP 2012-BR-027 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit addition 7.6 ft. from side lot line such that side yards total 15.8 ft.. Located at 9018 Lake Braddock Dr., Burke, 22015, on approx. 9,000 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 78-2 ((14)) 153.  
BC  
Approved
- 9:00 A.M. ROBERT D. AND LYDIA M. HACKETT, SP 2012-PR-024 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. Located at 8225 McNeil St., Vienna, 22180, on approx. 10,830 sq. ft. of land zoned R-3. Providence District. Tax Map 39-3 ((16)) 341.  
DH  
Approved
- 9:00 A.M. NANCY MATISOFF AND/OR ROBERT MATISOFF, SP 2012-DR-028 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 deck to remain 5.6 ft. from one side lot line and reduction of certain yard requirements to permit construction of addition 8.2 ft. from other side lot line. Located at 1925 Kenbar Ct., McLean, 22101, on approx. 27,704 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((24)) 21A.  
DH  
Approved
- 9:00 A.M. STEPHEN SCOTT BOWERS, SP 2012-SP-030 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 15'9" from rear lot line. Located at 13707 Stonehunt Ct., Clifton, 20124, on approx. 12,005 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 65-2 ((7)) 248.  
RH  
Approved

9:00 A.M. CHERYL AND SHARON SODERSTROM, SPA 2006-PR-009 Appl. under Sect(s). 8-918  
RH of the Zoning Ordinance to amend SP 2006-PR-009 previously approved for accessory  
Approved dwelling unit to permit change in permittee. Located at 2310 Chestnut Hill Ave., Falls  
Church, 22043, on approx. 24,051 sq. ft. of land zoned R-3. Providence District. Tax Map  
39-4 ((60)) 4.

9:00 A.M. JOLANDA N. JANCZEWSKI, A 2011-SP-013 Appl. under sect(s). 18-301 of the Zoning  
MS Ordinance. Appeal of a determination that an existing horse boarding operation and  
Admin. associated buildings and storage may continue on property in the R-C and WS Districts  
Moved to without special permit approval. Located at 10810, 10810A, 10812, 10814, and 10816  
10/17/12 at Henderson Rd., 22039-2226 on approx. 27.8 ac. of land zoned R-C and WS. Springfield  
appl. req. District. Tax Map 87-3 ((15)) 1, 2, 3, 4, and 5. (Admin. moved from 9/14/11, 3/28/12, and  
5/16/12 at appl. req.)

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JULY 25, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, July 25, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. JAMES W. SEAMAN, SP 2012-PR-029 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 7.0 ft. from side lot line and accessory structure to remain 4.9 ft. from side lot line and 3.2 ft. from rear lot line and second accessory structure to remain 6.9 ft. from rear lot line and 6.6 ft. from side lot line and to permit reduction of certain yard requirements to permit construction of addition 15.8 ft. from front lot line and 7.8 ft. from side lot line. Located at 2759 Marshall St., Falls Church, 22042, on approx. 6,250 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-2 ((4)) 6.  
BC  
Approved
- 9:00 A.M. TIM AND CHRISTINE KATSAPIS, SP 2012-PR-031 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 stairs to remain 20.5 ft. from front lot line and to permit reduction of certain yard requirements to permit construction of second story addition 6.9 ft. and 7.9 ft. from side lot lines and chimney 6.7 ft. from side lot line. Located at 2836 Marshall St., Falls Church, 22042, on approx. 6,250 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((4)) 66.  
DH  
Approved
- 9:00 A.M. HEATHER WILCOX, SP 2012-PR-033 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 12.6 ft. from rear lot line. Located at 8234 Bell La., Vienna, 22182, on approx. 7,078 sq. ft. of land zoned R-4 (Cluster). Providence District. Tax Map 39-4 ((33)) 35.  
DH  
Approved
- 9:00 A.M. DANIEL P. & PAULINE A. CONNOLE, SP 2012-MA-035 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 12.6 ft. from rear lot line. Located at 6220 Crestwood Dr., Alexandria, 22312, on approx. 11,599 sq. ft. of land zoned R-3. Mason District. Tax Map 72-2 ((3)) (Q) 21.  
RH  
Approved

9:00 A.M. ELIZABETH C. DAY, SP 2012-HM-034 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 14.2 ft. from rear lot line. Located at 2836 Thistleberry Ct., Herndon, 20171, on RH  
Approved approx. 9,798 sq. ft. of land zoned PDH-3. Hunter Mill District. Tax Map 25-3 ((15)) 151.

9:00 A.M. ARTHUR J. MAURER, SP 2012-SU-032 (ADU)  
RH  
Admin.  
Moved to  
9/19/12 at  
appl. req.

9:00 A.M. CHEROKEE, L.L.C., SPA 79-A-164-03 Appl. under Sect(s). 8-501 of the Zoning Ordinance to amend SP 79-A-164 previously approved for a health club to permit a change in RH  
Approved permittee and development conditions. Located at 5505 Cherokee Ave., Alexandria, 22312, on approx. 24,568 sq. ft. of land zoned I-6. Mason District. Tax Map 80-2 ((1)) 52. (Decision deferred from 7/11/12)

9:00 A.M. APOGEE RETAIL, LLC, TRADING AS UNIQUE BAZAAR, A 2011-PR-045  
Admin.  
Moved to  
10/3/12 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

