

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 2, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, January 2, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 9, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, January 9, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 L. LESLIE AND BERNADETTE BOKA LESLIE, SP 2012-MA-070 Appl. under  
Sect(s). 8-914 and 8-923 of the Zoning Ordinance to permit reduction to minimum yard  
LG requirements based on error in building location to permit accessory structure to remain  
Approved 1.8 ft. from rear lot line and to permit existing fence greater than 4.0 ft. in height to remain  
in a front yard. Located at 4399 Medford Dr., Annandale, 22003, on approx. 13,182 sq. ft.  
of land zoned R-4. Mason District. Tax Map 71-1 ((15)) 86. (Concurrent with VC 2012-  
MA-005).
- 9:00 A.M. JAMES L. LESLIE AND BERNADETTE BOKA LESLIE, VC 2012-MA-005 Appl. under  
Sect(s). 18-401 of the Zoning Ordinance to permit an accessory storage structure to  
LG remain in a front yard of a lot containing 36,000 sq. ft. or less. Located at 4399 Medford  
Approved Dr., Annandale, 22003 on approx. 13,182 sq. ft. of land zoned R-4. Mason District. Tax  
Map 71-1 ((15)) 86 (Concurrent with SP 2012-MA-070).
- 9:00 A.M. THOMAS & JILL STANTON, SP 2012-LE-072 Appl. under Sect(s). 8-914 and 8-922 of the  
Zoning Ordinance to permit reduction of minimum yard requirements based on error in  
LG building locaton to permit shed to remain 2.3 ft. from side lot line and 7.8 ft. from rear lot  
Approved line and reduction of certain yard requirements to permit construction of accessory  
structure 8.0 ft. from side lot line and 15.6 ft. from rear lot line. Located at 3202 Collard  
St., Alexandria, 22306, on approx. 9,750 sq. ft. of land zoned R-2 and HC. Lee District.  
Tax Map 92-2 ((19)) 12.
- 9:00 A.M. DAVID AND RACHEL SEMANCHIK, SP 2012-HM-068 Appl. under Sect(s). 8-918 of the  
Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling.  
RH Located at 11724 Lake Forest Dr., Reston, 20194, on approx. 17,880 sq. ft. of land zoned  
Approved PDH-1. Hunter Mill District. Tax Map 11-3 ((20)) 13.

- 9:00 A.M. GEORGE SALES, SP 2012-PR-069 Appl. under Sect(s). 8-914, 8-922 and 8-923 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure with attached roofed deck 2.4 ft. from side lot line and 2.2 ft. from rear lot line, reduction of certain yard requirements to permit construction of addition 6.3 ft. from side lot line and to permit fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 2622 Shelby Ln., Falls Church, 22043, on approx. 13,735 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((7)) 13.
- RH  
Indefinitely  
Deferred at  
appl. req.
- 9:00 A.M. DANIEL J. GERKIN & ALLYSON G. BLOOM, A 2012-DR-025 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure (a playset) contributes to the coverage of over 30% of the minimum rear yard on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 2090 Grace Manor Ct., McLean, 22101 on approx. 21,445 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((33)) 11.
- RM  
Deferred to  
4/3/13 at  
appl. req.
- 9:00 A.M. FRANCIS S. RATH, A 2012-DR-024 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a Riding/Boarding Stable on property in the R-E District without an approved special permit in violation of Zoning Ordinance provisions. Located at 1051 Kelso Rd., Great Falls, 22066 on approx. 6.03 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((2)) A.
- JC  
Admin.  
Moved to  
5/8/13 at  
appl. req.
- 9:00 A.M. THOMAS D. AND CHRISTINA DAVIS, A 2012-DR-026 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have allowed the construction of a roof over a deck that extends into the minimum required side yard and have failed to submit required as-built house location surveys for construction on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 1859 Patton Ter., McLean, 22101 on approx. 11,113 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((11)) 24.
- JC  
Admin.  
Moved to  
6/5/13 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 and 11/28/12 at appl. req.)
- SCL  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 16, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, January 16, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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.      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. (Decision deferred from 11/28/12)
- DH  
Decision  
Deferred to  
3/6/13 at  
appl. req.
- 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 and 12/5/12 at appl. req.)
- DH  
Deferred to  
3/6/13 at  
appl. req.
- 9:00 A.M.      JULIO DEL POZO, SP 2012-PR-074 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 storage structure to remain 2.9 ft. from the rear lot line. Located at 6807 Custis Pkwy., Falls Church, 22042, on approx. 7,500 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((5)) 453.
- SCL  
Approved
- 9:00 A.M.      STEPHANIE D. CLARK AND DAVID A. WILKEY, SP 2012-PR-071 Appl. under Sect(s). 8-917 and 8-922 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals and to permit reduction of certain yard requirements to permit construction of addition 16.8 ft. from the front lot line. Located at 6906 Jackson Ave., Falls Church, 22042, on approx. 8,369 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((15)) 119.
- LG  
Deferred to  
4/3/13 at  
appl. req.

- 9:00 A.M. CARL A. SERGER, SP 2012-DR-073 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 17.1 ft. from side lot line and 10.6 ft. from rear lot line and to permit reduction in certain yard requirements to permit construction of addition 10.1 ft. from side lot line. Located at 9201 Weant Dr., Great Falls, 22066, on approx. 23,546 sq. ft. of land zoned R-E. Dranesville District. Tax Map 8-4 ((3)) 35.  
LG  
Approved
- 9:00 A.M. SUN SOOK HONG, SP 2012-SP-075 Appl. under Sect(s). 3-305 and 8-914 of the Zoning Ordinance to permit home child care facility and to permit reduction in minimum yard requirements based on error in building location to permit open deck to remain 0.4 ft. from side lot line. Located at 4103 Mount Echo Ln., Fairfax, 22033, on approx. 8,639 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-4 ((3)) (29) 11.  
RH  
Indefinitely  
Deferred at  
appl. req.
- 9:00 A.M. THE PARKLAWN RECREATION ASSOCIATION, INC. & NEW CINGULAR WIRELESS PCS, LLC, SPA 76-M-088 Appl. under Sect(s). 3-303 and 3-304 of the Zoning Ordinance to amend SP 76-M-088 previously approved for a community swim club to permit construction of a wireless telecommunications facility. Located at 6011 Crater Pl., Alexandria, 22312, on approx. 14.54 ac. of land zoned R-3. Mason District. Tax Map 61-4 ((6)) (T) 056 and 72-2 ((3)) (T) C. (Indefinitely deferred from 4/14/10 at appl. req.) (Reactivated on 5/11/12) (Admin. moved from 10/17/12 and 12/12/12 at appl. req.)  
RH  
Admin.  
Moved to  
3/6/13 at  
appl. req.
- 9:00 A.M. BOYD TRISTAN CLOERN REVOCABLE TRUST FN, DARA ALDERMAN REVOCABLE TRUST FN, BOYD TRISTAN CLOERN, CO-TRUSTEE, DARA RAE ALDERMAN, CO TRUSTEE, A 2012-DR-028 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have altered the drainage swale, which is impeding the water pattern, and have erected an accessory structure (a playset) that does not meet size and location requirements on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 1850 MacArthur Dr., McLean, 22101 on approx. 10,043 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((11)) 31.  
GT  
Admin.  
Moved to  
3/20/13 at  
appl. req.
- 9:00 A.M. BEYER I LLC, A 2012-PR-029 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard, which is a use not permitted, on property in the C-8 and H-C Districts in violation of Zoning Ordinance provisions. Located at 7113 Shreve Rd., Falls Church, 22043, on approx. 33,787 sq. ft. of land zoned C-8 and H-C. Providence District. Tax Map 40-3 ((12)) 11.  
RM  
Admin.  
Moved to  
4/3/13 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 23, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, January 23, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 30, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, January 30, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. 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 location to permit addition to remain 5.7 ft. from side lot line and deck to remain 7.5 ft. from side lot line and to permit existing fence greater than 4.0 ft. in height to remain in front 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 and 11/28/12)  
LG  
Approved
- 9:00 A.M. BRANDON W. WINFREY, VC 2012-MV-006 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a deck 3.0 feet from rear lot line and 1.4 feet from side lot line and to permit greater than 30 percent minimum rear yard coverage. Located at 2200 Windsor Rd., Alexandria, 22307, on approx. 9,421 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-3 ((14)) (21) 32.  
LG  
Decision  
Deferred to  
3/6/13
- 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 and addition 21.1 ft. from rear 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. (Admin. moved from 12/12/12 for ads)  
LG  
Approved
- 9:00 A.M. BAHRAM SADEGHIAN, SP 2012-DR-076 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 1823 Gilson St., Falls Church, 22043, on approx.. 14,990 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((16)) 101.  
RH  
Approved

9:00 A.M.      RN GOLF MANAGEMENT, LLC, A 2012-HM-020 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that redevelopment of property in the PRC District from a golf course to residential uses would require an amendment to the Reston Master Plan, a development plan amendment, and Planned Residential Community Plan approval from the Board of Supervisors. Located at 11875 Sunrise Valley Dr. and 2018 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. (Admin. Moved from 10/24/12 at appl. req.)

CB  
Admin.  
Moved to  
5/22/13 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 6, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, February 6, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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.      GEORGE KARSADI, SP 2012-MV-077 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 3.4 ft. from the rear lot line. Located at 8356 Wagon Wheel Rd., Alexandria, 22309, on approx. 14,520 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 101-4 ((17)) 68. (Concurrent with VC 2012-MV-007).  
LG  
Admin.  
Moved to 4/24/13 at appl. req.
- 9:00 A.M.      GEORGE KARSADI, VC 2012-MV-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory storage structure greater than 200 sq.ft., fence greater than 7.0 ft. in height in side and rear yards and fence greater than 4.0 ft. in height to remain in front yard. Located at 8356 Wagon Wheel Rd., Alexandria, 22309, on approx. 14,520 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 101-4 ((17)) 68. (Concurrent with SP 2012-MV-077).  
LG  
Admin.  
Moved to 4/24/13 at appl. req.
- 9:00 A.M.      MICHAEL C. WARREN, SP 2012-LE-079 Appl. under Sect(s). 8-922 and 8-923 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 33.1 ft. from the front lot line and to permit fence greater than 4.0 ft. in height to remain in the front yard of a corner lot. Located at 7232 Constantine Ave., Springfield, 22150, on approx. 26,390 sq. ft. of land zoned R-1. Lee District. Tax Map 90-3 ((6)) 40. (Concurrent with VC 2012-LE-008).  
LG  
Approved
- 9:00 A.M.      MICHAEL C. WARREN, VC 2012-LE-008 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory storage structure to remain in the front yard of a lot containing 36,000 sq. ft. or less. Located at 7232 Constantine Ave., Springfield, 22150, on approx. 26,390 sq. ft. of land zoned R-1. Lee District. Tax Map 90-3 ((6)) 40. (Concurrent with SP 2012-LE-079).  
LG  
Decision Deferred to 2/13/13

- 9:00 A.M. PAMELA M. BROUDER, SP 2012-BR-078 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 addition to remain 13.2 ft. from rear lot line and to permit reduction of certain yard requirements to permit construction of an addition 13.8 ft. from rear lot line. Located at 10514 Indigo Ln., Fairfax, 22032, on approx. 12,521 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 68-4 ((7)) 22A.  
RH  
Approved
- 9:00 A.M. RAJESH KALE, SP 2012-SP-082 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit deck to remain 4.0 ft. from rear lot line and accessory storage structure to remain 2.1 ft. from side lot line and to permit reduction of certain yard requirements to permit construction of an addition 17.7 ft. from rear lot line. Located at 4207 Majestic Ln., Fairfax, 22033, on approx. 8,775 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-3 ((2)) (24) 13.  
RH  
Approved
- 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 and 11/28/12 at appl. req.)  
RM  
Admin.  
Moved to  
4/24/13 at  
appl. req.
- 9:00 A.M. HAJIMOHAMMAD REVOCABLE TRUST, MOHAMMAD HAJIMOHAMMAD, TRUSTEE AND FLORA HAJIMOHAMMAS, 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 and 11/28/12 at appl. req.)  
RM  
Admin.  
Moved to  
4/24/13 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 13, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, February 13, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, SP 2012-MV-083 Appl.  
under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard  
SCL requirements to permit construction of addition 23 ft. from front lot line. Located at 8101  
Approved Cinder Bed Rd., Lorton, 22079, on approx. 6.25 ac. of land zoned I-4. Mt. Vernon District.  
Tax Map 99-2 ((15)) 2.
- 9:00 A.M. ABOLHASSAN ZARANDAZCHI, SP 2012-HM-081 Appl. under Sect(s). 8-914 and 8-923  
of the Zoning Ordinance to permit reduction to minimum yard requirements based on error  
RH in building location to permit accessory structure to remain 10.0 ft. from rear lot line and to  
Approved permit fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at  
10240 Brittenford Dr., Vienna, 22182, on approx. 37,761 sq. ft. of land zoned R-1 (Cluster).  
Hunter Mill District. Tax Map 18-4 ((13)) 126.
- 9:00 A.M. CHRISTOPHER A. HARRIS AND ABIGAIL M. HARRIS, SP 2012-PR-069 Appl. under  
Sect(s). 8-914, 8-922 and 8-923 of the Zoning Ordinance to permit reduction to minimum  
RH yard requirements based on error in building location to permit accessory storage structure  
Approved with attached roofed deck 2.4 ft. from side lot line and 1.4 ft. from rear lot line and to permit  
fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 2622  
Shelby Ln., Falls Church, 22043, on approx. 13,735 sq. ft. of land zoned R-3. Providence  
District. Tax Map 49-2 ((7)) 13. (Indefinitely deferred from 1/9/13 at appl. req.)  
(Reactivated on 12/20/12)
- 9:00 A.M. KREATIVE MINDS, LLC T/A KID JUNCTION, SP 2012-SU-080 Appl. under Sect(s). 5-303  
of the Zoning Ordinance to permit a commercial recreation use within an existing building.  
RH Located at 4090 Lafayette Center Dr., Chantilly, 20151, on approx. 5.11 ac. of land zoned  
Approved I-4, I-3, AN, HC and WS. Sully District. Tax Map 33-2 ((4)) 1A.

