

**BOARD OF ZONING APPEALS AGENDA
JANUARY 27, 2016**

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 **January 27, 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/CurrentinProcessBZA.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. ERNANI G. BORJA, MARIE J. V. BORJA, SP 2015-LE-133 Appl. under Sect(s). 8-914 of S.E. Williams the Zoning Ordinance to permit a reduction in minimum yard requirements based on error in building location to permit a deck (patio) to remain 2.1 ft. from a side lot line and 1.5 ft. from a rear lot line. Located at 6000 Brandon Ave., Springfield, 22150, on approx. 12,560 sq. ft. of land zoned R-4. Lee District. Tax Map 80-4 ((3)) (3) 30. (Concurrent with VC 2015-LE-010).
Admin.
Moved to 2/24/16 due to notices
- 9:00 A.M. ERNANI G. BORJA, MARIE J. V. BORJA, VC 2015-LE-010 Appl. under Sect(s). 18-401 of S.E. Williams the Zoning Ordinance to permit greater than 30% of rear yard coverage. Located at 6000 Brandon Ave., Springfield, 22150, on approx. 12,560 sq. ft. of land zoned R-4. Lee District. Tax Map 80-4 ((3)) (3) 30. (Concurrent with SP 2015-LE-133).
Admin.
Moved to 2/24/15 due to notices
- 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 C. Gresham 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 and 10/28/15 at appl. req.*)
Admin.
Moved to 2/24/16 at appl. req.
- 9:00 A.M. E.M. Haley FATEN BUSH / FATEN BUSH HOME CHILD CARE, SP 2014-SP-179 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5958 Hall St., Springfield, 22152, on approx. 10,857 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 79-3 ((16)) 82. (*Admin. moved from 4/15/15 at appl. req.*) (*Deferred from 6/24/15 at staff's req.*) (*Admin. moved from 10/7/15 at appl. req.*)
Admin.
Moved to 2/24/16 at staff's req.

- 9:00 A.M. KHALIDA BEGUM/DAYLITE DAY CARE LLC, SP 2015-PR-054 Appl. under Sect(s). 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3002 Lawrence Dr., Falls Church, 22042, on approx. 10,262 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((15)) 156. (*Admin. moved from 9/16/15 at appl. req.*)
- E.M. Haley
Withdrawn
- Admin.* HOA HA AND KELLY HA, A 2015-SU-031
Moved to 3/9/16 at appl. req.
- 9:00 A.M. CARL EY AND JENNIFER KRALY EY, A 2013-MA-016 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a detached accessory structure (garage) on property in the R-1 and H-C Districts does not qualify for vested rights and is in violation of Zoning Ordinance provisions. Located at 4700 Brookside Dr. on approx. 1.04 ac. of land zoned R-1 and H-C. Mason District. Tax Map 72-1 ((6)) 41. (*Admin. moved from 10/2/13, 11/20/13, 1/8/14, 4/23/14, 8/6/14, 10/29/14, 4/8/15, 6/24/15, and 12/2/15 at appl. req.*)
- M. Mertz
Admin. moved to 2/24/16 due to notices
- 9:00 A.M. PL ONE, LLC, A 2015-PR-029 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the density of the West Stafford Landing Subdivision would increase from 3.30 to 3.38 dwelling units per acre by removing the existing Outlot A, further enlarging the non-conforming density of the subdivision required for the R-3 District. Located on approx. 5,707 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((23)) A.
- S. O'Connell
Admin. Moved to 2/24/16 due to notices

Public Hearings

- 9:00 A.M. ANGEL WHISENANT, SP 2014-LE-138 Appl. under Sect(s). 3-403, 8-305, and 8-914 of the Zoning Ordinance to permit a home child care facility, and to permit a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 0.4 ft. from a rear lot line and 3.3 ft. from a side lot line. 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, 6/3/15, 10/7/15 at appl. req.*) (*Deferred from 12/9/15 at staff's req.*)
- L. Arseneau
Admin. Moved to 3/30/16 due to meeting cancelled
- 9:00 A.M. SALMA NAZARY DBA SALMA DAYCARE AND KARIM NAZARY, SP 2014-SP-116 Appl. Under Sect(s). 3-103, 8-305, and 8-914 of the Zoning Ordinance to permit a home child care facility, and a reduction in minimum yard requirements based on error in building location to permit an accessory structure to remain 18.9 ft. from a side lot line. Located at 6301 Travilah Ct., Fairfax Station, 22039, on approx. 2.40 ac. of land zoned R-1. Springfield District. Tax Map 77-3 ((14)) 3. (Concurrent with VC 2015-SP-012). (*Admin. moved from 1/7/15 4/15/15, 6/17/15, 7/22/15, 10/21/15, and 12/9/15 at appl. req.*)
- L. Arseneau
Admin. Moved to 3/30/16 due to meeting cancelled
- 9:00 A.M. SALMA NAZARY DBA SALMA DAYCARE AND KARIM NAZARY, VC 2015-SP-012 Appl. Under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structures (two story frame structure and patio) to remain in the minimum required front yard. Located at 6301 Travilah Ct., Fairfax Station, 22039, on approx. 2.40 ac. of land zoned R-1. Springfield District. Tax Map 77-3 ((14)) 3. (Concurrent with SP 2014-SP-116).
- L. Arseneau
Admin. Moved to 3/30/16 due to meeting cancelled

9:00 A.M. DECISIVE INVESTMENT GROUP, LLC, SP 2015-PR-136 Appl. under Sect(s). 8-924 of
H. Eddy the Zoning Ordinance for additions to an existing single family detached dwelling to permit
Admin. a roofed deck 11.2 ft. from a front lot line, and a second story addition 17.6 ft. from a front
Moved to lot line, 2.7 ft. from a side lot line, and 21.9 ft. from a rear lot line. Located at 2804 Liberty
3/2/16 due Ave., Falls Church, 22024, on approx. 3,144 sq. ft. of land zoned R-4. Providence District.
to meeting Tax Map 50-2 ((9)) 50.
cancelled

9:00 A.M. PETER H. STEINBECK, SP 2015-PR-141 Appl. under Sect(s). 8-922 of the Zoning
H. Eddy Ordinance to permit a reduction in certain yard requirements for the construction of an
Admin. addition 10.1 ft. from a side lot line. Located at 3416 Barkley Dr., Fairfax, 22031, on
Moved to approx. 1.17 ac. of land zoned R-1. Providence District. Tax Map 58-2 ((4)) 10.
3/2/16 due
to meeting
cancelled

JOHN F. RIBBLE III, CHAIRMAN