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

**BOARD OF ZONING APPEALS AGENDA  
AUGUST 1, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, August 1, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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  
2011-SP-069 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of  
BC              worship. Located at 12901 Braddock Rd., Clifton, 20124, on approx. 4.18 ac. of land of  
Indefinitely    land zoned R-C and WS. Springfield District. Tax Map 66-2 ((2)) 3. (Admin. moved from  
Deferred        9/28/11, 11/30/11, 12/14/11, 1/25/12, and 2/29/12 at appl. req.) (Continued from 3/14/12)  
at appl. req.
- 9:00 A.M.      ALFONS MASSOUD, SP 2012-SP-026 (place of worship)  
RH  
Admin.  
Moved to  
10/3/12 at  
appl. req.
- 9:00 A.M.      SUZI COMET, A 2012-SP-009  
Admin.  
Moved to  
9/19/12 at  
appl. req.
- 9:00 A.M.      DAVAR VEISEH, A 2012-PR-011  
Admin.  
Withdrawn



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

**BOARD OF ZONING APPEALS AGENDA  
AUGUST 8, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, August 8, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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**

**BOARD OF ZONING APPEALS AGENDA  
AUGUST 15, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, August 15, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 22, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, August 22, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 29, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, August 29, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 5, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, September 5, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 12, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, September 12, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. ERIC NORLAND, LEAKHENA AU, SP 2012-MV-038 Appl. under Sect(s). 8-914 and  
DH on errors in building locations to permit dwelling to remain 21.2 ft. from front lot  
Approved line and 4.0 ft. from side lot line, steps to remain 15.2 ft. from one front lot line and roofed  
deck to remain 18.2 ft. from other front lot line and accessory structure to remain 6.1 ft.  
from side lot line and 6.8 ft. from rear lot line and reduction in certain yard requirements to  
permit construction of second floor addition 24.9 ft. from front lot line. Located at 2501 Fort  
Dr., Alexandria, 22303, on approx. 7,106 sq. ft. of land zoned R-4. Mt. Vernon District.  
Tax Map 83-3 ((9)) (6) 20.
- 9:00 A.M. PETER S. FERRY, SP 2012-PR-039 Appl. under Sect(s). 8-914 and 8-922 of the Zoning  
DH Ordinance to permit reduction in minimum yard requirements based on error in building  
Approved location to permit accessory storage structure to remain 2.5 ft. from one side lot line and  
reduction in certain yard requirements to permit construction of addition 15.3 ft. from other  
side lot line. Located at 8505 Redwood Dr., Vienna, 22180, on approx. 21,783 sq. ft. of  
land zoned R-1. Providence District. Tax Map 39-3 ((7)) 6.
- 9:00 A.M. ESPERANZA E. MARTINEZ, SP 2012-MA-036 Appl. under Sect(s). 8-914 and 8-922 of  
DH the Zoning Ordinance to permit reduction in minimum yard requirements based on error in  
Approved building location to permit accessory storage structure to remain 0.7 ft. from side lot line  
and 8.7 ft. from rear lot line and reduction of certain yard requirements to permit  
construction of addition 10.2 ft. from side lot line. Located at 7725 Arlen St., Annandale,  
22003, on approx. 10,505 sq. ft. of land zoned R-3. Mason District. Tax Map 70-2 ((6))  
157.
- 9:00 A.M. WILLIAM HAIGHT, SP 2012-BR-037 Appl. under Sect(s). 8-922 of the Zoning Ordinance  
DH to permit reduction of certain yard requirements to permit construction of carport 7.54 ft.  
Approved 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.

- 9:00 A.M. CENTRAL SIKH MISSION OF AMERICA, SP 2012-SP-002 Appl. under Sect(s). 8-302 of the Zoning Ordinance to permit a place of worship. Located at 7800 Ox Road, Fairfax Station, 22039 on approx. 8.04 ac. of land zoned R-C and WS. Springfield District. Tax Map 96-2 ((1)) 21. (Admin. moved from 4/25/12 and 6/27/12 at appl. req.)  
 RH  
 Indefinitely  
 Deferred 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, 9/14/11, 12/14/11, and 4/18/12 at appl. req.)  
 RM  
 Admin.  
 Moved to  
 11/7/12 at  
 appl. req.
- 9:00 A.M. JOHN DAPOGNY, A 2011-PR-037 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that property located at Tax Map 39-4 ((1)) 146A and 146B in the R-3 District is deemed a corner lot and must meet the minimum required yard requirement as determined based on the configuration of the property. Located at 7703 Virginia Ln., Falls Church, 22043 on approx. 22,198 sq. ft. of land zoned R-3. Providence District. Tax Map 39-4 ((1)) 146A and 146B. (Admin. moved from 1/11/12 and 6/6/12 at appl. req.)  
 CB  
 Withdrawn
- 9:00 A.M. AHZ OF CHANTILLY INC. T/A BRIAR OAKS EXXON, A 2012-SU-006 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a truck rental establishment, which is a use not permitted, on property in the PDC District in violation of Zoning Ordinance provisions. Located at 12306 Lee Jackson Memorial Hwy., Fairfax, 22033, on approx. 1.00 ac. of land zoned PDC, HC and WS. Sully District. Tax Map 46-3 ((1)) 14A.  
 RM  
 Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 19, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, September 19, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. ARTHUR J. MAURER, SP 2012-SU-032 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at  
RH 13517 Heathrow Ln., Centreville, 20120, on approx. 14,065 sq. ft. of land zoned R-2  
Approved (Cluster) and WS. Sully District. Tax Map 54-2 ((6)) 99. (Admin. moved from 7/25/12 at appl. req.)
- 9:00 A.M. PRASHANT SAWANT, SP 2012-SU-018 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 5.3 ft. from side lot line and reduction of certain yard requirements to permit construction of addition 10.2 ft. from side lot line. Located at 2300 Hunter Mill Rd., Vienna, 22181, on approx. 2.07 ac. of land zoned R-E. Sully District. Tax Map 37-2 ((12)) 2. (Decision deferred from 6/27/12)
- 9:00 A.M. SUZI COMET, A 2012-SP-009 (Admin. moved from 8/1/12 at appl. req.)  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**