- 9:00 A.M. MICHAEL C. WARREN, VC 2012-LE-008 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory storage structure to remain in the front yard of a lot containing 36,000 sq. ft. or less. Located at 7232 Constantine Ave., Springfield, 22150, on approx. 26,390 sq. ft. of land zoned R-1. Lee District. Tax Map 90-3 ((6)) 40. (Concurrent with SP 2012-LE-079). (Decision deferred from 2/6/13)  
LG  
Approved
- 9:00 A.M. NEW LIFE CHRISTIAN CHURCH, SP 2011-SU-011 Appl. under Sect(s). 5-503 of the Zoning Ordinance to permit commerical recreation use in conjunction with a place of worship by right. Located at 14550 Lee Rd. on approx. 5.57 ac. of land zoned I-5 and WS. Sully District. Tax Map 34-3 ((1)) 23A. (Admin. moved from 5/25/11 and 6/29/11 at appl. req.) (Indefinitely deferred from 8/10/11 at appl. req.) (Reactivated on 11/20/12 at appl. req.)  
LG  
Admin.  
Moved to  
4/3/13 at  
appl. req.
- 9:00 A.M. NAIEM A. SHERBINY, A 2012-DR-030 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit on property in the R-4 District in violation of Zoning Ordinance provisions. Located at 7402 Paxton Rd., Falls Church, 22043 on approx. 10,399 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((5)) (K) 17.  
Admin.  
Moved to  
3/6/13
- 9:00 A.M. TRANG P. MAI, A 2012-MA-032 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a commercial vehicle (vending trailer) that exceeds allowable height restrictions to be parked on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 4620 Backlick Rd., Annandale, 22003 on approx. 589 ac. of land zoned R-1. Mason District. Tax Map 71-1 ((8)) 2A.  
RM  
Upheld

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 20, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, February 20, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

**-- NO MEETING --**

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

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 27, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, February 27, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. 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, 11/7/12, and 12/5/12 at appl. req.)
- RM  
Admin.  
Moved to  
3/20/13 at  
appl. req.
- 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.)
- Admin.  
Moved to  
3/20/13 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

\*\*\* MEETING CANCELLED – INCLEMENT WEATHER \*\*\*

**BOARD OF ZONING APPEALS AGENDA  
MARCH 6, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, March 6, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. 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. (Decision deferred from 11/28/12 and 1/16/13)  
SCL  
Admin.  
Moved to 6/5/13 at appl. req.
- 9:00 A.M. DAVID AND MARIANNE BLEICKEN, SP 2012-SP-085 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 10504 Beaver Pond Ct., Fairfax Station, 22039, on approx. 5.75 ac. of land zoned R-C and WS. Springfield District. Tax Map 96-4 ((6)) 11A.  
LG  
Admin.  
Moved to 4/24/13
- 9:00 A.M. ROBERT M. GRIMS AND YUNG H. KIM, SPA 2011-PR-083 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to the minimum yard requirements based on errors in building locations to permit additions to remain 16.3 ft. and 11.6 ft. from rear lot line. Located at 9750 Hatmark Ct., Vienna, 22181, on approx. 7,571 sq. ft. of land zoned R-4 (Cluster). Providence District. Tax Map 48-1 ((25)) 10.  
LG  
Admin.  
Moved to 5/1/13
- 9:00 A.M. BRANDON W. WINFREY, VC 2012-MV-006 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a deck 3.0 feet from rear lot line and 1.4 feet from side lot line and to permit greater than 30 percent minimum rear yard coverage. Located at 2200 Windsor Rd., Alexandria, 22307, on approx. 9,421 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-3 ((14)) (21) 32. (Decision deferred from 1/30/13)  
LG  
Admin.  
Moved to 4/24/13

- 9:00 A.M. ANTHONY AND DEANNA DESANTE, SP 2012-LE-084 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to the minimum yard requirements based on error in building location to permit addition to remain 21.0 ft. and 13.0 ft. from rear lot line. Located at 5508 Layne Estates Ct., Alexandria, 22310, on approx. 10,500 sq. ft. of land zoned R-3. Lee District. Tax Map 81-4 ((36)) 5.  
RH  
Admin.  
Moved to  
5/1/13
- 9:00 A.M. THE PARKLAWN RECREATION ASSOCIATION, INC. & NEW CINGULAR WIRELESS PCS, LLC, SPA 76-M-088 Appl. under Sect(s). 3-303 and 3-304 of the Zoning Ordinance to amend SP 76-M-088 previously approved for a community swim club to permit construction of a wireless telecommunications facility. Located at 6011 Crater Pl., Alexandria, 22312, on approx. 14.54 ac. of land zoned R-3. Mason District. Tax Map 61-4 ((6)) (T) 056 and 72-2 ((3)) (T) C. (Indefinitely deferred from 4/14/10 at appl. req.) (Reactivated on 5/11/12) (Admin. moved from 10/17/12, 12/12/12, and 1/16/13 at appl. req.)  
RH  
Admin.  
Moved to  
5/8/13 at  
appl. req.
- 9:00 A.M. JANICE HABER, SP 2012-SU-087 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modifications to certain yard requirements for R-C lots to permit construction of an addition 12.4 ft. from a side lot line. Located at 15304 Harmony Hill Ct., Centreville, 20120, on approx. 10,518 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((5)) 63.  
SCL  
Admin.  
Moved to  
5/1/13
- 9:00 A.M. REUBEN R. WERNER, TRUSTEE & MARY M. WERNER, TRUSTEE, SP 2012-PR-086 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 21.0 ft. from rear lot line. Located at 3201 Holly Berry Ct., Falls Church, 22042, on approx. 16,314 ac. of land zoned R-3 (Cluster). Providence District. Tax Map 59-2 ((21)) 5.  
SCL  
Admin.  
Moved to  
4/24/13
- 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 and 12/5/12 at appl. req.) (Deferred from 1/16/13 at appl. req.)  
DH  
Admin.  
Moved to  
4/24/13
- 9:00 A.M. GEORGE D'ANGELO, A 2012-DR-033  
Admin.  
Moved to  
6/19/13 at  
appl. req.
- 9:00 A.M. NAIEM A. SHERBINY, A 2012-DR-030 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit on property in the R-4 District in violation of Zoning Ordinance provisions. Located at 7402 Paxton Rd., Falls Church, 22043 on approx. 10,399 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((5)) (K) 17. (Admin. moved from 2/13/13)  
JC  
Admin.  
Moved to  
6/19/13

**JOHN F. RIBBLE III, CHAIRMAN**

*Revised March 16, 2018 (3:46PM)*



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

**BOARD OF ZONING APPEALS AGENDA  
MARCH 13, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, March 13, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 20, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, March 20, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. DIANE G. SPITTLE, SP 2012-MV-089 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 8.1 ft. from side lot line. Located at 8115 Cooper St., Alexandria, 22309, on approx. 13,451 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 101-1 ((2)) 600.  
LG  
Approved
- 9:00 A.M. NRL FEDERAL CREDIT UNION, SP 2013-MA-001 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of accessory structure 20.17 ft. from front lot line and 21.35 ft. from the curb line of Patuxent Vista Dr. Located at 5440 Cherokee Ave, Alexandria, 22312, on approx. 2.41 ac. of land zoned I-6. Mason District. Tax Map 81-1 ((1)) 19B.  
LG  
Indefinitely  
Deferred
- 9:00 A.M. TRUSTEES OF SECOND BAPTIST CHURCH, SP 2012-PR-088 Appl. under Sect(s). 3-403 of the Zoning Ordinance for an existing place of worship to permit construction of an addition. Located at 6626 Costner Dr., Falls Church, 22042, on approx. 3.43 ac. of land zoned R-4. Providence District. Tax Map 50-2 ((1)) 52,54 and 58; 50-2 ((9)) 30-33, 95 and 96.  
RH  
Approved
- 9:00 A.M. SUBWAY, A 2012-LE-016 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a Fast Food Restaurant on property in the C-8 and SC Districts without a valid Non-Residential Use Permit or Special Exception approval, in violation of Zoning Ordinance provisions. Located at 6711 Spring Mall Rd., Springfield, VA 22150 on approx. 5.04 ac. of land zoned C-8 and SC. Lee District. Tax Map 90-2 ((1)) 51. (Admin. moved from 12/12/12 at appl. req.)  
JC  
Admin.  
Moved to  
4/24/13 at  
appl. req.

- 9:00 A.M. BOYD TRISTAN CLOERN REVOCABLE TRUST FN, DARA ALDERMAN REVOCABLE TRUST FN, BOYD TRISTAN CLOERN, CO-TRUSTEE, DARA RAE ALDERMAN, CO TRUSTEE, A 2012-DR-028 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have altered the drainage swale, which is impeding the water pattern, and have erected an accessory structure (a playset) that does not meet size and location requirements on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 1850 MacArthur Dr., McLean, 22101 on approx. 10,043 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((11)) 31. (Admin. moved from 1/16/13 at appl. req.)
- GT  
Admin.  
Moved to  
5/8/13 at  
appl. req.
- 9:00 A.M. 8921 PROPERTIES, L.L.C., A 2011-MV-030 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard and is allowing the operation of a contractor's offices and shops and the establishment of outdoor storage that does not meet size or location requirements, all on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 8921 Telegraph Rd., Lorton, 22079, on approx. 42,057 sq. ft. of land zoned R-1. Mt. Vernon District. Tax Map 108-1 ((1)) 10. (Admin. moved from 12/14/11, 5/16/12, 11/7/12, and 2/27/13 at appl. req.)
- RM  
Withdrawn
- 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, 11/7/12, 12/5/12, and 2/27/13 at appl. req.)
- RM  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

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

**BOARD OF ZONING APPEALS AGENDA  
MARCH 27, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, March 27, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 3, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, April 3, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 M. PEREZ, SP 2013-MV-002 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 accessory structure to remain 6.1 ft. from side lot line and 7.9 ft. from rear lot line and to permit reduction in certain yard requirements to permit construction of addition 10.7 ft. from side lot line. Located at 2104 Wakefield St., Alexandria, 22308, on approx. 14,110 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 111-1 ((3)) (7) 7.  
LG  
Approved
- 9:00 A.M. ARTHUR E. KOPELMAN, TRUSTEE AND LORETTA M. KOPELMAN, TRUSTEE, SP 2013-DR-003 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of addition 10.5 ft. from side lot line. Located at 1432 Waggaman Ci., McLean, 22101, on approx. 30,504 sq. ft. of land zoned R-2 and HC. Dranesville District. Tax Map 30-2 ((29)) 1.  
RH  
Approved
- 9:00 A.M. SALLY COLER, SP 2013-LE-004 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 6401 Hayfield Pl., Alexandria, 22310, on approx. 19,527 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((14)) (K) 23. (Concurrent with VC 2012-LE-001).  
RH  
Approved
- 9:00 A.M. SALLY COLER, VC 2013-LE-001 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structure in the front yard of a lot containing 36,000 sq. ft. or less. Located at 6401 Hayfield Pl., Alexandria, 22310, on approx. 19,527 sq.ft. of land zoned R-3. Lee District. Tax Map 82-3 ((14)) (K) 23. (Concurrent with SP 2013-LE-004).  
RH  
Decision  
Deferred to  
4/17/13

- 9:00 A.M. SAIRA AND FARHAN ALI, SP 2013-LE-005 Appl. under Sect(s). 8-914, 8-918 and 8-923 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit accessory structure to remain 4.9 ft. from side lot line, to permit an accessory dwelling unit within an existing dwelling and to permit existing fence greater than 4.0 ft. in height to remain in front yard. Located at 6232 Park Ter., Alexandria, 22310, on approx. 19,654 sq. ft. of land zoned R-3. Lee District. Tax Map 81-4 ((5)) 39A.  
SCL  
Admin.  
Moved to 4/17/13 for Notices
- 9:00 A.M. STEPHANIE D. CLARK AND DAVID A. WILKEY, SP 2012-PR-071 Appl. under Sect(s). 8-917 and 8-922 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals and to permit reduction of certain yard requirements to permit construction of addition 16.8 ft. from the front lot line. Located at 6906 Jackson Ave., Falls Church, 22042, on approx. 8,369 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((15)) 119. (Deferred from 1/16/13 at appl. req.)  
LG  
Admin.  
Moved to 4/17/13
- 9:00 A.M. NEW LIFE CHRISTIAN CHURCH, SP 2011-SU-011 Appl. under Sect(s). 5-503 of the Zoning Ordinance to permit commercial recreation use in conjunction with a place of worship by right. Located at 14550 Lee Rd. on approx. 5.57 ac. of land zoned I-5 and WS. Sully District. Tax Map 34-3 ((1)) 23A. (Admin. moved from 5/25/11, 6/29/11, and 2/13/13 at appl. req.) (Indefinitely deferred from 8/10/11 at appl. req.) (Reactivated on 11/20/12 at appl. req.)  
LG  
Admin.  
Moved to 7/10/13 at appl. req.
- 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.) (Continued from 10/31/12 and 11/28/12)  
JC  
Continued to 10/9/13 at appl. req.
- 9:00 A.M. BELVEDERE DR. HOMES LLC, A 2013-MV-002 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a hotel/motel, which is a use not permitted, on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 7800 Belvedere Dr., Alexandria, 22306 on approx. 26,211 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-1 ((6)) 13A.  
JC  
Admin.  
Moved to 4/24/13 at appl. req.
- 9:00 A.M. BEYER I LLC, A 2012-PR-029 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard, which is a use not permitted, on property in the C-8 and H-C Districts in violation of Zoning Ordinance provisions. Located at 7113 Shreve Rd., Falls Church, 22043, on approx. 33,787 sq. ft. of land zoned C-8 and H-C. Providence District. Tax Map 40-3 ((12)) 11. (Admin. moved from 1/16/13 at appl. req.)  
RM  
Admin.  
Moved to 6/19/13 at appl. req.

9:00 A.M. DANIEL J. GERKIN & ALLYSON G. BLOOM, A 2012-DR-025 Appl. under sect(s). 18-301  
RM of the Zoning Ordinance. Appeal of a determination that an accessory structure (a playset)  
Admin. contributes to the coverage of over 30% of the minimum rear yard on property in the R-  
Moved to 2District in violation of Zoning Ordinance provisions. Located at 2090 Grace Manor Ct.,  
5/15/13 at McLean, 22101 on approx. 21,445 sq. ft. of land zoned R-2. Dranesville District. Tax Map  
appl. req. 41-1 ((33)) 11. (Deferred from 1/9/13 at appl. req.)

**JOHN F. RIBBLE, III CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
APRIL 10, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, April 10, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 17, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, April 17, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. HEMAMALINI PARAVASTU, SP 2013-DR-006 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 6.1 ft. from side lot line. Located at 7109 Sea Cliff Rd., McLean, 22101, on approx. 12,857 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-3 ((10)) 3.  
LG  
Decision  
Deferred to  
5/1/13
- 9:00 A.M. DWIGHT FULLER, SP 2013-BR-016 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 20.5 ft. from the rear lot line. Located at 9659 Boyett Ct., Fairfax, 22032, on approx. 10,529 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 69-3 ((9)) 19.  
LG  
Approved
- 9:00 A.M. STEPHANIE D. CLARK AND DAVID A. WILKEY, SP 2012-PR-071 Appl. under Sect(s). 8-917 and 8-922 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals and to permit reduction of certain yard requirements to permit construction of addition 16.8 ft. from the front lot line. Located at 6906 Jackson Ave., Falls Church, 22042, on approx. 8,369 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((15)) 119. (Concurrent with VC 2013-PR-002) (Deferred from 1/16/13 at appl. req.) (Admin. moved from 4/3/13)  
LG  
Admin.  
Moved to  
5/15/13  
for ads
- 9:00 A.M. STEPHANIE D. CLARK AND DAVID A. WILKEY, VC 2013-PR-002 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structure (chicken coop) to remain 32.0 feet from side lot line and 10.2 ft. from rear lot line. Located at 6906 Jackson Ave., Falls Church, 22042, on approx. 8,369 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((15)) 119. (Concurrent with SP 2012-PR-071)  
LG  
Admin.  
Moved to  
5/15/13  
for ads

- 9:00 A.M. RICHARD SCHRADER, SP 2013-DR-007 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction of minimum yard requirement based on error in building location to permit accessory structure to remain 2.3 ft. from side lot line and to permit reduction of certain yard requirements to permit construction of addition 13.2 ft. from rear lot line. Located at 1474 Kingsvale Ci., Herndon, 20170, on approx. 14,389 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 11-3 ((17)) 278.  
RH  
Admin.  
Moved to 5/15/13 for Notices
- 9:00 A.M. THOMAS D. AND CHRISTINA U. DAVIS, SP 2013-DR-008 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit roofed deck to remain 9.7 ft. from side lot line. Located at 1859 Patton Ter., McLean, 22101, on approx. 11,113 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((11)) 24.  
RH  
Approved
- 9:00 A.M. SALLY COLER, VC 2013-LE-001 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structure in the front yard of a lot containing 36,000 sq. ft. or less. Located at 6401 Hayfield Pl., Alexandria, 22310, on approx. 19,527 sq.ft. of land zoned R-3. Lee District. Tax Map 82-3 ((14)) (K) 23. (Concurrent with SP 2013-LE-004) (Decision deferred from 4/3/13)  
RH  
Withdrawn
- 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.)  
SCL  
Admin.  
Moved to 10/9/13 at appl. req.
- 9:00 A.M. CORNELIA GIBBS, SP 2013-SU-015 Appl. under Sect(s). 8-913 and 8-914 of the Zoning Ordinance to permit modification to minimum yard requirements for certain R-C lots to permit construction of a roofed deck 15.8 ft. from side lot line and to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 4.2 ft. from side lot line. Located at 6235 Hidden Canyon Rd., Centreville, 20120, on approx. 10,531 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((5)) 73.  
SCL  
Admin.  
Moved to 5/15/13 for Notices
- 9:00 A.M. SAIRA AND FARHAN ALI, SP 2013-LE-005 Appl. under Sect(s). 8-914, 8-918 and 8-923 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit accessory structure to remain 4.9 ft. from side lot line, to permit an accessory dwelling unit within an existing dwelling and to permit existing fence greater than 4.0 ft. in height to remain in front yard. Located at 6232 Park Ter., Alexandria, 22310, on approx. 19,654 sq. ft. of land zoned R-3. Lee District. Tax Map 81-4 ((5)) 39A. (Admin. moved from 4/3/13 for notices.)  
SCL  
Approved

