

**BOARD OF ZONING APPEALS AGENDA
MAY 13, 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, **MAY 13, 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. CECILIA S. HOLMAN / SOMEPLACE SPECIAL FAMILY CHILD CARE, SP 2014-HM-212
LA (home child care)
Admin.
Moved to
6/24/15 at
appl. req.
- 9:00 A.M. DILSHAD BEGUM D/B/A KIDS 1ST CARE, SP 2014-MV-228, (home child care)
NR (*Admin. moved from 3/4/15 at appl. req.*)
Admin.
Moved to
7/22/15 at
appl. req.
- 9:00 A.M. MYRIAM ISAZA / MOMMY'S DAYCARE, SP 2014-DR-089 Appl. under Sect(s). 3-403,
CG 8-305, and 8-914 of the Zoning Ordinance to permit a home child care facility, and to
Admin. permit reduction to the minimum yard requirements based on error in building location to
Moved to permit accessory structure to remain 1.7 ft. from rear lot line. Located at 1834 Gilson St.,
6/10/15 at Falls Church, 22043, on approx. 11,200 sq. ft. of land zoned R-4. Dranesville District. Tax
appl. req. Map 40-1 ((16)) 121. (*Admin. moved from 12/3/14 at appl. req.*)
- 9:00 A.M. DAVID PEETE, JR. AND KAREN PEETE, VC 2014-PR-008 Appl. under Sect(s). 18-401 of
CG the Zoning Ordinance to permit rear yard coverage exceeding 30%. Located at 10206
Indefinitely Oakton Station Ct., Oakton, 22124, on approx. 11,808 sq. ft. of land zoned R-4.Providence
Deferred District. Tax Map 47-2 ((39)) 4. (*Admin. moved from 10/22/14, 2/11/15 and 4/22/15 at*
appl. req.)

- 9:00 A.M. ELIZABETH J. SEJAS, SP 2014-MA-208 Appl. under Sect(s). 3-203 and 8-305 of the
LA Zoning Ordinance to permit a home child care facility. Located at 6735 Princess Anne Ln.,
Admin. Falls Church, 22042, on approx. 21,317 sq. ft. of land zoned R-2. Mason District. Tax
Moved to Map 60-2 ((12))19.
9/30/15 at
appl. req.
- 9:00 A.M. CASTLE CREEK PAINTBALL LLC, SP 2014-SP-001 Appl. under Sect(s). 3-C03 of the
EMH Zoning Ordinance to permit outdoor recreational use (paintball). Located at 12711 Popes
Withdrawn Head Rd., Clifton, 20124, on approx. 75.0 ac. of land zoned R-C and WS. Springfield
District. Tax Map 66-4 ((1)) 20, 29Z Pt. and 75-2 ((1)) 20Z Pt. (*Admin. moved from 4/2/14,*
4/23/14, and 6/4/14 at appl. req.) (*Deferred from 7/23/14 at appl. req.*) (*Continued from*
10/1/14, 1/28/15 and 3/18/15 at appl. req.)
- 9:00A.M. FRATERNAL ORDER OF POLICE, NOVA LODGE 35, A 2015-PR-002
SW
Admin.
Moved to
9/23/15 at
appl. req.

Public Hearings

- 9:00 A.M. CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS; BROYHILL CREST
RECREATION CLUB INC., SPA 54-M-053-2 Appl. under Sect(s). 3-303 of the Zoning
SW Ordinance to amend SP 54-M-053 previously approved for a community swim club and
Decision telecommunications facility to permit site modifications. Located at 7212 Early St.,
Deferred Annandale, 22003, on approx. 2.47 ac. of land zoned R-3. Mason District. Tax Map 60-3
to 6/24/15 ((24)) 9 B. (*Deferred from 4/15/15.*)
- 9:00 A.M. SHARON PATERSON / SHERRY'S DAYCARE, SP 2014-SU-214 Appl. under Sect(s). 3-
803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at
CG 6369 Generals Ct., Centreville, 20121, on approx. 2,325 sq. ft. of land zoned R-8 and WS.
Approved Sully District. Tax Map 65-2 ((9)) 104.
- 9:00 A.M. GIOVANNA VALDEZ CACERES, SP 2013-SU-019 Appl. under Sect(s). 8-305, 3-303 and
8-923 of the Zoning Ordinance to permit a home child care facility and to permit a fence
LA greater than 4.0 ft. in height to remain in the front yard of a corner lot. Located at 4113
Deferred to Lees Corner Rd., Chantilly, 20151, on approx. 16,079 sq. ft. of land zoned R-3. Sully
9/23/15 at District. Tax Map 45-1 ((2)) 72. (*Indefinitely deferred from 5/8/13 at appl. req.*)
appl. req. (*Reactivated on 2/5/14.*) (*Admin. moved from 4/23/14, 6/4/14, 10/1/14, and 2/11/15 at appl.*
req.)
- 9:00 A.M. DIPSHIKA BASNET, YELLOWSTONE CHILDCARE LLC, SP 2014-MA-163 Appl. under
Sect(s). 3-303, 8-305, and 8-914 of the Zoning Ordinance to permit a home child care
LA facility, and to permit reduction in minimum yard requirements based on error in building
Approved location to permit accessory storage structure to remain 6.8 ft. from a rear lot line. Located
at 6223 Yellowstone Dr., Alexandria, 22312, on approx. 11,123 sq. ft. of land zoned R-3.
Mason District. Tax Map 61-4 ((6)) (N) 22. (*Admin. moved from 4/1/15 at appl. req.*)

