

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 5, 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, Fairfax, Virginia, **NOVEMBER 5, 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 (703) 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, Fairfax, Virginia, 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. 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 and is maintaining an accessory storage structure and an accessory structure (barn) that do not comply with size or location requirements, all on property in the R-C and WS Districts in violation of Zoning Ordinance provisions. Located at 13310 Compton Rd., Clifton, 20124 on approx. 5.62 ac. Of land zoned R-C and WS. Springfield District. Tax Map 75-1 ((1)) 24. (Decision deferred from 9/11/13, 1/29/14, and 5/14/14.)
MM
Decision
Deferred
to 4/1/15
- 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, 9/11/13, 11/6/13, and 3/19/14 at appl. req.) (Continued from 5/14/14.)
RM
Continued
to 2/25/15
- 9:00 A.M. RITA DAVID, RITA'S DAYCARE LLC, SP 2014-MV-094 (home child care)
JB
Admin.
Moved to
1/7/15 at
appl. req.
- 9:00 A.M. RAMY GUIRGUIS / CHRISTIANE SHOUSHA, SP 2014-SU-172 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 13503 Portage Pl., Centreville, 20120, on approx. 14,000 sq. ft. of land zoned R-2 (Cluster) and WS. Sully District. Tax Map 55-1 ((11)) 82.
CB
Approved
- 9:00 A.M. SHANAN WILLIAM FARMER, SP 2014-SP-174 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 11100 Hampton Rd., Fairfax Station, 22039, on approx. 5 ac. of land zoned R-C and WS. Springfield District. Tax Map 96-1 ((3)) 11.
MD
Admin.
Moved to
2/25/15 at
appl. req.

- 9:00 A.M. JOHN F. DICKMAN AND CATHRYN C. HELM, SP 2014-LE-176 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 13.7 ft. from rear lot line. Located at 6300 Alderman Dr., Alexandria, 22315, on approx. 5,711 sq. ft. of land zoned PDH-4 and NR. Lee District. Tax Map 100-1 ((11)) (3) 30.
MD
Approved
- 9:00 A.M. FREETOWN FRIENDS SCHOOL, LLC, SHELLEY DANIEL, SP 2014-HM-091 (home child care)
CG
Admin.
Moved to
1/14/15 at
appl. req.
- 9:00 A.M. MALINI S. CUNJE / ABC FAMILY DAYCARE, SPA 2002-PR-037 (home child care)
CG
Admin.
Moved to
4/15/15 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 rear lot line and reduction to the minimum yard requirements based on error in building location to permit accessory structure to remain 7.8 ft. from rear lot line. Located at 13586 Cobra Dr., Herndon, 20171, on approx. 8,558 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 25-3 ((4)) 932. (Decision deferred from 10/22/14.)
CG
Approved
- 9:00 A.M. ANIL BAGGA, SP 2014-MA-141 Appl. under Sect(s). 8-914 of the Zoning Ordinance error in building location to permit accessory structure to remain 2.3 ft. from side lot line. Located at 3333 Kaywood Dr., Falls Church, 22041, on approx. 11,791 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 61-2 ((26)) (1) 14. (Continued from 10/8/14.)
CG
Continued
to 12/3/14
- 9:00 A.M. KARINA MOSCOSO / KARINA'S DAYCARE, SPA 2009-MA-029 Appl. under Sect(s). 8-305 of the Zoning Ordinance to amend SP 2009-MA-029 previously approved for a home child care facility to permit an increase in the number of children. Located at 6708 Edsall Rd., Springfield, 22151, on approx. 15,222 sq. ft. of land zoned R-3. Mason District. Tax Map 71-4 ((5)) (18) 7. (*AD*)
CG
Approved
- 9:00 A.M. ALICIA MARLENE VILLAGRA / MARLENE'S HOME DAY CARE, SP 2014-MA-048 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit home child care facility. Located at 4102 Dakota Ct., Alexandria, 22312 on approx. 10,622 sq. ft. of land zoned R-3. Mason District. Tax Map 61-3 ((16)) 2. (Deferred from 7/30/14 at appl. req.)
LG
Decision
Deferred to
12/10/14
- 9:00 A.M. DEBA EHSAN, SP 2014-MA-085 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4894 Sunset Ln., Annandale, 22003, on approx. 19,553 sq. ft. of land zoned R-2. Mason District. Tax Map 71-3 ((23)) 1.
LG
Continued
to 4/1/15

- 9:00 A.M. DAVID AND PAULINE BEAN, SP 2014-HM-154 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 13513 Maverick Ln., Herndon, 20171, on approx. 25,447 sq. ft. of land zoned R-1 (Cluster). Hunter Mill District. Tax Map LG Approved 24-2 ((7)) 22. (Admin. moved from 10/22/14 at appl. req.)
- 9:00 A.M. SV LOTUS TEMPLE, SPA 2004-SP-052-02 Appl. under Sect(s). (3-C03) and 8-308 of the Zoning Ordinance to amend SPA 2004-SP-052 previously approved for place of worship to permit modification of development conditions. Located at 12501 and 12519 Braddock Rd., Fairfax, 22030, on approx. 14.93 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1)) 24 and 25. LG Deferred to 3/18/15
- 9:00 A.M. NIDIA RETAMAL, SP 2014-DR-086 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 12495 Cliff Edge Dr., Herndon, 20170, on approx. 12,832 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 5-4 ((10)) 5. EMH Approved
- 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 previously approved for place of worship to permit increase in land area, increase in seats and reduction in the minimum yard requirements based on error in building location to permit accessory storage structure to remain 1.3 ft. from side lot line. Located at 2381 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 and a portion of 39-4 ((1)) 40A. (Deferred from 11/20/13 and 2/26/14 at appl. req.) (Admin. moved from 1/29/14 for notices.) (Decision deferred from 3/19/14, 5/7/14, and 7/30/14.) EMH Decision Deferred to 2/4/15
- 9:00 A.M. ELITE RESTAURANT GROUP, INC. DBA THE REVOLUTION DARTS & BILLIARDS, SPA 92-L-047-03 Appl. under Sect(s). 4-603 and 8-501 of the Zoning Ordinance to amend SPA 92-L-047-2 previously approved for billiard and pool hall to permit a change in permittee. Located at 7255 Commerce St., Springfield, 22150, on approx. 4.22 ac. of land zoned C-6, CRD, HC and SC. Lee District. Tax Map 80-3 ((1)) 11 B. EMH Deferred to 2/11/15

JOHN F. RIBBLE III, CHAIRMAN