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
APRIL 24, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, April 24, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. BRANDON W. WINFREY, VC 2012-MV-006 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a deck 3.0 feet from rear lot line and 1.4 feet from side lot line and to permit greater than 30 percent minimum rear yard coverage. Located at 2200 Windsor Rd., Alexandria, 22307, on approx. 9,421 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-3 ((14)) (21) 32. (Decision deferred from 1/30/13) (Admin. moved from 3/6/13 due to inclement weather.)  
LG  
Approved
- 9:00 A.M. DAVID AND MARIANNE BLEICKEN, SP 2012-SP-085 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 10504 Beaver Pond Ct., Fairfax Station, 22039, on approx. 5.75 ac. of land zoned R-C and WS. Springfield District. Tax Map 96-4 ((6)) 11A. (Admin. moved from 3/6/13 due to inclement weather.)  
LG  
Approved
- 9:00 A.M. GEORGE KARSADI, SP 2012-MV-077 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 3.4 ft. from the rear lot line. Located at 8356 Wagon Wheel Rd., Alexandria, 22309, on approx. 14,520 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 101-4 ((17)) 68. (Concurrent with VC 2012-MV-007.) (Admin. moved from 2/6/13 at appl. req.)  
LG  
Decision  
Deferred to  
5/15/13
- 9:00 A.M. GEORGE KARSADI, VC 2012-MV-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory storage structure greater than 200 sq.ft. in size, fence greater than 7.0 ft. in height to remain in side and rear yards and fence greater than 4.0 ft. in height to remain in front yard. Located at 8356 Wagon Wheel Rd., Alexandria, 22309, on approx. 14,520 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 101-4 ((17)) 68. (Concurrent with SP 2012-MV-077.) (Admin. moved from 2/6/13 at appl. req.)  
LG  
Decision  
Deferred to  
5/15/13

- 9:00 A.M. SANTOS G. AMAYA, SP 2013-PR-009 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 addition to remain 6.8 ft. from side lot line. Located at 7212 Tyler Ave, Falls Church, 22042, on approx. 8,968 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((9)) 18.  
LG  
Approved
- 9:00 A.M. MARK D. EMLET, SP 2013-SP-010 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 15.5 ft. from rear lot line. Located at 13925 South Springs Dr., Clifton, 20124, on approx. 9,791 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 65-4 ((4)) 425.  
RH  
Approved
- 9:00 A.M. ERIC EDWARDS, SP 2013-MV-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 accessory structure to remain 5.1 ft. from rear lot line. Located at 4116 Ferry Landing Rd., Alexandria, 22309, on approx. 13,611 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 110-4 ((2)) (F) 140A.  
RH  
Admin.  
Moved to 5/15/13 for notices
- 9:00 A.M. CLEBURNE BRUCE BRINKMAN, SP 2013-MA-013 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of additions 6.4 ft. and 8.1 ft. from side lot line. Located at 6825 Westlawn Dr., Falls Church, 22042, on approx. 7,200 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((20)) 378.  
SCL  
Approved
- 9:00 A.M. REUBEN R. WERNER, TRUSTEE & MARY M. WERNER, TRUSTEE, SP 2012-PR-086 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 21.0 ft. from rear lot line. Located at 3201 Holly Berry Ct., Falls Church, 22042, on approx. 16,314 ac. of land zoned R-3 (Cluster). Providence District. Tax Map 59-2 ((21)) 5. (Admin. moved from 3/6/13 due to inclement weather.)  
SCL  
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 and 12/5/12 at appl. req.) (Deferred from 1/16/13 at appl. req.) (Admin. moved from 3/6/13 due to inclement weather.)  
DH  
Decision  
Deferred to 7/24/13
- 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, 11/28/12, and 2/6/13 at appl. req.)  
RM  
Admin.  
Moved to 10/23/13 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, 11/28/12, and 2/6/13 at appl. req.)
- RM  
Admin.  
Moved to  
7/24/13 at  
appl. req.
- 9:00 A.M. SUBWAY, A 2012-LE-016 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a Fast Food Restaurant on property in the C-8 and SC Districts without a valid Non-Residential Use Permit or Special Exception approval, in violation of Zoning Ordinance provisions. Located at 6711 Spring Mall Rd., Springfield, VA 22150 on approx. 5.04 ac. of land zoned C-8 and SC. Lee District. Tax Map 90-2 ((1)) 51. (Admin. moved from 12/12/12 and 3/20/13 at appl. req.)
- JC  
Admin.  
Moved to  
10/23/13 at  
appl. req.
- 9:00 A.M. BELVEDERE DR. HOMES LLC, A 2013-MV-002 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a hotel/motel, which is a use not permitted, on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 7800 Belvedere Dr., Alexandria, 22306 on approx. 26,211 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-1 ((6)) 13A. (Admin. moved from 4/3/13 at appl. req.)
- JC  
Upheld

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MAY 1, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, May 1, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 PIZARRO, SP 2013-MV-014 (home child care and error in bldg. location)  
LG  
Indefinitely  
Deferred at  
appl. req.
- 9:00 A.M. ROBERT M. GRIMS AND YUNG H. KIM, SPA 2011-PR-083 Appl. under Sect(s). 8-914 of  
the Zoning Ordinance to permit reduction to the minimum yard requirements based on  
errors in building locations to permit additions to remain 16.3 ft. and 11.6 ft. from rear lot  
line. Located at 9750 Hatmark Ct., Vienna, 22181, on approx. 7,571 sq. ft. of land zoned  
R-4 (Cluster). Providence District. Tax Map 48-1 ((25)) 10. (Admin. moved from 3/6/13  
due to inclement weather.)  
LG  
Approved
- 9:00 A.M. HEMAMALINI PARAVASTU, SP 2013-DR-006 Appl. under Sect(s). 8-922 of the Zoning  
Ordinance to permit reduction of certain yard requirements to permit construction of  
addition 6.1 ft. from side lot line. Located at 7109 Sea Cliff Rd., McLean, 22101, on  
approx. 12,857 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-3 ((10)) 3.  
(Decision deferred from 4/17/13.)  
LG  
Denied
- 9:00 A.M. ANTHONY AND DEANNA DESANTE, SP 2012-LE-084 Appl. under Sect(s). 8-914 of the  
Zoning Ordinance to permit reduction to the minimum yard requirements based on error in  
building location to permit addition to remain 21.0 ft. and 13.0 ft. from rear lot line. Located  
at 5508 Layne Estates Ct., Alexandria, 22310, on approx. 10,500 sq. ft. of land zoned R-3.  
Lee District. Tax Map 81-4 ((36)) 5. (Admin. moved from 3/6/13 due to inclement  
weather.)  
RH  
Approved

- 9:00 A.M. SOUTH SPRINGFIELD CONGREGATION OF JEHOVAH'S WITNESSES, SP 2013-MV-012 (place of worship)  
RH  
Admin.  
Moved to  
6/5/13 at  
appl. req.
- 9:00 A.M. JANICE HABER, SP 2012-SU-087 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modifications to certain yard requirements for R-C lots to permit construction of an addition 12.4 ft. from a side lot line. Located at 15304 Harmony Hill Ct., Centreville, 20120, on approx. 10,518 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((5)) 63. (Admin. moved from 3/6/13 due to inclement weather.)  
SCL  
Approved
- 9:00 A.M. JOHN J. LA JEUNESSE, TRUSTEE, SP 2013-MV-018 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of addition 14.9 ft. from rear lot line. Located at 8315 Frosty Ct., Lorton, 22079, on approx. 7,856 sq. ft. of land zoned R-5. Mt. Vernon District. Tax Map 99-4 ((5)) 149.  
SCL  
Approved
- 9:00 A.M. ROBERT M. CORRIE, ELLEN CORRIE, SP 2013-SP-017 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of deck 12.8 ft. and addition 12.6 ft. from rear lot line. Located at 10629 Summersweet Ct., Fairfax Station, 22039, on approx. 33,349 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 87-3 ((10)) 43.  
SCL  
Approved

**JOHN F. RIBBLE III, CHAIRMAN**

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

**BOARD OF ZONING APPEALS AGENDA  
MAY 8, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, May 8, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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.      KENNETH A. PRICE & IMELDA G. PRICE, SP 2013-MA-020 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 4500 Braddock Rd., Alexandria, 22312, on approx. 31,745 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((6)) 132.  
RH  
Admin.  
Moved to  
6/12/13 at  
appl. req.
- 9:00 A.M.      THE PARKLAWN RECREATION ASSOCIATION, INC. & NEW CINGULAR WIRELESS PCS, LLC, SPA 76-M-088 Appl. under Sect(s). 3-303 and 3-304 of the Zoning Ordinance to amend SP 76-M-088 previously approved for a community swim club to permit construction of a wireless telecommunications facility. Located at 6011 Crater Pl., Alexandria, 22312, on approx. 14.54 ac. of land zoned R-3. Mason District. Tax Map 61-4 ((6)) (T) 056 and 72-2 ((3)) (T) C. (Indefinitely deferred from 4/14/10 at appl. req.) (Reactivated on 5/11/12) (Admin. moved from 10/17/12, 12/12/12, 1/16/13 and 3/6/13 at appl. req.)
- 9:00 A.M.      GIOVANNA VALDEZ CACERES, SP 2013-SU-019 (home child care and fence)  
LG  
Indefinitely  
Deferred 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. AMBROSE CATHOLIC CHURCH AND SCHOOL), SPA 76-M-086-05 Appl. under Sect(s). 8-308 of the Zoning Ordinance to amend SP 76-M-086 previously approved for a place of worship and private school of general education to permit the addition of a nursery school. Located at 3825 Woodburn Rd., Annandale, 22003, on approx. 13.68 ac. of land zoned R-1 and R-2. Mason District. Tax Map 59-3 ((1)) 11A.
- LG  
Admin.  
Moved to  
6/12/13 at  
appl. req.
- 9:00 A.M. FRANCIS S. RATH, A 2012-DR-024 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a Riding/Boarding Stable on property in the R-E District without an approved special permit in violation of Zoning Ordinance provisions. Located at 1051 Kelso Rd., Great Falls, 22066 on approx. 6.03 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((2)) A. (Admin. moved from 1/9/13 at appl. req.)
- JC  
Admin.  
Moved to  
9/18/13 at  
appl. req.
- 9:00 A.M. PINWOOD LAKE HOMEOWNERS ASSOCIATION, A 2012-LE-034 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a contractor's office and shop, which is a use not permitted, to operate on property in the R-8 District in violation of Zoning Ordinance provisions. Located on approx. .7143 ac. of land zoned R-8. Lee District. Tax Map 101-1 ((6)) K1.
- JC  
Admin.  
Moved to  
7/10/13 at  
appl. req.
- 9:00 A.M. BOYD TRISTAN CLOERN REVOCABLE TRUST FN, DARA ALDERMAN REVOCABLE TRUST FN, BOYD TRISTAN CLOERN, CO-TRUSTEE, DARA RAE ALDERMAN, CO TRUSTEE, A 2012-DR-028 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have altered the drainage swale, which is impeding the water pattern, and have erected an accessory structure (a playset) that does not meet size and location requirements on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 1850 MacArthur Dr., McLean, 22101 on approx. 10,043 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((11)) 31. (Admin. moved from 1/16/13 and 3/20/13 at appl. req.)
- GT  
Admin.  
Moved to  
9/18/13 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MAY 15, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, May 15, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. JOHN M. YOUNG, SP 2013-LE-021 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit accessory structure to remain 0.5 ft. from side lot line. Located at 7503 Mendota Pl., Springfield, 22150, on approx. 16,308 sq. ft. of land zoned R-3. Lee District. Tax Map 80-3 ((2)) (57) 12.  
LG  
Approved
- 9:00 A.M. STEPHANIE D. CLARK AND DAVID A. WILKEY, SP 2012-PR-071 Appl. under Sect(s). 8-917 and 8-922 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals and to permit reduction of certain yard requirements to permit construction of addition 16.8 ft. from the front lot line. Located at 6906 Jackson Ave., Falls Church, 22042, on approx. 8,369 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((15)) 119. (Concurrent with VC 2013-PR-002) (Deferred from 1/16/13 at appl. req.) (Admin. moved from 4/3/13) (Admin. moved from 4/17/13 for ads)  
LG  
Approved
- 9:00 A.M. STEPHANIE D. CLARK AND DAVID A. WILKEY, VC 2013-PR-002 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structure (chicken coop) to remain 32.0 feet from side lot line and 10.2 ft. from rear lot line. Located at 6906 Jackson Ave., Falls Church, 22042, on approx. 8,369 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((15)) 119. (Concurrent with SP 2012-PR-071) (Admin. moved from 4/17/13 for ads)  
LG  
Admin.  
Withdrawn
- 9:00 A.M. GEORGE KARSADI, SP 2012-MV-077 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 3.4 ft. from the rear lot line. Located at 8356 Wagon Wheel Rd., Alexandria, 22309, on approx. 14,520 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 101-4 ((17)) 68. (Concurrent with VC 2012-MV-007.) (Admin. moved from 2/6/13 at appl. req.) (Decision deferred from 4/24/13)  
LG  
Denied

- 9:00 A.M. GEORGE KARSADI, VC 2012-MV-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory storage structure greater than 200 sq.ft. in size, fence greater than 7.0 ft. in height to remain in side and rear yards and fence greater than 4.0 ft. in height to remain in front yard. Located at 8356 Wagon Wheel Rd., Alexandria, 22309, on approx. 14,520 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 101-4 ((17)) 68. (Concurrent with SP 2012-MV-077.) (Admin. moved from 2/6/13 at appl. req.) (Decision deferred from 4/24/13)
- LG  
Approved-  
In-Part
- 9:00 A.M. RICHARD SCHRADER, SP 2013-DR-007 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction of minimum yard requirement based on error in building location to permit accessory structure to remain 2.3 ft. from side lot line and to permit reduction of certain yard requirements to permit construction of addition 13.2 ft. from rear lot line. Located at 1474 Kingsvale Ci., Herndon, 20170, on approx. 14,389 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 11-3 ((17)) 278. (Admin. moved from 4/17/13 for notices.)
- RH  
Approved
- 9:00 A.M. JANE E. LAGES, TRUSTEE, SP 2013-PR-022 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 structure to remain 10.2 ft. from the side lot line and to permit reduction in certain yard requirements to permit construction of addition 7.5 ft. from rear lot line. Located at 2538 Villanova Dr., Vienna, 22180, on approx. 10,746 sq. ft. of land zoned R-3. Providence District. Tax Map 49-1 ((9)) (G) 16.
- RH  
Approved
- 9:00 A.M. TRUSTEES OF SHILOH BAPTIST CHURCH, SPA 83-V-090-02 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SP 83-V-090 previously approved for church to permit site modifications and building addition. Located at 10704 Gunston Rd., Lorton, 22079, on approx. 6.72 ac. of land zoned R-E. Mt. Vernon District. Tax Map 114-4 ((1)) 21, 22 and 22A.
- RH  
Admin.  
Moved to  
7/10/13 at  
appl. req.
- 9:00 A.M. ERIC EDWARDS, SP 2013-MV-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 accessory structure to remain 5.1 ft. from rear lot line. Located at 4116 Ferry Landing Rd., Alexandria, 22309, on approx. 13,611 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 110-4 ((2)) (F) 140A. (Admin. moved from 4/24/13 for notices.)
- RH  
Approved
- 9:00 A.M. CORNELIA GIBBS, SP 2013-SU-015 Appl. under Sect(s). 8-913 and 8-914 of the Zoning Ordinance to permit modification to minimum yard requirements for certain R-C lots to permit construction of a roofed deck 15.8 ft. from side lot line and to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 4.2 ft. from side lot line. Located at 6235 Hidden Canyon Rd., Centreville, 20120, on approx. 10,531 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((5)) 73. (Admin. moved from 4/17/13 for notices.)
- SCL  
Approved

- 9:00 A.M. ADOLFO L. TROITINO, PIEDAD S. L. TROITINO, A 2013-LE-004 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are allowing contractor's offices and shops, which is not a permitted use, to be operated on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 7926 Russell Rd., Alexandria, 22309 on approx. 11,600 sq. ft. of land zoned R-3. Lee District. Tax Map 101-1 ((3)) 113.  
RM  
Withdrawn
- 9:00 A.M. DANIEL J. GERKIN & ALLYSON G. BLOOM, A 2012-DR-025 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure (a playset) contributes to the coverage of over 30% of the minimum rear yard on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 2090 Grace Manor Ct., McLean, 22101 on approx. 21,445 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((33)) 11. (Deferred from 1/9/13 at appl. req.) (Admin moved from 4/3/13 at appl. req.)  
RM  
Admin.  
Moved to 11/6/13 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, 7/18/12, and 10/17/12 at appl. req.)  
MS  
Indefinitely  
Deferred

**JOHN F. RIBBLE III, CHAIRMAN**

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

**BOARD OF ZONING APPEALS AGENDA  
MAY 22, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, May 22, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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.      RN GOLF MANAGEMENT, LLC, A 2012-HM-020 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that redevelopment of property in the PRC District from a golf course to residential uses would require an amendment to the Reston Master Plan, a development plan amendment, and Planned Residential Community Plan approval from the Board of Supervisors. Located at 11875 Sunrise Valley Dr. and 2018 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. (Admin. Moved from 10/24/12 and 1/30/13 at appl. req.)

