

**BOARD OF ZONING APPEALS AGENDA  
APRIL 29, 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 29, 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. THE TRUSTEES OF CALVARY KOREAN BAPTIST CHURCH, SPA 2004-MV-025-02 (In  
MD association with SE 2004-MV-001-02.) (church) (*Admin. moved from 1/14/15, 1/28/15,  
Admin. and 3/25/15 at appl. req.*)  
*Moved to  
6/3/15 at  
appl. req.*
- 9:00 A.M. ELIZABETH BONSU APPIAH / MORNING STAR DAYCARE LLC, SP 2014-LE-114 Appl.  
CG under Sect(s). 3-1203 and 8-305 of the Zoning Ordinance to permit a home child care  
*Admin. facility. Located at 3349 Beechcliff Dr., Alexandria, 22306, on approx. 1,760 sq. ft. of land  
Moved to zoned R-12. Lee District. Tax Map 92-4 ((12)) 39 A. (Admin. moved from 2/11/15 at appl.  
5/20/15 at req.)  
appl. req.*
- 9:00 RIFFAT JABEEN, SP 2015-PR-020 (\*AD\*) (home child care)  
LA  
*Admin.  
Moved to  
5/20/15 at  
appl. req.*
- 9:00 A.M. TEREENA JONES DBA PRE-SCHOOL HOUSE, SP 2014-MV-190 Appl. under Sect(s).  
LA 3-803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at  
*Admin. 2207 Arlington Ter., Alexandria, 22303, on approx. 3,375 sq. ft. of land zoned R-8. Mt.  
Moved to Vernon District. Tax Map 83-1 ((14)) (B) 62 A.  
7/15/15 at  
appl. req.*

- 9:00 A.M. HAJIMOHAMMAD REVOCABLE TRUST, MOHAMMAD HAJIMOHAMMAD, TRUSTEE  
AND FLORA HAJIMOHAMMAD, TRUSTEE, A 2012-LE-017 Appl. under sect(s). 18-301  
MS of the Zoning Ordinance. Appeal of a determination that the appellants are allowing a  
*Admin.* vehicle sale, rental and ancillary service establishment to operate on property in the C-6  
*Moved to* District without Special Exception approval or a valid Non-Residential Use Permit, in  
*7/29/15 at* violation of Zoning Ordinance provisions. Located at 5630 South Van Dorn St.,  
*appl. req.* Alexandria, 22310, on approx. 32,210 sq. ft. of land zoned C-6. Lee District. Tax Map 81-  
2 ((3)) 8A. (*Admin. moved from 10/3/12, 11/28/12, 2/6/13, 4/24/13, 10/23/13, 6/4/14, and*  
*10/8/14 at appl. req.*)
- 9:00 A.M. PATRICK CRAIG MULDOON, A 2015-LE-001 Appl. under sect(s). 18-301 of the Zoning  
Ordinance. Appeal of a determination that appellant is maintaining a second detached  
SW dwelling unit on property in the R-1 District in violation of Zoning Ordinance provisions.  
*Admin.* Located at 6408 Higham Rd. on approx. 21,781 sq. ft. of land zoned R-1. Lee District. Tax  
*Withdrawn* Map 81-4 ((16)) 3.
- 9:00 A.M. ASIYA BIBI, SP 2014-LE-198 Appl. under Sect(s). 3-1203 and 8-305 of the Zoning  
CG Ordinance to permit a home child care facility. Located at 3315 Beechcliff Dr., Alexandria,  
*Admin.* 22036, on approx. 1,920 sq. ft. of land zoned R-12. Lee District. Tax Map 92-4 ((12))  
*Moved to* 54 A.  
*7/22/15 at*  
*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  
*Admin.* to permit a home child care facility. Located at 3933 Fairfax Farms Rd., Fairfax, 22033, on  
*Moved to* approx. 24,568 sq. ft. of land zoned R-1 and HC. Providence District. Tax Map 46-4 ((2))  
*9/30/15 at* 13. (*Admin. moved from 2/11/15 at appl. req.*)  
*appl. req.*
- 9:00 A.M. TAMMY CAVALIERI - PRECIOUS JEWEL DAYCARE, SP 2014-SU-199 Appl. under  
EMH Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.  
*Admin.* Located at 14419 Coachway Dr., Centreville, 20120, on approx. 8,689 sq. ft. of land zoned  
*Moved to* R-3 (Cluster) and WS. Sully District. Tax Map 54-1 ((15)) 4.  
*6/24/15*

### ***Public Hearings***

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- 9:00 A.M. DEYI AWADALLAH, VC 2014-PR-012 Appl. under Sect(s). 18-401 of the Zoning  
CB Ordinance to permit construction of a two story dwelling 3.53 ft. from one side lot line to the  
*Continued* eave, and 3.5 ft. from other side lot line to the eave. Located at 115 Tinner Hill Rd., Falls  
*to 5/6/14* Church, 22046, on approx. 4,209 sq. ft. of land zoned R-4 and HC. Providence District  
*due to lack* Tax Map 50-2 ((7)) 8. (*Admin. moved from 12/10/14.*) (*Reconsideration granted on*  
*quorum* 2/4/15.)

- 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  
Approved      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.*)  
                 (*Decision Deferred from 2/11/15 and 4/1/15.*)
- 9:00 A.M.      MACERICH, SP 2015-PR-029 Appl. under Sect(s). 8-801 of the Zoning Ordinance to  
LA              permit a temporary theatrical/circus use. Located at 1981 Chain Bridge Rd., 1971 Chain  
Approved      Bridge Rd. and 7966 Tysons Corner Center, Tysons Corner, 22102, on approx. 8.31 ac. of  
                 land zoned C-4, C-7, PDC, SC and HC. Providence District. Tax Map 29-4 ((1)) 19, 35A  
                 pt., and 29-4 ((2)) 26.
- 9:00 A.M.      SURISA PHUMTIM, SP 2014-LE-191 Appl. under Sect(s). 3-303 and 8-305 of the Zoning  
EMH             Ordinance to permit a home child care facility. Located at 6251 Marcy Ct., Alexandria,  
Approved      22310, on approx. 8,992 sq. ft. of land zoned R-3 and HC. Lee District. Tax Map 81-3  
                 ((25)) 14.

**JOHN F. RIBBLE III, CHAIRMAN**