

**BOARD OF ZONING APPEALS AGENDA
JANUARY 6, 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 6, 2016**, 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

Public Hearings

- 9:00 A.M. DILSHAD BEGUM D/B/A KID'S 1ST CARE, SP 2014-MV-228 Appl. under Sect(s). 3-203, 8-305, and 8-923 of the Zoning Ordinance to permit a home child care facility, and a fence height greater than 4.0 ft. to remain in a front yard. Located at 8340 Reddick Ave., Alexandria, 22309, on approx. 18,242 sq. ft. of land zoned R-2, HC. Mt. Vernon District. Tax Map 101-4 ((7)) 11. *(Admin. moved from 3/4/15, 5/13/15 and 7/22/15 at appl. req.) (Deferred from 9/30/15 at appl. req.) (Admin moved from 12/9/16 due to notices.)*
- N. Rogers Approved
- 9:00 A.M. VIJAY KOHLI, SP 2015-SP-129 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit the construction of an addition 18.9 ft. from a rear lot line. Located at 5615 Dogue Run Dr., Fairfax Station, 22039, on approx. 35,135 sq. ft. of land zoned R-C, WS. Springfield District. Tax Map 77-1 ((18)) 41.
- S.E. Williams Approved
- 9:00 A.M. SEUNG CHE KUEN, SP 2015-SU-107 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office (acupuncture). Located at 5624 Pickwick Rd., Centreville, 20120, on approx. 21,904 sq. ft. of land zoned R-1, HC, WS, and HD. Sully District. Tax Map 54-4 ((2)) 123. *(Admin. moved from 10/21/15 at appl. req.) (Continued from 12/2/15 at Board's req.)*
- P. Yoon Approved
- 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.)*
- C. Gresham Decision Deferred to 3/16/16

- 9:00 A.M. MARK B. VAN KIRK, VC 2014-DR-007 Appl. under Sect(s). 18-401 of the Zoning
C. Gresham Ordinance to permit rear yard coverage exceeding 30%. Located at 1411 Mayflower Dr.,
Decision McLean, 22101, on approx. 11,488 sq. ft. of land zoned R-3. Dranesville District. Tax
Deferred Map 30-1 ((12)) 224. (Concurrent with SP 2014-DR-124). (*Admin. moved from 9/17/14,*
to 3/16/16 2/4/15, 4/22/15 and 7/15/15 at appl. req.) (Continued from 9/30/15.)
- 9:00 A.M. MUKESH AND ANURADHA BHATIA, SP 2015-SU-127 Appl. under Sect(s). 8-913 of the
H. Eddy Zoning Ordinance to permit provisions for the approval of modifications to the minimum
Approved yard requirements for certain R-C lots to permit an addition 10.0 ft. from a side lot line such
that side yards total 26.0 ft. Located at 6622 Pelhams Trace, Centreville, 20120, on
approx. 13,718 sq. ft. of land zoned R-C, WS. Sully District. Tax Map 64-1 ((5)) (5) 2.
- 9:00 A.M. JOHN P. TERRY, TRUSTEE, SP 2015-DR-131 Appl. under Sect(s). 8-922 of the Zoning
H. Eddy Ordinance to permit a reduction in certain yard requirements to permit the construction of
Approved an addition 7.2 ft. from a side lot line, and 25.2 ft. from a front lot line. Located at 6705
Hazel Ln., McLean, 22101, on approx. 10,767 sq. ft. of land zoned R-3. Dranesville
District. Tax Map 30-4 ((28)) (3) 3.
- 9:00 A.M. PAUL CHRISTOU, SP 2015-MV-044 Appl. under Sect(s). 8-914 of the Zoning Ordinance
E.M. Haley to permit reduction in minimum yard requirements based on error in building location to
Decision permit accessory structure (stone oven/grill) to remain 0.4 ft. from side lot line and 0.0 ft.
Deferred from rear lot line, roofed deck 1.4 ft. from rear lot line and an accessory structure (stone
to 1/13/16 grill) 0.3 ft. from rear lot line. Located at 1220 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 VC 2015-MV-003). (*Admin. moved from 7/15/15 at appl. req.) (Deferred*
from 10/7/15 at appl. req.) (Continued from 12/2/15 at Board's req.)
- 9:00 A.M. PAUL CHRISTOU, VC 2015-MV-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance
E.M. Haley to permit accessory structures in the front yard of a lot containing 36,000 sq. ft. or less and
Decision to permit a fence or wall which exceeds 6.0 ft. in height in a front yard and greater than 7.0
Deferred ft. in a side and rear yard, and to permit greater than 30% of rear yard coverage. Located
to 1/13/16 at 1220 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.) (Deferred from 10/7/15 at appl. req.) (Continued from
12/2/15 at Board's req.)
- 9:00 A.M. MUATH ALSUFY, SP 2015-BR-084 Appl. under Sect(s). 8-922 of the Zoning Ordinance to
E. Haley permit a reduction in certain yard requirements to permit construction of an addition 6.0 ft.
Approved from a side lot line. Located at 4951 Regina Dr., Annandale, 22003, on approx. 10,501 sq.
ft. of land zoned R-3. Braddock District. Tax Map 70-4 ((7)) 54. (*Deferred from 9/23/15 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
Upheld 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.)*
(Continued from 10/7/15 at Board's req.) (Decision deferred from 10/28/15.)

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.*) (*Decision deferred from 10/28/15.*)

C.S. Belgin
*Decision
Deferred
to 3/9/16*

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JANUARY 13, 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 13, 2016**, 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. DELIA OCHOA-AMINI / MS. DELIA'S DAY CARE, SP 2014-PR-189 Appl. under Sect(s).
H. Eddy 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, 6/24/15, and*
2/24/16 at 10/7/15 at appl. req.
appl. req.

S.C. Williams SWEET LEAF, INC., A 2015-DR-027 (Concurrent with A 2015-DR-028.)
Admin.
Moved to
4/13/16 at
appl. req.

S.C. Williams JULIANO PROPERTIES, INC., A 2015-DR-028 (Concurrent with A 2015-DR-027.)
Admin.
Moved to
4/13/16 at
appl. req.

