

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
January 31, 2024**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised, on Channel 16, streamed live online](#) and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m. but may be taken out of order of the agenda at the Chairman's discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Steven Pelak and Diane M. Carsten-Pelak, SP-2021-DR-00104</b>	Sharon Williams	Admin moved to 2/7/2024
<b>Mision Evangelica Jerusalem LA Celestial, Inc., SP-2022-SU-00144</b> to permit construction of a religious assembly. Located at 6321 Old Centreville Rd., Centreville, 20121 on approx. 1.12 ac. of land zoned R-1 and WS. Sully District. Tax Map 65-1 ((1)) 8C. <i>(Admin moved from 3/29/2023, 6/28/2023, and 10/11/2023)</i>	Brandon McCadden	Admin moved to 4/24/2024
<b>North American Islamic Foundation, A 2021-DR-011</b> , Appeal of a determination that the appellant is operating a place of worship without a valid Non-Residential Use Permit (Non-RUP), in violation of Zoning Ordinance provisions. Located at 13515 Dulles Technology Drive, Suite 1, Herndon, Virginia 20170, on approx. 0 ac. of land, in a condominium consisting of 12,801 square feet of gross floor area zoned I-4, Dranesville District, Tax Map 16-3((19)) (C2)1. <i>(Admin. move from 10/06/2021, 3/23/2022, 6/8/2022, and 9/28/2022)(Deferred from 3/29/2023, 5/24/2023, 7/26/2023, 9/20/2023, and 10/25/2023)</i>	Ryan Johnson	<b>WITHDRAWN</b>
<b>Nabil Fahel, Zumot Real Estate Management, Inc, ZAPL-2023-FR-00019</b> Appeal of a Notice of Violation that the appellant is operating a storage yard which is not permitted in the I-4 District, allowing unscreened outdoor storage in excess of 500 square feet as well, allowing the outdoor storage of construction vehicles and equipment, and has constructed a fenced storage area without site plan approval, in violation of Zoning Ordinance provisions. Located at 6700 Springfield Center Drive, Springfield, VA 22150 on approx. 180,192 sq. ft. of land zoned I-4, Franconia District, Tax Map 90-4 ((1)) 11A.	Austin Gastrell	<b>WITHDRAWN</b>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>John R. Nolan and Ana M. Barbour, SP-2023-MV-00042</b> to permit a reduction in setback requirements to permit an open deck 30.3 ft. from the front lot line adjacent to Glasgow Rd. Located at 7211 Rebecca Dr., Alexandria, 22307 on approx. 19,253 sq. ft. of land zoned R-2, HD. Mount Vernon District. Tax Map 93-3 ((4)) 234.	Karen Yee	<b>APPROVED</b>
<b>Balkees Bano, SP-2022-LE-00211</b> to permit a home day care facility. Located at 6006 Hydrangea Dr., Alexandria, 22310 on approx. 1,500 sq. ft. of land zoned R-8. Franconia (Formerly Lee) District. Tax Map 81-4 ((34)) 239	Brandon Lesko	<b>APPROVED</b>
<b>Michael J. Kreizenbeck, SP-2023-MV-00012</b> to permit a reduction in setback requirements to permit an addition 7.2 ft. from the northwest side lot line. Located at 8009 New Market Rd., Alexandria 22308 on approx. 10,004 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-1 ((9)) (14) 15.	Philip Isaiah	<b>APPROVED</b>
<b>Kevin W. Burns and Melissa F. Burns, SP-2023-SP-00036</b> to permit a reduction of setback requirements to permit an addition 13.1 ft. from the rear lot line and to permit an increase in fence height in the front yard. Located at 7704 Middle Valley Dr., Springfield 22153 on approx. 10,001 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 98-1 ((5)) 21.	Philip Isaiah	<b>APPROVED</b>
<b>Cornerstone Church of Christ Bibleway World Wide Inc., SP-2022-MV-00202</b> to permit a religious assembly. Located at 7900 Fordson Rd., Alexandria, 22306 on approx. 28,989 sq. ft. of land zoned R-3 and HC. Mount Vernon District. Tax Map 102-1 ((1)) 63. ( <i>Admin moved from 12/6/2023</i> )	Philip Isaiah	<b>APPROVED</b>
<b>Yan and Mindy Cheng, ZAPL-2023-DR-00005</b> Appl. Under Sect. 18-301 of the 1978 Zoning Ordinance, that was in effect prior to May 10, 2023. Appeal of a determination that the proposed "A Mission for Michael" facility would be a group residential facility, which is a by-right use in the R-E District. Located at 11301 Kellie Jean Court, Great Falls, Virginia 22066 on approx. 84,104 square feet of land zoned R-E, Dranesville, Tax Map 6-4 ((2)) 17C. ( <i>Admin moved from 10/11/2023</i> ) ( <i>Deferred from 10/18/2023</i> ) ( <i>Continued from 11/15/2023</i> )	Sara Morgan	<b>UPHELD</b>

All persons wishing to present their views may do so by emailing [BZAClerkMail@fairfaxcounty.gov](mailto:BZAClerkMail@fairfaxcounty.gov), send via regular mail to Clerk, Board of Zoning Appeals, 12055 Government Center Parkway, Fairfax, VA 22035, and/or sign up to speak [online](#). It is recommended that all correspondence be received one week and one day prior to a hearing by 3 pm in order for the Board members to have a week to review materials. Correspondence can be accepted up to 3 pm the day before a hearing, but may not be forwarded to members until the evening before. If there are any questions, please call the Clerk's office at 703-324-1280.

Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities and supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. All televised government meetings are closed captioned. For other accommodations, please call the Clerk to the Board of Zoning Appeals office, 703-324-1280, TTY: 711 (Virginia Relay Center), as soon as possible but no later than 48 hours before the public hearing.