CB  
Admin.  
Moved to  
9/25/13 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
MAY 29, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, May 29, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 5, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, June 5, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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.      BRETT CROZIER, SP 2013-MA-025 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 an accessory structure (treehouse) to remain 3.0 ft. from the side lot line and 1.7 ft. from the rear lot line and to permit reduction of certain yard requirements to permit construction of addition 5.0 ft. from side lot line with total side yards of 14.9 ft. Located at 6100 Larstan Dr., Alexandria, 22312 on approx. 8,940 sq. ft. of land zoned R-3 (Cluster). Mason District. Tax Map 72-2 ((9)) 80.  
LG  
Approved
- 9:00 A.M.      CAROL C. ROBINSON, SP 2013-SU-024 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to minimum yard requirements for certain R-C lots to permit construction of addition 11.6 ft. from the side lot line. Located at 6503 Flowerdew Hundred Ct., Centreville, 20120 on approx. 13,333 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-3 ((4)) (2) 8.  
SCL  
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. (Decision deferred from 11/28/12 and 1/16/13) (Admin. moved from 3/6/13 due to inclement weather.)  
SCL  
Admin.  
Moved to  
8/7/13 at  
appl. req.
- 9:00 A.M.      MARY JANE LEE, SP 2013-PR-023 Appl. under Sect(s). 8-914 and 8-919 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on error in building location to permit accessory structure to remain 6.1 ft. from rear lot line and deck 2.7 ft. from rear and 2.4 ft. from side lot lines and to permit a noise barrier. Located at 9207 Briary Ln., Fairfax, 22031, on approx. 10,765 sq. ft. of land zoned R-3. Providence District. Tax Map 58-4 ((33)) 38. (Concurrent with VC 2013-PR-003).  
RH  
Decision  
Deferred to  
7/24/13

- 9:00 A.M. MARY JANE LEE, VC 2013-PR-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located at 9207 Briary Ln, Fairfax, 22031, on approx. 10,765 sq. ft. of land zoned R-3. Providence District. Tax Map 58-4 ((33)) 38. (Concurrent with SP 2013-PR-023).  
RH  
Decision  
Deferred to  
7/24/13
- 9:00 A.M. SOUTH SPRINGFIELD CONGREGATION OF JEHOVAH'S WITNESSES, SP 2013-MV-012 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit a place of worship. Located at 8701 and 8713 Pohick Rd., Springfield, 22153, on approx. 3.56 ac. of land zoned R-1. Mt. Vernon District. Tax Map 98-1 ((1)) 58 and 60. (Admin. moved from 5/1/13 at appl. req.)  
RH  
Admin.  
Moved to  
7/24/13 at  
appl. req.
- 9:00 A.M. THOMAS D. AND CHRISTINA DAVIS, A 2012-DR-026 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have allowed the construction of a roof over a deck that extends into the minimum required side yard and have failed to submit required as-built house location surveys for construction on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 1859 Patton Ter., McLean, 22101 on approx. 11,113 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((11)) 24. (Admin. moved from 1/9/13 at appl. req.)  
JC  
Admin.  
Moved to  
7/10/13 at  
appl. req.
- 9:00 A.M. ROBERT L. WELSH, A 2013-MV-005 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that property located at Tax Map 102-2 ((18)) 9B in the R-2 District is not a buildable lot. Located at 7843 Southdown Rd., Alexandria, 22308 on approx. 13,024 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-2 ((18)) 9B.  
JC  
Continued  
to 6/12/13

**JOHN F. RIBBLE III, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
JUNE 12, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, June 12, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 L. WELSH, A 2013-MV-005 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that property located at Tax Map 102-2 ((18)) 9B in the R-2 District is not a buildable lot. Located at 7843 Southdown Rd., Alexandria, 22308 on approx. 13,024 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-2 ((18))9B. (Continued from 6/5/13.)  
JC  
Continued to 2/26/14
- 9:00 A.M.      RAYMOND D. HALLQUIST AND JENNIFER C. HALLQUIST, SP 2013-LE-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 accessory storage structure to remain 2.4 ft. from rear lot line and 3.2 ft. from side lot line and addition to remain 5.5 ft. from side lot line and reduction of minimum yard requirements to permit construction of addition 9.1 ft. from side lot line. Located at 4801 Poplar Dr., Alexandria, 22310, on approx. 14,100 sq. ft. of land zoned R-3. Lee District. Tax Map 82-1 ((6H)) 37.  
RH  
Approved
- 9:00 A.M.      STEVE STEIN AND MARY STEIN, SP 2013-DR-030 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitation on the keeping of animals. Located at 1935 Fisher Ct., Falls Church, 22043, on approx. 11,984 sq. ft. of land zoned R-4. Dranesville District. Tax Map 39-2 ((19)) 2.  
RH  
Approved
- 9:00 A.M.      KENNETH A. PRICE & IMELDA G. PRICE, SP 2013-MA-020 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 4500 Braddock Rd., Alexandria, 22312, on approx. 31,745 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((6)) 132. (Admin. moved from 5/8/13 at appl. req.)  
RH  
Admin.  
Moved to 8/7/13 for Notices

- 9:00 A.M. HEATHER AND BURKE COX, SP 2013-SU-026 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. and deck 11.8 ft. from the rear lot line. Located at 5207 Ellicott Ct., Centreville, 20120, on approx. 9,607 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 54-2 ((4)) 300.  
SCL  
Approved
- 9:00 A.M. BARBARA M. SCOTT, SP 2013-SU-029 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of roofed deck 16.4 ft. from the front lot line. Located at 13731 Cabells Mill Dr., Centreville, 20120, on approx. 9,600 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 54-2 ((4)) 45.  
LG  
Approved
- 9:00 A.M. THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE (ST. AMBROSE CATHOLIC CHURCH AND SCHOOL), SPA 76-M-086-05 Appl. under Sect(s). 8-308 of the Zoning Ordinance to amend SP 76-M-086 previously approved for a place of worship and private school of general education to permit the addition of a nursery school and site modifications. Located at 3825 Woodburn Rd., Annandale, 22003, on approx. 13.68 ac. of land zoned R-1 and R-2. Mason District. Tax Map 59-3 ((1)) 11A. (Admin. moved from 5/8/13 at appl. req.)  
LG  
Decision  
Deferred  
to 6/19/13
- 9:00 A.M. WILLIAM E. CHEN, A 2013-SU-007 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that building permits are required for an addition and garage conversion and that an accessory storage structure (shed) does not meet size or location requirements, all on property in the R-8, H-C and WS Districts in violation of Zoning Ordinance provisions. Located at 4012 Novar Dr., Chantilly, 20151 on approx. 12,897 sq. ft. of land zoned R-8, H-C, and WS. Sully District. Tax Map 45-1 ((2)) 555.  
RM  
Admin.  
Moved to  
8/7/13 at  
appl. req.
- 9:00 A.M. DAVID AND PAIGE AUDET, A 2013-LE-006 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are parking a commercial vehicle (trailer) that exceeds allowable size restrictions on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 6730 S. Kings Hwy., Alexandria, 22306 on approx. 14,698 sq. ft. of land zoned R-3. Lee District. Tax Map 92-2 ((3)) (2) 15.  
RM  
Admin.  
Withdrawn
- 9:00 A.M. BRIAN BENNETT AND BETSY CRUMP, A 2013-SP-008 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that Site Plan No. 9513-SP-01 has expired. Located at 7600 Clifton Rd., Fairfax Station, 22039 on approx. 2.89 ac. of land zoned C-5 and WS. Springfield District. Tax Map 86-4 ((1)) 15.  
MS  
Admin.  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JUNE 19, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, June 19, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE  
OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE (ST. AMBROSE  
CATHOLIC CHURCH AND SCHOOL), SPA 76-M-086-05 Appl. under Sect(s). 8-308 of the  
Zoning Ordinance to amend SP 76-M-086 previously approved for a place of worship and  
private school of general education to permit the addition of a nursery school and site  
modifications. Located at 3825 Woodburn Rd., Annandale, 22003, on approx. 13.68 ac. of  
land zoned R-1 and R-2. Mason District. Tax Map 59-3 ((1)) 11A. (Admin. moved from  
5/8/13 at appl. req.) (Decision deferred from 6/12/13.)
- LG  
Approved
- 9:00 A.M. GEORGE D'ANGELO, A 2012-DR-033 Appl. under sect(s). 18-301 of the Zoning  
Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit  
on property in the R-4 District in violation of Zoning Ordinance provisions. Located at 7422  
Howard Ct., Falls Church, VA 22043 on approx. 10,710 sq. ft. of land zoned R-4 and H-C.  
Dranesville District. Tax Map 40-1 ((6)) (D) 7. (Admin. moved from 3/6/13 at appl. req.)
- JC  
Continued  
to 7/17/13
- 9:00 A.M. BEYER I LLC, A 2012-PR-029 Appl. under sect(s). 18-301 of the Zoning Ordinance.  
Appeal of a determination that appellant has established a storage yard, which is a use not  
permitted, on property in the C-8 and H-C Districts in violation of Zoning Ordinance  
provisions. Located at 7113 Shreve Rd., Falls Church, 22043, on approx. 33,787 sq. ft. of  
land zoned C-8 and H-C. Providence District. Tax Map 40-3 ((12)) 11. (Admin. moved  
from 1/16/13 and 4/3/13 at appl. req.)
- RM  
Admin.  
Moved to  
9/11/13 at  
appl. req.
- 9:00 A.M. NAIEM A. SHERBINY, A 2012-DR-030 Appl. under sect(s). 18-301 of the Zoning  
Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit  
on property in the R-4 District in violation of Zoning Ordinance provisions. Located at 7402  
Paxton Rd., Falls Church, 22043 on approx. 10,399 sq. ft. of land zoned R-4. Dranesville  
District. Tax Map 40-1 ((5)) (K) 17. (Admin. moved from 2/13/13) (Admin. moved from  
3/6/13 due to inclement weather.)
- JC  
Upheld

**JOHN F. RIBBLE III, CHAIRMAN**

*Revised March 16, 2018 (3:46PM)*

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

**BOARD OF ZONING APPEALS AGENDA  
JUNE 26, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, June 26, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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  
JULY 3, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, July 3, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 10, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, July 10, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. HAMPTON CHASE RECREATION ASSOCIATION, SPA 89-S-006-02 Appl. under Sect(s). 8-401 of the Zoning Ordinance to amend SP 89-S-006 previously approved for a community swimming pool to permit modification of development conditions. Located at 5492 Ashleigh Rd., Fairfax, 22030, on approx. 2.65 ac. of land zoned R-2 (Cluster) and WS. Springfield District. Tax Map 66-2 ((5)) U1.  
LG  
Approved
- 9:00 A.M. NEW LIFE CHRISTIAN CHURCH, SP 2011-SU-011 Appl. under Sect(s). 8-501 of the Zoning Ordinance to permit commercial recreation use in conjunction with a by-right place of worship. Located at 14550 Lee Rd. on approx. 5.57 ac. of land zoned I-5 and WS. Sully District. Tax Map 34-3 ((1)) 23A. (Admin. moved from 5/25/11, 6/29/11, 2/13/13, and 4/3/13 at appl. req.) (Indefinitely deferred from 8/10/11 at appl. req.) (Reactivated on 11/20/12 at appl. req.)  
LG  
Deferred  
to 7/24/13  
at appl. req.
- 9:00 A.M. TRUSTEES OF SHILOH BAPTIST CHURCH, SPA 83-V-090-02 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SP 83-V-090 previously approved for a place of worship to permit site modifications and building addition. Located at 10704 Gunston Rd., Lorton, 22079, on approx. 6.72 ac. of land zoned R-E. Mt. Vernon District. Tax Map 114-4 ((1)) 21, 22 and 22A. (Admin. moved from 5/8/13 at appl. req.)  
RH  
Indefinitely  
Deferred
- 9:00 A.M. THE PARKLAWN RECREATION ASSOCIATION, INC. & NEW CINGULAR WIRELESS PCS, LLC, SPA 76-M-088 Appl. under Sect(s). 3-303 and 3-304 of the Zoning Ordinance to amend SP 76-M-088 previously approved for a community swim club to permit construction of a wireless telecommunications facility. Located at 6011 Crater Pl., Alexandria, 22312, on approx. 14.54 ac. of land zoned R-3. Mason District. Tax Map 61-4 ((6)) (T) 056 and 72-2 ((3)) (T) C. (Indefinitely deferred from 4/14/10 at appl. req.) (Reactivated on 5/11/12) (Admin. moved from 10/17/12, 12/12/12, 1/16/13, 3/6/13, and 5/8/13 at appl. req.)  
RH  
Admin.  
Moved to  
7/17/13 at  
appl. req.

- 9:00 A.M. TRUSTEES OF DRANESVILLE UNITED METHODIST CHURCH, SPA 83-D-022-06 Appl. under Sect(s). 3-103 and 8-301 of the Zoning Ordinance to amend SP 83-D-022 previously approved for a place of worship with private school of general education, telecommunications facility and columbarium to permit increase in school enrollment and modification of development conditions. Located at 1089 Liberty Meeting Ct., Herndon, 20170, on approx. 8.11 ac. of land zoned R-1. Dranesville District. Tax Map 6-4 ((1)) 66B and 70A; 6-4 ((14)) A.
- SCL  
Approved
- 9:00 A.M. G & K, INC. T/A RESTON UHAUL, A 2013-HM-010 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a truck rental establishment on property in the PRC District without Special Exception approval in violation of Zoning Ordinance provisions. Located at 11410 North Shore Dr., Reston, 20190, on approx. 37,096 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 17-2 ((1)) 7.
- SG  
Admin.  
Moved to  
9/11/13
- 9:00 A.M. PINWOOD LAKE HOMEOWNERS ASSOCIATION, A 2012-LE-034 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a contractor's office and shop, which is a use not permitted, to operate on property in the R-8 District in violation of Zoning Ordinance provisions. Located on approx. .7143 ac. of land zoned R-8. Lee District. Tax Map 101-1 ((6)) K1. (Admin. moved from 5/8/13 at appl. req.)
- JC  
Withdrawn
- 9:00 A.M. THOMAS D. AND CHRISTINA DAVIS, A 2012-DR-026 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have allowed the construction of a roof over a deck that extends into the minimum required side yard and have failed to submit required as-built house location surveys for construction on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 1859 Patton Ter., McLean, 22101 on approx. 11,113 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((11)) 24. (Admin. moved from 1/9/13 and 6/5/13 at appl. req.)
- JC  
Admin.  
Moved to  
10/2/13 at  
appl. req.
- 9:00 A.M. ADIL AL-BOTABEEKH AND BABYLON TAVERNA, INC., A 2013-MA-011
- Admin.  
Moved to  
7/17/13

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JULY 17, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, July 17, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. JIL AND ABHIJIT DUTTA, SP 2013-DR-032 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling and to permit an accessory storage structure in the minimum required front yard. Located at 11318 Beach Mill Rd., Great Falls, 22066, on approx. 2.0 ac. of land zoned R-E. Dranesville District. Tax Map 2-4 ((2)) A (Concurrent with VC 2013-DR-004).  
LG  
Approved-  
In-Part
- 9:00 A.M. JIL DUTTA, VC 2013-DR-004 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit fence greater than 7.0 ft. in height in front yard. Located at 11318 Beach Mill Rd., Great Falls, 22066, on approx. 2.0 ac. of land zoned R-E. Dranesville District. Tax Map 2-4 ((2)) A (Concurrent with SP 2013-DR-032).  
LG  
Denied
- 9:00 A.M. ADAM J. KIMMICH, SP 2013-MV-033 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 roofed deck to remain 6.8 ft. from side lot line, dwelling to remain 4.8 ft. from side lot line and accessory storage structure to remain 0.8 ft. from side lot line and 3.1 ft. from rear lot line. Located at 6402 Thirteenth St., Alexandria, 22307, on approx. 7,000 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 83-4 ((2)) (25) 19.  
EMH  
Approved
- 9:00 A.M. GIOVANNI CALABRO, SP 2013-SU-034 (R-C lot)  
EMH  
Admin.  
Moved to  
7/31/13 at  
appl. req.
- 9:00 A.M. SUN SOOK LEE, SP 2012-SP-075 Appl. under Sect(s). 8-301 and 8-914 of the Zoning Ordinance to permit home child care facility and to permit reduction in minimum yard requirements based on error in building location to permit open deck to remain 0.4 ft. from side lot line. Located at 4103 Mount Echo Ln., Fairfax, 22033, on approx. 8,639 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-4 ((3)) (29) 11. (Indefinitely deferred from 1/16/13 at appl. req.) (Reactivated on 4/26/13.)  
RH  
Approved



