

**BOARD OF ZONING APPEALS AGENDA
APRIL 8, 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 8, 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

- 9:00 A.M. MARIANO C. EVANGELISTA JR., SP 2015-MA-010 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit an addition 5.4 ft. from side lot line and reduction in minimum yard requirements based on error in building location to permit dwelling to remain 5 ft. from side lot line and a deck to remain 2.5 ft. and 17.9 ft. from front lot lines, a deck to remain 1 ft. from side lot line, and a deck to remain 1.2 ft. from rear lot line. Located at 7208 Westmoreland Rd., Falls Church, 22042, on approx. 11,520 sq. ft. of land zoned R-4. Mason District. Tax Map 50-3 ((4)) 194. *(Concurrent with VC 2015-MA-001).*
- LA
Admin.
Moved to 9/16/15 at appl. req.
- 9:00 A.M. MARIANO C. EVANGELISTA JR., VC 2015-MA-001 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30% front yard coverage and greater than 30% rear yard coverage. Located at 7208 Westmoreland Rd., Falls Church, 22042, on approx. 11,520 of land zoned R-4. Mason District. Tax Map 50-3 ((4)) 194. *(Concurrent with SP 2015-MA-010).*
- LA
Admin.
Moved to 9/16/15 Appl. req.
- 9:00 A.M. CARL EY AND JENNIFER KRALY EY, A 2013-MA-016 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a detached accessory structure (garage) on property in the R-1 and H-C Districts does not qualify for vested rights and is in violation of Zoning Ordinance provisions. Located at 4700 Brookside Dr. on approx. 1.04 ac. of land zoned R-1 and H-C. Mason District. Tax Map 72-1 ((6)) 41. *(Admin. moved from 10/2/13, 11/20/13, 1/8/14, 4/23/14, 8/6/14, and 10/29/14 at appl. req.)*
- MM
Admin.
Moved to 6/24/15 at appl. req.

Public Hearings

- 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 to 5/6/15 Located at 2304 Emmett Dr., Alexandria, 22307, on approx. 15,018 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((3)) 2. (*Continued from 4/1/15.*)
- 9:00 A.M. MUKTA MALHOTRA / LOTS OF TOTS FAMILY DAYCARE, SP 2014-SP-171 Appl. under
CG Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Approved Located at 13004 Dunhill Dr., Fairfax, 22030, on approx. 13,063 sq. ft. of land zoned R-2 (Cluster) and WS. Springfield District. Tax Map 55-4 ((15)) 27.
- 9:00 A.M. MASOMEH AZADI (KIDDO LAND DAYCARE), SP 2014-DR-169 Appl. under Sect(s). 3-
LA E03 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at
Approved 9031 Old Dominion Dr., McLean, 22102, on approx. 2.71 ac. of land zoned R-E.
Dranesville District. Tax Map 13-4 ((1)) 20.
- 9:00 A.M. MARIELLA I. MARIN / MARIELLA'S DAYCARE SERVICES, LLC, SP 2014-BR-173 Appl.
LA under Sect(s). 3-803 and 8-305 of the Zoning Ordinance to permit a home child care
Approved facility. Located at 9921 Whitewater Dr., Burke, 22015, on approx. 1,520 sq. ft. of land zoned R-8 (Cluster). Braddock District. Tax Map 78-1 ((12)) 40.
- 9:00 A.M. ANNE PRIYADARSHANI WICKRAMARATNE (LITTLE ACORNS), SP 2014-HM-175 Appl.
EMH under Sect(s). 6-303 and 8-305 of the Zoning Ordinance to permit a home child care
Deferred to 5/13/15 facility. Located at 10809 Oldfield Dr., Reston, 20191, on approx. 19,656 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 27-1 ((2)) (1) 13.
- 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 Deferred to 4/15/15 at appl. req. Located at 2231 Casemont Dr., Falls Church, 22046, on approx. 8,400 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-4 ((37)) 15. (*Decision deferred from 4/1/15.*)
- 9:00 A.M. GWENDOLYN FLUITT D/B/A GWENDOLYN FLUITT'S CHILD CARE, SP 2014-LE-157
EMH Appl. under Sect(s). 8-305 and 3-2003 of the Zoning Ordinance to permit a home child
Approved care facility. Located at 7985 Audubon Ave., Unit A1, Alexandria, 22306, on approx. 872 sq. ft. of land zoned R-20. Lee District. Tax Map 101-2 ((11)) (6) A1. (*Decision Deferred from 3/25/15.*)
- 9:00 A.M. MCLEAN SWIMMING AND TENNIS ASSOCIATION, SP 2014-DR-217 Appl. under
EMH Sect(s). 8-401 and 3-303 of the Zoning Ordinance previously approved for swim and tennis
Approved 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. (*Admin. moved from 1/14/15.*) (*Decision deferred from 2/25/15, and 3/18/15.*) (*Decision Deferred from 3/25/15 at appl. req.*)

JOHN F. RIBBLE III, CHAIRMAN