

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 11, 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 11, 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**

***Administrative Items***

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- 9:00 A.M. JOSEPH G. HENRY, A 2014-DR-009 Appl. under Sect(s). 18-301 of the Zoning  
SG Ordinance. Appeal of a determination that an accessory structure (gazebo) is located in  
*Admin.* the front yard on property in the R-E District, in violation of Zoning Ordinance provisions.  
*Moved to* Located at 866 Merriewood Ln., McLean, 22102 on approx. 22,505 sq. ft. of land zoned R-  
*5/13/15 at* E. Dranesville District. Tax Map 20-2 ((3)) 1.  
*appl. req.*
- 9:00 A.M. CRA MAC HOLDINGS, LLC, A 2014-SP-015 Appl. under sect(s). 18-301 of the Zoning  
*Admin.* Ordinance. Appeal of a determination that the appellant is operating a contractor's office  
*Moved to* and shop and storage yard, and has expanded the original nonconforming use, all on  
*3/25/15 at* property located in the R-C District in violation of Zoning Ordinance provisions. Located at  
*appl. req.* 12329 Braddock Rd., Fairfax, 22030 on approx. 1.72 ac. of land zoned R-C and WS.  
Springfield District. Tax Map 67-1 ((1)) 63.
- 9:00 A.M. ELIZABETH BONSU APPIAH / MORNING STAR DAYCARE LLC, SP 2014-LE-114 (home  
CG child care)  
*Admin.*  
*Moved to*  
*4/29/15 at*  
*appl. req.*

- 9:00 A.M. DAVID PEETE, JR., AND KAREN PEETE, VC 2014-PR-008 (rear yard coverage) (*Admin.*  
CG *moved from 10/22/14 at appl. req.*)  
*Admin.*  
*Moved to*  
*4/22/15 at*  
*appl. req.*
- 9:00 A.M. SNS 726 CORPORATION, SPA 2008-MA-080 Appl. under Sect(s). 8-501 of the Zoning  
CG Ordinance to amend SP 2008-MA-080 previously approved for a commercial recreation  
*Admin.* use (karaoke) to permit a change in permittee. Located at 7137 D Little River Tpke.,  
*Moved to* Annandale, 22003, on approx. 36,500 sq. ft. of land zoned C-6, HC, SC, and CRD. Mason  
*5/6/15 at* District. Tax Map 71-1 ((1)) 116 F.  
*appl. req.*
- 9:00 A.M. ALICE MATTHEWS DBA ALICE'S LITTLE ANGELS FAMILY DAYCARE,  
LA SP 2014-PR-112 Appl. under Sect(s). 8-305 and 3-103 of the Zoning Ordinance to permit  
*Admin.* a home child care facility. Located at 3933 Fairfax Farms Rd., Fairfax, 22033, on approx.  
*Moved to* 24,568 sq. ft. of land zoned R-1 and HC. Providence District. Tax Map 46-4 ((2)) 13.  
*4/29/15 at*  
*appl. req.*
- 9:00 A.M. SHAHRZAD MARZBAN, SP 2014-DR-046 Appl. under Sect(s). 8-305 and 3-403 of the  
LA Zoning Ordinance to permit home child care facility. Located at 1823 Gilson St., Falls  
*Admin.* Church, 22043, on approx. 14,990 sq. ft. of land zoned R-4. Dranesville District. Tax Map  
*Moved to* 40-1 ((16)) 101. (*Admin. moved from 7/23/14 and 10/22/14 at appl. req.*)  
*7/15/15 at*  
*appl. req.*
- 9:00 A.M. GIOVANNA VALDEZ CACERES, SP 2013-SU-019 Appl. under Sect(s). 8-305, 3-303 and  
LA 8-923 of the Zoning Ordinance to permit a home child care facility and to permit a fence  
*Admin.* greater than 4.0 ft. in height to remain in the front yard of a corner lot. Located at 4113  
*Moved to* Lees Corner Rd., Chantilly, 20151, on approx. 16,079 sq. ft. of land zoned R-3. Sully  
*5/13/15 at* District. Tax Map 45-1 ((2)) 72. (*Indefinitely deferred from 5/8/13 at appl. req.*)  
*appl. req.* (*Reactivated on 2/5/14.*) (*Admin. moved from 4/23/14, 6/4/14, and 10/1/14 at appl. req.*)
- 9:00 A.M. FARHAD FANAIEAN, D/B/A COFFEE PIALEH, INC., A/K/A COFFEE PIALEH, LLC., SP  
LA 2014-SP-243 (commercial recreation)  
*Admin.*  
*Moved to*  
*3/4/15 at*  
*appl. req.*
- 9:00 A.M. MANSOUREH MOTAHEDIN / MANSOUREH FAMILY CHILD CARE LLC, SP 2014-PR-  
EMH 113 Appl. under Sect(s). 8-305 and 3-103 of the Zoning Ordinance to permit a home child  
*Withdrawn* care facility. Located at 3005 Cedar Ln., Fairfax, 22031, on approx. 24,000 sq. ft. of land  
zoned R-1. Providence District. Tax Map 49-3 ((6)) 59.