- 9:00 A.M. BOYD T. CLOERN REVOCABLE TRUST, DARA R. ALDERMAN REVOCABLE TRUST, BOYD CLOERN, CO - TRUSTEE, DARA ALDERMAN, CO-TRUSTEE, SP 2013-DR-031  
RH 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 6.4 ft. from side lot line and 8.4 ft. from rear lot line. Located at 1850 MacArthur Dr., McLean, 22101, on approx. 10,043 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((11)) 31.  
Approved
- 9:00 A.M. THE PARKLAWN RECREATION ASSOCIATION, INC. & NEW CINGULAR WIRELESS PCS, LLC, SPA 76-M-088 Appl. under Sect(s). 3-303 and 3-304 of the Zoning Ordinance to amend SP 76-M-088 previously approved for a community swim club to permit construction of a wireless telecommunications facility. Located at 6011 Crater Pl., Alexandria, 22312, on approx. 14.54 ac. of land zoned R-3. Mason District. Tax Map 61-4 ((6)) (T) 056 and 72-2 ((3)) (T) C. (Indefinitely deferred from 4/14/10 at appl. req.) (Reactivated on 5/11/12) (Admin. moved from 10/17/12, 12/12/12, 1/16/13, 3/6/13, 5/8/13 and 7/10/13 at appl. req.)  
RH Decision Deferred to 7/31/13
- 9:00 A.M. ADIL AL-BOTABEEKH AND BABYLON TAVERNA, INC., A 2013-MA-011 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a commercial recreation use located in the C-6 and CRD Districts without an approved Group 5 Special Permit in violation of Zoning Ordinance provisions. Located at 3811E and F South George Mason Dr., Falls Church, 22041 on approx. 2,400 sq. ft. of land zoned C-6 and CRD. Mason District. Tax Map 62-3 ((13)) 5 and 26. (Admin. moved from 7/10/13.)  
JC Overturned
- 9:00 A.M. GEORGE D'ANGELO, A 2012-DR-033 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit on property in the R-4 District in violation of Zoning Ordinance provisions. Located at 7422 Howard Ct., Falls Church, VA 22043 on approx. 10,710 sq. ft. of land zoned R-4 and H-C. Dranesville District. Tax Map 40-1 ((6)) (D) 7. (Admin. moved from 3/6/13 at appl. req.) (Continued from 6/19/13.)  
JC Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JULY 24, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, July 24, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. FAKHRI ELMOHTASEB, SP 2013-SP-036 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit existing fence greater than 4.0 ft. in height to remain in the front yard.  
EMH Located at 5969 Colchester Rd., Fairfax, 22030, on approx. 1.25 ac. of land zoned R-C  
Admin. and WS. Springfield District. Tax Map 66-4 ((6)) 2B.  
Moved to  
11/6/13 at  
appl. req.
- 9:00 A.M. GARY J. SCHWARTZ, SP 2013-MA-037 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit deck to remain 12.0 ft. from side lot line. Located at 6459 Oakwood Dr., Falls Church, 22041, on approx. 14,964 sq. ft. of land zoned R-2 and HC. Mason District.  
EMH Tax Map 61-3 ((11)) 167.  
Decision  
Deferred to  
9/25/13
- 9:00 A.M. ENES ALIC, SPA 2011-LE-074 (error in bldg. location)  
LG  
Admin.  
Moved to  
8/7/13 at  
appl. req. --  
Subsequently  
Withdrawn

- 9:00 A.M. NEW LIFE CHRISTIAN CHURCH, SP 2011-SU-011 Appl. under Sect(s). 8-501 of the Zoning Ordinance to permit commercial recreation use in conjunction with a by-right place of worship. Located at 14550 Lee Rd. on approx. 5.57 ac. of land zoned I-5 and WS. Sully District. Tax Map 34-3 ((1)) 23A. (Admin. moved from 5/25/11, 6/29/11, 2/13/13, and 4/3/13 at appl. req.) (Indefinitely deferred from 8/10/11 at appl. req.) (Reactivated on 11/20/12 at appl. req.) (Deferred from 7/10/13 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 **(THE REQUEST FOR A PRIVATE SCHOOL OF GENERAL EDUCATION WAS WITHDRAWN BY THE APPLICANT)**, 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 and 12/5/12 at appl. req.) (Deferred from 1/16/13 at appl. req.) (Admin. moved from 3/6/13 due to inclement weather.) (Decision deferred from 4/24/13)
- SCL  
Approved
- 9:00 A.M. MARY JANE LEE, SP 2013-PR-023 Appl. under Sect(s). 8-914 and 8-919 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on error in building location to permit accessory structure to remain 6.1 ft. from rear lot line and deck 2.7 ft. from rear and 2.4 ft. from side lot lines and to permit a noise barrier. Located at 9207 Briary Ln., Fairfax, 22031, on approx. 10,765 sq. ft. of land zoned R-3. Providence District. Tax Map 58-4 ((33)) 38. (Concurrent with VC 2013-PR-003). (Decision deferred from 6/5/13)
- RH  
Decision  
Deferred  
to 9/25/13
- 9:00 A.M. MARY JANE LEE, VC 2013-PR-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located at 9207 Briary Ln, Fairfax, 22031, on approx. 10,765 sq. ft. of land zoned R-3. Providence District. Tax Map 58-4 ((33)) 38. (Concurrent with SP 2013-PR-023). (Decision deferred from 6/5/13)
- RH  
Decision  
Deferred  
to 9/25/13
- 9:00 A.M. SOUTH SPRINGFIELD CONGREGATION OF JEHOVAH'S WITNESSES, SP 2013-MV-012 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit a place of worship. Located at 8701 and 8713 Pohick Rd., Springfield, 22153, on approx. 3.56 ac. of land zoned R-1. Mt. Vernon District. Tax Map 98-1 ((1)) 58 and 60. (Admin. moved from 5/1/13 and 6/5/13 at appl. req.)
- RH  
Decision  
Deferred  
to 9/18/13
- 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, 11/28/12, 2/6/13, and 4/24/13 at appl. req.)
- MS  
Admin.  
Moved to  
11/20/13 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
JULY 31, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, July 31, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. JAIME W. ZAMBRANA, SP 2013-MA-039 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 2.3 ft. from side lot line and decks 3.0 ft. and 3.8 ft. from side lot line. Located at 7201 Pine Dr., Annandale, 22003, on approx. 11,972 sq. ft. of land zoned R-4. Mason District. Tax Map 71-1 ((7)) (C) 1.  
LG  
Approved
- 9:00 A.M. TRUSTEES OF CALVARY CHRISTIAN CHURCH, SPA 76-S-200-02 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 76-S-200 previously approved for place of worship to permit site modifications and deletion of land area. Located at 6408 Spring Lake Dr. and 9800 Old Keene Mill Rd., Burke, 22015, on approx. 9.67 ac. of land zoned R-1. Springfield District. Tax Map 88-1 ((2)) 8 and 10. (Associated with RZ 2013-SP-005)  
JG  
Admin.  
Moved to  
9/25/13
- 9:00 A.M. GIOVANNI CALABRO, SP 2013-SU-034 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of addition 13.6 ft. from the side lot line. Located at 15420 Cedarhurst Ct., Centreville, 20120, on approx. 15,532 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-1 ((3)) (5) 120. (Admin moved from 7/17/13 at appl. req.)  
EMH  
Approved
- 9:00 A.M. LORI BARNES, SP 2013-SU-035 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 7.2 ft. and open deck to remain 7.5 ft. from rear lot line. Located at 13761 Royal Red Ter., Chantilly, 20151, on approx. 13,571 sq. ft. of land zoned R-2 (Cluster) and WS. Sully District. Tax Map 44-4 ((12)) 28.  
EMH  
Continued  
to 9/18/13

- 9:00 A.M. BASIM M. MANSOUR, SP 2013-MV-043 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of accessory structure 10.0 ft. from side lot line. Located at 11191 Gunston Rd., Lorton, 22079, on approx. 5.26 ac. of land zoned R-E. Mt. Vernon District. Tax Map 119-1 ((3)) 12.  
EMH  
Deferred to 9/25/13 at appl. req.
- 9:00 A.M. ERIC LARSON, SP 2013-SP-045 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structures to remain 10.3 ft from rear lot line and 8.4 ft. and 1.7 ft. from side lot line and to permit reduction of certain yard requirements to permit construction of addition 13.0 ft. from the side lot line. Located at 8904 Stewart St., Burke, 22015, on approx. 38,734 sq. ft. of land zoned R-1. Springfield District. Tax Map 78-2 ((2)) 12.  
RH  
Admin.  
Moved to 9/11/13 for Notices
- 9:00 A.M. GUIMAR E. CORDOVA, VC 2013-MA-005 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 10.34 ft. from front lot line and accessory storage structure greater than 200 sq. ft. in size. Located at 3711 Munson Rd., Falls Church, 22041, on approx. 10,768 sq. ft. of land zoned R-3. Mason District. Tax Map 61-4 ((22)) 6.  
RH  
Decision  
Deferred to 9/18/13
- 9:00 A.M. CRILLEY WAREHOUSE, LLC & THE NOVA FIELD HOUSE LLC, SPA 2003-SU-012 Appl. under Sect(s). 5-303 of the Zoning Ordinance to amend SP 2003-SU-012 previously approved for commercial recreation use to permit change in permittee and modification of development conditions. Located at 14810 Murdock St., Chantilly, 20151, on approx. 4.10 ac. of land zoned I-3, AN and WS. Sully District. Tax Map 33-2 ((2)) 13C and 14.  
RH  
Approved
- 9:00 A.M. THE PARKLAWN RECREATION ASSOCIATION, INC. & NEW CINGULAR WIRELESS PCS, LLC, SPA 76-M-088 Appl. under Sect(s). 3-303 and 3-304 of the Zoning Ordinance to amend SP 76-M-088 previously approved for a community swim club to permit construction of a wireless telecommunications facility. Located at 6011 Crater Pl., Alexandria, 22312, on approx. 14.54 ac. of land zoned R-3. Mason District. Tax Map 61-4 ((6)) (T) 056 and 72-2 ((3)) (T) C. (Indefinitely deferred from 4/14/10 at appl. req.) (Reactivated on 5/11/12) (Admin. moved from 10/17/12, 12/12/12, 1/16/13, 3/6/13, 5/8/13 and 7/10/13 at appl. req.) (Decision deferred from 7/17/13.)  
RH  
Denied

**JOHN F. RIBBLE, III CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
AUGUST 7, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, August 7, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. ENES ALIC, SPA 2011-LE-074 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 1.8 ft. from side lot line. Located at 7130 Cold Spring Ct., Alexandria, 22306, on approx. 2,280 sq. ft. of land zoned R-5 (Cluster) and HD. Lee District. Tax Map 92-4 ((6)) 152. (Admin. moved from 7/24/13 at appl. req.)  
LG  
Admin.  
Withdrawn
- 9:00 A.M., VASILA LADYGINE, SP 2013-DR-038 Appl. under Sect(s). 8-301 of the Zoning Ordinance to permit a home child care facility. Located at 2008 Leonard Rd., Falls Church, 22043, on approx. 12,771 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((18)) 1.  
LG  
Approved
- 9:00 A.M. DAVID LAUX AND TARA LONG, SP 2013-MA-041 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 accessory storage structure to remain 1.1 ft. from side lot line and reduction of certain yard requirements to permit construction of addition 7.5 ft. from side lot line. Located at 4613 Randolph Dr., Annandale, 22003, on approx. 24,798 sq. ft. of land zoned R-2. Mason District. Tax Map 71-2 ((11)) 6. (Concurrent with VC 2013-MA-007).  
EMH  
Approved
- 9:00 A.M. DAVID LAUX AND TARA LONG, VC 2013-MA-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit existing fence greater than 7.0 ft. in height to remain in the rear yard. Located at 4613 Randolph Dr., Annandale, 22003, on approx. 24,798 sq. ft. of land zoned R-2. Mason District. Tax Map 71-2 ((11)) 6. (Concurrent with SP 2013-MA-041).  
EMH  
Approved

- 9:00 A.M. APPLETREE MONTESSORI, LLC, SP 2013-PR-044 Appl. under Sect(s). 8-301 of the Zoning Ordinance to permit a home child care facility. Located at 8809 Arlington Blvd., Fairfax, 22031, on approx. 41,216 sq. ft. of land zoned R-1. Providence District. Tax Map 48-4 ((1)) 41.  
EMH  
Decision  
Deferred to  
11/6/13
- 9:00 A.M. MINDY HOANG (NGO), VC 2013-PR-009 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 20.0 ft. from front lot line. Located at 2734 Oldewood Dr., Falls Church, 22043, on approx. 21,780 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 59.  
RH  
Admin.  
Moved to  
9/11/13 at  
appl. req.
- 9:00 A.M. KENNETH A. PRICE & IMELDA G. PRICE, SP 2013-MA-020 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 4500 Braddock Rd., Alexandria, 22312, on approx. 31,745 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((6)) 132. (Admin. moved from 5/8/13 at appl. req.) (Admin. moved from 6/12/13 for notices.)  
RH  
Withdrawn
- 9:00 A.M. LORENA S. DENNEHY, SP 2013-SU-040 Appl. under Sect(s). 8-301 of the Zoning Ordinance to permit a home child care facility. Located at 13921 Waterflow Pl., Centreville, 20121, on approx. 1,650 sq. ft. of land zoned R-8 and WS. Sully District. Tax Map 65-2 ((3)) (16) 46.  
RH  
Admin.  
Moved to  
10/9/13 for  
Notices
- 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. (Decision deferred from 11/28/12 and 1/16/13) (Admin. moved from 3/6/13 due to inclement weather.) (Admin. moved from 6/5/13 at appl. req.)  
SCL  
Decision  
Deferred  
to 9/11/13
- 9:00 A.M. MONIKA JEDROL, VC 2013-SP-008 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit front yard coverage greater than 30%. 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.  
SCL  
Decision  
Deferred  
to 9/11/13

9:00 A.M. HAJI-NOOR AND TAHERA AHMAD, A 2013-MV-012 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established two dwelling units, are allowing outdoor storage that does not meet location requirements, have paved more than 30% of the rear and front yards, and have erected an accessory storage structure that does not comply with size or location requirements, all on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 3003 Preston Ave., Alexandria, 22306, on approx. 6,250 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-1 ((18E)) 175 and 176.

GT Upheld

9:00 A.M. WILLIAM E. CHEN, A 2013-SU-007 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that building permits are required for an addition and garage conversion and that an accessory storage structure (shed) does not meet size or location requirements, all on property in the R-8, H-C and WS Districts in violation of Zoning Ordinance provisions. Located at 4012 Novar Dr., Chantilly, 20151 on approx. 12,897 sq. ft. of land zoned R-8, H-C, and WS. Sully District. Tax Map 45-1 ((2)) 555. (Admin. moved from 6/12/13 at appl. req.)

