

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 21, 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 21, 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. FRANCIS S. RATH, A 2012-DR-024 Appl. under sect(s). 18-301 of the Zoning Ordinance.
C.S. Belgin Appeal of a determination that appellant has established a Riding/Boarding Stable on
Admin. property in the R-E District without an approved special permit in violation of Zoning
Moved to Ordinance provisions. Located at 1051 Kelso Rd., Great Falls, 22066 on approx. 6.03 ac.
2/3/16 at of land zoned R-E. Dranesville District. Tax Map 19-2 ((2)) A. (*Admin. moved from*
appl. req. *1/9/13, 5/8/13, 9/18/13, 12/11/13, 5/21/14, 11/19/14 and 5/20/15 at appl. req.*)
- 9:00 A.M. PAGE 6660 ARLINGTON BOULEVARD, LLC, A 2013-PR-017 Appl. under sect(s). 18-301
C.S. Belgin of the Zoning Ordinance. Appeal of a determination that appellant has expanded and is
Admin. operating a use on property in the C-5 and H-C Districts without site plan or Non-
Moved to Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at
4/13/15 at 6660 Arlington Blvd., Falls Church, 22042 on approx. 23,989 sq. ft. of land zoned C-5 and
appl. req. H-C. Providence District. Tax Map 50-4 ((1)) 25. (*Admin. moved from 10/2/13, 2/12/14,*
3/19/14, 8/6/14 and 4/22/15 at appl. req.)
- 9:00 A.M. SEUNG CHE KUEN, SP 2015-SU-107 Appl. under Sect(s). 8-907 of the Zoning Ordinance
P. Yoon to permit a home professional office (accupuncture). Located at 5624 Pickwick Rd.,
Admin. Centreville, 20120, on approx. 21,904 sq. ft. of land zoned R-1, HC, WS, and HD. Sully
Moved to District. Tax Map 54-4 ((2)) 123.
12/2/15 at
appl. req.
- 9:00 A.M. MALINI S. CUNJE / "ABC FAMILY DAYCARE," SPA 2002-PR-037 Appl. under Sect(s).
C. Gresham 3-103 and 8-305 of the Zoning Ordinance to amend SP 2002-PR-037 previously approved
Indefinitely for a home child care facility to permit an increase in the number of children. Located at
Deferred 2828 Cedar Ln., Vienna, 22180, on approx. 14,040 sq. ft. of land zoned R-1. Providence
District. Tax Map 49-1 ((4)) 15. (*Indefinitely deferred from 9/10/14.*) (*Reactivated from*
indefinitely deferred on 7/17/14.) (*Admin. moved from 11/5/14, 4/15/15 and 7/22/15 at*
appl. req.)

9:00 A.M. 6805 INDUSTRIAL LAND CO., SP 2015-MA-088 (Comm. Rec.)
 E.M. Haley
 Admin.
 Moved to
 12/2/15 at
 appl. req.

9:00 A.M. SHAHRZAD MARZBAN, SP 2014-DR-046 Appl. under Sect(s). 8-305 and 3-403 of the
 L. Arseneau 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, 2/11/15 and 7/15/15 at appl. req.)
 12/9/15 at
 appl. req.

9:00 A.M. SALMA NAZARY DBA SALMA DAYCARE, SP 2014-SP-116 Appl. under Sect(s). 3-103
 L. Arseneau and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6301
 Admin. Travilah Ct., Fairfax Station, 22039, on approx. 2.40 ac. of land zoned R-1. Springfield
 Moved to District. Tax Map 77-3 ((14)) 3. (Admin. moved from 1/7/15 4/15/15, 6/17/15 and 7/22/15 at
 12/9/15 at appl. req.)
 appl. req.

Public Hearings

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
 C. Bishop addition 21.7 ft. from a front lot line. Located at 4101 Jewel St., Alexandria, 22312, on
 Approved 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.) (Decision Deferred from 9/23/15.)

9:00 A.M. BAO NGUYEN & MAI NGUYEN, SP 2015-PR-113 Appl. under Sect(s). 8-914 and 8-923 of
 the Zoning Ordinance to permit a reduction in minimum yard requirements based on an
 M.A. Tsai error in building location to permit a deck (patio) to remain 2.9 ft. from a side lot line and a
 Approved fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 8100
 Bright Meadows Ln., Dunn Loring, 22027, on approx. 10,901 sq. ft. of land zoned R-3.
 Providence District. Tax Map 39-4 ((18)) 38.

