

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 23, 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 23, 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

- M. Van Atta VAIYAPURI BASKARAN, SP 2015-SP-095 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at
Withdrawn 5508 Hamlet Hill Ct., Fairfax, 22030, on approx. 16,278 sq. ft. of land zoned R-2 (Cluster),
WS. Springfield District. Tax Map 66-2 ((5)) 8.
- 9:00 A.M. MARTIN H. WEIK III, SP 2015-SP-083 Appl. under Sect(s). 8-918 of the Zoning Ordinance
L. Arseneau to permit an accessory dwelling unit. Located at 5404 McDuffie Ln., Fairfax, 22030, on
Indefinitely approx. 6.57 of land zoned R-C, WS. Springfield District. Tax Map-4 ((1)) 28.
Deferred
- E.M. Haley NAZNEEN ALI, SP 2015-MA-056 (home child care)
Admin.
Moved to
9/30/15 at
appl. req.
- S. Gilbert JOVAD NOKTEHDAN AND TAGHI NOKTEHDAN, A 2014-MA-018 Appl. under sect(s).
Admin. 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have
Moved to established three separate dwelling units in a single family dwelling and are allowing its
12/9/15 at occupancy by a family plus three or more unrelated persons all on property in the R-2
appl. req. District in violation of Zoning Ordinance provisions. Located at 7814 Libeau Ln., Annandale
22003 on approx. 34,281 sq. ft. of land zoned R-2. Mason District. Tax Map 59-2 ((1)) 36.
(Admin. moved from 4/15/15 at appl. req.)
- S.C. Williams FRATERNAL ORDER OF POLICE, NOVA LODGE 35, A 2015-PR-002 (Concurrent with
Admin. A 2015-PR-016.) *(Admin. moved from 5/13/15 at appl. req.)*
Moved to
10/28/15 at
appl. req.

Public Hearings

- 9:00 A.M. SASANA VADEE ADAM "MS. SANDY'S DAYCARE", SP 2015-LE-096 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6519 Deepford St., Springfield, 22150, on approx. 13,743 sq. ft. of land zoned R-3. Lee District. Tax Map 80-4 ((7)) (F) 302.
M. Van Atta Approved
- 9:00 A.M. SAMRAT M. AMIN & FARZANA AKKAS, SP 2015-MV-024 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7815 Cliffside Ct., Springfield, 22153,, on approx. 9,197 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 98-2 ((6)) 351. (*Deferred from 5/6/15, 7/22/15 and 7/29/15 at appl. req.*)
K. Atkinson Denied
- 9:00 A.M. KERRY C. KACHEJIAN AND ALICE B. KACHEJIAN, SP 2015-SP-098 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit an addition (enclosed screen porch) to remain 16.0 ft. from a rear lot line. Located at 8119 Ridge Creek Way, Springfield, 22153, on approx. 8,896 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 98-2 ((19)) 75A.
K. Atkinson Approved
- 9:00 A.M. DEREK BENEKEBOVE, SP 2015-MA-042 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit a construction of an addition 21.7 ft. from a front lot line. Located at 4101 Jewel St., Alexandria, 22312, on approx. 10,891 sq. ft. of land zoned R-3, HC. Mason District. Tax Map 61-3 ((7)) (F) 20. (*Admin. moved from 6/10/15 and 7/29/15 at appl. req.*)
C. Bishop *Decision Deferred to 10/21/15*
- 9:00 A.M. REBECCA D. RADICH, SP 2015-MA-081 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit the construction of an addition 8.0 ft. from a side lot line; and to permit a reduction in the minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 3.0 ft. from a side lot line and 3.3 ft. from a rear lot line. Located at 6312 Eppard St., Falls Church, 22044, on approx. 12,051 sq. ft. of land zoned R-3. Mason District. Tax Map 51-3 ((11)) 36.
P. Yoon Approved
- 9:00 A.M. SHEILA E. FRACE, TRUSTEE OF THE SHEILA E. FRACE TRUST DATED APRIL 20, 2005, SP 2015-DR-103 Appl. under Sect(s). 8-914 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 2.5 ft. from a side lot line and 1.9 ft. from a rear lot line. Located at 1836 Cherri Dr., Falls Church, 22043, on approx. 10,058 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((3)) 311.
P. Yoon *Continued to 10/7/15*
- 9:00 A.M. MARIA METZGER (METZGER ACADEMY), SP 2015-PR-047 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 9908 Oak Branch Dr., Vienna, 22181, on approx. 21,495 sq. ft. of land zoned R-2. Providence District. Tax Map 38-3 ((34)) 15.
C. Gresham Approved

- 9:00 A.M. JAY E. WESZELOVSZKY D/B/A ROSE HILL CHILD DAY CARE, SP 2014-LE-101 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 a reduction in certain yard requirements based on an error in building location to permit a deck with stairs to remain 8.4 ft. from a side lot line. Located at 4604 Eaton Pl., Alexandria, 22310, on approx. 10,500 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((17)) (D) 21. *(Admin. moved from 12/10/14 and 3/11/15 at appl. req.) (Deferred from 6/17/15 at appl. req.)*
- C. Gresham Approved
- 9:00 A.M. RIGOBERTO GUARDADO AND DEBORAH E. GUARDADO MARIA E. GUARDADO, SP 2015-LE-052 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to allow an accessory structure to remain 2.5 ft. from a side lot line and 6.7 ft. from rear lot line and an addition to remain 13.9 ft. from a side lot line. Located at 3118 Groveton St., Alexandria, 22306, on approx. 12,675 sq. ft. of land zoned R-2, HC. Lee District. Tax Map 92-2 ((18)) (2) 31. *(Concurrent with VC 2015-LE-008). (Deferred from 7/8/15 at staff's req.)*
- L. Arseneau Approved-In-Part
- 9:00 A.M. RIGOBERTO GUARDADO AND DEBORAH E. GUARDADO MARIA E. GUARDADO, VC 2015-LE-008 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30% of rear yard coverage. Located at 3118 Groveton St., Alexandria, 22306, on approx. 12,675 sq. ft. of land zoned R-2, HC. Lee District. Tax Map 92-2 ((18)) (2) 31. *(Concurrent with SP 2015-LE-052).*
- L. Arseneau Denied
- 9:00 A.M. GIOVANNA VALDEZ CACERES, SP 2013-SU-019 Appl. under Sect(s). 3-303, 8-305, and 8-923 of the Zoning Ordinance to permit a home child care facility and to permit a fence greater than 4.0 ft. in height to remain in the front yard of a corner lot. Located at 4113 Lees Corner Rd., Chantilly, 20151, on approx. 16,079 sq. ft. of land zoned R-3. Sully District. Tax Map 45-1 ((2)) 72. *(Indefinitely deferred on 5/8/13 at 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.) (Deferred from 5/13/15 at appl. req.)*
- L. Arseneau Approved
- 9:00 A.M. FRANCISCA POLY/ GRACE AND LOVE DAY CARE, SP 2015-LE-058 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3424 Memorial St., Alexandria, 22306, on approx. 19,350 sq. ft. of land zoned R-2. Lee District. Tax Map 92-2 ((15)) 91.
- L. Arseneau Approved
- 9:00 A.M. MUATH ALSUFY, SP 2015-BR-084 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 6.0 ft. from a side lot line. Located at 4951 Regina Dr., Annandale, 22003, on approx. 10,501 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-4 ((7)) 54.
- E. Haley *Deferred to 1/6/16 at appl. req.*

JOHN F. RIBBLE III, CHAIRMAN