

**BOARD OF ZONING APPEALS AGENDA  
JUNE 18, 2014**

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 18, 2014, 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. NASRIN NEJAD (AKA "ZAHRA S. NEZHAD" AND "NASRIN'S FLOWER GARDEN, L.L.C."), SP 2014-SU-025 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6810 Farrahs Cavalry Rd., Centreville, 20121, on approx. 9,206 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 65-3 ((5)) (5) 51.  
CG  
Decision  
Deferred to  
7/16/14
- 9:00 A.M. ISABEL C. AVELLANEDA DE ARELLANO/ZEBRALATION MOM, SP 2014-DR-028 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 1804 Peabody Dr., Falls Church, 22043, on approx. 10,445 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-3 ((3)) 414.  
JB  
Approved
- 9:00 A.M. GRETCHEN AND CRAIG PURSER, SP 2014-MV-022 Appl. under Sect(s). 8-914, 8-922 and 8-923 of the Zoning Ordinance to permit reduction of certain yard requirements to permit addition 17.2 ft. from the rear lot line and modification of minimum yard requirements based on error in building location to permit existing addition to remain 12.8 ft. from the side lot line and 22.0 ft. from the rear lot line, and a fence greater than 4.0 ft. in height to remain in the front yard. Located at 7714 Ridgecrest Dr., Alexandria, 22308, on approx. 21,780 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-2 ((17)) 91B.  
LG  
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 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.) (Indefinitely deferred from 7/10/13 at appl. req.) (Reactivated from indefinitely deferred on 4/15/14.)  
LG  
Indefinitely  
Deferred
- 9:00 A.M. PAULA E. PAHOS & JOEL VAN VOLLENHOVEN, SP 2013-SU-095 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within proposed accessory structure. Located at 10400 Hunters Valley Rd., Vienna, 22181, on approx. 2.90 ac. of land zoned R-E. Sully District. Tax Map 37-2 ((3)) 5A. (Admin. moved from 1/29/14 and 3/5/14 at appl. req.)  
LG  
Indefinitely  
Deferred

- 9:00 A.M. LILIAN V. LLANOS AND LILIAN'S LITTLE SUNFLOWERS DAY CARE, INC., SP 2013-BR-088 Appl. under Sect(s). 8-301 of the Zoning Ordinance to permit a home child care facility. Located at 7733 Heritage Dr., Annandale, 22003, on approx. 12,675 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-4 ((7)) 23. (Admin. moved from 1/8/14 for LG Admin. Moved to 4/23/14 and Approved)
- 9:00 A.M. DZOAN-CHAU NGO LE, SP 2014-LE-023 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction of minimum yard requirements based on error in building location to permit accessory storage structure to remain 1.1 ft. from side lot line. Located at 5301 Mayfair Ct., Alexandria, 22310, on approx. 7,945 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 81-4 ((27)) 155. EMH Approved
- 9:00 A.M. SATNAM K. PANESAR, SP 2014-BR-027 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4924 Americana Dr., Annandale, 22003, on approx. 17,995 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-4 ((7)) 7. EMH Decision Deferred to 7/9/14
- 9:00 A.M. ABDUL S. AHMADY / AMINA AHMADY, VC 2014-MA-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit dwelling 9.1 ft. from front lot line. Located at 6624 Tunlaw Ct., Alexandria, 22312, on approx. 1.17 ac. of land zoned R-2. Mason District. Tax Map 71-4 ((1)) 69. (Admin. moved from 6/25/14.) EMH Admin. Moved to 9/10/14 for Notices
- 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, 4/24/13, 7/14/13, and 11/20/13 at appl. req.) (Continued from 5/21/14.) MS Upheld

**JOHN F. RIBBLE III, CHAIRMAN**