

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 7, 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 **October 7, 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

- 9:00 A.M. DELIA OCHOA-AMINI / MS. DELIA'S DAY CARE, SP 2014-PR-189 Appl. under Sect(s).
K. Atkinson 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 and 6/24/15 at*
1/13/16 at appl. req.)
staff's req.
- 9:00 A.M. THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE
K. Atkinson OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE (ST. AMBROSE
Admin. CATHOLIC CHURCH AND SCHOOL), SPA 76-M-086-06 (*Admin. moved from 8/5/15 at*
Moved to appl. req.)
12/2/15 at
staff's req.
- 9:00 A.M. FATEN BUSH / FATEN BUSH HOME CHILD CARE, SP 2014-SP-179 Appl. under
E.M. Haley Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Admin. Located at 5958 Hall St., Springfield, 22152, on approx. 10,857 sq. ft. of land zoned R-3
Moved to (Cluster). Springfield District. Tax Map 79-3 ((16)) 82. (*Admin. moved from 4/15/15 at*
1/27/16 at appl. req.) (Deferred from 6/24/15 at staff's req.)
appl. req.
- 9:00 A.M. RAYMUND M. TEMBREULL AND ANDREA TEMBREULL, A 2013-PR-026 Appl. under
GT sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a sunroom and a
Withdrawn deck located on property in the R-3 District do not qualify as vested under §15.2-2307 of
the Code of Virginia. Located at 9143 Santayana Dr., Fairfax, 22031 on approx. 10,502 sq.
ft. of land zoned R-3. Providence District. Tax Map 58-2 ((10)) 37. (*Admin. moved from*
5/14/14, 9/17/14 and 3/25/15 at appl. req.)

9:00 A.M. ANGEL WHISENANT, SP 2014-LE-138 Appl. under Sect(s). 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6616 Cimarron St., Springfield, 22150, on approx. 11,087 sq. ft. of land zoned R-4. Lee District. Tax Map 80-4 ((5)) (10) 17. *(Deferred from 3/4/15 and 6/3/15 at appl. req.)*
 L. Arseneau Admin.
 moved to
 12/9/15 at
 appl. req.

Public Hearings

9:00 A.M. KYLE T. AND SUSAN C. RECTOR, SP 2015-MV-112 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 7.7 ft. from a side lot line and 12.8 ft. from a rear yard line, and to permit a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 3.4 ft. from a side lot line and 3.2 ft. from a rear lot line. Located at 8608 Pilgrim Ct. , Alexandria, 22308, on approx. 11,468 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((18)) 17.
 N. Rogers Approved

9:00 A.M. PAMELA M. TOROK/WILLIAM J. SMITH III, SP 2015-DR-093 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 10.1 ft. from a side lot line and an open deck with steps 18.0 ft. from a side lot line. Located at 9116 Maria Ave., Great Falls, 22066, on approx. 1.72 ac. of land zoned R-E. Dranesville District. Tax Map 8-4 ((11)) 2.
 S. Williams 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. *(Continued from 9/23/15.)*
 P. Yoon Approved

9:00 A.M. WALTER S. WAINWRIGHT TR, ELAINE WAINWRIGHT, TR, SP 2015-HM-102 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 13.1 ft. from a rear lot line. Located at 1922 Aubrey Place Ct., Vienna, 22182, on approx. 10,443 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 28-3 ((19)) 10.
 P. Yoon Approved

9:00 A.M. RAJASEKARAN RAMASAMY AND SUJATHA RAJASEKARAN, SP 2015-SU-087 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in a front yard. Located at 2982 Emerald Chase Dr., Herndon, 20171, on approx. 8,586 sq. ft of land zoned R-3 (Cluster). Sully District. Tax Map 25-3 ((7)) 70.
 P. Yoon Approved

9:00 A.M. FAIRFAX COMMUNITY CHURCH OF GOD, SPA 01-S-038-02 Appl. under Sect(s). 3-C03 and 8-301 of the Zoning Ordinance to amend SP 01-S-038 previously approved for a place of worship and nursery school to permit site modifications, building addition, and modification to the development conditions. Located at 11451 Braddock Rd., Fairfax, 22030, on approx. 14.29 ac. of land zoned R-C, WS. Springfield District. Tax Map 67-2 ((1)) 13A.
 C. Gresham Approved

