

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 4, 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, **FEBRUARY 4, 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. MOHAMMAD ZIA TUFAIL, SP 2014-DR-224 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit accessory storage structure to remain 3.2 ft. from side lot line and 2.1 ft. from rear lot line, and dwelling to remain 9.7 ft. from side lot line. Located at 1916 Cherri Dr., Falls Church, 22043, on approx. 11,525 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((3)) 341.  
MD  
Approved
- 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. Located at 1802 Peabody Dr., Falls Church, 22043 on approx. 10,665 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-3 ((3)) 413. (Admin. moved from 1/14/15.)  
MD  
Approved
- 9:00 A.M. RONALD S. FEDERICI, SP 2014-SP-232 Appl. under Sect(s). 8-918 and 8-914 of the Zoning Ordinance to permit an accessory dwelling unit and reduction in minimum yard requirements based on error in building location to permit accessory storage structure to remain 9.2 ft. from a side lot line and accessory structure to remain 15.0 ft. from a side lot line. 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.  
CB  
Approved
- 9:00 A.M. ABEY KASSA, SP 2014-MA-249 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of a two-story addition 6.2 ft. from a side lot line. Located at 5618 Seminary Rd., Alexandria, 22311, on approx. 11,299 sq. ft. of land zoned R-3 (Cluster). Mason District. Tax Map 62-3 ((3)) 81.  
CB  
*Deferred to 3/11/15 at appl. req.*

- 9:00 A.M. HELENE AND JOHN FELCH, SPA 00-D-065 Appl. under Sect(s). 8-918 and 8-914 of the Zoning Ordinance to amend SP 00-D-065 previously approved for an accessory dwelling unit to permit a change in permittee and a reduction in minimum yard requirements based on error in building location to permit accessory storage structure to remain 7.7 ft. from the rearlot line. Located at 11260 English Mill Dr., Great Falls, 22066, on approx. 1.41 ac. of land zoned R-1. Dranesville District. Tax Map 12-4 ((4)) 48.  
NR  
Approved
- 9:00 A.M. MANIJEH MAGGIE MAZAHARI (SWEET APPLE DAYCARE, LLC), SP 2014-PR-106 Appl. under Sect(s). 8-305 and 3-1203 of the Zoning Ordinance to permit a home child care facility. Located at 9860 Sweet Mint Dr., Vienna, 22181, on approx. 1,520 sq. ft. of land zoned R-12 (Cluster). Providence District. Tax Map 48-1 ((10)) 2.  
CG  
Approved
- 9:00 A.M. VIRGINIA M. MAYER, SP 2014-MA-231 Appl. under Sect(s). 8-922 and 8-924 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of a roofed deck 22.5 ft. and steps 18.9 ft. from front lot line, and to permit certain additions to an existing single family detached dwelling to permit second story addition 5.3 ft. from a side lot line. Located at 6104 Wooten Dr., Falls Church, 22044, on approx. 8,700 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((2)) (B) 12.  
CG  
Approved
- 9:00 A.M. MARK B. VANKIRK, SP 2014-DR-124 (Concurrent with VC 2014-DR-007.) (error in bldg. location and 50% reduction) (*Admin. moved from 9/17/14 at appl. req.*)  
CG  
*Admin.  
Moved to  
4/22/15 at  
appl. req.*
- 9:00 A.M. MARK VANKIRK, VC 2014-DR-007 (Concurrent with SP 2014-DR-124.) (rear yard coverage) (*Admin. moved from 9/17/14 at appl. req.*)  
CG  
*Admin.  
Moved to  
4/22/15 at  
appl. req.*
- 9:00 A.M. ELENA MILLER, OP. UNDER TYSONS CHILD DAYCARE LLC, SP 2014-DR-107 (home child care)  
LA  
*Withdrawn*
- 9:00 A.M. ROHINA NASHER D/B/A ROHINA NASHER DAY CARE, SP 2014-MA-115 Appl. under Sect(s). 8-305 and 3-203 of the Zoning Ordinance to permit a home child care facility. Located at 4900 Sunset Ln., Annandale, 22003, on approx. 17,520 sq. ft. of land zoned R-2. Mason District. Tax Map 71-3 ((23)) 5.  
LA  
Approved
- 9:00 A.M. ADWOA ABRAFI, SP 2014-LE-222 Appl. under Sect(s). 8-305 and 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 8105 Frye Rd., Alexandria, 22309, on approx. 10,560 sq. ft. of land zoned R-3. Lee District. Tax Map 101-1 ((5)) (6) 6.  
LA  
Approved

- 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. *(Admin. moved from 1/14/15.)*
- LA  
Approved
- 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 and 10/22/14 at appl. req.)*
- EMH  
*Deferred to 3/25/15 at appl. req.*
- 9:00 A.M. ABIDA MUNIR D/B/A GALAXY DAYCARE, SP 2014-MV-074 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8913 Grist Mill Woods Ct., Alexandria, 22309, on approx. 15,604 sq. ft. of land zoned R-2, HD, and HC. Mt. Vernon District. Tax Map 109-2 ((8)) 13. *(Decision deferred from 10/8/14.)*
- EMH  
Approved
- 9:00 A.M. YENNY GUTIERREZ-REYES / THE LITTLE FRIENDS DAYCARE L.L.C., SP 2014-MV-109 Appl. under Sect(s). 8-305 and 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 2832 Memorial St., Alexandria, 22306, on approx. 5,750 sq. ft. of land zoned R-3 and HC. Mt. Vernon District. Tax Map 93-1 ((18)) (A) 9.
- 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, 7/30/14, and 11/5/14.)*
- EMH  
*Decision Deferred to 4/15/15*
- 9:00 A.M. KAZIMIERZ Z. KOTLOW, VC 2014-LE-016 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 2.4 ft. from side lot line. Located at 4114 Duvawn St., Alexandria, 22310, on approx. 17,316 sq. ft. of land zoned R-3. Lee District. Tax Map 82-4 ((17)) (C) 13.
- EMH  
Approved
- 9:00 A.M. DANIEL J. GERKIN & ALLYSON G. BLOOM, A 2012-DR-025 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure (a playset) contributes to the coverage of over 30% of the minimum rear yard on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 2090 Grace Manor Ct., McLean, 22101 on approx. 21,445 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((33)) 11. *(Deferred from 1/9/13 at appl. req.) (Admin moved from 4/3/13, 5/15/13, 11/6/13, and 7/30/14 at appl. req.) (Admin. moved from 1/29/14 for ads.)*
- RM  
*Admin. Moved to 9/16/15 at appl. req.*

9:00 A.M. JOHNNY CHENG-TEH CHIU AND LIEN RUNG-KAO, A 2014-DR-010 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence on property in the R-3 District is located in the front yard and exceeds allowable height restrictions, in violation of Zoning Ordinance provisions. Located at 1004 Salt Meadow Ln., McLean, 22101 on approx. 16,589 sq. ft. of land zoned R-3. Dranesville District. Tax Map 21-3 ((19)) 1. (*Admin. moved from 12/10/14 at appl. req.*)

SCW  
*Admin.*  
*Moved to 7/8/15 at appl. req.*

**JOHN F. RIBBLE III, CHAIRMAN**