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

**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 26, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, September 26, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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, 6/8/11, 9/14/11, 11/16/11, and 4/18/12 at appl. req.)  
DH  
Admin.  
Moved to 04/17/13 at appl. req.
- 9:00 A.M. GARY PISNER, A 2012-SP-012 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a junk yard and a storage yard and is permitting an accessory storage structure to remain on a lot which has no primary use, all on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 6439 Little Ox Rd., Fairfax Station, 22039, on approx. 2.452 ac. of land zoned R-1. Springfield District. Tax Map 77-3 ((1)) 32.  
JC  
Admin.  
Moved to 10/31/12 at appl. req.
- 9:00 A.M. VIVA TEQUILA, INC. C/O GARCIA ARIAS, ZULMA, A 2012- LE-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing the operation of a commercial recreation use, which is not a permitted use, on property in the C-6 and H-C Districts in violation of Zoning Ordinance provisions. Located at 6141 Franconia Rd., Alexandria, 22310, on approx. 19,135 sq. ft. of land zoned C-6 and H-C. Lee District. Tax Map 81-3 ((5)) 4.  
RM  
Admin.  
Moved to 11/28/12 at appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 3, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, October 3, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. JAMES AND CONNIE O'CONNOR, SP 2012-PR-043 Appl. under Sect(s). 8-922 of the  
DH Zoning Ordinance to permit reduction of certain yard requirements to permit construction of  
Approved deck 9.3 ft. from rear lot line. Located at 2301 Shawn Ct., Dunn Loring, 22027, on approx.  
6,923 sq. ft. of land zoned R-5. Providence District. Tax Map 39-4 ((22)) 5.

9:00 A.M. JOHN & KATHLEEN H. VOLLBRECHT, SP 2012-SU-044 Appl. under Sect(s). 8-922 of  
LG the Zoning Ordinance to permit reduction of certain yard requirements to permit  
Approved construction of addition 13.9 ft. from rear lot line. Located at 13014 Bankfoot Ct., Herndon,  
20171, on approx. 9,223 sq. ft. of land zoned R-3. Sully District. Tax Map 35-1 ((2)) 664A.

9:00 A.M. BERNADETTE KEANY, VCA 2011-MV-010 (yard variance)  
RH  
Admin.  
Moved to  
10/17/12 at  
appl. req.

9:00 A.M. ALFONS MASSOUD, SP 2012-SP-026 (place of worship) (Admin. moved from 8/1/12 at  
RH appl. req.)  
Admin.  
Moved to  
12/12/12 at  
appl. req.

- 9:00 A.M. APOGEE RETAIL, LLC, TRADING AS UNIQUE BAZAAR (NON-RUP A051606), A 2011-PR-045 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that separate retail booths operating as "Unique Bazaar" exceed the allowable 40% retail use, which is not in accordance with Non-RUP A-516-06, on property in the I-5 and part H-C Districts in violation of Zoning Ordinance provisions. Located at 2956 Gallows Rd., Falls Church, 22042, on approx. 1.76 ac. of land zoned I-5 and pt. H-C. Providence District. Tax Map 49-4 ((1)) 12B.  
RM  
Withdrawn
- 9:00 A.M. JANELLE M. BLANCHARD, A 2012-DR-015 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has established a school of general education on property in the R-3 District without an approved Special Exception, in violation of Zoning Ordinance provisions. Located at 6449 Linway Te., McLean, 22101, on approx. 0.5 ac. of land zoned R-3. Dranesville District. Tax Map 31-3 ((1)) 19.  
RM  
Upheld
- 9:00 A.M. HAJIMOHAMMAD REVOCABLE TRUST, MOHAMMAD HAJIMOHAMMAD, TRUSTEE, AND FLORA HAJIMOHAMMAD, TRUSTEE, A 2012-LE-017  
Admin.  
Moved to  
11/28/12 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 10, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, October 10, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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  
OCTOBER 17, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, October 17, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. BURGUNDY FARM COUNTRY DAY SCHOOL, INC., SPA 93-L-015-02 Appl. under  
Sect(s). 3-403 and 8-401 of the Zoning Ordinance to amend SP 93-L-015 previously  
MAB approved for community swimming pool to permit increase in land area to add community  
Approved center uses, building additions and site modifications. Located at 3700 Burgundy Rd.,  
Alexandria, 22303, on approx. 23.66 ac. of land zoned R-4. Lee District. Tax Map 82-2  
(11) 5, 6 and 8; 82-2 ((11) 1. (In association with SEA 93-L-014-02)
- 9:00 A.M. JOHNNY LE, SP 2012-MA-045 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  
LG location to permit addition to remain 5.7 ft. from side lot line and deck to remain 7.5 ft. from  
Decision side lot line and to permit existing fence greater than 4.0 ft. in height to remain in front  
Deferred to yard. Located at 6902 Columbia Pike, Annandale, 22003, on approx. 10,910 sq. ft. of land  
11/28/12 zoned R-3. Mason District. Tax Map 60-4 ((16)) (L) 1A.
- 9:00 A.M. CHARLES E. BUGGS, TRUSTEE AND GEORGIA S. BUGGS, TRUSTEE, SP 2012-DR-  
042 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard  
DH requirements to permit construction of addition 24.9 ft. and deck 25.8 ft. from side lot line  
Approved such that side yards total 35.6 ft.. Located at 6603 Baymeadow Ct., McLean, 22101, on  
approx. 20,000 sq. ft. of land zoned R-1 (Cluster). Dranesville District. Tax Map 21-4  
(18) 42.
- 9:00 A.M. THE PARKLAWN RECREATION ASSOCIATION, INC., & NEW CINGULAR WIRELESS  
PCS, LLC, SPA 76-M-088 (amend SP to permit telecom facility) (Indefinitely deferred from  
RH 4/14/10 at appl. req.) (Reactivated on 5/11/12)  
Admin.  
Moved to  
12/12/12 at  
appl. req.

