

**BOARD OF ZONING APPEALS AGENDA
JANUARY 14, 2015**

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, **JANUARY 14, 2015**, 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. THE TRUSTEES OF CALVARY KOREAN BAPTIST CHURCH, SPA 2004-MV-025-02 (In
MAT association with SE 2004-MV-001-02.) (church)
Admin.
Moved to
1/28/15
- 9:00 A.M. ROSA E. AVELLANEDA DBA ZEBRALATION TOTS, SP 2014-DR-121 Appl. under
Sect(s). 8-305 and 3-403 of the Zoning Ordinance to permit a home child care facility.
MD Located at 1802 Peabody Dr., Falls Church, 22043 on approx. 10,665 sq. ft. of land zoned
Admin. R-4. Dranesville District. Tax Map 30-3 ((3)) 413.
Moved to
2/4/15
- 9:00 A.M. CARL S. EY & JENNIFER K. EY, SPA 2013-MA-087 Appl. under Sect(s). 8-091 and 8-092
of the Zoning Ordinance to amend SP 2013-MA-087 previously approved for reduction in
CB minimum yard requirements based on error in building location to permit accessory
Admin. structure to remain 11.4 ft. from a side lot line to permit modification of development
Moved to conditions and an accessory dwelling unit. Located at 4700 Brookside Dr., Alexandria,
2/11/15 22312, on approx. 2.08 ac. of land zoned R-1 and HC. Mason District. Tax Map 72-1 ((6))
41 and 41 V9. (Admin. moved from 10/29/14 at appl. req.)
- 9:00 A.M. FREETOWN FRIENDS SCHOOL, LLC, SHELLEY DANIEL , SP 2014-HM-091 Appl. under
Sect(s). 8-305 and 6-303 of the Zoning Ordinance to permit a home child care facility.
CG Located at 2487 Freetown Dr., Reston, 20191, on approx. 16,600 sq. ft. of land zoned
Admin. PRC. Hunter Mill District. Tax Map 25-4 ((5)) (1) 15. (Admin. moved from 11/5/14 at appl.
Moved to req.)
6/17/15 at
appl. req.

- 9:00 A.M. ROXANA ALVARADO / ROXANA'S CHILD CARE , SP 2014-LE-122 Appl. under Sect(s). 8-305 and 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 6102 Brookland Rd., Alexandria, 22310, on approx. 15,002 sq. ft. of land zoned R-3 and HC. Lee District. Tax Map 81-4 ((8)) 2.
CG
Admin.
Moved to
3/25/15 at
appl. req.
- 9:00 A.M. HAMID A. SHAKIB, VC 2014-BR-011 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 14.3 ft. from side lot lines. Located at 4108 Hunt Rd., Fairfax, 22032, on approx. 21,641 sq. ft. of land zoned R-1. Braddock District. Tax Map 58-4 ((1)) 23. (Deferred from 10/29/14 at appl. req.)
CG
Indefinitely
Deferred
- 9:00 A.M. FARNAZ JAVIDANRAD, SP 2014-HM-103 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2606 A Seskey Glen Ct., Herndon, 20171, on approx. 20,000 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 26-3 ((14)) 4. (Decision deferred from 12/10/14.)
LA
Admin.
Moved to
2/11/15
- 9:00 A.M. CINTIA J. ALVARADO, CINTIA'S DAY CARE, SP 2014-LE-123 Appl. under Sect(s). 8-305 and 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 8301 Frye Rd., Alexandria, 22309, on approx. 1.54 ac. of land zoned R-3. Lee District. Tax Map 101-3 ((1)) 6.
LA
Admin.
Moved to
2/25/15
- 9:00 A.M. THANH P. DUONG, DIEM-NHIEN T. PHAM, SP 2014-LE-215 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 10.7 ft. from side lot line. Located at 7311 Exmore St., Springfield, 22150 on approx. 10,561 sq. ft. of land zoned R-3. Lee District. Tax Map 80-3 ((2)) (36) 7.
LA
Admin.
Moved to
2/11/15
- 9:00 A.M. MICHAEL A. OLSON, SPA 2013-SU-047 Appl. under Sect(s). 8-922 of the Zoning Ordinance to amend SP 2013-SU-047 previously approved to permit reduction in certain yard requirements to permit construction of addition 5.1 ft. from a side lot line such that side yards total 17.1 ft. to permit site modifications, to permit construction of addition 5.0 ft. from a side lot line such that side yards total 17.0 ft. Located at 14725 Cranoke St., Centreville, 20120, on approx. 12,658 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 53-2 ((3)) 283.
LA
Admin.
Moved to
2/4/15
- 9:00 A.M. PATRICIA BELLOT / DBA PATRICIA'S DAYCARE INC., SP 2014-MV-105 Appl. under Sect(s). 8-305 and 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 8803 Sylvania St., Lorton, 22079, on approx. 11,550 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 108-1 ((2)) 234.
EMH
Admin.
Moved to
2/25/15

- 9:00 A.M. MCLEAN SWIMMING AND TENNIS ASSOCIATION, SP 2014-DR-217 Appl. under Sect(s). 8-401 and 3-303 of the Zoning Ordinance previously approved for swim and tennis club to permit an increase in the maximum membership. Located at 1700 Margie Dr., McLean, 22101, on approx. 4.00 ac. of land zoned R-3. Dranesville District. Tax Map 30-3 ((1)) 26A.
EMH
Admin.
Moved to
2/25/15
- 9:00 A.M. ABDELKARIM ABULHAIJA, ALSO KNOWN OF RECORD AS ABDELKARIM ABU EL HAIJA, ARH & SONS DBA CLOUD CAFE, SP 2014-PR-219 Appl. under Sect(s). 8-502 and 5-403 of the Zoning Ordinance to permit an indoor commercial recreation use (hookah bar). Located at 8490-B and 8496-B Tyco Rd., Vienna, 22182, on approx. 3,600 sq. ft. of land zoned I-4. Providence District. Tax Map 29-1 ((10)) 4 and 8.
EMH
Admin.
Moved to
2/25/15
- 9:00 A.M. LOUIS M. MONROE & BRENDA L. MONROE, VC 2014-MV-009 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of an accessory structure in the front yard of a lot containing 36,000 sq. ft. or less and to permit greater than 25% front yard coverage paved for parking. Located at 4752 Neptune Dr., Alexandria, 22309, on approx. 21,870 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 110-3 ((4)) (M) 1. (Deferred from 10/8/14 at appl. req.)
EMH
Admin.
Moved to
3/18/15 for
Notices

JOHN F. RIBBLE III, CHAIRMAN