Public Hearings

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
C. Gresham permit a reduction in the minimum yard requirements based on an error in building location
Approved 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. (*Decision Deferred from 10/28/15.*)

- 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 and 10/21/15.)*
L. Arseneau Approved
- 9:00 A.M. KENNETH AND LYNN TODOROV, SP 2015-DR-132 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 of a corner lot. Located at 1946 MacArthur Dr., McLean, 22101, on approx. 15,000 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((30)) 1.
B. Krasner Approved
- 9:00 A.M. JONATHON JONES, TR, SP 2015-DR-138 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit the construction of a two-story addition 35.6 ft. from a front lot line; and a reduction in minimum yard requirements based on error in building locations to permit a deck (patio) to remain 3.9 ft. from a side lot line, and an accessory structure to remain 7.2 ft. from a side lot line and 6.7 ft. from a rear lot line. Located at 2000 Freedom Ln., Falls Church, 22043, on approx. 15,639 sq. ft. of land zoned R-1. Dranesville District. Tax Map 40-2 ((1)) 54.
B. Krasner Approved
- 9:00 A.M. STEVE NI AND MELISSA NI, SP 2015-PR-137 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit the construction of an addition 7.1 ft. from a side lot line; and a reduction in minimum yard requirements based on error in building location to permit a deck with stairs to remain 9.1 ft. from a side lot line. Located at 2528 Drexel St., Vienna, 22180, on approx. 20,116 sq. ft. of land zoned R-3. Providence District. Tax Map 49-1 ((9)) (I) I and 49-1 ((9)) (I) 9.
S. E. Williams Approved
- 9:00 A.M. AUDREY REBECCA ANN KOSMAL AKA ANN KOSMAL / GRZEGORZ KRZYSZTOF KOSMAL AKA GRZES KOSMAL, SP 2015-DR-140 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit the construction of an addition 9.1 ft. from a side lot line. Located at 6646 Fisher Ave., Falls Church, 22046, on approx. 10,400 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-4 ((5)) 89.
S. E. Williams Approved
- 9:00 A.M. CARLA MCNEIL SEAY / CARLA'S WEECARE HOME DAYCARE LLC, VC 2015-MV-009 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structures to remain in the front yard of a through lot containing 36,000 square ft. or less. Located at 8045 Winding Way Ct., Springfield, 22153, on approx. 16,130 sq. ft. of land zoned PDH-3. Mt. Vernon District. Tax Map 98-1 ((4)) 541.
H. Eddy Approved
- 9:00 A.M. DAVID B. AND KELLIE A. GOLDSTEIN, SP 2015-MA-134 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit the construction of an addition 7.5 ft. from a side lot line. Located at 6318 Lakeview Dr., Falls Church, 22041, on approx. 22,700 sq. ft. of land zoned R-2, HC. Mason District. Tax Map 61-3 ((14)) 99 and 100.
H. Eddy Approved

- 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. 17,614 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-4 ((4)) ((2)) 6. (Concurrent with VC 2015-MV-003). (*Admin. moved from 7/15/15 at appl. req.*) (*Deferred from 10/7/15 at appl. req.*) (*Continued from 12/2/15 at Board's req.*) (*Decision Deferred from 1/6/16.*)
- E.M. Haley
Decision Deferred to 2/3/16
- 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 ft. in a side and rear yard, and to permit greater than 30% of rear yard coverage. Located at 1220 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.*) (*Deferred from 10/7/15 at appl. req.*) (*Continued from 12/2/15 at Board's req.*) (*Decision Deferred from 1/6/16.*)
- E.M. Haley
Decision Deferred to 2/3/16
- 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.*) (*Deferred from 10/28/15 at staff's req.*)
- E.M. Haley
Approved
- 9:00 A.M. BRENDA CAFIERO/ANTHONY BLADEK, SP 2015-HM-130 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 structure (treehouse) to remain 0.0 ft. from a side lot line and 9.3 ft. from a rear lot line, and a second accessory structure (treehouse) to remain 7.6 ft. from a rear lot line. Located at 1715 Raleigh Hill Rd., Vienna, 22182, on approx. 28,757 sq. ft. of land zoned R-1 (Cluster). Hunter Mill District. Tax Map 18-4 ((13)) 48.
- E.M. Haley
Approved-
In-Part
- *** RECONSIDERATION REQUESTED PER LETTER DATED 1/17/16 (REC'D 1/19/16) ***
FAILED FOR LACK OF MOTION ON 2/3/16**
- 9:00 A.M. WILLIAM B. FOULOIS, TRUSTEE AND MARA E. FOULOIS, TRUSTEE, SP 2015-MV-135 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit the construction of an addition 10.0 ft. from a side lot line, and a reduction in minimum yard requirements based on errors in building locations to permit an accessory storage structure to remain 0.8 ft. and a deck (patio) to remain 7.9 ft. from a side lot line. Located at 10910 Belmont Blvd., Mason Neck, 22079, on approx. 21,855 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 118-1 ((2)) 76.
- E.M. Haley
Approved

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JANUARY 20, 2016**

-- NO SCHEDULED MEETING --

**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, 2016**, 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 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
E.M. Haley 3002 Lawrence Dr., Falls Church, 22042, on approx. 10,262 sq. ft. of land zoned R-4.
Withdrawn Providence District. Tax Map 50-3 ((15)) 156. (*Admin. moved from 9/16/15 at appl. req.*)
- 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
M. Mertz (garage) on property in the R-1 and H-C Districts does not qualify for vested rights and is
Admin. in violation of Zoning Ordinance provisions. Located at 4700 Brookside Dr. on approx.
moved to 1.04 ac. of land zoned R-1 and H-C. Mason District. Tax Map 72-1 ((6)) 41. (*Admin.*
2/24/16 due *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*
to notices *12/2/15 at appl. req.*)
- 9:00 A.M. PL ONE, LLC, A 2015-PR-029 Appl. under sect(s). 18-301 of the Zoning Ordinance.
S. O'Connell Appeal of a determination that the density of the West Stafford Landing Subdivision would
Admin. increase from 3.30 to 3.38 dwelling units per acre by removing the existing Outlot A,
Moved to further enlarging the non-conforming density of the subdivision required for the R-3 District.
2/24/16 due Located on approx. 5,707 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2
to notices ((23)) A.

