Board of Zoning Appeals
Annual Report
2013

The Board of Zoning Appeals is pleased to provide the following information to the City Council summarizing the Board's activities during 2013.

Summary of Meetings

The Board of Zoning Appeals held seven meetings in 2013. During the nine meetings, the Board took action on six Special Exception, two Special Use Permit requests and two Variance.

Actions

Public Hearing Type	Total # for year	#Approved	#Denied	#Reversals
Special Exception	6	4	2	0
Special Use Permit	2	2	0	0
Variance	2	0	2	0
Appeal	0	0	0	0

Elections

The members of the Board of Zoning Appeals re-elected Mr. John O'Brien Clarke, Jr. as Chairman and Ms. Ellen Brower as Vice Chairman. Ms. Alexis El-Hage was re-elected secretary to the Board.

Highlights of the Year

Board members attended a special meeting with the Zoning Re-write Committee to express their concerns with the current ordinance.

Attendance

Per Article 11 of the Board of Zoning Appeals By-Laws – Records and Reports, section 11.3, the following attendance information is presented to the City Council:

Member Name	# Meetings Attended	# Meetings Held
Chairman – John O'Brien Clarke, Jr.	6	7
Vice Chair – Ellen Brouwer	6	7
Ed Calabria	7	7
Bob Matthews	6	7
Gary Perryman	7	7

Abstentions

Per Article 11 of the Board of Zoning Appeals By-Laws – Records and Reports, section 11.3, the following abstention information is presented to the City Council:

Case Number	Address	Member Abstaining
No Cases To Report		

Submitted by:

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John O'Brien Clarke Jr., Chair

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Number	Date	Applicant	Address	Type of Application	Request	Staff Recommendation	Board's Decision
SE-11050169	2/5/2013	Daniel and Allison Vess	9811 Hampton Lane	Special Exception	Request of Daniel and Allison Vess, Property Owners, pursuant to City Code Sections 110-518 and 110-369, for a special exception to City Code Section 110-517(3) to reduce the front yard building restriction line to 10 feet where a 25-foot setback is required for construction of an addition (attached two-car garage) to the existing single-family detached residence in the R-3 Residential District on the premises known as 9811 Hampton Lane, and more particularly described as tax map parcel 58-1-((14))-006.		Deffered
SE-13010065	2/5/2013	Julie Guy	4019 Virginia Street	Special Exception	Request of Julie Guy, Property Owner, pursuant to City Code Sections 110-390 and 110-369, for special exceptions to City Code Section 110-389(f) to allow an existing 120 square-foot accessory structure (storage shed) that is approximately 11 feet in height to remain in the rear yard located two-feet from the side property line (where a minimum setback of 12 feet is required) and one-foot six inches from the rear property line (where a minimum of 11 feet is required) in the R-3 Residential District on the property located at 4019 Virginia Street and more particularly described as Tax Map Parcel 57-4-((05))-02-013.		Denied
SE-12100163/V-12120111	2/5/2013	Julie Guy	4019 Virginia Street	Special Exception/Variance	Request of Julie Guy, Property Owner, pursuant to City Code Sections 110-390 and 110-369, for a special exception to City Code Section 110-389(f) to allow an existing 48-square-foot accessory structure (storage shed) that is approximately eight feet six inches in height to remain in a side yard where such structures are not permitted; and a variance to allow the same 48-square-foot shed to be located approximately six feet from the principal structure where a minimum separation of seven feet is required in the R-3 Residential District on the property located at 4019 Virginia Street and more particularly described as Tax Map Parcel 57-4-((05))-02-013.		Denied
SE-13010066	2/5/2013	Julie Guy	4019 Virginia Street	Special Exception	Request of Julie Guy, Property Owner, pursuant to City Code Sections 110-518 and 110-369, for special exception to City Code Section 110-517(4) to allow the expansion of a nonconforming residential structure by addition of a front porch approximately four feet 10 inches from a side property line where a minimum setback of eight feet is required in the R-3 Residential District on the property located at 4019 Virginia Street and more particularly described as Tax Map Parcel 57-4-((05))-02-013.		Approved
SE-11050169	3/5/2013	Daniel and Allison Vess	9811 Hampton Lane	Special Exception	Request of Daniel and Allison Vess, Property Owners, pursuant to City Code Sections 110-518 and 110-369, for a special exception to City Code Section 110-517(3) to reduce the front yard building restriction line to 10 feet where a 25-foot setback is required for construction of an addition (attached two-car garage) to the existing single-family detached residence in the R-3 Residential District on the premises known as 9811 Hampton Lane, and more particularly described as tax map parcel 58-1-((14))-006.		Deffered

