

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 30, 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 30, 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

L. Arseneau PATRICIA F. MARTINEZ (ISHA'S DAY CARE), SP 2015-MA-062 (home child care)
Admin.

*Moved to
12/2/15 at
staff's req.*

9:00 A.M. NORMA VIDAURRE "JUAN DE DIOS" DAYCARE, SPA 2006-MA-024 Appl. under
C. Gresham Sect(s). 3-203 and 8-305 of the Zoning Ordinance to amend SP 2006-MA-024 previously
Indefinite approved for a home child care facility to permit an increase in the number of children.
Deferral at Located at 4106 Mason Ridge Dr., Annandale, 22003, on approx. 16,403 sq. ft. of land
appl. req. zoned R-2, HC. Mason District. Tax Map 61-3 ((15)) 59.

9:00 A.M. ELIZABETH J. SEJAS, SP 2014-MA-208 Appl. under Sect(s). 3-203 and 8-305 of the
L. Arseneau Zoning Ordinance to permit a home child care facility. Located at 6735 Princess Anne Ln.,
Admin. Falls Church, 22042, on approx. 21,317 sq. ft. of land zoned R-2. Mason District. Tax
Moved to Map 60-2 ((12)) 19. (*Admin. moved from 5/13/15 at appl. req.*)
12/2/15 at

appl. req.

9:00 A.M. ALICE MATTHEWS DBA ALICE'S LITTLE ANGELS FAMILY DAYCARE,
L. Arseneau SP 2014-PR-112 Appl. under Sect(s). 3-103 and 8-305 of the Zoning Ordinance to permit
Admin. a home child care facility. Located at 3933 Fairfax Farms Rd., Fairfax, 22033, on approx.
Moved to 24,568 sq. ft. of land zoned R-1, HC. Providence District. Tax Map 46-4 ((2)) 13. (*Admin.*
12/2/15 at *moved from 2/11/15 and 4/29/15 at appl. req.*)
appl. req.

EMH ASHEBIR GEBRE AND BIRTUKAN WELDEAB, VC 2015-MA-005
Admin.
Moved to
10/21/15 at
appl. req.

S. Gilbert SETH M. KRAMER, A 2015-MV-006 (*Admin. moved from 6/10/15.*)
Admin.
Moved to
12/9/15 at
appl. req.

Public Hearings

9:00 A.M. DILSHAD BEGUM D/B/A "KID'S 1ST CARE," SP 2014-MV-228 Appl. under Sect(s). 3-203
 N. Rogers and 8-305 of the Zoning Ordinance to permit home child care facility. Located at 8340
Deferred to Reddick Ave., Alexandria, 22309, on approx. 18,242 sq. ft. of land zoned R-2, HC. Mt.
12/9/15 at Vernon District. Tax Map 101-4 ((7)) 11. (*Admin. moved from 3/4/15, 5/13/125 and*
appl. req. *7/22/15 at appl. req.*)

9:00 A.M. VIRGIL F. STRAIN/SHIRLEY B. STRAIN, SP 2015-MA-089 Appl. under Sect(s). 8-922 of
 S. Williams the Zoning Ordinance to permit a reduction in certain yard requirements to permit the
 Approved construction of an addition (carport) 13.1 ft. from a rear lot line. Located at 7207
 Valleycrest Blvd., Annandale, 22003, on approx. 11,555 sq. ft. of land zoned R-3. Mason
 District. Tax Map 60-3 ((21)) 61.

9:00 A.M. JASON KIRIAZIDES, SP 2015-BR-092 Appl. under Sect(s). 8-922 of the Zoning
 P. Yoon Ordinance to permit a reduction in certain yard requirements to permit the construction of
 Approved an addition 27.9 ft. from a front lot line. Located at 4200 Kilbourne Dr., Fairfax, 22032, on
 approx. 15,036 sq. ft. of land zoned R-2. Braddock District. Tax Map 69-2 ((6)) 233.

9:00 A.M. MARK B. VAN KIRK, SP 2014-DR-124 Appl. under Sect(s). 8-914 and 8-922 of the
 C. Gresham Zoning Ordinance to permit reduction in minimum yard requirements based on an error in
Continued building location to permit a deck to remain 3.0 ft. from a side lot line and 2.5 ft. from a rear
to 1/6/16 lot line, an accessory storage structure to remain 0.1 ft. from a side lot line and 0.3 ft. from
by Board a rear lot line, and to permit reduction of certain yard requirements to permit a construction
 of an addition 9.8 ft. from a 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, 4/22/15 and*
7/15/15 at appl. req.)

9:00 A.M. MARK B. VAN KIRK, VC 2014-DR-007 Appl. under Sect(s). 18-401 of the Zoning
 C. Gresham Ordinance to permit rear yard coverage exceeding 30%. Located at 1411 Mayflower Dr.,
Continued McLean, 22101, on approx. 11,488 sq. ft. of land zoned R-3. Dranesville District. Tax
to 1/6/16 Map 30-1 ((12)) 224. (Concurrent with SP 2014-DR-124). (*Admin. moved from 9/17/14,*
2/4/15, 4/22/15 and 7/15/15 at appl. req.)
by Board

9:00 A.M. TANIDA POOVATANA, SP 2014-HM-143 Appl. under Sect(s). 3-103 and 8-305 of the
 C. Gresham Zoning Ordinance to permit a home child care facility. Located at 1800 Clovermeadow Dr.,
 Approved Vienna, 22182, on approx. 27,093 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map
 27-2 ((7)) 1. (*Admin. moved from 3/18/15 and 6/24/15 at appl. req.*)

- 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 L. Arseneau 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.) (Deferred from 7/15/15 at appl. req.)*
- 9:00 A.M. NAZNEEN ALI, SP 2015-MA-056 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3437 Washington Dr., Falls Church, 22041, on approx. 20,000 sq. ft. of land zoned R-3, HC. Mason District. Tax Map 61-2 ((17)) (C) 22. *(Admin. moved from 9/23/15 at appl. req.)*
- 9:00 A.M. MARIA EXANORA MAIRENA/MARIA'S FAMILY DAY CARE, SP 2015-MA-063 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3406 Glen Carlyn Dr., Falls Church, 22041, on approx. 11,250 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((15)) 17.
- 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, 2/25/15 and 6/24/15.)*

JOHN F. RIBBLE III, CHAIRMAN