Public Hearings

- 9:00 A.M. ANGEL WHISENANT, SP 2014-LE-138 Appl. under Sect(s). 3-403, 8-305, and 8-914 of
L. Arseneau the Zoning Ordinance to permit a home child care facility, and to permit a reduction in
Admin. minimum yard requirements based on an error in building location to permit an accessory
Moved to storage structure to remain 0.4 ft. from a rear lot line and 3.3 ft. from a side lot line.
3/30/16 due Located at 6616 Cimarron St., Springfield, 22150, on approx. 11,087 sq. ft. of land zoned
to meeting R-4. Lee District. Tax Map 80-4 ((5)) (10) 17. (*Deferred from 3/4/15, 6/3/15, 10/7/15 at*
cancelled *appl. req.*) (*Deferred from 12/9/15 at staff's req.*)
- 9:00 A.M. SALMA NAZARY DBA SALMA DAYCARE AND KARIM NAZARY, SP 2014-SP-116 Appl.
L. Arseneau Under Sect(s). 3-103, 8-305, and 8-914 of the Zoning Ordinance to permit a home child
Admin. care facility, and a reduction in minimum yard requirements based on error in building
Moved to location to permit an accessory structure to remain 18.9 ft. from a side lot line. Located at
3/30/16 due 6301 Travilah Ct., Fairfax Station, 22039, on approx. 2.40 ac. of land zoned R-1.
to meeting Springfield District. Tax Map 77-3 ((14)) 3. (Concurrent with VC 2015-SP-012). (*Admin.*
cancelled *moved from 1/7/15 4/15/15, 6/17/15, 7/22/15, 10/21/15, and 12/9/15 at appl. req.*)
- 9:00 A.M. SALMA NAZARY DBA SALMA DAYCARE AND KARIM NAZARY, VC 2015-SP-012 Appl.
L. Arseneau Under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structures (two story
Admin. frame structure and patio) to remain in the minimum required front yard. Located at 6301
Moved to Travilah Ct., Fairfax Station, 22039, on approx. 2.40 ac. of land zoned R-1. Springfield
3/30/16 due District. Tax Map 77-3 ((14)) 3. (Concurrent with SP 2014-SP-116).
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

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 3, 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 **February 3, 2016**, 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. TRUSTEES OF SHILOH BAPTIST CHURCH, SPA 83-V-090-02 Appl. under Sect(s). 3-
E03 of the Zoning Ordinance to amend SPA 83-V-090, previously approved for a place of
S.E. Williams worship (church), to permit site modifications and an additional building. Located at 10704
Admin. Gunston Rd., Lorton, 22079, on approx. 8.65 ac. of land zoned R-E. Mt. Vernon District.
Moved to Tax Map 114-4 ((1)) 20, 21, 22, and 22A. (*Admin. moved from 5/8/13 at appl. req.*)
4/13/16 at (*Indefinitely deferred from 7/10/13 and 6/18/14 at appl. req.*) (*Reactivated from indefinitely*
appl. req. *deferred on 4/15/14 and 7/15/15.*) (*Admin. moved from 11/18/15 at appl. req.*) (*Deferred*
from 12/2/15 at appl. req.)
- 9:00 A.M. PATRICIA F. MARTINEZ (ISHA'S DAYCARE), SP 2015-MA-062 Appl. under Sect(s).
L. Arseneau 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at
Admin. 3128 Patrick Henry Dr., Falls Church, 22044, on approx. 12,461 sq. ft. of land zoned R-3,
Moved to HC. Mason District. Tax Map 51-3 ((41)) 4. (*Admin. moved from 9/30/15 at staff's req.*
2/24/16 at *and from 12/2/15 at appl. req.*)
appl. req.
- 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.
5/4/16 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, 5/20/15 and 10/21/15 at appl. req.*)

9:00 A.M. CRA MAC HOLDINGS, LLC, A 2014-SP-015 Appl. under sect(s).18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a contractor's office and shop and storage yard, and has expanded the original nonconforming use, all on property located in the R-C District in violation of Zoning Ordinance provisions. Located at 12329 Braddock Rd., Fairfax, 22030 on approx. 1.72 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 63. *(Admin. moved from 2/11/15, 3/25/15, and 9/16/15 at appl. req.)*

S.C. Williams
Admin.
Moved to
5/11/16 at
appl. req.

Public Hearings

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 and deck (patio) 0.0 ft. from a side lot line. Located at 1220 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 VC 2015-MV-003). *(Admin. moved from 7/15/15 at appl. req.) (Deferred from 10/7/15 at appl. req.) (Continued from 12/2/15 at Board's req.) (Decision Deferred from 1/6/16 and 1/13/16 at Board's req.)*

E.M. Haley
Approved

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 ft. in a side and rear yard, and to permit greater than 30% of rear yard coverage. Located at 1220 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.) (Deferred from 10/7/15 at appl. req.) (Continued from 12/2/15 at Board's req.) (Decision Deferred from 1/6/16 and 1/13/16 at Board's req.)*

E.M. Haley
Approved

9:00 A.M. KERRY GRANNIS, SP 2015-BR-143 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 8292 Private Ln., Annandale, 22003, on approx. 15,695 sq. ft. of land zoned R-2. Braddock District. Tax Map 70-1 ((27)) (2) 20.

E.M. Haley
Approved

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.

E.M. Haley
Deferred to 3/16/16 at appl. req.

9:00 A.M. MATTHEW AND DIANE FARMER, SP 2015-SU-144 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition such that side yards total 35.1 ft., and to permit a reduction in minimum yard requirements based on an error in building location for an accessory storage structure to remain 5.4 ft. from a side lot line. Located at 3133 Cobb Hill Ln., Oakton, 22124, on approx. 25,288 sq. ft. of land zoned R-1 (Cluster). Sully District. Tax Map 36-3 ((6)) 34.

S.E. Williams
Deferred to 3/23/16 at appl. req.

9:00 A.M. MARIA CARMEN FALCON/BRIGHT & HAPPY BEGINNERS, LLC, SP 2015-PR-146 Appl. under Sect(s). 3-103 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8316 Second Ave., Vienna, 22182, on approx. 10,000 sq. ft. of land zoned R-1. Providence District. Tax Map 39-3 ((11)) (C) 42.