- 9:00 A.M. MARIA TORRES, SP 2012-MA-041 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 3706 Quaint Acres Ci., Falls Church, 22041, on approx. 23,850 sq. ft. of land zoned R-2. Mason District. Tax Map 61-3 ((14)) 206.  
RH  
Approved
- 9:00 A.M. BERNADETTE KEANY, VCA 2011-MV-010 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a dwelling 25.3 ft. from front lot line, 5.2 ft. and 12.1 ft. from side lot lines, roofed deck 21.3 ft. from front lot line, deck 9.9 ft. from side lot line and to permit a fence greater than 4.0 ft. in height to remain in the front yard. Located at 5736 Mallow Trail, Lorton, 22079, on approx. 7,500 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 119-4 ((2)) (20) 15 and 17. (Admin. moved from 10/3/12 at appl. req.)  
RH  
Approved
- 9:00 A.M. BERNADETTE M. KEANY, PROPERTY OWNER, A 2012-MV-010 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the removal of the first floor, footings and foundation of an existing dwelling is not in substantial conformance with approved Variance VC 2011-MV-010. Located at 5736 Mallow Tr., Lorton, 22079, on approx. 7,500 sq. ft. of land zoned R-E. Mount Vernon District. Tax Map 119-4 ((2)) (20) 15 and 17.  
SCL  
Admin.  
Moved to 11/28/12 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. (Admin. moved from 9/14/11, 3/28/12, 5/16/12, and 7/18/12 at appl. req.)  
MS  
Admin.  
Moved to 05/15/13
- 9:00 A.M. DAVAR VEISEH, A 2012-PR-018 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating an office, which is a use not permitted, on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 2221 Chain Bridge Rd., Vienna, 22182, on approx. .48 ac. of land zoned R-1 and H-C. Providence District. Tax Map 39-1 ((4)) 5.  
RM  
Admin.  
Moved to 11/28/12 at appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 24, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, October 24, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. THUAN NGUYEN, SP 2012-HM-048 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 locaton to permit accessory storage structure to remain 2.9 ft. from side lot line and open deck to remain 9.0 ft. from side lot line and to permit reduction in certain yard requirements to permit construction of addition 28.3 ft. from front lot line. Located at 9938 Vale Rd., Vienna, 22181 on approx. 42,021 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 38-3 ((1)) 5.  
LG  
Deferred to 12/5/12 at appl. req.
- 9:00 A.M. ROBERTA RENZI, SP 2012-BR-047 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing detached structure. Located at 9700 Burke View Ct., Burke, 22015, on approx. 5.23 ac. of land zoned R-1. Braddock District. Tax Map 78-1 ((2)) 1.  
DH  
Approved
- 9:00 A.M. AATEF E. MORKOS, SP 2012-SP-046 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within the existing dwelling. Located at 9472 Lapstrake Ln., Burke, 22015, on approx. 10,609 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-1 ((12)) 27A.  
RH  
Denied
- 9:00 A.M. CHARLES B. MOLSTER, III; SHARON B. MOLSTER, A 2012-DR-019 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a Riding/Boarding Stable on property in the R-E District without an approved special permit in violation of Zoning Ordinance provisions. Located 815 Blacks Hill Rd., Great Falls, 22066, on approx. 5.47 ac. of land zoned R-E. Dranesville District. Tax Map 6-4 ((1)) 26.  
JC  
Admin.  
Moved to 10/31/12 at appl. req.

9:00 A.M.      RN GOLF MANAGEMENT, LLC, A 2012-HM-020 Appl. under sect(s). 18-301 of the  
CB              Zoning Ordinance. Appeal of a determination that redevelopment of property in the PRC  
Admin.        District from a golf course to residential uses would require an amendment to the Reston  
Moved to      Master Plan, a development plan amendment, and Planned Residential Community Plan  
1/30/13 at     approval from the Board of Supervisors. Located at 11875 Sunrise Valley Dr. and 2018  
appl. req.     Soapstone Dr., Reston, 20191, on approx. 166.11 ac. of land zoned PRC. Hunter Mill  
District. Tax Map 17-4 ((11)) 4A, 26-2 ((2)) 8 and 26-2 ((5)) 4.