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. 7,410 sq. ft. of EMH  
Admin.  
Moved to  
3/18/15 at  
appl. req.

7.39 ac. of land zoned C-6, CRD, HC and SC. Lee District. Tax Map 80-3 ((1)) 11 B. (Deferred from 11/5/14.)

### ***Public Hearings***

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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 minimum yard requirements based on error in building location to permit accessory structure to remain 11.4 ft. from a side lot line to permit modification of development conditions and an accessory dwelling unit. Located at 4700 Brookside Dr., Alexandria, 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.) (Admin. moved from 1/14/15.) CB  
Decision  
Deferred to 4/1/15

9:00 A.M. OGAI NASSERI / MY BABY STEPS ACADEMY CO., SP 2014-MA-234 Appl. under Sect(s). 8-305 and 3-103 of the Zoning Ordinance to permit a home child care facility. Located at 7324 Beverly St., Annandale, 22003, on approx. 22,203 sq. ft. of land zoned R-1. Mason District. Tax Map 71-3 ((11)) 58. MD  
Approved

9:00 A.M. NIGHIA TRAN, SP 2014-MV-240 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 roofed deck to remain 13.7 ft. from front lot line. Located at 9121 Backlick Rd., Fort Belvoir, 22060, on approx. 10,206 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 109-1 ((1)) 29. MD  
Approved

9:00 A.M. DAVID ENDRES, SP 2014-PR-237 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of roofed deck 26.3 ft. from front lot line and reduction to minimum yard requirements based on error in building location to permit dwelling to remain 24.7 ft. from the rear lot line. Located at 7326 Poplar Ct., Falls Church, 22042, on approx. 7,200 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((13)) 31. MD  
Approved

9:00 A.M. BRUCE & MARIA MARTIQUE VARGO, SP 2014-SP-251 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of carport 21.4 ft. from front lot line and 6.9 ft. from side lot line such that side yards total 16.1 ft. Located at 6717 Reynard Dr., Springfield, 22152, on approx. 12,366 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 89-1 ((5)) 227. KA  
Approved

9:00 A.M. SILVIA GUZMAN / SYLVIS DAY CARE, SP 2014-HM-110 Appl. under Sect(s). 8-305 and 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 2408 Ripplemeade Ct., Herndon, 20171, on approx. 8,500 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 25-2 ((16)) 144. CG  
Approved

- 9:00 A.M. DAVID ALAN ROSE, SP 2014-MV-250 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 accessory storage structure to remain 2.3 ft. from side lot line. Located at 7957 Bolling Dr., Alexandria, 22308, on approx. 12,500 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-2 ((12)) 157.  
CG  
Approved
- 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. (*Admin. moved from 1/14/15.*)  
LA  
Approved
- 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.*) (*Admin. moved from 1/14/15.*)  
LA  
Approved
- 9:00 A.M. GANESH MUTHUVELU & SREEDEVI GANESH, SP 2014-DR-225 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 7.9 ft. and deck 7.9 ft. from a side lot line. Located at 7415 Lisle Ave., Falls Church, 22043, on approx. 10,707 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-3 ((8)) 6.  
EMH  
Approved
- 9:00 A.M. GEORGE & CATHY SARRIS, SP 2014-DR-242 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 6.5 ft. from a side lot line and 23.1 ft. from rear lot line. Located at 2117 Natahoa Ct., Falls Church, 22043 on approx. 8,594 sq. ft. of land zoned R-4. Dranesville District. Tax Map 41-1 ((25)) 8.  
EMH  
Approved

**JOHN F. RIBBLE III, CHAIRMAN**