S.E. Williams
Approved

- 9:00 A.M. JOHNNY ROCHA, SP 2015-LE-086 Appl. under Sect(s). 8-923 of the Zoning Ordinance to L. Arseneau permit a fence greater than 4.0 ft. in height in a front yard of a corner lot. Located at
Continued to 6201 Dana Ave., Springfield, 22150, on approx. 13,116 sq. ft. of land zoned R-4. Lee
3/2/16 at District. Tax Map 80-3 ((3)) (80) 1. (*Admin. moved from 9/16/15 at appl. req.*) (*Continued*
appl. req. *from 11/4/15.*)
- 9:00 A.M. JUERGEN L. W. POHLMANN TR, CHRISTA POHLMANN TR, SP 2015-MV-145 Appl.
under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction in minimum yard
H. Eddy requirements based on errors in building locations to permit an accessory storage
Approved structure to remain 1.2 ft. from a side lot line, and a deck (patio) to remain 1.7 ft. from a
side lot line. Located at 8407 Camden St., Alexandria, 22308, on approx. 15,087 sq. ft. of
land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((11)) (1) 4.
- 9:00 A.M. TANYA H. MOTTLEY AND DARRELL G. MOTTLEY, SP 2015-LE-139 Appl. under
Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements
H. Eddy to permit an addition 18.1 ft. from a rear lot line. Located at 6104 Lemon Thyme Dr.,
Approved Alexandria, 22310, on approx. 9,189 sq. ft. of land zoned PDH-4. Lee District. Tax Map 91-
1 ((25)) 40.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 10, 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 **February 10, 2016**, 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. FARKHANDA R. KHAN FAMILY HOME DAY CARE, SP 2015-HM-078 Appl. under
M. Duca Sect(s). 6-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Indefinitely Located at 12265 Turkey Wing Ct., Reston, 20191, on approx. 3,027 sq. ft. of land zoned
Deferred at PRC. Hunter Mill District. Tax Map 26-1 ((10)) (13) 43A. (*Admin. moved from 8/5/15,*
appl. req. 10/28/15, and 12/9/15 at *appl. req.*)
- 9:00 A.M. GHIDIANI SANCHEZ, MOTHER GOOSE DAY CARE, SP 2015-HM-110 Appl. under
H. Eddy Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Admin. Located at 12553 Cross Country Ln., Reston, 20191, on approx. 10,844 sq. ft. of land
Moved to zoned R-3. Hunter Mill District. Tax Map 16-4 ((9)) 31. (*Admin. moved from 11/4/15 and*
3/16/16 at 12/9/15 at *appl. req.*)
appl. req.
- 9:00 A.M. STRATFORD RECREATION ASSOCIATION INC., SPA 76-V-303-02 Appl. under Sect(s).
H. Eddy 3-303 and 8-401 of the Zoning Ordinance to amend SP 76-V-303 previously approved for
Admin. swim and tennis club to permit site modifications. Located at 2300 Camden Ct.,
Moved to Alexandria, 22308, on approx. 5.76 ac. of land zoned R-3. Mt. Vernon District. Tax Map
3/2/16 due 111-1 ((1)) 10.
to notices
- Admin.* GREGORY L. GRANAHAN, A 2015-LE-024
Moved to
8/3/16 at
appl. req.

Public Hearings

- 9:00 A.M. THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE (ST. AMBROSE CATHOLIC CHURCH AND SCHOOL), SPA 76-M-086-06 Appl. under Sect(s). 3-103 and 3-203 of the Zoning Ordinance to permit the amendment of SP 76-M-086, previously approved for a place of worship, private school of general education and a nursery school to permit site modifications. Located at 3825 Woodburn Rd., Annandale, 22003, on approx. 13.68 ac. of land zoned R-1 and R-2. Mason District. Tax Map 59-3 ((1)) 11A. *(Admin. moved from 8/5/15 at appl. req.) (Admin. moved from 10/7/15 at staff's req.) (Deferred from 12/2/15 at staff's req.) (Decision deferred from 12/16/15.)*
- K. Atkinson Approved
- 9:00 A.M. INDIE HOLDINGS, LLC, SP 2015-MA-148 Appl. under Sect(s). 8-914 and 8-923 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on errors in building locations to permit a deck to remain 18.2 ft. from one front lot line, an accessory structure (pond equipment) to remain 6.2 ft. from other front lot line, and a fence greater than 4.0 ft. in height to remain in the front yard of a corner lot. Located at 7800 Trammell Rd., Annandale, 22003, on approx. 22,733 sq. ft. of land zoned R-2. Mason District. Tax Map 59-4 ((9)) 61.
- S.E. Williams *Decision Deferred to 2/24/16*
- 9:00 A.M. RAMEZ ANDRAWIS, SP 2015-DR-119 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit the construction of a garage addition 6.0 ft. from a side lot line and a second garage addition 6.1 ft. from a side lot line. Located at 1408 Pathfinder Ln., McLean, 22101, on approx. 10,833 sq. ft. of land zoned R-3, HC. Dranesville District. Tax Map 30-2 ((31)) 200. *(Decision deferral from 11/18/15.)*
- H. Eddy *Decision Deferred to 3/9/16 at appl. req.*
- 9:00 A.M. JAVAD NOKTEHDAN, SP 2015-MA-149 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7814 Libeau Ln., Annandale, 22003, on approx. 34,282 sq. ft. of land zoned R-2. Mason District. Tax Map 59-2 ((1)) 36.
- E.M. Haley Approved

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 17, 2016**

-- NO SCHEDULED MEETING --

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 24, 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 **February 24, 2016**, 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. DELIA OCHOA-AMINI / MS. DELIA'S DAY CARE, SP 2014-PR-189 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3249 Jermantown Rd., Fairfax, 22030, on approx. 18,648 sq. ft. of land zoned R-2.
H. Eddy
Indefinitely Providence District. Tax Map 47-3 ((1)) 29 A. (*Admin. moved from 4/22/15, 6/24/15,*
Deferred 10/7/15, and 1/13/16 at appl. req.)

