

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 16, 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, on **September 16, 2015**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. Copies of the staff report are also available at the office of the member of the Board of Supervisors in whose district the application property is located, and online at <http://ldsnet.fairfaxcounty.gov/ldsnet/Zaps.aspx>, by putting in the application number. 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

Staff/Action

- C.S. Belgin *Admin.*
Moved to 6/8/16 at appl. req. DANIEL J. GERKIN & ALLYSON G. BLOOM, A 2012-DR-025 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure (a playset) contributes to the coverage of over 30% of the minimum rear yard on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 2090 Grace Manor Ct., McLean, 22101 on approx. 21,445 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((33)) 11. (*Deferred from 1/9/13 at appl. req.*) (*Admin moved from 4/3/13, 5/15/13, 11/6/13, 7/30/14, and 2/4/15 at appl. req.*) (*Admin. moved from 1/29/14 for ads.*)
- S.C. Williams *Admin.*
Moved to 2/3/16 at appl. req. CRA MAC HOLDINGS, LLC, A 2014-SP-015 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a contractor's office and shop and storage yard, and has expanded the original nonconforming use, all on property located in the R-C District in violation of Zoning Ordinance provisions. Located at 12329 Braddock Rd., Fairfax, 22030 on approx. 1.72 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 63. (*Admin. moved from 2/11/15 and 3/25/15 at appl. req.*)
- L. Arseneau *Admin.*
Moved to 11/4/15 due to notices JOHNNY ROCHA, SP 2015-LE-086 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height in a front yard of a corner lot. Located at 6201 Dana Ave., Springfield, 22150, on approx. 13,116 sq. ft. of land zoned R-3. Lee District. Tax Map 80-3 ((3)) (80) 1.
- E.M. Haley *Admin.*
Moved to 1/27/16 at appl. req. KHALIDA BEGUM/DAYLITE DAY CARE LLC, SP 2015-PR-054 Appl. under Sect(s). 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3002 Lawrence Dr., Falls Church, 22042, on approx. 10,262 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((15)) 156.

E.M. Haley Admin. Moved to 11/4/15 at appl. req. RANDY H. HADIJSKI, SP 2015-LE-082 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in the minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 1.3 ft. from a rear lot line and 1.6 ft. from a side lot line; and to permit a reduction in certain yard requirements to permit construction of an addition 11.3 ft. from a side lot line. Located at 4522 Apple Tree Dr., Alexandria, 22310, on approx. 14,565 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((13)) 48. (Concurrent with VC 2015-LE-004.)

E.M. Haley Admin. Moved to 11/4/15 at appl. req. RANDY H. HADIJSKI, VC 2015-LE-004 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit an accessory storage structure which exceeds 200 sq. ft. in gross floor area. Located at 4522 Apple Tree Dr., Alexandria, 22310, on approx. 14,565 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((13)) 48. (Concurrent with SP 2015-LE-082.)

E.M. Haley Indefinite Deferral ELITE RESTAURANT GROUP, INC. DBA THE REVOLUTION ROCK & BILLIARDS, SPA 95-Y-069-04 Appl. under Sect(s). 2-412 and 4-703 of the Zoning Ordinance to amend SPA 95-Y-069 previously approved for a billiard pool hall, dance hall, and an eating establishment to permit a change in permittee. Located at 14114 Lee Hwy., Centreville, 20120, on approx. 9.32 ac. of land zoned C-7, HC, SC, and WS. Sully District. Tax Map 54-4 ((1)) 8C. (Deferred from 7/22/15 at appl. req.)

Public Hearings

9:00 A.M. M. Duca Approved ANTHONY A. YANG & LILLIAN E. YANG, SP 2015-MA-094 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 27.8 ft. from a front lot line and 9.0 ft. from a side lot line; and to permit a reduction in minimum yard requirements based on an error in building location to permit a deck with stairs to remain 5.5 ft. from a side lot line. Located at 6510 Lakeview Dr., Falls Church, 22041 on approx. 16,200 sq. ft. of land zoned R-2. Mason District. Tax Map 60-4 ((13)) 384.