RM Admin. Moved to 2/12/14 at appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA**  
**AUGUST 14, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, August 14, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 21, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, August 21, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 28, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, August 28, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 4, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, September 4, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 11, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, September 11, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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.      MICHAEL A. OLSON, SP 2013-SU-047 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 5.1 ft. from side lot line such that side yards total 17.1 ft. Located at 14725 Cranoke St., Centreville, 20120, on approx. 12,658 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 53-2 ((3)) 283.  
LG  
Approved
- 9:00 A.M.      JOHN E. AND LISA Z. JOINER, SP 2013-BR-048 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit accessory structure 8.3 ft. and 10.9 ft. from side lot lines. Located at 8230 A The Midway, Annandale, 22003, on approx. 15,079 sq. ft. of land zoned R-2. Braddock District. Tax Map 70-2 ((2)) 53 A1.  
EMH  
Admin.  
Moved to  
10/9/13 at  
appl. req.
- 9:00 A.M.      SPRINGFIELD TRAMPOLINE PARK, LLC, SP 2013-LE-042 Appl. under Sect(s). 5-503 of the Zoning Ordinance to permit commercial recreation use. Located at 7200 Fullerton Rd., Springfield, 22150, on approx. 4.77 ac. of land zoned I-5. Lee District. Tax Map 99-1 ((5)) 8 and 9.  
EMH  
Approved
- 9:00 A.M.      ERIC LARSON, SP 2013-SP-045 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structures to remain 10.3 ft from rear lot line and 8.4 ft. and 1.7 ft. from side lot line and to permit reduction of certain yard requirements to permit construction of addition 13.0 ft. from the side lot line. Located at 8904 Stewart St., Burke, 22015, on approx. 38,734 sq. ft. of land zoned R-1. Springfield District. Tax Map 78-2 ((2)) 12. (Admin. moved from 7/31/13 for notices.)  
RH  
Approved

- 9:00 A.M. LINDY L. PAULL, SP 2013-MV-050 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 6415 Potomac Ave., Alexandria, 22307, on approx. 15,118 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-2 ((8)) (37) 14, 14A and 15.  
RH Admin.  
Moved to 10/23/13 for notices
- 9:00 A.M. MINDY HOANG (NGO), VC 2013-PR-009 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 20.0 ft. from front lot line. Located at 2734 Oldewood Dr., Falls Church, 22043, on approx. 21,780 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 59. (Admin. moved from 8/7/13 at appl. req.)  
RH Admin.  
Moved to 10/9/13 for Notices
- 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. (Decision deferred from 11/28/12, 1/16/13, and 8/7/13.) (Admin. moved from 3/6/13 due to inclement weather.) (Admin. moved from 6/5/13 at appl. req.)  
SCL Approved
- 9:00 A.M. MONIKA JEDROL, VC 2013-SP-008 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit front yard coverage greater than 30%. 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. (Decision deferred from 8/7/13.)  
SCL Approved
- 9:00 A.M. BEYER I LLC, A 2012-PR-029 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard, which is a use not permitted, on property in the C-8 and H-C Districts in violation of Zoning Ordinance provisions. Located at 7113 Shreve Rd., Falls Church, 22043, on approx. 33,787 sq. ft. of land zoned C-8 and H-C. Providence District. Tax Map 40-3 ((12)) 11. (Admin. moved from 1/16/13, 4/3/13, and 6/19/13 at appl. req.)  
RM Admin.  
Moved to 11/6/13 at appl. req.
- 9:00 A.M. G & K, INC. T/A RESTON UHAUL, A 2013-HM-010 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a truck rental establishment on property in the PRC District without Special Exception approval in violation of Zoning Ordinance provisions. Located at 11410 North Shore Dr., Reston, 20190, on approx. 37,096 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 17-2 ((1)) 7. (Admin. moved from 7/10/13.)  
SG Admin.  
Moved to 2/26/14

9:00 A.M. RONALD S. FEDERICI, A 2013-SP-015 Appl. under Sect(s). 18-301 of the Zoning  
Ordinance. Appeal of a determination that appellant is maintaining three dwelling units  
MM and is maintaining an accessory storage structure and an accessory structure (barn) that  
Decision do not comply with size or location requirements, all on property in the R-C and WS  
Deferred to Districts in violation of Zoning Ordinance provisions. Located at 13310 Compton Rd.,  
1/29/14 Clifton, 20124 on approx. 5.62 ac. of land zoned R-C and WS. Springfield District. Tax  
Map 75-1 ((1)) 24.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 18, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, September 18, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. LORI BARNES, SP 2013-SU-035 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 7.2 ft. and open deck to remain 7.5 ft. from rear lot line.  
EMH  
Approved Located at 13761 Royal Red Ter., Chantilly, 20151, on approx. 13,571 sq. ft. of land zoned R-2 (Cluster) and WS. Sully District. Tax Map 44-4 ((12)) 28. (Continued from 7/31/13.)
- 9:00 A.M. GUIMAR E. CORDOVA, VC 2013-MA-005 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 10.34 ft. from front lot line and accessory storage structure greater than 200 sq. ft. in size. Located at 3711 Munson Rd., Falls Church, 22041, on approx. 10,768 sq. ft. of land zoned R-3. Mason District. Tax Map 61-4 ((22)) 6. (Decision deferred from 7/31/13.)  
RH  
Approved
- 9:00 A.M. SOUTH SPRINGFIELD CONGREGATION OF JEHOVAH'S WITNESSES, SP 2013-MV-012 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit a place of worship. Located at 8701 and 8713 Pohick Rd., Springfield, 22153, on approx. 3.56 ac. of land zoned R-1. Mt. Vernon District. Tax Map 98-1 ((1)) 58 and 60. (Admin. moved from 5/1/13 and 6/5/13 at appl. req.) (Decision deferred from 7/24/13.)  
RH  
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.) (Continued from 3/14/12.) (Indefinitely deferred from 8/1/12 at appl. req.) (Reactivated on 6/5/13.)  
EMH  
Admin.  
Moved to 10/30/13 at appl. req.



9:00 A.M. FRANCIS S. RATH, A 2012-DR-024 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a Riding/Boarding Stable on property in the R-E District without an approved special permit in violation of Zoning Ordinance provisions. Located at 1051 Kelso Rd., Great Falls, 22066 on approx. 6.03 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((2)) A. (Admin. moved from 1/9/13 and 5/8/13 at appl. req.)  
 JC  
 Admin.  
 Moved to  
 12/11/13 at  
 appl. req.

9:00 A.M. BOYD TRISTAN CLOERN REVOCABLE TRUST FN, DARA ALDERMAN REVOCABLE TRUST FN, BOYD TRISTAN CLOERN, CO-TRUSTEE, DARA RAE ALDERMAN, CO TRUSTEE, A 2012-DR-028 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have altered the drainage swale, which is impeding the water pattern, and have erected an accessory structure (a playset) that does not meet size and location requirements on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 1850 MacArthur Dr., McLean, 22101 on approx. 10,043 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((11)) 31. (Admin. moved from 1/16/13, 3/20/13, and 5/8/13 at appl. req.)  
 GT  
 Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 25, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, September 25, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. TRUSTEES OF CALVARY CHRISTIAN CHURCH, SPA 76-S-200-02 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 76-S-200 previously approved for place of worship to permit site modifications and deletion of land area. Located at 6408 Spring Lake Dr. and 9800 Old Keene Mill Rd., Burke, 22015, on approx. 9.67 ac. of land zoned R-1. Springfield District. Tax Map 88-1 ((2)) 8 and 10. (In association with RZ 2013-SP-005) (Admin. moved from 7/31/13.)  
JG  
Admin.  
Moved to 10/30/13 at appl. req.
- 9:00 A.M. JOHN & LONA SACCOMANDO, SP 2013-SP-049 Appl. under Sect(s). 8-918 and 8-923 of the Zoning Ordinance to permit an accessory dwelling unit and fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 5935 Pocol Dr., Clifton, 20124, on approx. 27,092 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 66-4 ((4)) 20.  
EMH  
Approved
- 9:00 A.M. GARY J. SCHWARTZ, SP 2013-MA-037 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit deck to remain 12.0 ft. from side lot line. Located at 6459 Oakwood Dr., Falls Church, 22041, on approx. 14,964 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((11)) 167. (Decision deferred from 7/24/13.)  
EMH  
Decision Deferred to 10/9/13
- 9:00 A.M. BASIM M. MANSOUR, SP 2013-MV-043 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of accessory structure 10.0 ft. from side lot line. Located at 11191 Gunston Rd., Lorton, 22079, on approx. 5.26 ac. of land zoned R-E. Mt. Vernon District. Tax Map 119-1 ((3)) 12. (Deferred from 7/31/13.)  
EMH  
Admin.  
Moved to 12/4/13 at appl. req.

- 9:00 A.M. SILVIA PIZARRO, SP 2013-MV-014 Appl. under Sect(s). 8-301 and 8-914 of the Zoning Ordinance to permit home child care facility and reduction in minimum yard requirements based on error in building location to permit patio to remain 0.0 ft. from side lot line. Located at 2907 Douglass St., Alexandria, 22306, on approx. 6,534 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-1 ((3)) (2) 44A. (Concurrent with VC 2013-MV-015) (Indefinitely deferred from 5/1/13 at appl. req.) (Reactivated on 6/28/13.)  
 LG  
 Approved
- 9:00 A.M. SILVIA PIZARRO, VC 2013-MV-015 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent front yard coverage. Located at 2907 Douglass St., Alexandria, 22306, on approx. 6,534 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-1 ((3)) (2) 44A. (Concurrent with SP 2013-MV-014.)  
 LG  
 Denied
- 9:00 A.M. MARILYN & WILSON LIVINGOOD, VC 2013-MV-010 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure in front yard of a lot containing 36,000 sq. ft. or less and to permit a stoop to remain 4.1 ft. from the side lot line. Located at 1804 Hunting Cove Pl., Alexandria, 22307, on approx. 8,835 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-4 ((3)) (1) 19.  
 LG  
 Approved
- 9:00 A.M. MARY JANE LEE, SP 2013-PR-023 Appl. under Sect(s). 8-914 and 8-919 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on error in building location to permit accessory structure to remain 6.1 ft. from rear lot line and deck 2.7 ft. from rear and 2.4 ft. from side lot lines and to permit a noise barrier. Located at 9207 Briary Ln., Fairfax, 22031, on approx. 10,765 sq. ft. of land zoned R-3. Providence District. Tax Map 58-4 ((33)) 38. (Concurrent with VC 2013-PR-003). (Decision deferred from 6/5/13 and 7/24/13.)  
 RH  
 Approved
- 9:00 A.M. MARY JANE LEE, VC 2013-PR-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located at 9207 Briary Ln, Fairfax, 22031, on approx. 10,765 sq. ft. of land zoned R-3. Providence District. Tax Map 58-4 ((33)) 38. (Concurrent with SP 2013-PR-023). (Decision deferred from 6/5/13 and 7/24/13.)  
 RH  
 Approved
- 9:00 A.M. PAUL & ANN LAWRENCE, SP 2013-DR-046 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height to remain in front yards of a corner lot. Located at 2042 Virginia Ave., McLean, 22101, on approx. 32,294 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((7)) 1.  
 RH  
 Approved
- 9:00 A.M. BARUNA RANA, SP 2013-PR-051 Appl. under Sect(s). 8-301 of the Zoning Ordinance to permit a home child care facility. Located at 1909 Hull Rd., Vienna, 22182, on approx. 21,780 sq. ft. of land zoned R-1. Providence District. Tax Map 39-1 ((10)) (3) 3.  
 RH  
 Admin.  
 Moved to  
 10/30/13  
 for ads

9:00 A.M.      RN GOLF MANAGEMENT, LLC, A 2012-HM-020 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that redevelopment of property in the PRC District from a golf course to residential uses would require an amendment to the Reston Master Plan, a development plan amendment, and Planned Residential Community Plan approval from the Board of Supervisors. Located at 11875 Sunrise Valley Dr. and 2018 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. (Admin. moved from 10/24/12, 1/30/13, and 5/22/13 at appl. req.)

CB  
Indefinitely  
Deferred at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

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

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 2, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, October 2, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. THOMAS D. AND CHRISTINA DAVIS, A 2012-DR-026 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have allowed the construction of a roof over a deck that extends into the minimum required side yard and have failed to submit required as-built house location surveys for construction on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 1859 Patton Ter., McLean, 22101 on approx. 11,113 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((11)) 24. (Admin. moved from 1/9/13, 6/5/13, and 7/10/13 at appl. req.)  
JC  
Withdrawn
- 9:00 A.M. CARL EY AND JENNIFER KRALY EY, A 2013-MA-016  
Admin.  
Moved to  
11/20/13 at  
appl. req.
- 9:00 A.M. PAGE 6660 ARLINGTON BOULEVARD, LLC, A 2013-PR-017  
Admin.  
Moved to  
2/12/14 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 9, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, October 9, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. WILLIAM WEISS, SP 2013-DR-027 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within a proposed single family dwelling. Located at 9416 Atwood Rd., Vienna, 22182, on approx. 36,000 sq. ft. of land zoned R-2. Dranesville District. Tax Map 19-3 ((17)) 23. (In association with PCA 86-D-108)  
MD  
Deferred to 11/20/13 at appl. req.
- 9:00 A.M. MOHAMMAD RAHIM, VC 2013-SU-011 Appl. under Sect(s). 3-0C07 of the Zoning Ordinance to permit dwelling greater than 35 ft. in height. Located at 16454 Glory Creek Tr., Centreville, 20120, on approx. 5.03 ac. of land zoned R-C and WS. Sully District. Tax Map 52-2 ((5)) 3.  
EMH  
Approved
- 9:00 A.M. JOHN E. AND LISA Z. JOINER, SP 2013-BR-048 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit accessory structure 8.3 ft. and 10.9 ft. from side lot lines. Located at 8230 A The Midway, Annandale, 22003, on approx. 15,079 sq. ft. of land zoned R-2. Braddock District. Tax Map 70-2 ((2)) 53 A1. (Admin. moved from 9/11/13 at appl. req.)  
EMH  
Approved
- 9:00 A.M. GARY J. SCHWARTZ, SP 2013-MA-037 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit deck to remain 12.0 ft. from side lot line. Located at 6459 Oakwood Dr., Falls Church, 22041, on approx. 14,964 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((11)) 167. (Decision deferred from 7/24/13 and 9/25/13.)  
EMH  
Decision  
Deferred to 10/23/13
- 9:00 A.M. VIKRAMDEEP DHILLON, SP 2013-DR-053 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit in a proposed accessory structure. Located at 520 Lost Acre Ln., Great Falls, 22066, on approx. 5.0 ac. of land zoned R-E. Dranesville District. Tax Map 7-1 ((2)) 6.  
LG  
Approved

- 9:00 A.M. CHARLES B. MOLSTER, III, AND SHARON B. MOLSTER, SP 2013-DR-052 (riding and  
RH boarding stable)  
Admin.  
Moved to  
11/6/13 at  
appl. req.
- 9:00 A.M. LORENA S. DENNEHY, SP 2013-SU-040 Appl. under Sect(s). 8-301 of the Zoning  
Ordinance to permit a home child care facility. Located at 13921 Waterflow Pl.,  
RH Centreville, 20121, on approx. 1,650 sq. ft. of land zoned R-8 and WS. Sully District. Tax  
Approved Map 65-2 ((3)) (16) 46. (Admin. moved from 8/7/13 for notices.)
- 9:00 A.M. MINDY HOANG (NGO), VC 2013-PR-009 Appl. under Sect(s). 18-401 of the Zoning  
Ordinance to permit construction of dwelling 20.0 ft. from front lot line. Located at 2734  
RH Oldewood Dr., Falls Church, 22043, on approx. 21,780 sq. ft. of land zoned R-3.  
Admin. Providence District. Tax Map 49-2 ((1)) 59. (Admin. moved from 8/7/13 at appl. req.)  
Moved to (Admin. moved from 9/11/13 for notices.)  
11/6/13 at  
appl. req.
- 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  
SCL to permit site modifications including increase in height of light poles. Located at 9321 Old  
Withdrawn 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, 9/26/12,  
and 4/17/13 at appl. req.)
- 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  
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  
to 1/29/14 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.) (Continued from 10/31/12,  
11/28/12, and 4/3/13.)
- 9:00 A.M. THE SHEILA E. FRACE TRUST, A 2013-DR-018 Appl. under sect(s). 18-301 of the  
Zoning Ordinance. Appeal of a determination that appellant is maintaining an accessory  
MM storage structure that does not meet location requirements on property in the R-4 District  
Upheld in violation of Zoning Ordinance provisions. Located at 1836 Cherri Dr., Falls Church,  
22043 on approx. 10,058 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1  
((3)) 311.
- 9:00 A.M. CESAR C. AQUINO, A 2013-LE-019  
SW  
Admin.  
Moved to  
11/20/13 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

*Revised March 16, 2018 (3:46PM)*

**BOARD OF ZONING APPEALS AGENDA**  
**OCTOBER 16, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, October 16, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 23, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, October 23, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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.      MAC W. L. SELBE - TRUSTEE FOR THE SELBE FAMILY TRUST, VC 2013-DR-013  
EMH              Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 25 percent  
Approved        front yard coverage. Located at 1907 Kirby Rd., McLean, 22101 on approx. 20,759 sq. ft.  
of land zoned R-1. Dranesville District. Tax Map 41-1 ((1)) 45.
- 9:00 A.M.      GARY J. SCHWARTZ, SP 2013-MA-037 Appl. under Sect(s). 8-914 of the Zoning  
EMH              Ordinance to permit reduction to minimum yard requirements based on error in building  
Approved        location to permit deck to remain 12.0 ft. from side lot line. Located at 6459 Oakwood Dr.,  
Falls Church, 22041, on approx. 14,964 sq. ft. of land zoned R-2 and HC. Mason District.  
Tax Map 61-3 ((11)) 167. (Decision deferred from 7/24/13, 9/25/13, and 10/9/13.)
- 9:00 A.M.      SALVADOR GARCIA, SP 2013-LE-057 Appl. under Sect(s). 8-914 and 8-922 of the  
LG                Zoning Ordinance to permit reduction of minimum yard requirements based on error in  
Admin.          building location to permit addition to remain 8.2 ft. from side lot line and reduction of  
Moved to        certain yard requirements to permit construction of accessory storage structure 6.5 ft. from  
11/20/13 at     side and rear lot lines. Located at 4807 Flower Ln., Alexandria, 22310, on approx. 11,036  
appl. req.       sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((14)) (H) 2.
- 9:00 A.M.      MIRUNA TECUCI, SP 2013-BR-056 Appl. under Sect(s). 8-918 of the Zoning Ordinance to  
LG                permit an accessory dwelling unit within an existing dwelling. Located at 5313 Danas  
Approved        Crossing Dr., Fairfax, 22032, on approx. 14,364 sq. ft. of land zoned PDH-3. Braddock  
District. Tax Map 68-4 ((22)) (2) 12.
- 9:00 A.M.      LINDY L. PAULL, SP 2013-MV-050 Appl. under Sect(s). 8-923 of the Zoning Ordinance to  
RH                permit fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at  
Approved        6415 Potomac Ave., Alexandria, 22307, on approx. 15,118 sq. ft. of land zoned R-3. Mt.  
Vernon District. Tax Map 93-2 ((8)) (37) 14, 14A and 15. (Admin. moved from 9/11/13 for  
notices.)