Public Hearings

9:00 A.M. INDIE HOLDINGS, LLC, SP 2015-MA-148 Appl. under Sect(s). 8-914 and 8-923 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on errors in building locations to permit a deck to remain 18.2 ft. from one front lot line, an accessory structure (pond equipment) to remain 6.2 ft. from other front lot line, and a fence greater than 4.0 ft. in height to remain in the front yard of a corner lot. Located at 7800 Trammell Rd., Annandale, 22003, on approx. 22,733 sq. ft. of land zoned R-2. Mason District. Tax Map 59-4 ((9)) 61. (*Decision Deferred from 2/10/16.*)
S.E. Williams
Approved

9:00 A.M. NARGIZA KURYAZOVA DBA FEYA DAYCARE LLC, SP 2015-MA-150 Appl. under Sect(s). 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5616 Hershey Ln., Alexandria, 22312, on approx. 10,500 sq. ft. of land zoned R-4. Mason District. Tax Map 81-1 ((8)) 6.
S.E. Williams
Approved

9:00 A.M. ERNANI G. BORJA, MARIE J. V. BORJA, SP 2015-LE-133 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 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 from 1/27/16 due to notices.*)
S.E. Williams
Approved

- 9:00 A.M. ERNANI G. BORJA, MARIE J. V. BORJA, VC 2015-LE-010 Appl. under Sect. 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).
Decision Deferred to 3/23/16
- 9:00 A.M. TERESA IBANEZ, HAPPYKIDZ, LLC, SP 2015-SU-018 Appl. under Sect(s). 3-203, 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 errors in building locations to permit one accessory structure (roofed deck) to remain 4.2 ft. and another accessory structure (arbor) to remain 7.2 ft. from a side lot line. Located at 13804 Poplar Tree Rd., Chantilly, 20151, on approx. 10,500 sq. ft. of land zoned R-2 (Cluster), WS. Sully District. Tax Map 44-4 ((3)) 51.
C. Gresham Approved
- 9:00 A.M. PATRICIA F. MARTINEZ (ISHA'S DAYCARE), SP 2015-MA-062 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3128 Patrick Henry Dr., Falls Church, 22044, on approx. 12,461 sq. ft. of land zoned R-3, HC. Mason District. Tax Map 51-3 ((41)) 4. (*Admin. moved from 9/30/15 at staff's req. and from 12/2/15 and 2/3/16 at appl. req.*)
L. Arseneau *Deferred to 3/30/16 at appl. req.*
- 9:00 A.M. FATEN BUSH/FATEN BUSH HOME CHILD CARE, SP 2014-SP-179 Appl. under Sect(s). 3-303, 8-305, 8-914, and 8-923 of the Zoning Ordinance to permit a home child care facility; to permit a reduction in minimum yard requirements based on errors in building location to permit a deck to remain 4.6 ft. from the rear lot line 0.0 ft. from a side lot line, and 11.7 ft. from a front lot line; to permit an accessory structure (gazebo) to remain 0.0 ft. from a side lot line; to permit an accessory structure (trellis) to remain 1.1 ft. from a side lot line; and to permit a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. 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 from 1/27/16 at staff's req.*)
EMH *Deferred to 3/9/16 at appl. req.*
- 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.*)
E.M. Haley *Deferred to 3/16/16 req. to add VC*
- 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 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., Alexandria, 22312, on approx. 2.085 ac. of land zoned R-1 and H-C. Mason District. Tax Map 72-1 ((6)) 41 and 41 V9. (*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.*) (*Admin. moved from 1/27/16 due to notices.*)
M. Mertz Upheld
- 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. (*Admin. moved from 1/27/16 due to notices.*)
S. O'Connell Upheld

JOHN F. RIBBLE III, CHAIRMAN

Printed June 14, 2017 (3:12PM)

**BOARD OF ZONING APPEALS AGENDA
MARCH 2, 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 2, 2016**, 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. BETTY I. MORALES, SP 2015-MA-152 Appl. under Sect. 8-918 of the Zoning Ordinance
E.M. Haley to permit an accessory dwelling unit. Located at 7405 Hamilton St., Annandale, 22003, on
Admin. approx. 22,170 sq. ft. of land zoned R-4. Mason District. Tax Map 60-3 ((13)) 10.
Moved to
3/23/16 due
to notices
- 9:00 A.M. JENNY LOZADA & JESSICA LOZADA D/B/A JENNY'S FAMILY CHILD CARE,
E.M. Haley SP 2014-MA-233 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit
Indefinitely a home child care facility. Located at 4809 Seminole Ave., Alexandria, 22312, on approx.
Deferred at 17,316 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 72-1 ((9)) (B) 7. (*Admin.*
appl. req. *moved from 6/3/15 at appl. req.*) (*Deferred from 11/18/15 at appl. req.*)
- 9:00 A.M. KARLA FLORERO AND CELESTIAL CHILD CARE, LLC, SP 2014-MA-180 Appl. under
E.M. Haley Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Indefinitely Located at 4805 Seminole Ave., Alexandria, 22312, on approx. 3,946 sq. ft. of land zoned
Deferred at R-2 and HC. Mason District. Tax Map 72-1 ((9)) (B) 4. (*Admin moved from 4/15/15 and*
appl. req. *11/18/15 at appl. req.*)
- 9:00 A.M. KHANH BUI, A 2015-MA-020
S.C. Williams
Admin.
Moved to
6/15/16 at
appl. req.