- 9:00 A.M. STARTING NINE LLC D/B/A BELTWAY BALL CLUB, SP 2015-BR-104 Appl. under C. Gresham Sect(s). 5-403 and 5-503 of the Zoning Ordinance to permit indoor batting cages, a *Deferred to* baseball/softball training facility, and physical training. Located at 5410 Port Royal Rd., Springfield, 22151, on approx. 76,767 sq. ft. of land zoned I-4 and I-5. Braddock District. *12/9/15 at appl. req.* Tax Map 79-2 ((4)) D2.
- 9:00 A.M. LINWOOD J. & CAROL A. WHITE, SP 2015-LE-091 Appl. under Sect(s). 8-914 of the C. Gresham Zoning Ordinance to permit a reduction in the minimum yard requirements based on an *Continued to* error in building location to permit an addition to remain 5.7 ft. from a side lot line. Located *11/4/15 at staff's req.* at 7829 Ashton St., Alexandria, 22309, on approx. 12,300 sq. ft. of land zoned R-3. Lee District. Tax Map 101-2 ((4)) 28A.
- 9:00 A.M. SURBHI BATRA DBA SUNSHINE HOME CARE LLC, SP 2015-SP-069 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. L. Arseneau Located at 12861 Knight Arch Rd., Fairfax, 22030 on approx. 14,044 sq. ft. of land zoned Approved R-2 (Cluster). Springfield District. Tax Map 55-4 ((18)) 26.
- 9:00 A.M. STEPHEN & REGINA RISSEEUW, SP 2015-HM-090 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 9108 Ridge Ln., L. Arseneau Vienna, 22182, on approx. 37,500 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map Approved 28-4 ((4)) 14.
- 9:00 A.M. RUSSELL JAFFE, SP 2015-HM-025 Appl. under Sect(s). 8-914 and 8-918 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 6.3 ft. from a side lot line; and to permit an accessory dwelling unit. Located at 10430 Hunter View Rd., Vienna, E. Haley Approved In-Part (ADU denied) 22181, on approx. 2 ac. of land zoned R-E. Hunter Mill District. Tax Map 27-4 ((1)) 1 A. *(Deferred from 5/13/15 at appl. req.) (Admin. moved from 7/22/15 due to notices.)*
- 9:00 A.M. ROINA MUSTAFU DBA ROINA'S HOME DAY CARE, SP 2015-MV-068 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. E. Haley Approved Located at 7702 Tanner Robert Ct., Springfield, 22153, on approx. 11,445 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 98-2 ((20)) 9.
- 9:00 A.M. PAUL CHRISTOU, SP 2015-MV-044 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit accessory structure (stone oven/grill) to remain 0.4 ft. from side lot line and 0.0 ft. from rear lot line, roofed deck 1.4 ft. from rear lot line and an accessory structure (stone grill) 0.3 ft. from rear lot line. Located at 1220 Tudor Pl., Alexandria, 22307, on approx. E. Haley *Deferred to* 17,614 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-4 ((4)) ((2)) 6. *12/2/15 at appl. req.* (Concurrent with VC 2015-MV-003). *(Admin. moved from 7/15/15 at appl. req.)*
- 9:00 A.M. PAUL CHRISTOU, VC 2015-MV-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structures in the front yard of a lot containing 36,000 sq. ft. or less and to permit a fence or wall which exceeds 6.0 ft. in height in a front yard and greater than 7.0 E. Haley *Deferred to* ft. in a side and rear yard, and to permit 90.3% of rear yard coverage. Located at 1220 *12/2/15 at appl. req.* Tudor Pl., Alexandria, 22307, on approx. 17,614 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-4 ((4)) (2) 6. (Concurrent with SP 2015-MV-044). *(Admin. moved from 7/15/15 at appl. req.)*

9:00 A.M. MEHDI ROFOUGARAN, A 2015-HM-009 Appl. under sect(s). 18-301 of the Zoning S.C. Williams Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit *Continued to* on property in the R-3 District in violation of Zoning Ordinance provisions. Located at *10/28/15 at* 12820 Tournament Dr., Reston, 20191, on approx. 13,926 sq. ft. of land zoned R-3. *Board's req.* Hunter Mill District. Tax Map 16-4 ((09)) (1C) 0037. (*Continued from 7/22/15 at appl. req.*)

JOHN F. RIBBLE III, CHAIRMAN