- 9:00 A.M. VIVA TEQUILA, INC., SP 2013-LE-055 Appl. under Sect(s). 4-503 of the Zoning Ordinance to permit a commercial recreation facility. Located at 6141 Franconia Rd., Alexandria, 22310, on approx. 15,560 sq. ft. of land zoned C-5 and HC. Lee District. Tax Map 81-3 ((5)) 4.  
RH Admin.  
Moved to 2/26/14 for Notices
- 9:00 A.M. SUBWAY, A 2012-LE-016 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a Fast Food Restaurant on property in the C-8 and SC Districts without a valid Non-Residential Use Permit or Special Exception approval, in violation of Zoning Ordinance provisions. Located at 6711 Spring Mall Rd., Springfield, VA 22150 on approx. 5.04 ac. of land zoned C-8 and SC. Lee District. Tax Map 90-2 ((1)) 51. (Admin. moved from 12/12/12, 3/20/13, and 4/24/13 at appl. req.)  
JC Admin.  
Moved to 12/11/13 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, 11/28/12, 2/6/13, and 4/24/13 at appl. req.)  
RM Admin.  
Moved to 6/4/14 at appl. req.
- 9:00 A.M. DEBORAH A. SEVIER, A 2013-DR-020  
Admin.  
Moved to 10/30/13 at appl. req.

**JOHN F. RIBBLE, III CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 30, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, October 30, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 F. BALDWIN, JR., AND ANNE G. BALDWIN, SP 2013-MV-059 (Concurrent with  
LG              VC 2013-MV-012.) (error in bldg. location and fence)  
Admin.  
Moved to  
11/6/13 at  
appl. req.
- 9:00 A.M.      ROBERT F. BALDWIN, JR., AND ANNE G. BALDWIN, VC 2013-MV-012 (Concurrent with  
LG              SP 2013-MV-059.) (rear yard coverage)  
Admin.  
Moved to  
11/6/13 at  
appl. req.
- 9:00 A.M.      JOSHUA P. TENUTA, SP 2013-DR-068 Appl. under Sect(s). 8-914 of the Zoning  
Ordinance to permit reduction in minimum yard requirements based on errors in building  
LG              locations to permit accessory structure to remain 7.4 ft. from side lot line, accessory  
Admin.          storage structure to remain 1.3 ft. from side lot line and 9.7 ft. from rear lot line, another  
Moved to      accessory storage structure to remain 2.3 ft. from side lot line, deck to remain 1.6 ft. from  
11/20/13      side lot line and trellis to remain 7.6 ft. from side lot line. Located at 2212 Boxwood Dr.,  
for ads      Falls Church, 22043, on approx. 10,357 sq. ft. of land zoned R-4. Dranesville District. Tax  
Map 40-4 ((10)) (D) 4.
- 9:00 A.M.      EVAN DAVID WESSER AND AUBRY NOEL WESSER, SP 2013-PR-058 Appl. under  
Sect(s). 8-914 and 8-923 of the Zoning Ordinance to permit reduction to minimum yard  
RH              requirements based on error in building location to permit covered stoop to remain 27.4 ft.  
Admin.          and stairs to remain 21.6 ft. from front lot line and to permit fence greater than 4.0 ft. in  
Moved to      height to remain in front yard of a corner lot. Located at 2906 Rose Pl., Falls Church,  
1/15/14 for      22042, on approx. 9,009 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4  
Notices      ((16)) 89.

- 9:00 A.M. DANIEL J. GERKIN, SP 2013-DR-061 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 7.5 ft. from rear lot line. Located at 2090 Grace Manor Ct., McLean, 22101, on approx. 21,445 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((33)) 11. (Concurrent with VC 2013-DR-014).  
RH  
Denied
- 9:00 A.M. DANIEL J. GERKIN, VC 2013-DR-014 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30% minimum rear yard coverage. Located at 2090 Grace Manor Ct., McLean, 22101, on approx. 21,445 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((33)) 11. (Concurrent with SP 2013-DR-061).  
RH  
Denied
- 9:00 A.M. BARUNA RANA, SP 2013-PR-051 Appl. under Sect(s). 8-301 of the Zoning Ordinance to permit a home child care facility. Located at 1909 Hull Rd., Vienna, 22182, on approx. 21,780 sq. ft. of land zoned R-1. Providence District. Tax Map 39-1 ((10)) (3) 3.  
RH  
Admin.  
Moved to  
12/4/13  
for notices
- 9:00 A.M. SILVIO ARMANDO DIAZ GUZMAN, SP 2013-MA-060 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 1.0 ft. from side lot line and 0.0 ft. from rear lot line. Located at 3820 Barcroft Ln, Alexandria, 22312, on approx. 10,500 sq. ft. of land zoned R-3. Mason District. Tax Map 61-3 ((9)) 34.  
EMH  
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, 2/29/12, and 9/18/13 at appl. req.) (Continued from 3/14/12.) (Indefinitely deferred from 8/1/12 at appl. req.) (Reactivated on 6/5/13.)  
EMH  
Decision  
Deferred to  
1/15/14
- 9:00 A.M. TRUSTEES OF CALVARY CHRISTIAN CHURCH, SPA 76-S-200-02 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 76-S-200 previously approved for place of worship to permit site modifications and deletion of land area. Located at 6408 Spring Lake Dr. and 9800 Old Keene Mill Rd., Burke, 22015, on approx. 9.67 ac. of land zoned R-1. Springfield District. Tax Map 88-1 ((2)) 8 and 10. (In association with RZ 2013-SP-005) (Admin. moved from 7/31/13 and 9/25/13.)  
JG  
Admin.  
Moved to  
12/11/13 at  
appl. req.
- 9:00 A.M. DEBORAH A. SEVIER, A 2013-DR-020 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has obstructed a swale in the side yard of property in the R-1 District in violation of Zoning Ordinance provisions. Located at 9227 Vernon Dr., Great Falls, 22066 on approx. 25,086 sq. ft. of land zoned R-1. Dranesville District. Tax Map 19-4 ((19)) 13. (Admin. moved from 10/23/13 at appl. req.)  
SW  
Upheld

**JOHN F. RIBBLE, III CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 6, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, November 6, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. FAKHRI ELMOHTASEB, SP 2013-SP-036 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit existing fence greater than 4.0 ft. in height to remain in the front yard. Located at 5969 Colchester Rd., Fairfax, 22030, on approx. 1.25 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-4 ((6)) 2B. (Admin. moved from 7/24/13 at appl. req.)  
EMH  
Admin.  
Moved to  
12/18/13  
Converted  
to Variance
- 9:00 A.M. APPLETREE MONTESSORI, LLC, SP 2013-PR-044 Appl. under Sect(s). 8-301 of the Zoning Ordinance to permit a home child care facility. Located at 8809 Arlington Blvd., Fairfax, 22031, on approx. 41,216 sq. ft. of land zoned R-1. Providence District. Tax Map 48-4 ((1)) 41. (Decision deferred from 8/7/13.)  
EMH  
Decision  
Deferred to  
1/8/14
- 9:00 A.M. ROBERT F. BALDWIN, JR. AND ANNE G. BALDWIN, SP 2013-MV-059 Appl. under Sect(s). 8-914 and 8-923 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 2.9 ft. from side lot line and 14.5 ft. from front lot line and to permit fence greater than 4.0 ft. in height in front yard. Located at 1901 Belfield Rd., Alexandria, 22307, on approx. 11,071 sq. ft. of land zoned R-4 and HC. Mt. Vernon District. Tax Map 83-4 ((3)) (2) 11. (Concurrent with VC 2013-MV-012). (Admin. moved from 10/30/13 at appl. req.)  
LG  
Approved
- 9:00 A.M. ROBERT F. BALDWIN, JR. AND ANNE G. BALDWIN, VC 2013-MV-012 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent rear yard coverage. Located at 1901 Belfield Rd., Alexandria, 22307, on approx. 11,071 sq. ft. of land zoned R-4 and HC. Mt. Vernon District. Tax Map 83-4 ((3)) (2) 11. (Concurrent with SP 2013-MV-059). (Admin. moved from 10/30/13 at appl. req.)  
LG  
Approved

- 9:00 A.M. MALIHA MAHMOOD AND LIFESKILLS MONTESSORI AND DAYCARE, LLC, SP 2013-BR-069 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 11340 Nancyann Way, Fairfax, 22030, on approx. 20,471 sq. ft. of land zoned R-3. Braddock District. Tax Map 56-2 ((8)) (2) 6. (Admin moved from 11/20/13 at appl. req.)  
LG  
Approved
- 9:00 A.M. WASHINGTON APOSTOLIC CHURCH, INC., SPA 91-S-036 (place of worship to add child care center)  
LG  
Admin.  
Moved to  
12/11/13 at  
appl. req.
- 9:00 A.M. WILMER CARCAMO, SP 2013-LE-063 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction of minimum yard requirements based on errors in building locations to permit dwelling to remain 16.3 ft. from rear lot line and such that side yards total 16.4 ft. and accessory storage structure to remain 2.1 ft. from side lot line and 4.9 ft. from rear lot line. Located at 6916 Lodestone Ct., Alexandria, 22306, on approx. 8,874 sq. ft. of land zoned R-3. Lee District. Tax Map 92-1 ((10)) 8083.  
RH  
Admin.  
Moved to  
12/4/13 for  
Notices
- 9:00 A.M. GARY L. LYLES, SP 2013-LE-064 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 2.4 ft. from side lot line. Located at 7016 Forest View Dr., Springfield, 22150, on approx. 27,092 sq. ft. of land zoned R-1. Lee District. Tax Map 90-4 ((4)) 16.  
RH  
Admin.  
Moved to  
12/11/13 at  
appl. req.
- 9:00 A.M. MINDY HOANG (NGO), VC 2013-PR-009 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 20.0 ft. from front lot line. Located at 2734 Oldewood Dr., Falls Church, 22043, on approx. 21,780 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 59. (Admin. moved from 8/7/13 and 10/9/13 at appl. req.) (Admin. moved from 9/11/13 for notices.)  
RH  
Approved
- 9:00 A.M. CHARLES B. MOLSTER, III, AND SHARON B. MOLSTER, SP 2013-DR-052 Appl. under Sect(s). 8-609 of the Zoning Ordinance to permit a riding stable. Located at 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 10/9/13 at appl. req.)  
RH  
Admin.  
Moved to  
2/26/14 at  
appl. req.

- 9:00 A.M. DANIEL J. GERKIN & ALLYSON G. BLOOM, A 2012-DR-025 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure (a playset) contributes to the coverage of over 30% of the minimum rear yard on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 2090 Grace Manor Ct., McLean, 22101 on approx. 21,445 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((33)) 11. (Deferred from 1/9/13 at appl. req.) (Admin moved from 4/3/13 and 5/15/13 at appl. req.)  
RM  
Admin.  
Moved to 1/29/14 at appl. req.
- 9:00 A.M. ESKRIDGE (E&A), LLC, A 2013-PR-021 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a sign erected on property in the PDC and H-C Districts is located in the sight distance triangle in violation of Zoning Ordinance provisions. Located at 2910 District Ave., Fairfax, 22031 on approx. 2.71 ac. of land zoned PDC and H-C. Providence District. Tax Map 49-3 ((37)) J.  
SW  
Admin.  
Moved to 4/23/14 at appl. req.
- 9:00 A.M. NRG EV SERVICES LLC, D/B/A EVGO, A 2013-SU-022 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an electric vehicle charging station located in the C-7 District is a principal automobile-oriented use and would require special exception approval. Located at 14100 Lee Hwy., Centreville, 20122 on approx. 9.32 ac. of land zoned C-7, H-C and SC. Sully District. Tax Map 54-4 ((1)) 8C.  
CB  
Overturned
- 9:00 A.M. BEYER I LLC, A 2012-PR-029 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard, which is a use not permitted, on property in the C-8 and H-C Districts in violation of Zoning Ordinance provisions. Located at 7113 Shreve Rd., Falls Church, 22043, on approx. 33,787 sq. ft. of land zoned C-8 and H-C. Providence District. Tax Map 40-3 ((12)) 11. (Admin. moved from 1/16/13, 4/3/13, 6/19/13, and 9/11/13 at appl. req.)  
RM  
Admin.  
Moved to 3/19/14 at appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 13, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, November 13, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 20, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, November 20, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. WILLIAM WEISS, SP 2013-DR-027 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within a proposed single family dwelling. Located at 9416 Atwood Rd., Vienna, 22182, on approx. 36,000 sq. ft. of land zoned R-2. Dranesville District. Tax Map 19-3 ((17)) 23. (In association with PCA 86-D-108) (Deferred from 10/9/13 at appl. req.)  
MD  
Admin.  
Moved to  
12/4/13 at  
appl. req.
- 9:00 A.M. JOSHUA P. TENUTA, SP 2013-DR-068 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on errors in building locations to permit accessory structure to remain 7.4 ft. from side lot line, accessory storage structure to remain 1.3 ft. from side lot line and 9.7 ft. from rear lot line, another accessory storage structure to remain 2.3 ft. from side lot line, deck to remain 1.6 ft. from side lot line and trellis to remain 7.6 ft. from side lot line. Located at 2212 Boxwood Dr., Falls Church, 22043, on approx. 10,357 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-4 ((10)) (D) 4. (Admin. moved from 10/30/13 for ads.)  
LG  
Approved
- 9:00 A.M. SALVADOR GARCIA, SP 2013-LE-057 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 addition to remain 8.2 ft. from side lot line and reduction of certain yard requirements to permit construction of accessory storage structure 6.5 ft. from side and rear lot lines. Located at 4807 Flower Ln., Alexandria, 22310, on approx. 11,036 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((14)) (H) 2. (Admin. moved from 10/23/13 at appl. req.)  
LG  
Approved-  
In-Part
- 9:00 A.M. PATRICIA A. SAWHNEY, TRUSTEE, SP 2013-BR-065 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 4212 Saint Jerome Dr., Annandale, 22003, on approx. 40,678 sq. ft. of land zoned R-2. Braddock District. Tax Map 70-1 ((3)) 60A.  
LG  
Withdrawn

- 9:00 A.M. MALIHA MAHMOOD AND LIFESKILLS MONTESSORI AND DAYCARE, LLC, SP 2013-  
LG BR-069 (home child care)  
Admin.  
Moved to  
11/6/13 at  
appl. req.
- 9:00 A.M. AIMEE GRINNAN, VC 2013-MV-016 Appl. under Sect(s). 18-401 of the Zoning Ordinance  
to permit fence greater than 7.0 ft. in height to remain in side and rear yards. Located at  
RH 6804 Duke Dr., Alexandria, 22307, on approx. 7,200 sq. ft. of land zoned R-4. Mt. Vernon  
Denied District. Tax Map 93-1 ((23)) (5) 7. (Concurrent with SP 2013-MV-066).
- 9:00 A.M. AIMEE GRINNAN, SP 2013-MV-066 Appl. under Sect(s). 8-922 of the Zoning Ordinance  
to permit reduction of certain yard requirements to permit construction of addition 5.0 ft.  
RH from the side lot line. Located at 6804 Duke Dr., Alexandria, 22307, on approx. 7,200 sq.  
Approved ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((23)) (5) 7. (Concurrent with  
VC 2013-MV-016).
- 9:00 A.M. CENTREVILLE PRESBYTERIAN CHURCH, A VIRGINIA CORPORATION, SPA 99-Y-  
065-03 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 99-Y-065  
RH previously approved for a place of worship and child care center and/or private school of  
Admin. general education to permit increase in students, addition of temporary structures and  
Moved to modifications of development conditions Located at 15450 Lee Hwy., Centreville, 20120,  
12/4/13 at on approx. 20.38 ac. of land zoned R-C and WS. Sully District. Tax Map 64-1 ((1)) 7.  
appl. req.
- 9:00 A.M. LUIS MARCELO VALENCIA, SP 2013-MV-067 Appl. under Sect(s). 8-922 of the Zoning  
Ordinance to permit reduction in certain yard requirements to permit construction of  
EMH addition 12.58 ft. from rear lot line. Located at 8492 Brutus Ct., Springfield, 22153, on  
Approved approx. 9,040 sq. ft. of land zoned PDH-3. Mt. Vernon District. Tax Map 98-3 ((16)) 36.
- 9:00 A.M. TRUSTEES OF GRACE ORTHODOX PRESBYTERIAN CHURCH, SPA 73-P-068-02  
Appl. under Sect(s). 8-301 and 8-914 of the Zoning Ordinance to amend SP 73-P-068  
EMH previously approved for place of worship to permit increase in land area, increase in seats  
Deferred to and reduction in the minimum yard requirements based on error in building location to  
1/29/14 at permit accessory storage structure to remain 1.3 ft. from side lot line. Located at 2381  
appl. req. Cedar Ln., Vienna, 22180, and 2371 Cedar Ln, Vienna, 22182, on approx. 3.64 ac. of land  
zoned R-1. Providence District. Tax Map 39-3 ((1)) 31, 31A and 39-3 ((9)) 26.
- 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  
MS operation of a commercial recreation use, which is not a permitted use, on property in the  
Admin. C-6 and H-C Districts in violation of Zoning Ordinance provisions. Located at 6141  
Moved to Franconia Rd., Alexandria, 22310, on approx. 19,135 sq. ft. of land zoned C-6 and H-C.  
5/21/14 at Lee District. Tax Map 81-3 ((5)) 4. (Admin. moved from 9/26/12, 11/28/12, 2/6/13, 4/24/13,  
appl. req. and 7/14/13 at appl. req.)