Public Hearings

- 9:00 A.M. JOHNNY ROCHA, SP 2015-LE-086 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height in a front yard of a corner lot. Located at L. Arseneau 6201 Dana Ave., Springfield, 22150, on approx. 13,116 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((3)) (80) 1. *(Admin. moved from 9/16/15 at appl. req.) (Continued from 11/4/15, and 2/3/16 at appl. req.)*
- 9:00 A.M. IRMA R. PUZA - TATO'S FAMILY CHILD CARE, SP 2015-SP-151 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at E.M. Haley 6913 Rolling Rd., Springfield, 22152, on approx. 10,560 of land zoned R-3 (Cluster). Springfield District. Tax Map 89-2 ((7)) 73.
- 9:00 A.M. DECISIVE INVESTMENT GROUP, LLC, SP 2015-PR-136 Appl. under Sect(s). 8-924 of the Zoning Ordinance for additions to an existing single family detached dwelling to permit a roofed deck 11.2 ft. from a front lot line, and a second story addition 17.6 ft. from a front lot line, 2.7 ft. from a side lot line, and 21.9 ft. from a rear lot line. Located at H. Eddy 2804 Liberty Ave., Falls Church, 22024, on approx. 3,144 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((9)) 50. *(Admin. moved from 1/27/16 due to meeting cancelled/increment weather.)*
- 9:00 A.M. PETER H. STEINBECK, SP 2015-PR-141 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements for the construction of an addition 10.1 ft. from a side lot line. Located at H. Eddy 3416 Barkley Dr., Fairfax, 22031, on approx. 1.17 ac. of land zoned R-1. Providence District. Tax Map 58-2 ((4)) 10. *(Admin. moved from 1/27/16 due to meeting cancelled/increment weather.)*
- 9:00 A.M. MAZEN AND MONIQUE BAROUDI, SP 2015-PR-156 Appl. under Sect. 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 5.5 ft. from a side lot line. Located at H. Eddy 2834 Hunter Mill Rd., Oakton, 22124, on approx. 1.25 ac. of land zoned R-1. Providence District. Tax Map 47-2 ((1)) 11A.
- 9:00 A.M. STRATFORD RECREATION ASSOCIATION INC., SPA 76-V-303-02 Appl. under Sect(s). 3-303 and 8-401 of the Zoning Ordinance to amend SP 76-V-303 previously approved for swim and tennis club to permit site modifications. Located at H. Eddy 2300 Camden Ct., Alexandria, 22308, on approx. 5.76 ac. of land zoned R-3. Mt. Vernon District. Tax Map 111-1 ((1)) 10. *(Admin. moved from 2/10/16—notices done incorrectly.)*

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MARCH 9, 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 9, 2016**, 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 on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

Admin. HOA HA AND KELLY HA, A 2015-SU-031 (*Admin. moved from 1/27/16 at appl. req.*)
Moved to
3/30/16 at
appl. req.

Public Hearings

9:00 A.M. RAMEZ ANDRAWIS, SP 2015-DR-119 Appl. under Sect(s). 8-922 of the Zoning
H. Eddy Ordinance to permit a reduction in certain yard requirements to permit the construction of a
Decision garage addition 6.0 ft. from a side lot line and a second garage addition 6.1 ft. from a side
Deferred to lot line. Located at 1408 Pathfinder Ln., McLean, 22101, on approx. 10,833 sq. ft. of land
5/18/16 at zoned R-3, HC. Dranesville District. Tax Map 30-2 ((31)) 200. (*Decision deferral from*
appl. req. 11/18/15 and 2/10/16 at *appl. req.*)

9:00 A.M. OSSMAN R. COSSIO & SHIRLEY G. COSSIO, SP 2015-SP-154 Appl. under Sect. 8-914
H. Eddy of the Zoning Ordinance to permit a reduction in minimum yard requirements based on
Approved errors in building locations for an accessory structure (outdoor hot tub enclosure) to remain
2.7 ft. from a rear lot line, and a second accessory structure (outdoor kitchen area) to
remain 2.4 ft. from a side lot line. Located at 7216 Willow Oak Pl., Springfield, 22153, on
approx. 8,800 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 89-3
((8)) 51.

9:00 A.M. LARRY FERGUSON AND NICOLE FERGUSON, SP 2015-MV-153 Appl. under Sect. 8-
S.E. Williams 914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on
Decision an error in building location for an accessory storage structure to remain 0.8 ft. from a rear
Deferred to lot line and 2.0 ft. from a side lot line. Located at 7892 Steadman St., Alexandria, 22309,
to 3/30/16 on approx. 8,400 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 101-1
((5)) (24) 3. (Concurrent with VC 2015-MV-013).

- 9:00 A.M. LARRY FERGUSON AND NICOLE FERGUSON, VC 2015-MV-013 Appl. under Sect. 18-401 of the Zoning Ordinance to permit rear yard coverage that exceeds by 30%. Located S.E. Williams at 7892 Steadman St., Alexandria, 22309, on approx. 8,400 sq. ft. of land zoned R-3 Denied (Cluster). Mt. Vernon District. Tax Map 101-1 ((5)) (24) 3. (Concurrent with SP 2015-MV-153).
- 9:00 A.M. GRACE PRESBYTERIAN CHURCH OF SPRINGFIELD (CORP.) AND CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS, SPA 73-L-152-03 Appl. under Sect. 3-303 of the Zoning Ordinance to amend SP 73-L-152 previously approved for a place of worship with child care to permit a telecommunications facility and site modifications. Located at E.M. Haley 7434 Bath St. and 7409 Grace St., Springfield, 22150, on approx. 4.64 ac. of land zoned Approved R-3. Lee District. Tax Maps 80-3 ((2)) (54) 1 and 9; and 80-3 ((1)) 1D.
- 9:00 A.M. FATEN BUSH/FATEN BUSH HOME CHILD CARE, SP 2014-SP-179 Appl. under Sect(s). 3-303, 8-305, 8-914, and 8-923 of the Zoning Ordinance to permit a home child care facility; EMH to permit a reduction in minimum yard requirements based on errors in building location to permit a deck to remain 4.6 ft. from the rear lot line 0.0 ft. from a side lot line, and 11.7 ft. from a front lot line; to permit an accessory structure (gazebo) to remain 0.0 ft. from a side Approved lot line; to permit an accessory structure (trellis) to remain 1.1 ft. from a side lot line; and to permit a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. 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 from 1/27/16 at staff's req.) (Deferred from 2/24/16 at appl. req.)*
- 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 C.S. Belgin appellants have expanded the use of the property without a Special Permit Amendment or Decision other approval, have established a storage yard, and have erected a trailer without Deferred to Building Permit approval, all on property in the R-1 District in violation of Zoning Ordinance 4/20/16 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.) (Decision deferred from 10/28/15 and 1/6/16.)*

JOHN F. RIBBLE III, CHAIRMAN

**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, 2016**, 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
E.M. Haley Special Permit use to be located within 100 ft. of an adjoining Residential District. Located
Approved 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).

