

**BOARD OF ZONING APPEALS AGENDA
JUNE 17, 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, **JUNE 17, 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. 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. 2.40 ac. of land zoned R-1. Springfield
Moved to District. Tax Map 77-3 ((14)) 3. (*Admin. moved from 1/7/15 and 4/15/15 at appl. req.*)
7/22/15 at
appl. req.
- 9:00 A.M. ABDUL S. AHMADY / AMINA AHMADY, VC 2014-MA-003 Appl. under Sect(s). 18-401 of
EMH the Zoning Ordinance to permit dwelling 9.1 ft. from front lot line. Located at 6624 Tunlaw
Admin. Ct., Alexandria, 22312, on approx. 1.17 ac. of land zoned R-2. Mason District. Tax
Moved to Map 71-4 ((1)) 69. (*Admin. moved from 6/25/14.*) (*Admin. moved from 6/18/14 and*
7/29/15 at *9/10/14 for notices.*) (*Continued from 12/3/14.*)
appl. req.
- 9:00 A.M. FLEET PROPERTIES, INC. & COLUMBIA COLLEGE, INC., A 2015-PR-004 Appl. under
SG sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are
Admin. occupying property in the I-5 District without Non-Residential Use Permit approval in
Moved to violation of Zoning Ordinance provisions. Located at 2726 Merrilee Dr., Fairfax, 22031 on
12/2/15 at approx. 43,562 sq. ft. of land zoned I-4 and I-5. Providence District. Tax Map 49-1
appl. req. ((16)) 5.
- 9:00 A.M. MANAGEMENT PROPERTIES OF AMERICA, INC. & COLUMBIA COLLEGE, INC., A
SG 2015-PR-007 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a
Admin. determination that appellants are occupying property in the I-5 District without Non-
Moved to Residential Use Permit approval reflecting the use of the building as a Private School of
12/2/15 at Special Education in violation of Zoning Ordinance provisions. Located at 8300 Merrifield
appl. req. Ave., Fairfax, 22031 on approx. 45,131 sq. ft. of land zoned I-5. Providence District. Tax
Map 49-1 ((16)) 4.

9:00 A.M. MANAGEMENT PROPERTIES OF AMERICA, INC. AND COLUMBIA COLLEGE, INC.,
 SG A 2015-PR-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a
Admin. determination that rescinds Non-Residential Use Permits #143580105, #150430144, and
Moved to #150430148. Located at 8300 Merrifield Ave., Fairfax, 22031, on approx. 45,131 sq. ft. of
 12/2/15 at land zoned I-5. Providence District. Tax Map 49-1 ((16)) 4.
appl. req.

Public Hearings

9:00 A.M. HALA R. ZAROU/HALA DAY CARE, SP 2015-SU-030 (A/D) Appl. under Sect(s). 3-503
 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 14125
 JB Rock Canyon Dr., Centreville, 20121, on approx. 9,016 sq. ft. of land zoned R-5 and WS.
 Approved Sully District. Tax Map 65-4 ((3)) 18.

9:00 A.M. SANDRA VERONICA BERGANZA D/B/A REACHING FOR LAS ESTRELLAS, LLC, SP
 2014-LE-077 Appl. under Sect(s). 3-303, 8-305, and 8-914 of the Zoning Ordinance to
 CG permit a home child care facility, and to permit reduction to minimum yard requirements
 Approved based on error in building location to permit an accessory storage structure to remain 3.1
 ft. from a side lot line and 2.7 ft. from a rear lot line. Located at 6407 Kroy Dr., Springfield,
 22150, on approx. 11,360 sq. ft. of land zoned R-3. Lee District. Tax Map 81-3 ((15)) 39.
(Admin. moved from 10/8/14 at appl. req.)

9:00 A.M. FREETOWN FRIENDS SCHOOL, LLC, SHELLEY DANIEL, SP 2014-HM-091 Appl. under
 Sect(s). 6-303, 8-305, and 8-914 of the Zoning Ordinance to permit a home child care
 CG facility, and to permit reduction to the minimum yard requirements based on error in
 Approved building location to permit accessory storage structure to remain 0.7 ft. from side lot line
 and 8.5 ft. from rear lot line. Located at 2487 Freetown Dr., Reston, 20191, on approx.
 16,600 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 25-4 ((5)) (1) 15. *(Admin.
 moved from 11/5/14 and 1/14/15 at appl. req.)*

9:00 A.M. JAY E. WESZELOVSZKY D/B/A ROSE HILL CHILD DAY CARE, SP 2014-LE-101 Appl.
 CG under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care.
Deferred to Located at 4604 Eaton Pl., Alexandria, 22310, on approx. 10,500 sq. ft. of land zoned R-3.
 9/23/15 Lee District. Tax Map 82-3 ((17)) (D) 21. *(Admin. moved from 12/10/14 and 3/11/15 at
 appl. req.)*

9:00 A.M. VIJAYA K. SHAH / QUALITY CHILD CARE, SP 2014-MA-148 Appl. under Sect(s). 3-303
 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2510 N.
 CG Chambliss St., Alexandria, 22311, on approx. 14,925 sq. ft. of land zoned R-3. Mason
 Approved District. Tax Map 61-4 ((1)) 126 C. *(Admin moved from 3/11/15 at appl. req.)*

9:00 A.M. RIFFAT JABEEN, SP 2015-PR-020 (*AD*) Appl. under Sect(s). 3-803 and 8-305 of the
 LA Zoning Ordinance to permit a home child care facility. Located at 7850 Snead Ln., Falls
Decision Church, 22043, on approx. 1,760 sq. ft. of land zoned R-8 (Cluster). Providence District.
Deferred to Tax Map 49-2 ((22)) 61. *(Admin. moved from 4/29/15 at appl. req.) (Dec. def. from
 6/24/15 5/20/15.)*

- 9:00 A.M. ROSMERY C. SALINAS / ROS CORPORATION DBA: MAMA ROSIE'S CHILD CARE, SP 2014-MA-245 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5311 Danville St., Springfield, 22151, on approx. 15,065 sq. ft. of land zoned R-3. Mason District. Tax Map 80-2 ((2)) 166.
LA
Approved
- *** RECONSIDERATION GRANTED ON 6/24/15 *****
***** NEW HEARING SCHEDULED FOR 7/29/15 *****
- 9:00 A.M. CHRISTINE GABRIEL DBA CHRISTINE'S CHILD HOMECARE, SP 2014-LE-064 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5905 Ridge View Dr., Alexandria, 22310, on approx. 13,667 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((10)) (F) 8. *(Admin. moved from 9/24/14 and 3/25/15 at appl. req.)*
LA
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. *(Deferred from 5/13/15 at appl. req.)*
EMH
Approved
- 9:00 A.M. MARIA GUEVARA, SP 2014-HM-247 Appl. under Sect(s). 6-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2247 Sanibel Dr., Reston, 20191, on approx. 5,390 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 17-3 ((4)) (8) 32.
EMH
Approved
- 9:00 A.M. JYOTSNA AITHAL / SUSHEEL JAIN, SP 2015-DR-048 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 6.1 ft. from a side lot line. Located at 6722 Haycock Rd., Falls Church, 22043, on approx. 20,942 sq. ft. of land zoned R-3. Dranesville District. Tax Map 40-4 ((1)) 56.
EMH
Approved

JOHN F. RIBBLE III, CHAIRMAN