

**BOARD OF ZONING APPEALS AGENDA  
JULY 15, 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, **JULY 15, 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 FIRST VIRGINIA BAPTIST CHURCH, SPA 2004-MV-025-02 (in  
CG association with SEA 2004-MV-001-2) Appl. under Sect(s). 3-103 of the Zoning Ordinance  
*Indefinitely* to amend SP 2004-MV-025, previously approved for a place of worship, to permit  
*Deferred* modifications to development conditions, site modifications, and a change in permittee.  
*at appl. req.* Located at 8616 Pohick Rd., Springfield, 22153, on approx. 3.98 ac. of land zoned R-1.  
Springfield District. Tax Map 98-1 ((1)) 21. (*Admin. moved from 1/14/15, 1/28/15,*  
*3/25/15, 4/29/15 and 6/3/15 at appl. req.*)
- 9:00 A.M. TERESA IBANEZ, HAPPY KIDZ, LLC, SP 2015-SU-018 Appl. under Sect(s). 3-203 and  
CG 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 13804  
*Admin.* Poplar Tree Rd., Chantilly, 20151, on approx. 10,500 sq. ft. of land zoned R-2, WS. Sully  
*Moved to* District. Tax Map 44-4 ((3)) 51.  
*10/28/15 at*  
*appl. req.*
- 9:00 A.M. MARK B. VAN KIRK, SP 2014-DR-124 Appl. under Sect(s). 8-922 of the Zoning  
CG Ordinance to permit reduction of minimum yard requirements based on error in building  
*Admin.* location to permit deck to remain 3.0 ft. from side lot line and 2.5 ft. from rear lot line, and  
*Moved to* an accessory storage structure to remain 0.1 ft. from side lot line and 0.3ft. from rear lot  
*9/30/15 at* line, and to permit reduction of certain yard requirements to permit construction of an  
*appl. req.* addition 9.8 ft. from side lot line. Located at 1411 Mayflower Dr., McLean, 22101, on  
approx. 11,488 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((12)) 224.  
(Concurrent with VC 2014-DR-007). (*Admin. moved from 9/17/14, 2/4/15, and 4/22/15 at*  
*appl. req.*)

- 9:00 A.M. MARK B. VAN KIRK, VC 2014-DR-007 Appl. under Sect(s). 10-103 of the Zoning  
CG Ordinance to permit rear yard coverage of 45%. Located at 1411 Mayflower Dr.,  
*Admin.* McLean, 22101, on approx. 11,488 sq. ft. of land zoned R-3. Dranesville District. Tax  
*Moved to* Map 30-1 ((12)) 224. (Concurrent with SP 2014-DR-124). (*Admin. moved from 9/17/14,*  
*9/30/15 at* 2/4/15, and 4/22/15 at appl. req.)  
*appl. req.*
- 9:00 A.M. SHAHRZAD MARZBAN, SP 2014-DR-046 Appl. under Sect(s). 8-305 and 3-403 of the  
LA Zoning Ordinance to permit home child care facility. Located at 1823 Gilson St., Falls  
*Admin.* Church, 22043, on approx. 14,990 sq. ft. of land zoned R-4. Dranesville District. Tax Map  
*Moved to* 40-1 ((16)) 101. (*Admin. moved from 7/23/14, 10/22/14, and 2/11/15 at appl. req.*)  
*10/21/15 at*  
*appl. req.*
- 9:00 A.M. PAUL CHRISTOU, SP 2015-MV-044 Appl. under Sect(s). 8-914 of the Zoning Ordinance  
EMH to permit reduction in minimum yard requirements based on error in building location to  
*Admin.* permit accessory structure (stone oven/grill) to remain 0.4 ft. from side lot line and 0.0 ft.  
*Moved to* from rear lot line, roofed deck 1.4 ft. from rear lot line and an accessory structure (stone  
*10/7/15 at* grill) 0.3 ft. from rear lot line. Located at 1220 Tudor Pl., Alexandria, 22307, on approx.  
*appl. req.* 17,614 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-4 ((4)) ((2)) 6.  
(Concurrent with VC 2015-MV-003).
- 9:00 A.M. PAUL CHRISTOU, VC 2015-MV-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance  
EMH to permit accessory structures in the front yard of a lot containing 36,000 sq. ft. or less and  
*Admin.* to permit a fence wall which exceeds 6.0 ft. in height in a front yard and greater than 7.0 ft.  
*Moved to* in a side and rear yard, and to permit 90.3 % of rear yard coverage. Located at 1220  
*10/7/15 at* Tudor Pl., Alexandria, 22307, on approx. 17,614 sq. ft. of land zoned R-3. Mt. Vernon  
*appl. req.* District. Tax Map 93-4 ((4)) (2) 6. (Concurrent with VC 2015-MV-003).
- Withdrawn OAKRIDGE AUCTION GALLERY, INC., A 2015-PR-014