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
C. Gresham amend SP 2004-MV-025, previously approved for a place of worship, to permit
Approved 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.*)

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MARCH 23, 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 23, 2016**, 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. BETTY I. MORALES, SP 2015-MA-152 Appl. under Sect. 8-918 of the Zoning
E.M. Haley Ordinance to permit an accessory dwelling unit. Located at 7405 Hamilton St.,
Indefinitely Annandale, 22003, on approx. 22,170 sq. ft. of land zoned R-4. Mason District. Tax
Deferred Map 60-3 ((13)) 10. (*Admin. moved from 3/2/16 due to notices.*)

Public Hearings

9:00 A.M. MICHAEL P. LINEGANG, SP 2016-HM-003 Appl. under Sect. 8-922 of the Zoning
S.E. Williams Ordinance to permit a reduction in certain yard requirements to permit the construction of
Deferred to an addition 5.6 ft. from a side lot line such that side yards total 18.1 ft. Located at 2337
5/18/16 at Riviera Dr., Vienna, 22181, on approx. 10,500 sq. ft. of land zoned R-2 (Cluster). Hunter
appl. req. Mill District. Tax Map 38-3 ((29)) 46.

9:00 A.M. MATTHEW AND DIANE FARMER, SP 2015-SU-144 Appl. under Sect(s). 8-914 and 8-922
S.E. Williams of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an
Deferred to addition such that side yards total 35.1 ft., and to permit a reduction in minimum yard
3/30/16 at requirements based on an error in building location for an accessory storage structure to
appl. req. remain 5.4 ft. from a side lot line. Located at 3133 Cobb Hill Ln., Oakton, 22124, on
approx. 25,288 sq. ft. of land zoned R-1 (Cluster). Sully District. Tax Map 36-3 ((6)) 34.
(*Deferred from 2/3/16 at appl. req.*)

9:00 A.M. ERNANI G. BORJA, MARIE J. V. BORJA, VC 2015-LE-010 Appl. under Sect. 18-401 of
S.E. Williams the Zoning Ordinance to permit greater than 30% of rear yard coverage. Located at 6000
Decision Brandon Ave., Springfield, 22150, on approx. 12,560 sq. ft. of land zoned R-4. Lee
Deferred to District. Tax Map 80-4 ((3)) (3) 30. (*Decision deferred from 2/24/16.*)
12/14/16 at
appl. req.

9:00 A.M. NIKI GLASSMIRE, SP 2015-SU-157 Appl. under Sect. 8-918 of the Zoning Ordinance to
K. Posusney permit an accessory dwelling unit. Located at 10504 Walter Thompson Dr., Vienna,
Approved 22181, on approx. 41,093 sq. ft. of land zoned R-E. Sully District. Tax Map 37-1 ((13)) 36.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MARCH 30, 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 30, 2016**, 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. PATRICIA F. MARTINEZ (ISHA'S DAYCARE), SP 2015-MA-062 Appl. under Sect(s).
L. Arseneau 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at
Admin. 3128 Patrick Henry Dr., Falls Church, 22044, on approx. 12,461 sq. ft. of land zoned R-3,
Moved to HC. Mason District. Tax Map 51-3 ((41)) 4. (*Admin. moved from 9/30/15 at staff's req.*
4/27/16 at and from 12/2/15 and 2/3/16 at appl. req.) (*Deferred from 2/24/16 at appl. req.*
appl. req.

Admin. HOA HA AND KELLY HA, A 2015-SU-031 (*Admin. moved from 1/27/16, and 3/9/16 at*
moved to *appl. req.*)
6/15/16 at
appl. req.

9:00 A.M. MCLEAN AUTOMOTIVE SERVICE CENTER, A 2015-DR-032 Appl. under Sect(s). 18-301
L. Johnson of the Zoning Ordinance. Appeal of a determination that appellant is operating a vehicle
Admin. major service establishment without special exception approval on property in the C-8
Moved to District in violation of Zoning Ordinance provisions. Located at 1387 and 1389 Chain
5/25/16 at Bridge Rd., McLean, 22101 on approx. 30,376 sq. ft. of land zoned C-8, CRD, H-C and
appl. req. SC. Dranesville District. Tax Map 30-2 ((1)) 50A.

Public Hearings

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
H. Eddy 9.8 ft. from a side lot line. Located at 1806 Edgehill Dr., Alexandria, 22307, on approx.
Approved 17,000 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-3 ((14)) (7) 10.
(Continued from 3/16/16.)

- 9:00 A.M. LARRY FERGUSON AND NICOLE FERGUSON, SP 2015-MV-153 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location for an accessory storage structure to remain 0.8 ft. from a rear lot line and 2.0 ft. from a side lot line. Located at 7892 Steadman St., Alexandria, 22309, on approx. 8,400 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 101-1 ((5)) (24) 3. (Was heard concurrently with VC 2015-MV-013). (*Decision Deferred from 3/9/16.*)
S.E. Williams Denied
- 9:00 A.M. MATTHEW AND DIANE FARMER, SP 2015-SU-144 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition such that side yards total 35.1 ft., and to permit a reduction in minimum yard requirements based on an error in building location for an accessory storage structure to remain 5.4 ft. from a side lot line. Located at 3133 Cobb Hill Ln., Oakton, 22124, on approx. 25,288 sq. ft. of land zoned R-1 (Cluster). Sully District. Tax Map 36-3 ((6)) 34. (Deferred from 2/3/16 and 3/23/16 at appl. req.)
S.E. Williams Approved
- 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.*) (*Admin. moved from 1/27/16 due to meeting cancelled/inclement weather.*)
L. Arseneau Continued to 4/27/16
- 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.*) (*Admin. moved from 1/27/16 due to meeting cancelled/inclement weather.*)
L. Arseneau Approved
- 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). (*Admin. moved from 1/27/16 due to meeting cancelled/inclement weather.*)
L. Arseneau Denied

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
APRIL 6, 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 **April 6, 2016**, 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

