

BOARD OF ZONING APPEALS AGENDA OCTOBER 28, 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 28, 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. FARKHANDA R. KHAN DBA FAMILY HOME DAY CARE, SP 2015-HM-078 Appl. under Sect(s). 6-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 12265 Turkey Wing Ct., Reston, 20191, on approx. 3,027 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 26-1 ((10)) (13) 43A. (*Admin. moved from 8/5/15 at appl. req.*)
- M. Duca
Admin.
Moved to
12/9/15 at
appl. req.
- 9:00 A.M. TERESA IBANEZ, HAPPY KIDZ, LLC, SP 2015-SU-018 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 13804 Poplar Tree Rd., Chantilly, 20151, on approx. 10,500 sq. ft. of land zoned R-2, WS. Sully District. Tax Map 44-4 ((3)) 51. (*Admin. moved from 7/15/15 at appl. req.*)
- C. Gresham
Admin.
Moved to
1/27/16 at
appl. req.
- 9:00 A.M. ESKRIDGE (E&A), LLC, A 2013-PR-021 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a sign erected on property in the PDC and H-C Districts is located in the sight distance triangle in violation of Zoning Ordinance provisions. Located at 2910 District Ave., Fairfax, 22031 on approx. 2.71 ac. of land zoned PDC and H-C. Providence District. Tax Map 49-3 ((37)) J. (*Admin. moved from 11/6/13, 4/23/14, 11/19/14 and 5/20/15 at appl. req.*)
- S.C. Williams
Withdrawn

Public Hearings

- 9:00 A.M. MEHDI ROFOUGARAN, A 2015-HM-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 12820 Tournament Dr., Reston, 20191, on approx. 13,926 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 16-4 ((09)) (1C) 0037. (*Continued from 7/22/15 at appl. req.*)
- S.C. Williams
Decision
Deferred
to 1/6/16
- (*Continued from 10/7/15 at Board's req.*)

- 9:00 A.M. MARIA ELENA CAMACHO GREAT FALLS DAYCARE LLC, SP 2015-DR-106 Appl. under Sect(s). 3-103 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 1121 Walker Rd., Great Falls, 22066, on approx. 43,640 sq. ft. of land zoned R-1. Dranesville District. Tax Map 12-4 ((1)) 19.
S. Williams Approved
- 9:00 A.M. LUCIA C. MARTINEZ/LUCY'S HOME DAYCARE, SP 2015-MV-099 Appl. under Sect(s). 3-403, 8-305, and 8-914 of the Zoning Ordinance to permit a home child care facility; to permit a reduction in minimum yard requirements based on an error in building location to permit one accessory storage structure to remain 0.5 ft. from a side lot line, and another accessory storage structure to remain 2.5 ft. from a side lot line. Located at 5646 Kathryn St., Alexandria, 22303, on approx. 7,200 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-1 ((2)) 6.
P. Yoon Approved
- 9:00 A.M. WILLIAM A. & MALISA A. EATON, SP 2015-HM-105 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 2411 Riviera Dr., Vienna, 22181, on approx. 23,164 sq. ft. of land zoned R-2. Hunter Mill District. Tax Map 38-3 ((20)) 51.
P. Yoon Approved
- 9:00 A.M. ATA-UR R AKHTAR, SP 2015-LE-108 Appl. under Sect(s). 8-914 and 8-917 of the Zoning Ordinance to permit a modification to the limitation on the keeping of animals; and to permit a reduction in the minimum yard requirements based on an error in building location to permit an accessory storage structure (pigeon coop) to remain 3.2 ft. from a side lot line. Located at 5917 Erving St., Springfield, 22150, on approx. 8,447 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((2)) (16) 16.
C. Gresham Decision Deferred to 1/13/16
- 9:00 A.M. LIFETIME LEARNING ACADEMY INC. DBA LA PETITE DOUEE DAYCARE & GLORIA ATITSO QUIST, SP 2014-LE-216 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5314 Neville Ct., Alexandria, 22310, on approx. 14,018 sq. ft. of land zoned R-3. Lee District. Tax Map 82-1 ((8)) 110. (Admin. moved from 5/20/15 and 8/5/15 at appl.)
E.M. Haley Deferred to 1/13/16 at staff's req.
- 9:00 A.M. MT. VERNON UNITED METHODIST CHURCH; NEW CINGULAR WIRELESS D/B/A AT&T MOBILITY LLC, CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS, SPA 80-V-089-02 Appl. under Sect(s). 3-403 of the Zoning Ordinance to amend SP 80-V-089 previously approved for a church with child care and telecommunications facility to permit site modifications. Located at 2006 Belle View Blvd., Alexandria, 22307, on approx. 2.8 ac. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((25)) (4) 14. (Deferred from 4/1/15 at appl. req.) (Deferred from 5/20/15 at staff's req.) (Admin. moved from 8/5/15 at appl. req.)
E.M. Haley Deferred to 12/2/15 at appl. req.
- 9:00 A.M. JOSE O. AND MIRNA E. REYES, SP 2015-LE-074 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 addition to remain 8.9 ft. from a side lot line. Located at 6007 Hibbling Ave., Springfield, 22150, on approx. 10,484 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((3)) (11) 26. (Deferred from 7/29/15 at staff's req.)
E.M. Haley Approved

- 9:00 A.M. KTS HOLDING CORPORATION, INC. AND KENA TEMPLE, INC., A 2015-PR-017 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have expanded the use of the property without a Special Permit Amendment or other approval, have established a storage yard, and have erected a trailer without Building Permit approval, all on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 9001 Arlington Blvd., Fairfax, 22031, on approx. 26.89 ac. of land zoned R-1. Providence District. Tax Map 648-4 ((1)) 42A. (*Admin. moved from 8/5/15 at appl. req.*)
- C.S. Belgin
*Decision
Deferred
to 1/6/16*
- 9:00 A.M. FRATERNAL ORDER OF POLICE, NOVA LODGE 35, A 2015-PR-002 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a public benefit association use on property in the C-3 District without Special Exception or Non Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 2343 Chestnut St., Falls Church, 22043 on approx. 15,426 sq. ft. of land zoned C-3. Providence District. Tax Map 40-3 ((1)) 107A. (Concurrent with A 2015-PR-016). (*Admin. moved from 5/13/15, and 9/23/15 at appl. req.*)
- S.C. Williams
*Deferred to
4/27/16 at
appl. req.*
- 9:00 A.M. VETERANS OF FOREIGN WARS POST 9274, A 2015-PR-016 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is occupying property in the R-4 District without Non-Residential Use Permit approval and has allowed a use not in conformance with Special Permit approval in violation of Zoning Ordinance provisions. Located at 7118 Shreve Rd., Falls Church, 22043 on approx. 29,272 sq. ft. of land zoned R-4. Providence District. Tax Map 40-3 ((1)). (Concurrent with A 2015-PR-002). (*Admin. moved from 7/29/15, and 9/23/15 at appl. req.*)
- S.C. Williams
*Deferred to
4/27/16 at
appl. req.*

JOHN F. RIBBLE III, CHAIRMAN