9:00 A.M. JOHN A. LEARY III AND SARAH A. STEIERMAN, SP 2015-MV-111 Appl. under Sect(s).
 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit
 M. Duca construction of an addition 8.7 ft. from a side lot line. Located at 8700 Yardley Dr.,
 Approved Alexandria, 22308, on approx. 14,679 sq. ft. of land zoned R-3. Mt. Vernon District. Tax
 Map 111-1 ((13)) 16, B, and C.

9:00 A.M. HERAJ MEHRABIAN, SP 2015-LE-097 Appl. under Sect(s). 8-918 of the Zoning
 Ordinance to permit an accessory dwelling unit. Located at 4410 Penwood Dr.,
 P. Yoon Alexandria, 22310, on approx. 10,563 sq. ft. of land zoned R-3. Lee District. Tax Map
 Approved 82-3 ((8)) 2.

9:00 A.M. HEIDI EMERSON, SP 2015-DR-101 Appl. under Sect(s). 8-922 of the Zoning Ordinance
 to permit a reduction in certain yard requirements to permit the construction of a deck 8.6
 C. Gresham ft. from a side lot line. Located at 1911 Franklin Ave., McLean, 22101, on approx. 14,625
 Approved sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((10)) 1.

- 9:00 A.M. DONALD G. GIBSON/ TINA E. GIBSON, SP 2015-SP-100 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 accessory structure to remain 5.8 ft. from a side lot line. Located at 12215 Henderson Rd., Clifton, 20124, on approx. 5.01 ac. of land zoned R-C, WS. Springfield District. Tax Map 95-1 ((6)) 5. *(Converted from VC 2014-SP-010.)*
L. Arseneau Approved
- 9:00 A.M. SHAZIA NAWAZ, SP 2015-MA-015 Appl. under Sect(s). 3-2003 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6223 Squires Hill Dr., Falls Church, 22044, on approx. 1,730 sq. ft. of land zoned R-20, CRD, HC, and SC. Mason District. Tax Map 51-3 ((40)) 2. *(Decision deferred from 7/22/15.)*
L. Arseneau Decision Deferred to 1/13/16
- 9:00 A.M. SALIMA MATNEJA DBA GALGATE DRIVE CHILD CARE, SP 2014-SP-223 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 reductions in minimum yard requirements based on errors in building locations to permit a dwelling to remain 25.5 ft. and an addition 26.4 ft. from a front lot line, and an accessory structure to remain 7.9 ft. from a side lot line. Located at 7119 Galgate Dr., Springfield, 22152, on approx. 16,633 sq. ft. of land zoned R-3. Springfield District. Tax Map 89-3 ((1)) 16B. *(Deferred from 5/20/15 at appl. req.) (Admin. moved from 8/5/14 at applicant's req.)*
L. Arseneau Approved
- 9:00 A.M. OSCAR & ELENA VIGANO, SP 2015-BR-061 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit an error in building location to permit a deck (patio) to remain 8.4 ft. from rear lot line and deck with steps to remain 20.5 ft. from a rear lot line; and to permit a reduction in certain yard requirements to permit construction of an addition 6.5 ft. from a side lot line and 20.5 ft. from a rear lot line. Located at 5603 Wood Thrush Ct., Fairfax, 22032, on approx. 7,518 sq. ft. of land zoned PDH-3. Braddock District. Tax Map 77-1 ((12)) 161. *(Concurrent with VC 2015-BR-007.) (Admin. moved from 7/29/15 at appl. req.)*
L. Arseneau Approved
- 9:00 A.M. OSCAR & ELENA VIGANO, VC 2015-BR-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30% rear yard coverage. Located at 5603 Wood Thrush Ct., Fairfax, 22032, on approx. 7,518 sq. ft. of land zoned PDH-3. Braddock District. Tax Map 77-1 ((12)) 161. *(Concurrent with SP 2015-BR-061.)*
L. Arseneau Approved
- 9:00 A.M. ASHEBIR GEBRE AND BIRTUKAN WELDEAB, VC 2015-MA-005 Appl. under Sect(s). 18-401, 3-206, and 3-207 of the Zoning Ordinance to permit a construction of a 2-story dwelling 5.8 ft. from one side lot line and 9.0 ft. from the other side lot line. Located at 6416 Columbia Pike, Annandale, 22003, on approx. 7,715 sq. ft. of land zoned R-2, HC. Mason District. Tax Map 61-3 ((12)) 21. *(Admin. moved from 9/30/15 at appl. req.)*
E.M. Haley Deferred to 11/18/15

JOHN F. RIBBLE III, CHAIRMAN