

**BOARD OF ZONING APPEALS AGENDA
JUNE 24, 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 24, 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. (*Admin. moved from 4/22/15.*)
10/7/15 at
appl. req.
- 9:00 A.M. TANIDA POOVATANA, SP 2014-HM-143 Appl. under Sect(s). 8-305 and 3-103 of the
CG Zoning Ordinance to permit a home child care facility. Located at 1800 Clovermeadow Dr.,
Admin. Vienna, 22182, on approx. 27,093 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map
Moved to 27-2 ((7)) 1. (*Admin. moved from 3/18/15 at appl. req.*)
9/30/15
by staff
- 9:00 A.M. TAMMY CAVALIERI - PRECIOUS JEWEL DAYCARE, SP 2014-SU-199 Appl. under
EMH Sect(s). 3-303, 8-305, and 8-917 of the Zoning Ordinance to permit a home child care
Withdrawn facility and modifications to the limitations on the keeping of animals (dogs). Located at
14419 Coachway Dr., Centreville, 20120, on approx. 8,689 sq. ft. of land zoned R-3
(Cluster), WS. Sully District. Tax Map 54-1 ((15)) 4. (*Admin. moved from 4/29/15.*)
- 9:00 A.M. CARL EY AND JENNIFER KRALY EY, A 2013-MA-016 Appl. under sect(s). 18-301 of the
MM Zoning Ordinance. Appeal of a determination that a detached accessory structure
Admin. (garage) on property in the R-1 and H-C Districts does not qualify for vested rights and is
Moved to in violation of Zoning Ordinance provisions. Located at 4700 Brookside Dr. on approx.
12/2/15 at 1.04 ac. of land zoned R-1 and H-C. Mason District. Tax Map 72-1 ((6)) 41. (*Admin.*
appl. req. *moved from 10/2/13, 11/20/13, 1/8/14, 4/23/14, 8/6/14, 10/29/14 and 4/8/15 at appl. req.*)

Public Hearings

- 9:00 A.M. BEYER I LLC, A 2012-PR-029 Appl. Under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard, which is a use not permitted, on property in the C-8 and H-C Districts in violation of Zoning Ordinance provisions. Located at 7113 Shreve Rd., Falls Church, 22043, on approx. 33,787 sq. ft. of land zoned C-8 and H-C. Providence District. Tax Map 40-3 ((12)) 11. *(Admin. moved from 1/16/13, 4/3/13, 6/19/13, 9/11/13, 11/6/13, and 3/19/14 at appl. req.) (Continued from 5/14/14, 11/5/14, and 2/25/15.)*
- RM
Continued to 9/30/15
- 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 Ordinance to amend SP 54-M-053 previously approved for a community swim club and telecommunications facility to permit site modifications and modifications to development conditions. 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. *(Deferred from 4/15/15.) (Dec. deferred from 5/13/15.)*
- SW
Approved
- 9:00 A.M. JENNIFER S. BEARS DBA EARLY LEARNING EXPRESS INC., SP 2014-DR-246 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7000 Tyndale St., McLean, 22101, on approx. 15,148 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((32)) 60.
- CB
Approved
- 9:00 A.M. ELIZABETH BONSU APPIAH / MORNING STAR DAYCARE LLC, SP 2014-LE-114 Appl. under Sect(s). 3-1203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3349 Beechcliff Dr., Alexandria, 22306, on approx. 1,760 sq. ft. of land zoned R-12. Lee District. Tax Map 92-4 ((12)) 39 A. *(Admin. moved from 2/11/15, 4/29/15 and 5/20/15 at appl. req.)*
- CG
Approved
- 9:00 A.M. JAS BOOTHE, SP 2015-MV-033 Appl. under Sect(s). 3-803, 8-301, and 8-922 of the Zoning Ordinance to permit a group housekeeping unit and reduction of certain yard requirements to permit construction of an accessory structure 5.3 ft. from a side lot line. Located at 5836 Biscayne Dr., Alexandria, 22303, on approx. 8,758 sq. ft. of land zoned R-8. Mt. Vernon District. Tax Map 83-1 ((9)) 107 A.
- CG
Approved
- 9:00 A.M. RIFFAT JABEEN, SP 2015-PR-020 (*AD*) Appl. under Sect(s). 3-803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7850 Snead Ln., Falls Church, 22043, on approx. 1,760 sq. ft. of land zoned R-8 (Cluster). Providence District. Tax Map 49-2 ((22)) 61. *(Admin. moved from 4/29/15 at appl. req.) (Dec. def. from 5/20/15.) (Decision deferred from 6/17/15 at appl. req.)*
- LA
Approved
- 9:00 A.M. CECILIA S. HOLMAN / SOMEPLACE SPECIAL FAMILY CHILD CARE, SP 2014-HM-212 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2241 Halter Ln., Reston, 20191, on approx. 11,850 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 16-4 ((9)) 186. *(Admin. moved from 5/13/15 at appl. req.)*
- LA
Approved

- 9:00 A.M. EDLA YILMA / WHERE ALL THE STARS SHINE DAY CARE, SP 2014-MA-248 Appl. under Sect(s). 3-303, 8-305, and 8-914 of the Zoning Ordinance to permit a home child care facility, and to permit an existing accessory storage structure to remain 10.08 ft. from a side lot line. Located at 5603 Dawes Ave., Alexandria, 22311, on approx. 21,783 sq. ft. of land zoned R-3. Mason District. Tax Map 61-4 ((10)) (10) 58.
LA
Approved
- 9:00 A.M. KATHLEEN Y. FLEMING, SP 2015-MV-051 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of a carport 22.4 ft. from front lot line and 8.6 ft. from a side lot line and reduction in minimum yard requirements based on errors in building locations to permit an addition (deck with trellis) to remain 6.7 ft. from a side lot line, and a deck (patio) to remain 9.8 ft. from a side lot line. Located at 7217 Stafford Rd., Alexandria, 22307, on approx. 21,042 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 93-3 ((4)) 36.
LA
Approved
- 9:00 A.M. THOMAS L. KOGER, SP 2015-PR-034 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of roofed deck 21.0 ft. and steps 19.0 feet from front lot line. Located at 2919 Linden Ln., Falls Church, 22042, on approx. 7,448 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 51-3 ((3)) B. (*Deferred from 6/3/15 at staff's req.*)
LA
Approved
- 9:00 A.M. FARAH AKHTAR DBA ABC MONTESSORI, LLC, SP 2014-LE-258 Appl. under Sect(s). 3-103 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7420 Beulah St., Alexandria, 22315, on approx. 1.50 ac. of land zoned R-1. Lee District. Tax Map 91-3 ((1)) 23 A.
EMH
Approved
- 9:00 A.M. FATEN BUSH / FATEN BUSH HOME CHILD CARE, SP 2014-SP-179 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5958 Hall St., Springfield, 22152, on approx. 10,857 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 79-3 ((16)) 82. (*Admin. moved from 4/15/15 at appl. req.*)
EMH
Deferred to 10/7/15
- 9:00 A.M. SAMUEL GRAHAM AND ANNA LEUNG, SP 2015-SU-039 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals (chickens). Located at 15213 McConnell Ct., Centreville, VA 20120, on approx. 17,034 sq. ft. of land zoned R-2 (Cluster), WS. Sully District. Tax Map 53-2 ((2)) (41) 11.
EMH
Approved

JOHN F. RIBBLE III, CHAIRMAN