9:00 A.M. CARL EY AND JENNIFER KRALY EY, A 2013-MA-016 (Admin. moved from 10/2/13 at  
Admin. appl. req.)  
Moved to  
1/15/14 at  
appl. req.

9:00 A.M. CESAR C. AQUINO, A 2013-LE-019 Appl. under sect(s). 18-301 of the Zoning Ordinance.  
Appeal of a determination that appellant has established four dwelling units on property in  
the R-3 District in violation of Zoning Ordinance provisions. Located at 7415 Loisdale Rd.,  
Springfield, 22150 on approx. 16, 236 sq. ft. of land zoned R-3. Lee District. Tax Map 90-  
SW Decision Deferred to 4 ((6)) 288. (Admin. moved from 10/9/13 at appl. req.)  
12/11/13

9:00 A.M. KATHLEEN AND JOSEPH WHITCRAFT, A 2013-SU-024 Appl. under Sect(s). 18-301 of  
the Zoning Ordinance. Appeal of a determination that a proposed storage building  
SW (resource center) on property in the R-E District is part of the public benefit use and not a  
Overturned separate principal use and, therefore, could be approved in conjunction with Special  
Exception Amendment SEA 81-C-082-2. Located at 10900 Vale Rd., 10968 Stuart Mill  
Rd., 10891 and 10899 Justin Knoll Rd., Oakton, 22124 on approx. 66.93 ac. of land zoned  
R-E. Sully District. Tax Map 37-1 ((1)) 25A, 26, 38, 39A, 40.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 27, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, November 27, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 4, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, December 4, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. WILLIAM WEISS, SP 2013-DR-027 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within a proposed single family dwelling. Located at  
MD 9416 Atwood Rd., Vienna, 22182, on approx. 36,000 sq. ft. of land zoned R-2. Dranesville  
Approved District. Tax Map 19-3 ((17)) 23. (In association with PCA 86-D-108) (Deferred from 10/9/13 at appl. req.) (Admin. moved from 11/20/13 at appl. req.)
- 9:00 A.M. BASIM M. MANSOUR, SP 2013-MV-043 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of  
EMH accessory structure 10.0 ft. from side lot line. Located at 11191 Gunston Rd., Lorton,  
Indefinitely 22079, on approx. 5.26 ac. of land zoned R-E. Mt. Vernon District. Tax Map 119-1 ((3))  
Deferred 12. (Deferred from 7/31/13.) (Admin. moved from 9/25/13 at appl. req.)
- 9:00 A.M. SUBARU KANESAKA, SP 2013-MV-072 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals. Located at  
EMH 5902 Mount Eagle Dr, Unit 809, Alexandria, 22303, on approx. 1,120 sq. ft. of land zoned  
Approved R-30. Mt. Vernon District. Tax Map 83-3 ((31)) (2) 809.
- 9:00 A.M. ANA SCHLOSSBERG, SP 2013-MA-074 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6340 Oak Ridge Dr., Alexandria,  
EMH 22312, on approx. 18,812 sq. ft. of land zoned R-3. Mason District. Tax Map 72-1 ((7))  
Approved 106.
- 9:00 A.M. ROBERT HUNTER MOORE, SP 2013-MA-070 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of  
LG addition 17.9 ft. from a front lot line. Located at 6317 Eppard St., Falls Church, 22044, on  
Approved approx. 17,413 sq. ft. of land zoned R-3. Mason District. Tax Map 51-3 ((11)) 13.

- 9:00 A.M. SHAFIQ, MUHAMMAD, SP 2013-MV-071 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit accessory dwelling unit. Located at 8001 Lynnfield Dr., Alexandria, 22306, on approx. 14,387 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-1 ((33)) 20. (Concurrent with VC 2013-MV-017).  
LG  
Approved
- 9:00 A.M. SHAFIQ, MUHAMMAD, VC 2013-MV-017 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located at 8001 Lynnfield Dr., Alexandria, 22306, on approx. 14,387 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-1 ((33)) 20. (Concurrent with SP 2013-MV-071).  
LG  
Denied
- 9:00 A.M. WILMER CARCAMO, SP 2013-LE-063 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction of minimum yard requirements based on errors in building locations to permit dwelling to remain 16.4 ft. from rear lot line and such that side yards total 16.3 ft. and accessory storage structure to remain 2.1 ft. from side lot line and 4.9 ft. from rear lot line. Located at 6916 Lodestone Ct., Alexandria, 22306, on approx. 8,874 sq. ft. of land zoned R-3. Lee District. Tax Map 92-1 ((10)) 8083. (Admin. moved from 11/6/13 for notices.)  
RH  
Approved-  
In-Part
- 9:00 A.M. ELIZABETH RAMIREZ, SP 2013-LE-073 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7107 Loisdale Rd., Springfield, 22150, on approx. 8,750 sq. ft. of land zoned R-4. Lee District. Tax Map 90-4 ((6)) 50.  
RH  
Decision  
Deferred  
to 2/5/14
- 9:00 A.M. FUTURE STAR, LLC, SP 2013-PR-051 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 1909 Hull Rd., Vienna, 22182, on approx. 21,780 sq. ft. of land zoned R-1. Providence District. Tax Map 39-1 ((10)) (3) 3. (Admin. moved from 9/25/13 for ads.) (Admin. moved from 10/30/13 for notices.)  
RH  
Approved
- 9:00 A.M. CENTREVILLE PRESBYTERIAN CHURCH, A VIRGINIA CORPORATION, SPA 99-Y-065-03 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 99-Y-065 previously approved for a place of worship and child care center and/or private school of general education to permit increase in students, addition of temporary structures and modifications of development conditions 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. (Admin. moved from 11/20/13 at appl. req.)  
RH  
Approved

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 11, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, December 11, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 G. RADEMAKER AND DANIELLE M. PLETKA, VC 2013-DR-018 Appl. under  
EMH              Sect(s). 18-401 of the Zoning Ordinance to permit accessory structure to remain in the  
Approved        front yard of a lot containing 36,000 sq. ft. or less. Located at 1620 Brookside Rd.,  
McLean, 22101, on approx. 28,616 sq. ft. of land zoned R-2. Dranesville District. Tax  
Map 31-4 ((4)) 30B. (Concurrent with SP 2013-DR-075).
- 9:00 A.M.      STEPHEN G. RADEMAKER AND DANIELLE M. PLETKA, SP 2013-DR-075 Appl. under  
EMH              Sect(s). 8-923 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height in front  
Approved        yard of a corner lot. Located at 1620 Brookside Rd., McLean, 22101, on approx. 28,616  
sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-4 ((4)) 30B. (Concurrent with  
VC 2013-DR-018).
- 9:00 A.M.      WASHINGTON APOSTOLIC CHURCH, INC., SPA 91-S-036 (place of worship to add  
LG                child care center) (Admin. moved from 11/6/13 at appl. req.)  
Admin.  
Moved to  
1/15/14 at  
appl. req.
- 9:00 A.M.      BERDIA FOSTER, SP 2013-SU-076 Appl. under Sect(s). 8-922 of the Zoning Ordinance  
RH                to permit reduction of certain yard requirements to permit construction of addition 12.5 ft.  
Approved        from rear lot line. Located at 15212 Dumas Ct., Centreville, 20120, on approx. 13,762 sq.  
ft. of land zoned R-2 (Cluster) and WS. Sully District. Tax Map 53-2 ((2)) (41) 16.
- 9:00 A.M.      GARY L. LYLES, SP 2013-LE-064 Appl. under Sect(s). 8-914 of the Zoning Ordinance to  
RH                permit reduction to minimum yard requirements based on error in building location to  
Approved        permit accessory storage structure to remain 2.4 ft. from side lot line. Located at 7016  
Forest View Dr., Springfield, 22150, on approx. 27,092 sq. ft. of land zoned R-1. Lee  
District. Tax Map 90-4 ((4)) 16. (Admin. moved from 11/6/13 at appl. req.)

- 9:00 A.M. TRUSTEES OF CALVARY CHRISTIAN CHURCH, SPA 76-S-200-02 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 76-S-200 previously approved for place of worship to permit site modifications and deletion of land area. Located at 6408 Spring Lake Dr. and 9800 Old Keene Mill Rd., Burke, 22015, on approx. 9.67 ac. of land zoned R-1. Springfield District. Tax Map 88-1 ((2)) 8 and 10. (In association with RZ 2013-SP-005) (Admin. moved from 7/31/13, 9/25/13, and 10/30/13.)  
JG  
Admin.  
Moved to 1/29/14 at appl. req.
- 9:00 A.M. FRANCIS S. RATH, A 2012-DR-024 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a Riding/Boarding Stable on property in the R-E District without an approved special permit in violation of Zoning Ordinance provisions. Located at 1051 Kelso Rd., Great Falls, 22066 on approx. 6.03 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((2)) A. (Admin. moved from 1/9/13, 5/8/13, and 9/18/13 at appl. req.)  
JC  
Admin.  
Moved to 5/21/14 at appl. req.
- 9:00 A.M. SUBWAY, A 2012-LE-016 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a Fast Food Restaurant on property in the C-8 and SC Districts without a valid Non-Residential Use Permit or Special Exception approval, in violation of Zoning Ordinance provisions. Located at 6711 Spring Mall Rd., Springfield, VA 22150 on approx. 5.04 ac. of land zoned C-8 and SC. Lee District. Tax Map 90-2 ((1)) 51. (Admin. moved from 12/12/12, 3/20/13, 4/24/13, and 10/23/13 at appl. req.)  
JC  
Withdrawn
- 9:00 A.M. ETAN MINTZ AND TAMAR MINTZ, A 2013-PR-025 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are allowing five or more unrelated persons to reside in a single family dwelling unit on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 3908 Skyview La., Fairfax, 22031 on approx. 22,366 sq. ft. of land zoned R-1. Providence District. Tax Map 58-4 ((10)) 38.  
SW  
Continued to 12/18/13 at appl. req.
- 9:00 A.M. CESAR C. AQUINO, A 2013-LE-019 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established four dwelling units on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 7415 Loisdale Rd., Springfield, 22150 on approx. 16, 236 sq. ft. of land zoned R-3. Lee District. Tax Map 90-4 ((6)) 288. (Admin. moved from 10/9/13 at appl. req.) (Decision deferred from 11/20/13.)  
SW  
Admin.  
Moved to 12/18/13

**JOHN F. RIBBLE III, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 18, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, December 18, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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. FAKHRI ELMOHTASEB AND MAY ABDO ELMOHTASEB, VC 2013-SP-020 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height to remain in the front yard. Located at 5969 Colchester Road, Fairfax, 22030, on approx. 1.25 ac. of land zoned R-C. Springfield District. Tax Map 66-4 ((6)) 2B. (Admin. moved from 7/24/13 and 11/6/13 at appl. req.) (Converted from SP 2013-SP-036.)  
EMH  
Decision  
Deferred to 3/19/14
- 9:00 A.M. JOHN HANDRAHAN, KAROLYN HARDRAHAN, AIMEE MESSINA, SP 2013-SP-082 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 13.0 ft. from rear lot line. Located at 5924 Hall St., Springfield, 22152, on approx. 9,058 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 79-3 ((16)) 61.  
EMH  
Approved
- 9:00 A.M. FRANCES A. MILLS, SP 2013-LE-080 Appl. under Sect(s). 8-301 of the Zoning Ordinance to permit a home child care facility. Located at 3426 Beechcraft Dr., Alexandria, 22306, on approx. 19,210 sq. ft. of land zoned R-4. Lee District. Tax Map 92-4 ((3)) (9) 30.  
EMH  
Approved
- 9:00 A.M. HEATHER AND STEPHEN WANSER, SP 2013-MV-081 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of roofed deck 5.0 ft. from the side lot line, addition 5.0 ft. from side lot line and 21.8 ft. from rear lot line and chimney 4.5 ft. from side lot line. Located at 6012 Fort Hunt Rd., Alexandria, 22307, on approx. 6,552 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-4 ((3)) (1) 5.  
LG  
Approved
- 9:00 A.M. FLORENCE E. CAMPBELL, SP 2013-MV-079 Appl. under Sect(s). 8-301 of the Zoning Ordinance to permit a home child care facility. Located at 8807 Oak Leaf Dr., Alexandria, 22309, on approx. 21,791 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 110-1 ((3)) 27.  
LG  
Approved

- 9:00 A.M. RAMESH RAMAN TRUSTEE AND LATHA RAMAN TRUSTEE, SP 2013-PR-084 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit roofed deck to remain 25.4 ft. from front lot line and dwelling to remain 6.4 ft. from side lot line. Located at 2305 Malraux Dr., Vienna, 22182, on approx. 9,430 sq. ft. of land zoned R-4. Providence District. Tax Map 39-3 ((28)) 95.  
RH  
Approved
- 9:00 A.M. KIRSTEN H. LUKAS, SP 2013-BR-077 Appl. under Sect(s). 8-301 and 8-914 of the Zoning Ordinance to permit a home child care facility and errors in building locations to permit accessory storage structure to remain 4.8 ft. from side lot line and accessory structures to remain 15.5 ft. with open deck 8.7 ft. and 6.0 ft. with open deck 3.6 ft. from side lot lines. Located at 8704 Norfolk Ave., Annandale, 22003, on approx. 22,195 sq. ft. of land zoned R-1. Braddock District. Tax Map 59-3 ((10)) 112.  
RH  
Approved
- 9:00 A.M. THOMAS J. KELLY, SR., SP 2013-SP-083 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals. Located at 6226 Capella Ave, Burke, 22015, on approx. 9,700 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 78-3 ((5)) 226.  
SCL  
Admin.  
Moved to  
2/5/14 at  
appl. req.
- 9:00 A.M. ETAN MINTZ AND TAMAR MINTZ, A 2013-PR-025 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are allowing five or more unrelated persons to reside in a single family dwelling unit on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 3908 Skyview La., Fairfax, 22031 on approx. 22,366 sq. ft. of land zoned R-1. Providence District. Tax Map 58-4 ((10)) 38. (Continued from 12/11/13 at appl. req.)  
SW  
Upheld
- 9:00 A.M. CESAR C. AQUINO, A 2013-LE-019 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established four dwelling units on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 7415 Loisdale Rd., Springfield, 22150 on approx. 16, 236 sq. ft. of land zoned R-3. Lee District. Tax Map 90-4 ((6)) 288. (Admin. moved from 10/9/13 at appl. req.) (Decision deferred from 11/20/13.) (Admin. moved from 12/11/13.)  
SW  
Withdrawn

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 25, 2013**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, December 25, 2013, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at 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 --***