

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 19, 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 19, 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. NICOLE FERGUSON, SP 2014-MV-083 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7892 Steadman St., Alexandria, 22309, on approx. 8,400 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 101-1 ((5)) (24) 3. (Decision deferred from 10/20/14.)
CB
Approved
- 9:00 A.M. WERNER A. WATSCHKE, SP 2014-DR-181 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit provisions for increase in fence and/or wall height in any front yard. Located at 1903 Macarthur Dr., McLean, 22101, on approx. 24,558 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((24)) 12.
CB
Approved
- 9:00 A.M. PETER WEST, SP 2014-HM-183 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction to certain yard requirements to permit construction of an accessory structure 10.0 ft. from a side lot line. Located at 1638 Irvin St., Vienna, 22182, on approx. 21,781 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 28-4 ((10)) 41.
CB
Approved
- 9:00 A.M. PETER H. HOPEWELL, SP 2014-BR-182 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of addition 6.1 ft. from side lot line such that side yards total 18.2 ft. Located at 8622 Hepplewhite Ct., Annandale, 22003, on approx. 10,572 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 70-1 ((12)) 27.
MD
Approved
- 9:00 A.M. TIN TRAN, SP 2014-BR-184 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 10.4 ft. from side lot line and to permit reduction in minimum yard requirements based on error in building location to permit accessory storage structure to remain 2.5 ft. from side and rear lot lines. Located at 7417 Elgar St., Springfield, 22151, on approx. 10,500 sq. ft. of land zoned R-3. Braddock District. Tax Map 71-3 ((4)) (25) 21.
MD
Approved
- 9:00 A.M. CHRISTY AND MARK TEDROW, SP 2014-DR-185 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit addition 6.0 ft. from side lot line, accessory storage structure 6.0 ft. from side lot line and 15.6 ft. from rear lot line, and a reduction in minimum yard requirements based on error in building location to permit patio to remain 0.0 ft. from side lot line. Located at 6602 Tucker Ave., McLean, 22101, on approx. 10,500 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((9)) 25A.
CG
Approved

- 9:00 A.M. EARLY STEPS BILINGUAL PRESCHOOL SPRINGFIELD INC. / SPRINGFIELD
CHRISTIAN CHURCH, SPA 75-L-239-02 Appl. under Sect(s). 3-203 of the Zoning
CG Ordinance previously approved for place of worship and child care center to permit a
Approved change in permittee. Located at 5407 Backlick Rd., Springfield, 22151, on approx. 3.49
ac. of land zoned R-2 and HC. Mason District. Tax Map 80-2 ((1)) 4.
- 9:00 A.M. CYNTHIA NKONWA, SP 2014-MV-017 Appl. under Sect(s). 8-305 of the Zoning
LA Ordinance to permit a home child care facility. Located at 8119 Cooper St., Alexandria,
Decision 22309 on approx. 13,324 sq. ft of land zoned R-3. Mt. Vernon District. Tax Map 101-1
Deferred ((2)) 598. (Admin. moved from 6/11/14 at appl. req.) (Deferred from 7/30/14 at appl. req.)
to 2/25/15
- 9:00 A.M. AZEB SEIFE - AZI HOME CHILDCARE LLC, SP 2014-BR-088 Appl. under Sect(s). 8-305
of the Zoning Ordinance to permit a home child care facility. Located at 5019 Portsmouth
LA Rd., Fairfax, 22032, on approx. 15,105 sq. ft. of land zoned R-2 (Cluster). Braddock
Approved District. Tax Map 68-2 ((4)) (10) 14.
- 9:00 A.M. THOMAS B. LEE (KIDS CHILD CARE, INC.) AND SARITA FIGUEROA, SP 2014-PR-095
Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit home child care facility.
LA Located at 9130 Arlington Blvd., Fairfax, 22031 on approx. 21,352 sq. ft. of land zoned R-
Admin. 1. Providence District. Tax Map 48-4 ((4)) 1.
Moved to
3/4/15 at
appl. req.
- 9:00 A.M. KUMARI L. WICKRAMARATNE, SP 2014-HM-055 Appl. under Sect(s). 8-305 of the
Zoning Ordinance to permit a home child care facility. Located at 11440 Tanbark Dr.,
LA Reston, 20191, on approx. 12,478 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map
Admin. 26-2 ((16)) (1) 62. (Admin. moved from 8/6/14 at appl. req.)
Moved to
5/6/15 at
appl. req.
- 9:00 A.M. FARANGIS BIGDELI D/B/A FRANCIS'S HOME CHILDCARE / FRANCIS'S FRIENDLY
DAYCARE, SP 2014-HM-092 Appl. under Sect(s). 8-305 of the Zoning Ordinance to
EMH permit a home child care facility. Located at 12802 Pinecrest Rd., Herndon, 20171, on
Approved approx. 10,500 sq. ft. of land zoned R-2 (Cluster). Hunter Mill District. Tax Map 25-2 ((6))
685.
- 9:00 A.M. SUSY SOLIZ-TERRAZAS / SUSY'S DAYCARE INC., SP 2014-MA-096 Appl. under
Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at
EMH 3229 Alice Ct., Falls Church, 22042, on approx. 10,803 sq. ft. of land zoned R-4. Mason
Approved District. Tax Map 60-1 ((20)) 8.
- 9:00 A.M. ANGELA MORRIS AND RICHARD K. MORRIS JR., SP 2014-BR-197 Appl. under Sect(s).
8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit
EMH construction of addition 6.0 ft. from side lot line. Located at 8012 Gosport Ln., Springfield,
Approved 22151, on approx. 11,475 sq. ft. of land zoned R-3. Braddock District. Tax Map 79-2 ((3))
(18) 25.

9:00 A.M. ESKRIDGE (E&A), LLC, A 2013-PR-021 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a sign erected on property in the PDC and H-C Districts is located in the sight distance triangle in violation of Zoning Ordinance provisions. Located at 2910 District Ave., Fairfax, 22031 on approx. 2.71 ac. of land zoned PDC and H-C. Providence District. Tax Map 49-3 ((37)) J. (Admin. moved from 11/6/13 and 4/23/14 at appl. req.)
SW
Admin.
Moved to 2/20/15 at appl. req.

9:00 A.M. FRANCIS S. RATH, A 2012-DR-024 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a Riding/Boarding Stable on property in the R-E District without an approved special permit in violation of Zoning Ordinance provisions. Located at 1051 Kelso Rd., Great Falls, 22066 on approx. 6.03 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((2)) A. (Admin. moved from 1/9/13, 5/8/13, 9/18/13, 12/11/13, and 5/21/14 at appl. req.)
JC
Admin.
Moved to 5/20/15 at appl. req.

JOHN F. RIBBLE III, CHAIRMAN