

**BOARD OF ZONING APPEALS AGENDA
MARCH 16, 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 **March 16, 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. JENNIFER SENZANO / KRISTHIAN SENZANO, SP 2015-LE-155 Appl. under Sect(s).
S.E. Williams 8-305 and 8-303 of the Zoning Ordinance to permit a home child care facility. Located at
Admin. 6405 Meriwether Ln., Springfield, 22150, on approx. 19,995 sq. ft. of land zoned R-3. Lee
Moved to District. Tax Map 81-3 ((15)) 3.
4/20/16 at
appl. req.
- 9:00 A.M. ALLYN I. RICHERT AND CONSTANCE I. RICHERT; TRADE PRODUCTS
S. Gilbert CORPORATION ("TPC"), A 2015-SP-026 Appl. under sect(s). 18-301 of the Zoning
Admin. Ordinance. Appeal of a determination that the appellants have established a commercial
Moved to use in the R-C and Historic Overlay Districts, in violation of Zoning Ordinance provisions.
5/18/16 at Located at 12124 Popes Head Rd., Fairfax, 22030 on approx. 15.73 ac. of land zoned
appl. req. R-C, HD, and WS. Springfield District. Tax Map 67-3 ((1)) 10B.
- 9:00 A.M. BEYER I LLC, A 2012-PR-029 Appl. Under sect(s). 18-301 of the Zoning Ordinance.
C.S. Belgin Appeal of a determination that appellant has established a storage yard, which is a use not
Withdrawn 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, 6/24/15 and 9/30/15.)

Public Hearings

- 9:00 A.M. MARK B. VAN KIRK, SP 2014-DR-124 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction in minimum yard requirements based on an error in building location to permit a deck to remain 3.0 ft. from a side lot line and 2.5 ft. from a rear lot line, an accessory storage structure to remain 0.1 ft. from a side lot line and 0.3 ft. from 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.*) (*Continued from 9/30/15.*) (*Decision deferred from 1/6/16.*)
- C. Gresham
Decision
Deferred to
5/18/16 at
appl. req.
- 9:00 A.M. MARK B. VAN KIRK, VC 2014-DR-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit rear yard coverage exceeding 30%. 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 SP 2014-DR-124). (*Admin. moved from 9/17/14, 2/4/15, 4/22/15 and 7/15/15 at appl. req.*) (*Continued from 9/30/15.*) (*Decision deferred from 1/6/16.*)
- C. Gresham
Decision
Deferred to
5/18/16 at
appl. req.
- 9:00 A.M. ZAHRA BASSAM, SP 2016-LE-001 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on error in building location to permit an addition to remain 8.9 ft. from a side lot line. Located at 4602 Eaton Place, Alexandria, 22310, on approx. 10,940 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((17)) (D) 22.
- S.E. Williams
Approved
- 9:00 A.M. GHIDIANI SANCHEZ, MOTHER GOOSE DAY CARE, SP 2015-HM-110 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 12553 Cross Country Ln., Reston, 20191, on approx. 10,844 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 16-4 ((9)) 31. (*Admin. moved from 11/4/15, 12/9/15, and 2/10/16 at appl. req.*)
- H. Eddy
Approved
- 9:00 A.M. DOUGLAS S. PHILIPPONE, VC 2016-MV-001 Appl. under Sect. 18-401 of the Zoning Ordinance to permit construction of an accessory structure 1.7 ft. from the rear lot line and 9.8 ft. from a side lot line. Located at 1806 Edgehill Dr., Alexandria, 22307, on approx. 17,000 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-3 ((14)) (7) 10.
- H. Eddy
Continued
to 3/30/16
- 9:00 A.M. HARJINDER KAUR (DBA) LITTLE CUTIES HOME DAY CARE, SP 2015-MA-147 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4001 Downing St., Annandale, 22003, on approx. 24,919 sq. ft. of land zoned R-2, HC. Mason District. Tax Map 61-3 ((2)) 16. (*Deferred from 2/3/16 at appl. req.*)
- E. M. Haley
Approved
- 9:00 A.M. 6805 INDUSTRIAL LAND CO., SP 2015-MA-088 Appl. under Sect(s). 5-603 of the Zoning Ordinance to permit a health club, ice-skating facilities, swimming pool, squash courts, indoor recreational uses, and accessory uses. Located at 6801 Industrial Rd., Springfield, 22151, on approx. 20.0 ac. of land zoned I-6, HC. Mason District. Tax Map 80-2 ((1)) 30. (*Admin. moved from 9/21/15, and 12/2/15 at appl. req.*) (*Deferred from 2/24/16 to add VC.*)
- E.M. Haley
Approved

9:00 A.M. 6805 INDUSTRIAL LAND CO., VC 2016-MA-003 Appl. under Sect. 18-401 of the Zoning Ordinance to permit the construction of a building designed specifically for a Group 5 Special Permit use to be located within 100 ft. of an adjoining Residential District. Located at 6801 Industrial Rd., Springfield, 22151, on approx. 20 ac. of land zoned I-6, HC. Mason District. Tax Map 80-2 ((1)) 30. (Concurrent with SP 2015-MA-088).
E.M. Haley
Approved

9:00 A.M. THE TRUSTEES OF FIRST VIRGINIA BAPTIST CHURCH, SPA 2004-MV-025-02 (in association with SEA 2004-MV-001-2) Appl. under Sect. 3-103 of the Zoning Ordinance to amend SP 2004-MV-025, previously approved for a place of worship, to permit modifications to development conditions, site modifications, and a change in permittee. Located at 8616 Pohick Rd., Springfield, 22153, on approx. 3.98 ac. of land zoned R-1. Springfield District. Tax Map 98-1 ((1)) 21. (*Admin. moved from 1/14/15, 1/28/15, 3/25/15, 4/29/15 and 6/3/15 at appl. req.*) (*Indefinitely deferred from 7/15/15 at appl. req.*) (*Reactivated on 11/30/15.*)
C. Gresham
Approved

JOHN F. RIBBLE III, CHAIRMAN