

**BOARD OF ZONING APPEALS AGENDA  
APRIL 1, 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, **APRIL 1, 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***

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***Administrative Items***

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- 9:00 A.M. MARGEL S. PRINCE, SP 2015-DR-006 Appl. under Sect(s). 8-914 of the Zoning  
CG Ordinance to permit reduction to minimum yard requirements based on error in building  
*Admin.* location to permit accessory storage structure to remain 10 ft. from side lot line. Located at  
*Moved to* 6033 Corland Ct., McLean, 22101, on approx. 15,043 sq. ft. of land zoned R-2.  
*4/22/15 at* Dranesville District. Tax Map 31-4 ((17)) 15.  
*appl. req.*
- 9:00 A.M. BHAGYAM AYALUR, SP 2014-LE-164 Appl. under Sect(s). 3-303 and 8-305 of the  
CG Zoning Ordinance to permit a home child care facility. Located at 4811 Eaton Pl.,  
*Admin.* Alexandria, 22310, on approx. 27,832 sq. ft. of land zoned R-3. Lee District. Tax Map 82  
*Moved to* 3 ((17)) (G) 41.  
*7/15/15 at*  
*appl. req.*
- 9:00 A.M. AMPARO M. NIMA D/B/A MY FIRST STEPS DAYCARE, SP 2014-MA-165 Appl. under  
CG Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.  
*Admin.* Located at 5888 S. 6th St., Falls Church, 22041, on approx. 13,594 sq. ft. of land zoned  
*Moved to* R-3 (Cluster). Mason District. Tax Map 61-2 ((37)) 23 A.  
*8/5/15 at*  
*appl. req.*
- 9:00 A.M. MCLEAN ISLAMIC CENTER, SPA 79-D-141-02 Appl. under Sect(s).2-412 and 3-103 of  
LA the Zoning Ordinance to amend SP 79-D-141 previously approved for a place of worship  
*Admin.* to permit change in permittee and site modifications. Located at 8800 Jarrett Valley Dr.,  
*Moved to* Vienna, 22182, on approx. 1.55 ac. of land zoned R-1. Dranesville District. Tax Map 29-1  
*6/10/15 at* ((1)) 10 A. (*Admin. moved from 1/7/15 at appl. req.*)  
*appl. req.*

- 9:00 A.M. DIPSHIKA BASNET, YELLOWSTONE CHILDCARE LLC, SP 2014-MA-163 Appl. under  
LA Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.  
*Admin.* Located at 6223 Yellowstone Dr., Alexandria, 22312, on approx. 11,123 sq. ft. of land  
*Moved to* zoned R-3. Mason District. Tax Map 61-4 ((6)) (N) 22.  
*5/13/15 at*  
*appl. req.*
- 9:00 A.M. RONALD S. FEDERICI, A 2013-SP-015 Appl. Under Sect(s). 18-301 of the Zoning  
MM Ordinance. Appeal of a determination that appellant is maintaining three dwelling units  
*Withdrawn* 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, 5/14/14 and 11/5/14.*)

### **Public Hearings**

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- 9:00 A.M. ANA MARIA GONZALEZ, SP 2015-LE-002 Appl. under Sect(s). 3-303 and 8-305 of the  
KA Zoning Ordinance to permit a home child care facility. Located at 8020 Ashboro Dr.,  
*Approved* Alexandria, 22309, on approx. 11,723 sq. ft. of land zoned R-3. Lee District. Tax Map  
101-1 ((3)) 156.
- 9:00 A.M. MARIA LUISA ENCINAS - LITTLE DREAMERS LLC, SP 2015-MV-003 Appl. under  
KA Sect(s). 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility.  
*Continued* Located at 2304 Emmett Dr., Alexandria, 22307, on approx. 15,018 sq. ft. of land zoned  
*to 4/8/15* R-4. Mt. Vernon District. Tax Map 93-1 ((3)) 2.
- 9:00 A.M. CARL S. EY & JENNIFER K. EY, SPA 2013-MA-087 Appl. under Sect(s). 8-091 and 8-092  
CB of the Zoning Ordinance to amend SP 2013-MA-087 previously approved for reduction in  
*Decision* minimum yard requirements based on error in building location to permit accessory  
*Deferred* structure to remain 11.4 ft. from a side lot line to permit modification of development  
*to 4/29/15* 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.*)  
(*Decision Deferred from 2/11/15.*)
- 9:00 A.M. MOMMY DAYCARE (ALMA L. CORDOVA), SP 2014-LE-058 Appl. under Sect(s). 8-305  
LA and 3-403 of the Zoning Ordinance to permit a home child care facility. Located at 6111  
*Approved* Paulonia Rd., Alexandria, 22310, on approx. 10, 064 sq. ft. of land zoned R-4. Lee  
District. Tax Map 82-4 ((14)) (19) 17. (*Admin. moved from 9/24/14 at appl. req.*) (*Dec.*  
*deferred from 3/11/15.*)
- 9:00 A.M. DEBA EHSAN, SP 2014-MA-085 Appl. under Sect(s). 8-305 of the Zoning Ordinance to  
LA permit a home child care facility. Located at 4894 Sunset Ln., Annandale, 22003, on  
*Continued* approx. 19,553 sq. ft. of land zoned R-2. Mason District. Tax Map 71-3 ((23)) 1.  
*to 7/15/15*  
*at appl. req.* (*Continued from 11/5/14.*)

- 9:00 A.M. JOHNNY CHENG-TEH CHIU & LIEN RUNG-KAO, SP 2015-DR-007 Appl. under Sect(s).  
LA 8-923 of the Zoning Ordinance to permit a fence greater than 4 ft. in height to remain in a  
Approved front yard. 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.
- 9:00 A.M. AGATHA AGYEI / AGATHA'S FAMILY HOME DAYCARE INC., SP 2014-SP-167 Appl.  
EMH under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care  
*Deferred to* facility. Located at 6824 Ontario St., Springfield, 22152, on approx. 10,861 sq. ft. of land  
*4/15/15 at* zoned R-2 (Cluster). Springfield District. Tax Map 89-2 ((7)) 211.  
*appl. req.*
- 9:00 A.M. NOAH D. ROZMAN, SP 2015-DR-001 Appl. under Sect(s). 8-922 of the Zoning Ordinance  
EMH to permit reduction of certain yard requirements to permit addition 12.5 ft. from rear lot line.  
*Decision* Located at 2231 Casemont Dr., Falls Church, 22046, on approx. 8,400 sq. ft. of land zoned  
*Deferred* R-4. Dranesville District. Tax Map 40-4 ((37)) 15.  
*to 4/8/15*
- 9:00 A.M. MT. VERNON UNITED METHODIST CHURCH; NEW CINGULAR WIRELESS D/B/A  
EMH AT&T MOBILITY LLC, CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS, SPA 80-V-  
*Deferred to* 089-02 Appl. under Sect(s). 3-403 of the Zoning Ordinance to amend SP 80-V-089  
*5/20/15 at* previously approved for a church with child care and telecommunications facility to permit  
*appl. req.* site modifications. Located at 2006 Belle View Blvd., Alexandria, 22307, on approx. 2.80  
ac. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((25)) (4) 14.

**JOHN F. RIBBLE III, CHAIRMAN**