### ***Public Hearings***

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- 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 to* Located at 14933 Jaslow St., Centreville, 20120, on approx. 11,688 sq. ft. of land zoned  
*7/29/15* R-3 (Cluster) and WS. Sully District. Tax Map 53-2 ((3)) 121. (*Deferred from 4/22/15.*)  
(*Deferred from 5/20/15 at appl. req.*)
- 9:00 A.M. MERCY CHAVEZ DBA MERCY'S DAYCARE, SP 2014-LE-139 Appl. under Sect(s). 3-  
CG 203, 8-305, and 8-914 of the Zoning Ordinance to permit a home child care facility and to  
*Approved* permit a reduction to the minimum yard requirements based on error in building location to  
permit an addition to remain 9.0 ft. from a side lot line. Located at 3126 Groveton St.,  
Alexandria, 22306, on approx. 6,885 sq. ft. of land zoned R-2, HC. Lee District. Tax Map  
92-2 ((18)) (2) 27. (*Admin. moved from 3/4/15 and 6/10/15 at appl. req.*)

- 9:00 A.M. BHAGYAM AYALUR, SP 2014-LE-164 Appl. under Sect(s). 3-303, 8-305, and 8-914 of the Zoning Ordinance to permit a home child care facility, and reduction in minimum yard requirements based on error in building location to permit one accessory storage structure to remain 2.0 ft. and deck 0.0 ft. from one side lot and another accessory storage structure to remain 2.0 ft. from other side lot line. Located at 4811 Eaton Pl., Alexandria, 22310, on approx. 27, 832 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((17)) (G) 41. *(Admin. moved from 4/1/15 at appl. req.)*
- CG  
*Continued to 7/22/15*
- 9:00 A.M. DEBA EHSAN, SP 2014-MA-085 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4894 Sunset Ln., Annandale, 22003, on approx. 19,553 sq. ft. of land zoned R-2. Mason District. Tax Map 71-3 ((23)) 1. *(Continued from 11/5/14.) (Continued from 4/1/15 at appl. req.)*
- LA  
*Indefinitely Deferred*
- 9:00 A.M. FERIHA IBRAHIM / PERFECT CHILD CARE, SP 2014-LE-257 Appl. under Sect(s). 3-103 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7233 Barry Rd., Alexandria, 22315, on approx. 37,731 sq. ft. of land zoned R-1. Lee District. Tax Map 91-3 ((2)) 2.
- LA  
Approved
- 9:00 A.M. TEREENA JONES DBA PRE-SCHOOL HOUSE, SP 2014-MV-190 Appl. under Sect(s). 3-803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2207 Arlington Ter., Alexandria, 22303, on approx. 3,375 sq. ft. of land zoned R-8. Mt. Vernon District. Tax Map 83-1 ((14)) (B) 62 A. *(Admin. moved from 4/29/15 at appl. req.)*
- LA  
*Deferred to 9/30/15 at appl. req.*
- 9:00 A.M. ANY POL SVAY / ANY'S FAMILY DAYCARE, LLC, SP 2015-DR-031 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 1627 Hiddenbrook Dr., Herndon, 20170, on approx. 9,919 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 10-4 ((14)) 479 A. *(Deferred from 6/3/15 at staff's req.)*
- EMH  
Approved
- 9:00 A.M. KAWTHAR ABDULLA, SP 2015-BR-050 (A/D) Appl. under Sect(s). 3-2003 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4833 Carriagepark Rd., Fairfax, 22032, on approx. 1,700 sq. ft. of land zoned R-20. Braddock District. Tax Map 68-2 ((5)) 1941. *(Decision deferred from 6/10/15.)*
- EMH  
Approved
- 9:00 A.M. LAURA TOLEDO A/K/A LAURA TOLEDO DE MENDOZA / LAURA'S FAMILY CHILD CARE INC., SP 2015-MV-011 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7803 Braemar Way, Springfield, 22153, on approx. 13,413 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 98-2 ((6)) 25.
- EMH  
*Deferred to 8/5/15*
- 9:00 A.M. PETER H. ROBBINS AND LAURA D. ROBBINS, SP 2015-SU-066 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 3237 Navy Dr., Herndon, 20171, on approx. 30,731 sq. ft. of land zoned R-1 (Cluster). Sully District. Tax Map 36-3 ((16)) 20.
- EMH  
Approved
- 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.) (Deferred from 5/13/15 at appl. req.)*
- SG  
Upheld