SE-11050169	4/2/2013	Daniel and Allison Vess	9811 Hampton Lane	Special Exception	Request of Daniel and Allison Vess, Property Owners, pursuant to City Code Sections 110-518 and 110-369, for a special exception to City Code Section 110-517(3) to reduce the front yard building restriction line to 10 feet where a 25-foot setback is required for construction of an addition (attached two-car garage) to the existing single-family detached residence in the R-3 Residential District on the premises known as 9811 Hampton Lane, and more particularly described as tax map parcel 58-1-((14))-006.		Approroved as Amended
SE-13050024/V-13060021	7/2/2013	Cory Bartelt	10315 Tecumseh Lane	Special Exception/Variance	Request of Cory Bartelt, property owner, pursuant to City Code Sections 110-518 and 110-369, for a special exception to City Code Section 110-517(3) to reduce the front yard building restriction line to 19 feet where a 25-foot setback is required for construction of an addition (attached two-car garage) to the existing single-family detached residential structure and pursuant to City Code Section 110-1103(2) for a variance to allow the proposed garage to be located approximately five feet from the existing 102-square foot accessory structure (storage shed) where a minimum separation of seven feet is required in the R-3 Residential District on the premises known as 10315 Tecumseh Lane, and more particularly described as tax map parcel 47-4-((07))-O-001.		SE-Approved Variance -Denied
SE-13060072	7/2/2013	Cory Bartelt	10315 Tecumseh Lane	Special Exception	Request of Cory Bartelt, property owner, pursuant to City Code Sections 110-390 and 110-369, for a special exception to City Code Section 110-389(f) to allow an existing 102-square foot accessory structure (storage shed) to remain in the side yard located three feet from the side property line where a minimum setback of five feet is required in the R-3 Residential District on the premises known as 10315 Tecumseh Lane, and more particularly described as tax map parcel 47-4-((07))-O-001.		Approved
SU-13070045	10/1/2013	Eric Snyder	3170 Campbell Drive	Special Use Permit	Request of Campbell Animal Hospital, by Eric Snyder, architect/agent, pursuant to City Code Sections 110-843(5) and 110-366, for a special use permit to allow a veterinarian hospital in the I-2 Industrial District on the property located at 3170 Campbell Drive and more particularly described as Tax Map Parcels 48-3-((09))-033 & 034.		Deffered
SU-13070045	11/5/2013	Eric Snyder	3170 Cambell Drive	Special Use Permit	Request of Campbell Animal Hospital, by Eric Snyder, architect/agent, pursuant to City Code Sections 110-843(5) and 110-366, for a special use permit to allow a veterinarian hospital in the I-2 Industrial District on the property located at 3170 Campbell Drive and more particularly described as Tax Map Parcels 48-3-((09))-033 & 034.		Approved w/ Amended Conditions
SU-13090134	12/3/2013	Sarah Hall	3887 Pickett Road	Special Use Permit	Request of Fairfax Golf, Inc., by Sarah E. Hall, attorney/agent, pursuant to City Code Sections 110-843(4) and 110-366, for a special use permit to allow a commercial recreational use (private golf practice facility and instruction) in the I-2 Industrial District on the property located at 3887 Pickett Road and more particularly described as Tax Map Parcel 58-3-((02))-036.		Approved w/ Amended Conditions