9:00 A.M. P. Yoon Approved JOSEPH & SARA KOENIG, SP 2015-HM-075 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition such that side yards total 26.0 ft. Located at 1230 Bishopsgate Way, Reston, 20194, on approx. 35,720 sq. ft. of land zoned R-1 (Cluster). Hunter Mill District. Tax Map 12-3 ((7)) (2) 14.

9:00 A.M. C. Gresham Approved HOORY ABAWI, SP 2015-HM-053 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 9436 Old Courthouse Rd., Vienna, 22182, on approx. 15,030 sq. ft. of land zoned R-2 (Cluster). Hunter Mill District. Tax Map 58-3 ((8)) 5.

9:00 A.M. C. Gresham Approved RAVISHANKAR NATARAJAN & UMA RAVISHANKAR, SP 2015-SP-085 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit an addition 16.6 ft. from a rear lot line. Located at 13090 Monica Ct., Fairfax, 22030, on approx. 8,622 sq. ft. of land zoned R-3 (Cluster), WS. Springfield District. Tax Map 55-1 ((22)) 13.

- 9:00 A.M. BERNARDA PATRICIA DJU TORREZ DBA LITTLE TOTS, SP 2015-MA-057 Appl. under Sect(s). 3-503 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6333 Mayapple Pl., Alexandria, 22312, on approx. 1,632 sq. ft. of land zoned R-5. Mason District. Tax Map 72-2 ((10)) 3.
E.M. Haley Approved
- 9:00 A.M. TIM BURNS & HEEYUNG BURNS, SP 2015-DR-070 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in minimum yard requirements to permit construction of an addition 9.1 ft. from a side lot line and 34.2 ft. from a front lot line. Located at 8021 Falstaff Rd., McLean, 22102, on approx. 15,044 sq. ft. of land zoned R-2. Dranesville District. Tax Map 29-2 ((3)) 342. *(Deferred from 7/29/15 at staff's req.)*
E.M. Haley Approved
- 9:00 A.M. MINU THAPA d/b/a "QUALITY HOME DAY CARE, INC.," SP 2014-PR-187 Appl. under Sect(s). 3-403, 8-305, 8-914, and 8-923 of the Zoning Ordinance to permit a home child care facility; to permit errors in building locations to allow an addition to remain 8.5 ft. from the side lot line, an accessory storage structure to remain 1.2 ft. from the side lot line and 0.8 ft. from the rear lot line, and a playset to remain 8.4 ft. from the rear lot line; and to permit a fence over 4.0 ft. in height in a front yard. Located at 7135 Quincy Ave., Falls Church, 22042, on approx. 7,200 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((9)) 76. *(Admin. moved from 4/22/15 and 7/29/15 at appl. req.)*
L. Arseneau Approved-In-Part
- 9:00 A.M. MARIANO C. EVANGELISTA JR., SP 2015-MA-010 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit an addition 5.4 ft. from a side lot line and a reduction in minimum yard requirements based on an error in building location to permit a dwelling to remain 5.0 ft. from a side lot line, a patio to remain 2.5 ft. and 17.9 ft. from front lot lines, a patio to remain 1.0 ft. from a side lot line, and a patio to remain 1.2 ft. from a rear lot line. Located at 7208 Westmoreland Rd., Falls Church, 22042, on approx. 11,520 sq. ft. of land zoned R-4. Mason District. Tax Map 50-3 ((4)) 194. (Concurrent with VC 2015-MA-001.) *(Admin. moved from 4/8/15 at appl. req.)*
L. Arseneau Approved
- 9:00 A.M. MARIANO C. EVANGELISTA JR., VC 2015-MA-001 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 25% of front yard coverage, and greater than 30% rear yard coverage. Located at 7208 Westmoreland Rd., Falls Church, 22042, on approx. 11,520 of land zoned R-4. Mason District. Tax Map 50-3 ((4)) 194. (Concurrent with SP 2015-MA-010.) *(Admin. moved from 4/8/15 at appl. req.)*
L. Arseneau Approved-In-Part

JOHN F. RIBBLE III, CHAIRMAN