

**BOARD OF ZONING APPEALS AGENDA
APRIL 15, 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 15, 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. MALINI S. CUNJE / ABC FAMILY DAYCARE, SPA 2002-PR-037 (home child care)
CG *(Indefinitely deferred from 9/10/14.) (Reactivated from indefinitely deferred on 7/17/14.)*
Admin. (Admin. moved from 11/5/14 at appl. req.)
Moved to
7/22/15 at
appl. req.
- 9:00 A.M. SALMA NAZARY DBA SALMA DAYCARE, SP 2014-SP-116 Appl. under Sect(s). 3-103
LA and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6301
Admin. Travilah Ct., Fairfax Station, 22039, on approx. 104,437 sq. ft. of land zoned R-1.
Moved to Springfield District. Tax Map 77-3 ((14)) 3. *(Admin. moved from 1/7/15 at appl. req.)*
6/17/15 at
appl. req.
- EMH FATEN BUSH / FATEN BUSH HOME CHILD CARE, SP 2014-SP-179 (home child care)
Admin.
Moved to
6/24/15 at
appl. req.
- 9:00 A.M. JOVAD NOKTEHDAN AND TAGHI NOKTEHDAN, A 2014-MA-018 Appl. under sect(s).
SG 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have
Admin. established three separate dwelling units in a single family dwelling and are allowing its
Moved to occupancy by a family plus three or more unrelated persons all on property in the R-2
9/23/15 at District in violation of Zoning Ordinance provisions. Located at 7814 Libeau Ln., Annandale
appl. req. 22003 on approx. 34,281 sq. ft. of land zoned R-2. Mason District. Tax Map 59-2 ((1)) 36.

9:00 A.M. KARLA FLORERO AND CELESTIAL CHILD CARE, LLC, SP 2014-MA-180 Appl. under
 LA Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Admin. Located at 4805 Seminole Ave., Alexandria, 22312, on approx. 3,946 sq. ft. of land zoned
Moved to R-2 and HC. Mason District. Tax Map 72-1 ((9)) (B) 4.
11/18/15 at
appl. req.

Public Hearings

9:00 A.M. CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS; BROYHILL CREST
 SW RECREATION CLUB INC., SPA 54-M-053-2 Appl. under Sect(s). 3-303 of the Zoning
Deferred Ordinance to amend SP 54-M-053 previously approved for a community swim club and
to 5/13/15 telecommunications facility to permit site modifications. Located at 7212 Early St.,
 Annandale, 22003, on approx. 2.47 ac. of land zoned R-3. Mason District. Tax Map 60-3
 ((24)) 9 B.

9:00 A.M. FABIOLA CANEDO - HAPPY KIDS HOME DAY CARE, LLC, SP 2014-MA-177 Appl.
 CG under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care
 Approved facility. Located at 6810 Hopewell Ave., Springfield, 22151, on approx. 10,500 sq. ft. of
 land zoned R-3 and HC. Mason District. Tax Map 80-2 ((2)) 47.

9:00 A.M. KANAK ASTHANA DBA KIDS CORNER, SP 2014-HM-178 Appl. under Sect(s). 6-303 and
 CG 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 1522
 Approved Goldenrain Ct., Reston, 20190, on approx. 1,664 sq. ft. of land zoned PRC. Hunter Mill
 District. Tax Map 18-1 ((4)) (15) 52.

9:00 A.M. SHAFIQ MUHAMMAD & RUBINA SHAFIQ, SP 2015-MV-017 Appl. under Sect(s). 8-918
 LA of the Zoning Ordinance to permit an accessory dwelling unit. Located at 8001 Lynnfield
 Approved Dr., Alexandria, 22306, on approx. 14,387 sq. ft. of land zoned R-3. Mt. Vernon District.
 Tax Map 102-1 ((33)) 20.

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.
 Approved 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 and
 4/8/15.*)

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
 Approved facility. Located at 6824 Ontario St., Springfield, 22152, on approx. 10,861 sq. ft. of land
 zoned R-2 (Cluster). Springfield District. Tax Map 89-2 ((7)) 211. (*Deferred from 4/1/15
 at appl. req.*)

- 9:00 A.M. TRUSTEES OF GRACE ORTHODOX PRESBYTERIAN CHURCH, SPA 73-P-068-02
EMH Appl. under Sect(s). 8-301 and 8-914 of the Zoning Ordinance to amend SP 73-P-068
Approved 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, 11/5/14
and 2/4/15.)*
- 9:00 A.M. RN GOLF MANAGEMENT, LLC, A 2012-HM-020 Appl. under sect(s). 18-301 of the
CB Zoning Ordinance. Appeal of a determination that redevelopment of property in the PRC
Upheld- District from a golf course to residential uses would require an amendment to the Reston
In-Part Master Plan, a development plan amendment, and Planned Residential Community Plan
approval from the Board of Supervisors. Located at 11875 Sunrise Valley Dr. and 2018
Soapstone Dr., Reston, 20191, on approx. 166.11 ac. of land zoned PRC. Hunter Mill
District. Tax Map 17-4 ((11)) 4A, 26-2 ((2)) 8 and 26-2 ((5)) 4. *(Admin. moved from
10/24/12, 1/30/13, and 5/22/13 at appl. req.) (Indefinitely deferred from 9/25/13 at appl.
req.) (Reactivated on 11/19/14.) (Decision deferred from 1/21/15.)*

JOHN F. RIBBLE III, CHAIRMAN