**JOHN F. RIBBLE III, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 31, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, October 31, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. WAYNE R. LACEY, SP 2012-BR-050 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 6.6 ft. from side lot line. Located at 5312 Moultrie Rd.,  
LG  
Approved Springfield, 22151, on approx. 10,800 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-4 ((8)) (11) 20.
- 9:00 A.M. WILLIAM KRAKAT, SP 2012-SU-055 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of deck 8.6 ft. from side lot line. Located at 15521 Eagle Tavern Ln. on approx. 13,376 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-3 ((4)) (1) 23.  
LG  
Approved
- 9:00 A.M. ANTHONY SORIA, SP 2012-LE-049 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 4.0 ft. from side lot line. Located at 6316 Alamo St., Springfield, 22150, on approx. 9,240 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 80-4 ((5)) (4) 20.  
DH  
Approved
- 9:00 A.M. JAIME REYES, SP 2012-LE-053 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit accessory structure to remain 6.6 ft. from side lot line and 11.8 ft. from rear lot line. Located at 3426 Spring Dr., Alexandria, 22306, on approx. 14,000 sq. ft. of land zoned R-2. Lee District. Tax Map 92-2 ((19)) 177. (Concurrent with VC 2012-LE-004).  
DH  
Decision  
Deferred to  
11/28/12
- 9:00 A.M. JAIME REYES, VC 2012-LE-004 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit front greater than 25 percent front yard coverage. Located at 3426 Spring Dr., Alexandria, 22306, on approx. 14,000 sq. ft. of land zoned R-2. Lee District. Tax Map 92-2 ((19)) 177. (Concurrent with SP 2012-LE-053).  
DH  
Decision  
Deferred to  
11/28/12

- 9:00 A.M. BRIAN KEITH EDWARDS, SP 2012-SU-051 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 13170 Rounding Run Ci., Herndon, 20171, on approx. 9,959 sq. ft. of land zoned PDH-2. Sully District. Tax Map 35-1 ((4)) (9) 81.  
RH  
Withdrawn
- 9:00 A.M. HAI TRAN AND CHRISTINE TRAN, SP 2012-HM-054 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit construction of fence greater than 4.0 ft. in height in a front yard. Located at 2403 Hunter Mill Rd., Vienna, 22181, on approx. 1.94 ac. of land zoned R-1. Hunter Mill District. Tax Map 37-2 ((1)) 28.  
RH  
Approved
- 9:00 A.M. GARY PISNER, A 2012-SP-012 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a junk yard and a storage yard and is permitting an accessory storage structure to remain on a lot which has no primary use, all on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 6439 Little Ox Rd., Fairfax Station, 22039, on approx. 2.452 ac. of land zoned R-1. Springfield District. Tax Map 77-3 ((1)) 32. (Admin. moved from 9/26/12 at appl. req.)  
JC  
Upheld
- 9:00 A.M. CHARLES B. MOLSTER, III; SHARON B. MOLSTER, A 2012-DR-019 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a Riding/Boarding Stable on property in the R-E District without an approved special permit in violation of Zoning Ordinance provisions. Located 815 Blacks Hill Rd., Great Falls, 22066, on approx. 5.47 ac. of land zoned R-E. Dranesville District. Tax Map 6-4 ((1)) 26. (Admin. moved from 10/24/12 at appl. req.)  
JC  
Continued  
to 11/28/12

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 7, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, November 7, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. THAD L. ANDERSON AND ANNETTE C. ANDERSON, SP 2012-HM-052 Appl. under  
Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to  
LG permit construction of addition 15.2 ft. from rear lot line. Located at 2456 Dakota Lakes  
Approved Dr., Oak Hill, 20171, on approx. 8,500 sq. ft. of land zoned R-3 (Cluster). Hunter Mill  
District. Tax Map 25-2 ((16)) 82.
- 9:00 A.M. TRUSTEES OF THE LIGHTHOUSE BAPTIST CHURCH, SPA 2004-LE-053 (place of  
DH worship amendment)  
Admin.  
Moved to  
12/5/12 at  
appl. req.
- 9:00 A.M. NORTHERN VIRGINIA THERAPEUTIC RIDING PROGRAM, SPA 00-S-044-02 Appl.  
under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 00-S-044 previously approved  
RH for boarding and riding stables to permit modification of development conditions, building  
Admin. additions, and site modifications. Located at 6429 Clifton Rd., Clifton, 20124, on approx.  
Moved to 17.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-1 ((1)) 36 and 66-4  
11/28/12 at ((1)) 15.  
appl. req.  
(Subsequently admin. moved to 12/5/12 at appl. req.)
- 9:00 A.M. 8921 PROPERTIES, L.L.C., A 2011-MV-030 (Admin. moved from 12/14/11 and 5/16/12 at  
Admin. appl. req.)  
Moved to  
2/27/13 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, 9/14/11, 12/14/11, 4/18/12, and 9/12/12 at appl. req.)
- RM  
Admin.  
Moved to  
12/5/12 at  
appl. req.
- 9:00 A.M. BLUE MOON THERAPY, A 2012-PR-021 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a criminal enterprise on property in the I-5 District in violation of Non-Residential Use Permit 111170069 and Zoning Ordinance provisions. Located at 8453 I Tyco Rd., Vienna, 22182, on land zoned I-5. Providence District. Tax Map 29-1 ((8)) 9.
- RM  
Withdrawn
- 9:00 A.M. AFKHAMOLMOLOOK KHAMNEI, A 2012-PR-022 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a criminal enterprise on property in the I-5 District in violation of Non-Residential Use Permit 111170069 and Zoning Ordinance provisions. Located at 8453 I Tyco Rd., Vienna, 22182, on land zoned I-5. Providence District. Tax Map 29-1 ((8)) 9.
- RM  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA**  
**NOVEMBER 14, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, November 14, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 21, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, November 21, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 28, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, November 28, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. CHARLES B. MOLSTER, III; SHARON B. MOLSTER, A 2012-DR-019 Appl. under sect(s).  
JC established a Riding/Boarding Stable on property in the R-E District without an approved  
Continued special permit in violation of Zoning Ordinance provisions. Located 815 Blacks Hill Rd.,  
to 4/3/13 Great Falls, 22066, on approx. 5.47 ac. of land zoned R-E. Dranesville District. Tax Map  
6-4 ((1)) 26. (Admin. moved from 10/24/12 at appl. req.) (Continued from 10/31/12)
- 9:00 A.M. JOHNNY LE, SP 2012-MA-045 Appl. under Sect(s). 8-914 and 8-923 of the Zoning  
LG Ordinance to permit reduction to minimum yard requirements based on error in building  
Decision location to permit addition to remain 5.7 ft. from side lot line and deck to remain 7.5 ft. from  
Deferred to side lot line and to permit existing fence greater than 4.0 ft. in height to remain in front  
1/30/13 yard. Located at 6902 Columbia Pike, Annandale, 22003, on approx. 10,910 sq. ft. of land  
zoned R-3. Mason District. Tax Map 60-4 ((16)) (L) 1A. (Decision deferred from 10/17/12)
- 9:00 A.M. LESLIE E. DOANE, SP 2012-PR-056 Appl. under Sect(s). 8-922 of the Zoning Ordinance  
LG to permit reduction of certain yard requirements to permit construction of accessory  
Approved structure 5.0 ft. from side lot line. Located at 2903 Westcott St., Falls Church, 22042, on  
approx. 7,200 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((16)) 60.
- 9:00 A.M. PAUL C. SKIBA, SP 2012-LE-060 Appl. under Sect(s). 8-914 of the Zoning Ordinance to  
LG permit reduction to minimum yard requirements based on error in building location to  
Approved permit accessory structure (garage) to remain 2.8 ft. from side lot line and accessory  
storage structures to remain 2.6 ft. from side lot line and 1.2 ft. from rear lot line, 3.3 ft.  
from side lot line, and 3.7 ft. from side lot line. Located at 6421 Windham Ave., Alexandria,  
22315, on approx. 22,000 sq. ft. of land zoned R-1. Lee District. Tax Map 91-3 ((3)) 77.