- 9:00 A.M. ANNE PRIYADARSHANI WICKRAMARATNE (LITTLE ACORNS), SP 2014-HM-175 Appl. under Sect(s). 6-303 and 8-305 of the Zoning Ordinance to permit a home child care 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. *(Deferred from 4/8/15.)*
EMH
Approved
- 9:00 A.M. XIMENA G. VELASQUEZ / XIMENA'S DAY CARE LLC, SP 2014-SP-207 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7202 Hadlow Dr., Springfield, 22152, on approx. 9,718 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 89-3 ((5)) 583.
EMH
Deferred to 6/17/15 at appl. req.
- 9:00 A.M. RUSSELL JAFFE, SP 2015-HM-025 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit accessory storage structure to remain 6.3 ft. from a side lot line and accessory dwelling unit. Located at 10430 Hunter View Rd., Vienna, 22181, on approx. 2 ac. of land zoned R-E. Hunter Mill District. Tax Map 27-4 ((1)) 1 A.
EMH
Deferred to 7/22/15 at appl. req.
- 9:00 A.M. ALFONS MASSOUD, SP 2012-SP-026 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of worship. Located at 12415 Braddock Rd., Fairfax, 22030, on approx. 2.33 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1)) 22. *(Admin. moved from 8/1/12 and 10/3/12 at appl. req.) (Indefinitely deferred from 12/12/12 at appl. req.) (Reactivated from indefinitely deferred on 3/25/14.) (Deferred from 6/11/14, 10/22/14, and 2/4/15 at appl. req.) (Admin. moved from 3/25/15 for ads.)*
EMH
Deferred to 8/5/15 at staff req.
- 9:00 A.M. WAY OF FAITH CHRISTIAN TRAINING CENTER, INC., SPA 80-P-095 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 80-P-095 previously approved for a place of worship and school of general education to permit modifications to development conditions. Located at 8800 Arlington Blvd., Fairfax, 22031, on approx. 7.92 ac. of land zoned R-1. Providence District. Tax Map 48-4 ((1)) 39. *(Decision deferred from 3/25/15.)*
EMH
Approved
- 9:00 A.M. VULCAN CONSTRUCTION MATERIALS LP, SPA 82-V-091-06 Appl. under Sect(s). 3-103, 3-C03, and 5-603 of the Zoning Ordinance to amend SP 82-V-091 previously approved for stone quarrying, crushing, sales, and related associated quarrying activities to permit renewal, modification of development conditions, increase in land area, and site modifications. Located at 10000 Ox Rd, Lorton, 22039, on approx. 419.96 ac. of land zoned I-6, R-C, R-1, and NR. Mt. Vernon District. Tax Map 106-4 ((1)) 56 pt. and 56A pt., 20B pt., 106-3 ((1)) 4B and 9, 112-2 ((1)) 8 pt., 9 pt., and 11-13. *(Admin. moved from 4/2/14, 5/21/14, 7/16/14, 9/10/14, and 10/29/14 at appl. req.) (Deferred from 12/3/14 at appl. req.) (Decision deferred from 3/4/15 and 5/6/15 at appl. req.)*
EMH/NR
Decision Deferred to 6/3/15
- 9:00 A.M. JOSEPH G. HENRY, A 2014-DR-009 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure (gazebo) located in the front yard on property in the R-E District is in violation of Zoning Ordinance provisions. Located at 866 Merriewood Ln., McLean, 22102 on approx. 22,505 sq. ft. of land zoned R-E. Dranesville District. Tax Map 20-2 ((3)) 1. *(Admin. moved from 2/11/15 at appl. req.)*
SG
Deferred to 7/15/15 at appl. req.

JOHN F. RIBBLE III, CHAIRMAN