

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 22, 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, October 22, 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.      GHAZALA KHILJI, ZALI'S KIDS, SP 2014-MV-075 (home child care)  
CB  
Admin.  
Moved to  
1/28/15 at  
appl. req.
- 9:00 A.M.      DUC DANG, SP 2014-PR-126 Appl. under Sect(s). 8-914 and 8-923 of the Zoning  
Ordinance to permit reduction in minimum yard requirements based on error in building  
CG              location to permit additions to remain 24.6 ft. and 23.8 ft. from one front lot line; addition to  
Decision        remain 22.0 ft. from other front lot line; deck to remain 0.1 ft. from side lot line; and a fence  
Deferred to     greater than 4.0 ft. in height to remain in the front yard of a corner lot. Located at 2855  
12/3/14         Pine Spring Rd., Falls Church, 22042, on approx. 13,640 sq. ft. of land zoned R-4, HC.  
                    Providence District. Tax Map 50-3 ((19)) (6) 10. (Admin. moved from 9/17/14 for ads.)  
                    (Decision deferred from 9/24/14.)
- 9:00 A.M.      NITIN S. & MANJUSHA N. PANDIT, SP 2014-PR-120 Appl. under Sect(s). 8-918 of the  
Zoning Ordinance to permit an accessory dwelling unit. Located at 10005 Leamoore Ln.,  
CG              Vienna, 22181, on approx. 4,869 sq. ft. of land zoned PDH-4. Providence District. Tax  
Approved        Map 48-1 ((35)) 26. (Admin. moved from 9/10/14 at appl. req.)
- 9:00 A.M.      SOUMYA SARKAR, SP 2014-SU-153 Appl. under Sect(s). 8-914 and 8-922 of the Zoning  
Ordinance to permit reduction in certain yard requirements to permit addition 14.6 ft. from  
CG              rear lot line and reduction to the minimum yard requirements based on error in building  
Decision        location to permit accessory structure to remain 7.8 ft. from rear lot line. Located at 13586  
Deferred to     Cobra Dr., Herndon, 20171, on approx. 8,558 sq. ft. of land zoned R-3 (Cluster). Sully  
11/5/14         District. Tax Map 25-3 ((4)) 932.
- 9:00 A.M.      DAVID PEETE, JR., AND KAREN PEETE, VC 2014-PR-008 (rear yard coverage)  
CG  
Admin.  
Moved to  
2/11/15 at  
appl. req.

- 9:00 A.M. ELENA E. CERRO D/B/A ELENA'S HOME DAY CARE, SP 2014-MA-076 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit home child care facility. Located at 7226 Sipes Ln., Annandale, 22003 on approx. 10,010 sq. ft. of land zoned R-4. Mason District. Tax Map 71-1 ((7)) (A) 14.  
LG  
Approved
- 9:00 A.M. JOVANA VELASCO LOPEZ, SP 2014-MA-084 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit home child care facility. Located at 5518 Harvey Ln., Alexandria, 22312 on approx. 8,750 sq. ft. of land zoned R-4. Mason District. Tax Map 81-1 ((4)) (D) 30.  
LG  
Approved
- 9:00 A.M. MUHAMMAD TANVEER BUTT / SUNNY DAY CARE TWO LLC, SP 2014-LE-040 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4311 Birchlake Ct., Alexandria, 22309, on approx. 4,394 sq. ft. of land zoned R-8. Lee District. Tax Map 101-1 ((6)) 187. (Admin. moved from 7/16/14 at appl. req.) (Decision deferred from 9/17/14.)  
LG  
Approved
- 9:00 A.M. SHAHRZAD MARZBAN, SP 2014-DR-046 (home child care) (Admin. moved from 7/23/14 at appl. req.)  
LG  
Admin.  
Moved to  
2/11/15 at  
appl. req.
- 9:00 A.M. DAVID AND PAULINE BEAN, SP 2014-HM-154 (accessory dwelling unit)  
LG  
Admin.  
Moved to  
11/5/14 at  
appl. req.
- 9:00 A.M. ALFONS MASSOUD, SP 2012-SP-026 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of worship. Located at 12415 Braddock Rd., Fairfax, 22030, on approx. 2.33 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1)) 22. (Admin. moved from 8/1/12 and 10/3/12 at appl. req.) (Indefinitely deferred from 12/12/12 at appl. req.) (Reactivated from indefinitely deferred on 3/25/14.) (Deferred from 6/11/14 at appl. req.)  
EMH  
Deferred  
to 2/4/15 at  
appl. req.
- 9:00 A.M. CYNTHIA BRINKLEY, SP 2014-DR-150 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit provisions for increase in fence and/or wall height in a front yard of a corner lot. Located at 1031 Harvey Rd., McLean, 22101, on approx. 1.5 ac. of land zoned R-1. Dranesville District. Tax Map 21-4 ((1)) 53.  
EMH  
Approved
- 9:00 A.M. DONALD G. GIBSON/ TINA E. GIBSON, VC 2014-SP-010 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit an accessory structure to remain 7.0 ft. from side lot line. Located at 12215 Henderson Rd., Clifton, 20124, on approx. 5.01 ac. of land zoned R-C and WS. Springfield District. Tax Map 95-1 ((6)) 5.  
JC  
Indefinitely  
Deferred

9:00 A.M. MANAGEMENT PROPERTIES OF AMERICA, INC., A 2014-PR-001 Appl. under sect(s).  
18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a  
SG college, which is a use not permitted, to operate on property in the I-5 District in violation of  
Overturned Zoning Ordinance provisions. Located at 8300 Merrifield Ave., Fairfax 22033 on approx.  
45,131 sq. ft. of land zoned I-5. Providence District. Tax Map 49-1 ((16)) 4. (Admin.  
moved from 7/9/14 at appl. req.)

9:00 A.M. COLUMBIA COLLEGE, A 2014-PR-002 Appl. under sect(s). 18-301 of the Zoning  
Ordinance. Appeal of a determination that appellant is operating a college, which is a use  
SG not permitted, on property in the I-5 District in violation of Zoning Ordinance provisions.  
Overturned Located at 8300 Merrifield Ave., Fairfax 22033 on approx. 45,131 sq. ft. of land zoned I-5.  
Providence District. Tax Map 49-1 ((16)) 4. (Admin. moved from 7/9/14 at appl. req.)

**JOHN F. RIBBLE III, CHAIRMAN**