

**BOARD OF ZONING APPEALS AGENDA
APRIL 22, 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 22, 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. DELIA OCHOA-AMINI / MS. DELIA'S DAY CARE, SP 2014-PR-189 Appl. under Sect(s).
KA 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at
Admin. 3249 Jermantown Rd., Fairfax, 22030, on approx. 18,648 sq. ft. of land zoned R-2.
Moved to Providence District. Tax Map 47-3 ((1)) 29 A.
6/24/15
- 9:00 A.M. MARK B. VANKIRK, SP 2014-DR-124 (Concurrent with VC 2014-DR-007.) (error in bldg.
CG location and 50% reduction) (*Admin. moved from 9/17/14 and 2/4/15 at appl. req.*)
Admin.
Moved to
7/15/15 at
appl. req.
- 9:00 A.M. MARK VANKIRK, VC 2014-DR-007 (Concurrent with SP 2014-DR-124.) (rear yard
CG coverage) (*Admin. moved from 9/17/14 and 2/4/15 at appl. req.*)
Admin.
Moved to
7/15/15 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 and 2/11/15 at appl. req.*)
Admin.
Moved to
5/13/15 at
appl. req.

- 9:00 A.M. MINU THAPA d/b/a "QUALITY HOME DAY CARE, INC.," SP 2014-PR-187 Appl. under
LA Sect(s). 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Admin. Located at 7135 Quincy Ave., Falls Church, 22042, on approx. 7,200 sq. ft. of land zoned
Moved to R-4. Providence District. Tax Map 50-3 ((9)) 76.
7/29/15 at
appl. req.
- 9:00 A.M. PAGE 6660 ARLINGTON BOULEVARD, LLC, A 2013-PR-017 Appl. under sect(s). 18-301
GT of the Zoning Ordinance. Appeal of a determination that appellant has expanded and is
Admin. operating a use on property in the C-5 and H-C Districts without site plan or Non-
Moved to Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at
10/21/15 at 6660 Arlington Blvd., Falls Church, 22042 on approx. 23,989 sq. ft. of land zoned C-5 and
appl. req. H-C. Providence District. Tax Map 50-4 ((1)) 25. (*Admin. moved from 10/2/13, 2/12/14,*
3/19/14, and 8/6/14 at appl. req.)
- 9:00 A.M. ELITE RESTAURANT GROUP, INC. DBA THE REVOLUTION DARTS & BILLIARDS,
EMH SPA 92-L-047-03 Appl. under Sect(s). 4-603 and 8-501 of the Zoning Ordinance to amend
Indefinitely SPA 92-L-047-2 previously approved for billiard and pool hall to permit a change in
Deferred permittee. Located at 7255 Commerce St., Springfield, 22150, on approx. 7,410 sq. ft. of
7.39 ac. of land zoned C-6, CRD, HC and SC. Lee District. Tax Map 80-3 ((1)) 11 B.
(*Admin. moved from 2/11/15 at appl. req.*) (*Deferred from 3/18/15.*)

Public Hearings

- 9:00 A.M. DANIELA SOTO D/B/A DANIELA SOTO HOME DAYCARE, SP 2014-SU-188 Appl. under
SW Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Deferred Located at 14933 Jaslow St., Centreville, 20120, on approx. 11,688 sq. ft. of land zoned
to 5/20/15 R-3 (Cluster) and WS. Sully District. Tax Map 53-2 ((3)) 121.
- 9:00 A.M. PAULA MANSOUR AWAD, SP 2015-PR-009 Appl. under Sect(s). 8-917 and 8-923 of the
CG Zoning Ordinance to permit a modification to the limitations on the keeping of animals, and
Decision to permit a fence greater than 4.0 ft. in height to remain in a front yard. Located at 8354
Deferred Electric Ave., Vienna, 22182, on approx. 1 ac. of land zoned R-1. Providence District. Tax
to 5/20/15 Map 39-3 ((1)) 66.
- 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
Approved location to permit accessory storage structure to remain 10 ft. from side lot line. Located at
6033 Corland Ct., McLean, 22101, on approx. 15,043 sq. ft. of land zoned R-2.
Dranesville District. Tax Map 31-4 ((17)) 15. (*Admin. moved from 4/1/15.*)
- 9:00 A.M. SCI VIRGINIA FUNERAL SERVICES, INC., SPA 83-L-100-04 Appl. under Sect(s). 3-403
LA and 8-200 of the Zoning Ordinance to amend SP 83-L-100 to permit site modifications, to
Approved allow the relocation of a mausoleum. Located at 6600 South Kings Hwy., Alexandria, VA
22306, on approx. 51.20 ac. of land zoned R-4. Lee District. Tax Map 92-2 ((1)) 23.
(*Admin. moved from 2/25/15 at appl. req.*)

9:00 A.M. MOZHGAN HESSAVI d/b/a "GREAT EXPECTATIONS CHILD CARE, INC.", SP 2015-HM-
LA 12 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child
Continued care facility. Located at 2311 Colts Brook Dr., Reston, 20191, on approx. 16,405 sq. ft. of
to 6/3/15 and zoned R-3 (Cluster). Hunter Mill District. Tax Map 16-4 ((9)) (1B) 6.

9:00 A.M. UZMA NASEER D/B/A "LITTLE STARS FAMILY DAY CARE", SP 2014-MV-194 Appl.
under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care
EMH facility. Located at 8133 Mt. Vernon Hwy., Alexandria, 22309, on approx. 12,309 sq. ft. of
Approved land zoned R-3 and HC. Mt. Vernon District. Tax Map 101-2 ((17)) 3.

9:00 A.M. LARRY O. OLIVER, SP 2015-DR-016 Appl. under Sect(s). 8-922 of the Zoning Ordinance
to permit a reduction in certain yard requirements to permit construction of an addition 19.0
EMH ft. from the rear lot line. Located at 1034 Riva Ridge Dr., Great Falls, 22066, on approx.
Approved 24,851 sq. ft. of land zoned R-1 (Cluster). Dranesville District. Tax Map 12-1 ((7)) 61.

JOHN F. RIBBLE III, CHAIRMAN