- 9:00 A.M. JAIME REYES, SP 2012-LE-053 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit accessory structure to remain 6.6 ft. from side lot line and 11.8 ft. from rear lot line. Located at 3426 Spring Dr., Alexandria, 22306, on approx. 14,000 sq. ft. of land zoned R-2. Lee District. Tax Map 92-2 ((19)) 177. (Concurrent with VC 2012-LE-004) (Decision deferred from 10/31/12)
- DH  
Approved
- 9:00 A.M. JAIME REYES, VC 2012-LE-004 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 25 percent front yard coverage. Located at 3426 Spring Dr., Alexandria, 22306, on approx. 14,000 sq. ft. of land zoned R-2. Lee District. Tax Map 92-2 ((19)) 177. (Concurrent with SP 2012-LE-053) (Decision deferred from 10/31/12)
- DH  
Approved
- 9:00 A.M. THOMAS A. LOVE & LORA L. LOVE, SP 2012-MV-057 Appl. under Sect(s). 8-914 and 8-923 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit deck to remain 1.5 ft. from side lot line and modification to permit fence greater than 4.0 ft. in height to remain in the front yards of a corner lot. Located at 1901 Rollins Dr., Alexandria, 22307, on approx. 9,825 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((23)) (13) 19.
- DH  
Approved
- 9:00 A.M. MONIKA E. JEDROL, SP 2012-SP-059 Appl. under Sect(s). 8-305 and 8-914 of the Zoning Ordinance to permit a home child care facility and to permit modification to minimum yard requirements based on error in building location to permit accessory storage structure to remain 2.6 ft. from side lot line. Located at 6117 Lundy Pl., Burke, 22015 on approx. 11,423 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 78-4 ((13)) 331.
- DH  
Decision  
Deferred to  
1/16/13
- 9:00 A.M. EKKLESIA USA, SP 2012-HM-058 Appl. under Sect(s). 6-302 and 6-303 of the Zoning Ordinance to permit an existing church to add a child care center. Located at 11979 N. Shore Dr., Reston, 20190, on approx. 3.6 ac. of land zoned PRC. Hunter Mill District. Tax Map 17-2 ((15)) 36.
- RH  
Approved
- 9:00 A.M. NORTHERN VIRGINIA THERAPEUTIC RIDING PROGRAM, SPA 00-S-044-02 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 00-S-044 previously approved for boarding and riding stables to permit modification of development conditions, building additions, and site modifications. Located at 6429 Clifton Rd., Clifton, 20124, on approx. 17.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-1 ((1)) 36 and 66-4 ((1)) 15. (Admin. moved from 11/7/12 at appl. req.)
- RH  
Admin.  
Moved to  
12/5/12 at  
appl. req.
- 9:00 A.M. HAJIMOHAMMAD REVOCABLE TRUST, MOHAMMAD HAJIMOHAMMAD, TRUSTEE AND FLORA HAJIMOHAMMAD, TRUSTEE, A 2012-LE-017 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing a vehicle sale, rental and ancillary service establishment to operate on property in the C-6 District without Special Exception approval or a valid Non-Residential Use Permit, in violation of Zoning Ordinance provisions. Located at 5630 South Van Dorn St., Alexandria, 22310, on approx. 32,210 sq. ft. of land zoned C-6. Lee District. Tax Map 81-2 ((3)) 8A. (Admin. moved from 10/3/12 at appl. req.)
- RM  
Admin.  
Moved to  
2/6/13 at  
appl. req.



- 9:00 A.M. VIVA TEQUILA, INC. C/O GARCIA ARIAS, ZULMA, A 2012- LE-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing the operation of a commercial recreation use, which is not a permitted use, on property in the C-6 and H-C Districts in violation of Zoning Ordinance provisions. Located at 6141 Franconia Rd., Alexandria, 22310, on approx. 19,135 sq. ft. of land zoned C-6 and H-C. Lee District. Tax Map 81-3 ((5)) 4. (Admin. moved from 9/26/12 at appl. req.)
- RM  
Admin.  
Moved to  
2/6/13 at  
appl. req.
- 9:00 A.M. BERNADETTE M. KEANY, PROPERTY OWNER, A 2012-MV-010 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the removal of the first floor, footings and foundation of an existing dwelling is not in substantial conformance with approved Variance VC 2011-MV-010. Located at 5736 Mallow Tr., Lorton, 22079, on approx. 7,500 sq. ft. of land zoned R-E. Mount Vernon District. Tax Map 119-4 ((2)) (20) 15 and 17. (Admin. moved from 10/17/12 at appl. req.)
- SCL  
Admin.  
Moved to  
1/9/13 at  
appl. req.
- 9:00 A.M. DAVAR VEISEH, A 2012-PR-018 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating an office, which is a use not permitted, on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 2221 Chain Bridge Rd., Vienna, 22182, on approx. .48 ac. of land zoned R-1 and H-C. Providence District. Tax Map 39-1 ((4)) 5. (Admin. moved from 10/17/12 at appl. req.)
- RM  
Withdrawn

**JOHN F. RIBBLE, III CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 5, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, December 5, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. HAO & HIEN TRAN, SP 2012-SU-061 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of addition 16.1 ft. from a side lot line. Located at 6214 Point Circle, Centreville, 20120, on approx. 13,000 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-1 ((3)) (4) 75.  
LG  
Approved
- 9:00 A.M. ELTON LAMAR SHORT, SP 2012-MV-064 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height to remain in the front yard of a corner lot. Located at 8108 Frye Rd., Alexandria, 22309, on approx. 10,891 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 101-1 ((4)) 36.  
LG  
Approved
- 9:00 A.M. THUAN NGUYEN, SP 2012-HM-048 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 locaton to permit accessory storage structure to remain 2.9 ft. from side lot line and open deck to remain 9.0 ft. from side lot line and to permit reduction in certain yard requirements to permit construction of addition 28.3 ft. from front lot line. Located at 9938 Vale Rd., Vienna, 22181 on approx. 42,021 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 38-3 ((1)) 5. (Deferred from 10/24/12 at appl. req.)  
LG  
Approved
- 9:00 A.M. TRUSTEES OF THE LIGHTHOUSE BAPTIST CHURCH, SPA 2004-LE-053 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 2004-LE-053 previously approved for church to permit the addition of a private school of general education, site modifications and building addition. Located at 5901 Wilton Rd., Alexandria, 22310, on approx. 2.0 ac. of land zoned R-2. Lee District. Tax Map 82-4 ((1)) 4C. (Admin. moved from 11/7/12 at appl. req.)  
DH  
Admin.  
Moved to  
1/16/13 at  
appl. req.

- 9:00 A.M. PAUL WHITEBREAD & ANITA NOGUERA, SP 2012-MA-062 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of addition 13.4 ft. from rear lot line. Located at 4109 Chatelain Rd., Annandale, 22003, on approx. 10,000 sq. ft. of land zoned R-4. Mason District. Tax Map 60-3 ((17)) 14.  
RH  
Approved
- 9:00 A.M. ANASTASIA ROUSSOS, TRACY L. DEBELLIS & PETER DEBELLIS, SP 2012-DR-063 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing detached structure. Located at 268 Golden Woods Ct., Great Falls, 22066, on approx. 5.0 ac. of land zoned R-E. Dranesville District. Tax Map 8-2 ((16)) 1.  
RH  
Approved
- 9:00 A.M. NORTHERN VIRGINIA THERAPEUTIC RIDING PROGRAM, SPA 00-S-044-02 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 00-S-044 previously approved for boarding and riding stables to permit modification of development conditions, building additions, and site modifications. Located at 6429 Clifton Rd., Clifton, 20124, on approx. 17.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-1 ((1)) 36 and 66-4 ((1)) 15. (Admin. moved from 11/7/12 and 11/28/12 at appl. req.)  
RH  
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. (Admin. moved from 3/2/11, 9/14/11, 12/14/11, 4/18/12, 9/12/12, and 11/7/12 at appl. req.)  
RM  
Admin.  
Moved to  
2/27/13 at  
appl. req.

**JOHN F. RIBBLE, III CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 12, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, December 12, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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.      ROGER L. LEMIEUX, SP 2012-BR-066 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 12.6 ft. from rear lot line and 9.0 ft. from side lot line. Located at 5503 Kathleen Pl., Springfield, 22151, on approx. 10,890 sq. ft. of land zoned R-3 . Braddock District. Tax Map 80-1 ((2)) (14) 39.  
LG  
Admin.  
Moved to  
1/30/13  
for ads
- 9:00 A.M.      GEORGE I. DIFFENBAUCHER & KATHLEEN A. DODSON, SP 2012-MV-067 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit deck to remain 9.4 ft. from side lot line. Located at 8141 Stacey Rd., Alexandria, 22308, on approx. 21,853 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((8)) 4.  
LG  
Approved
- 9:00 A.M.      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.) (Reactivated on 5/11/12) (Admin. moved from 10/17/12 at appl. req.)  
RH  
Admin.  
Moved to  
1/16/13 at  
appl. req.
- 9:00 A.M.      KIMBERLY SCHOPPA, SP 2012-LE-065 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of accessory storage structure 6.0 ft. from side lot line and 7.0 ft. from rear lot line. Located at 5903 Amelia St., Springfield, 22150, on approx. 10,625 sq. ft. of land zoned R-3. Lee District. Tax Map 80-3 ((2)) (48) 19.  
RH  
Approved

- 9:00 A.M. LORAN & ROBERT AIKEN, TRUSTEES OF THE ROBERT AIKEN TRUST, SPA 2007-MV-047 Appl. under Sect(s). 8-922 of the Zoning Ordinance to amend [SP 2007-MV-047](#) to permit reduction of certain yard requirements to permit construction of roofed deck 16.5 ft. from front lot line and addition 16.8 ft. from rear lot line. Located at 2106 Belle Haven Rd., Alexandria, 22307, on approx. 11,400 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-3 ((14)) (20) 15.  
RH  
Approved
- 9:00 A.M. ALFONS MASSOUD, SP 2012-SP-026 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of worship. Located at 12415 Braddock Rd., Fairfax, 22030, on approx. 2.33 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1)) 22. (Admin. moved from 8/1/12 and 10/3/12 at appl. req.)  
RH  
Indefinitely  
Deferred 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., 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, 7/27/11, 11/2/11, and 3/7/12 at appl. req.)  
CB  
Withdrawn
- 9:00 A.M. SUBWAY, A 2012-LE-016  
Admin.  
Moved to  
3/20/13 at  
appl. req.
- 9:00 A.M. ROBERT L. ULLRICH, A 2012-PR-023 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the development conditions of Special Permit SP 2005-PR-032 have been satisfied. Located at 7604 Maydan Ln., Falls Church, 22043 on approx. 26,927 sq. ft. of land zoned R-1. Providence District. Tax Map 39-4 ((9)) 15.  
RM  
Upheld

**JOHN F. RIBBLE, III CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 19, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, December 19, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 26, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, December 26, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 --***

## **PENDING 2013 SCHEDULING**

### **February**

~~9:00 A.M. 8921 PROPERTIES, L.L.C., A 2011-MV-030 (Admin. moved from 12/14/11, 5/16/12, and 11/7/12 at appl. req.)~~

~~\*\*\* ABOVE APPEAL SCHEDULED FOR 2/27/13 \*\*\*~~

~~\*\*\* IT WILL BE REMOVED FROM HERE IN NEXT DISTRIBUTION \*\*\*~~

### **March**

9:00 A.M. CENTRAL SIKH MISSION OF AMERICA, SP 2012-SP-002 Appl. under Sect(s). 8-302 of the Zoning Ordinance to permit a place of worship. Located at 7800 Ox Road, Fairfax Station, 22039 on approx. 8.04 ac. of land zoned R-C and WS. Springfield District. Tax Map 96-2 ((1)) 21. (Admin. moved from 4/25/12, 6/27/12, and 9/12/12 at appl. req.)  
RH

### **April**

~~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, 9/14/11, 11/16/11, 4/18/12, and 9/26/12 at appl. req.)~~

~~\*\*\* ABOVE SPA SCHEDULED FOR 4/17/13 \*\*\*~~

~~\*\*\* IT WILL BE REMOVED FROM HERE IN NEXT DISTRIBUTION \*\*\*~~

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. (Admin. moved from 9/14/11, 3/28/12, 5/16/12, 7/18/12, and 10/17/12 at appl. req.)  
MS



(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. Followed up on 5/2/12. Mavis said it will be revisited in the fall, November. Their special permit approval gives them until April 26, 2013.):

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.  
SW 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.  
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 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, 11/30/11, 12/14/11, 1/25/12, and 2/29/12 at appl. req.) (Continued from 3/14/12) (Indefinitely deferred from 8/1/12 at appl. req.)

- 9:00 A.M. CAROLINE M. LEIES, SP 2012-DR-023 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of an addition 7.6 ft. from side lot line. Located at 2017 Franklin Ave, McLean, 22101, on approx. 21,562 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((7)) 16. (Indefinitely deferred from 7/11/12 at appl. req.)  
BC
- 9:00 A.M. ALFONS MASSOUD, SP 2012-SP-026 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of worship. Located at 12415 Braddock Rd., Fairfax, 22030, on approx. 2.33 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1)) 22. (Admin. moved from 8/1/12 and 10/3/12 at appl. req.) (Indefinitely deferred from 12/12/12 at appl. req.)  
RH
- 9:00 A.M. CENTRAL SIKH MISSION OF AMERICA, SP 2012-SP-002 Appl. under Sect(s). 8-302 of the Zoning Ordinance to permit a place of worship. Located at 7800 Ox Road, Fairfax Station, 22039 on approx. 8.04 ac. of land zoned R-C and WS. Springfield District. Tax Map 96-2 ((1)) 21. (Admin. moved from 4/25/12 and 6/27/12 at appl. req.) (Indefinitely deferred from 9/12/12 at appl. req.)  
RH