Public Hearings

- 9:00 A.M. FLEET PROPERTIES, INC. AND COLUMBIA COLLEGE, INC., A 2015-PR-004 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are occupying property in the I-5 District without Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 2726 Merrilee Dr., Fairfax, 22031 on approx. 43,562 sq. ft. of land zoned I-4 and I-5. Providence District. Tax Map 49-1 ((16)) 5. (Admin. moved from 6/17/15 at appl. req.) (Continued from 12/2/15 at appl. req.)
- S. Gilbert
Admin.
Moved to
5/25/16
- 9:00 A.M. MANAGEMENT PROPERTIES OF AMERICA, INC. AND COLUMBIA COLLEGE, INC., A 2015-PR-007 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are occupying property in the I-5 District without Non-Residential Use Permit approval reflecting the use of the building as a Private School of Special Education in violation of Zoning Ordinance provisions. Located at 8300 Merrifield Ave., Fairfax, 22031 on approx. 45,131 sq. ft. of land zoned I-5. Providence District. Tax Map 49-1 ((16)) 4. (Admin. moved from 6/17/15 at appl. req.) (Continued from 12/2/15 at appl. req.)
- S. Gilbert
Admin.
Moved to
5/25/16
- 9:00 A.M. MANAGEMENT PROPERTIES OF AMERICA, INC. AND COLUMBIA COLLEGE, INC., A 2015-PR-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that rescinds Non-Residential Use Permits #143580105, #150430144, and #150430148. Located at 8300 Merrifield Ave., Fairfax, 22031, on approx. 45,131 sq. ft. of land zoned I-5. Providence District. Tax Map 49-1 ((16)) 4. (Admin. moved from 6/17/15 at appl. req.) (Continued from 12/2/15 at appl. req.)
- S. Gilbert
Admin.
Moved to
5/25/16

JOHN F. RIBBLE III, CHAIRMAN

Printed June 14, 2017 (3:12PM)

**BOARD OF ZONING APPEALS AGENDA
APRIL 13, 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 **April 13, 2016**, 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. SWEET LEAF, INC., A 2015-DR-027 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the rescission and reissuance of a determination that the appellant, which is a fast food establishment, is occupying premises with Non-Residential Use Permit #90890071 that was issued for a retail sales establishment, on property in the C-6, SC, and CRD Districts in violation of Zoning Ordinance provisions. Located at 1359 Chain Bridge Rd., McLean, 22101, on approx. 7,323 sq. ft. of land zoned C-6, SC, and CRD. Dranesville District. Tax Map 30-2 ((12)) 4E1. (Concurrent with A 2015-DR-028). (*Admin. moved from 1/13/16 at appl. req.*)

9:00 A.M. JULIANO PROPERTIES, INC., A 2015-DR-028 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the rescission and reissuance of a determination that the appellant is allowing a tenant, which is a fast food establishment, to occupy premises with Non-Residential Use Permit #90890071 that was issued for a retail sales establishment, on property in the C-6, SC, and CRD Districts in violation of Zoning Ordinance provisions. Located at 1359 Chain Bridge Rd., McLean, 22101, on approx. 7,323 sq. ft. of land zoned C-6, SC, and CRD. Dranesville District. Tax Map 30-2 ((12)) 4E1. (Concurrent with A 2015-DR-027). (*Admin. moved from 1/13/16 at appl. req.*)

9:00 A.M. PAGE 6660 ARLINGTON BOULEVARD, LLC, A 2013-PR-017 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has expanded and is operating a use on property in the C-5 and H-C Districts without site plan or Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 6660 Arlington Blvd., Falls Church, 22042 on approx. 23,989 sq. ft. of land zoned C-5 and 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, 4/22/15 and 10/21/15 at appl. req.*)

Public Hearings

- 9:00 A.M. TRUSTEES OF SHILOH BAPTIST CHURCH, SPA 83-V-090-02 Appl. under Sect. 3-E03 of the Zoning Ordinance to amend SPA 83-V-090, previously approved for a place of worship (church), to permit site modifications and an additional building. Located at 10704 Gunston Rd., Lorton, 22079, on approx. 8.65 ac. of land zoned R-E. Mt. Vernon District. Tax Map 114-4 ((1)) 20, 21, 22, and 22A. *(Admin. moved from 5/8/13 at appl. req.) (Indefinitely deferred from 7/10/13 and 6/18/14 at appl. req.) (Reactivated from indefinitely deferred on 4/15/14 and 7/15/15.) (Admin. moved from 11/18/15 at appl. req.) (Deferred from 12/2/15 at appl. req.) (Admin. moved from 2/3/16 at appl. req.)*
- S. E. Williams *Indefinitely Deferred at appl. req.*
- 9:00 A.M. PHILIP W. SCOFIELD & EVA L. SCOFIELD, SP 2016-LE-004 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on errors in building locations to permit an accessory storage structure to remain 1.0 ft. from a side lot line and 0.5 ft. from a rear lot line, and to permit an enclosed front porch to remain 14.8 ft. from a front lot line. Located at 7215 Beverly Park Dr., Springfield, 22150, on approx. 3,340 sq. ft. of land zoned R-5. Lee District. Tax Map 90-3 ((10)) 30.
- S. E. Williams Approved
- 9:00 A.M. HALA GHANNAM, SP 2016-PR-005 Appl. under Sect. 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of an addition 14.3 ft. from a rear lot line. Located at 10462 White Granite Ct., Oakton, 22124, on approx. 2,739 sq. ft. of land zoned R-20. Providence District. Tax Map 47-4 ((12)) 15A.
- K. Posusney Denied

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
APRIL 20, 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 **April 20, 2016**, 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. (*Admin. moved from 3/16/16 at appl. req.*)
5/18/16 at
appl. req.

Public Hearings

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
C.S. Belgin appellants have expanded the use of the property without a Special Permit Amendment or
Upheld 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.) (*Decision deferred from 10/28/15, 1/6/16, and 3/9/16.*)

9:00 A.M. TRUSTEES OF ST. JOHN'S EPISCOPAL CHURCH / ARIRANG SENIOR COMMUNITY
SERVICES, SPA 85-S-053-04 Appl. under Sect. 3-103 of the Zoning Ordinance to amend
S.E. Williams the previously approved SPA 85-S-053-3 to permit an adult day care. Located at 5649 Mt.
Approved Gilead Rd., Centreville, 20120, on approx. 4.42 ac. of land zoned R-1, HD,WS, and HC.
Sully District. Tax Map 54-4 ((1)) 24B and 25A.

9:00 A.M. DEVIN MAHONEY, SP 2016-DR-007 Appl. under Sect. 8-922 of the Zoning Ordinance to
permit a reduction in certain yard requirements to permit the construction of an addition
H. Eddy 12.8 ft. from a rear lot line. Located at 1349 Rock Chapel Rd., Herndon, 20170, on approx.
Approved 8,500 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 5-4 ((4)) 45.

9:00 A.M. TIMOTHY LARRY GRIMSBY, SP 2016-LE-006 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit the construction of an addition 11.1 ft. from a side lot line. Located at 6809 Lois Dr., Springfield, 22150, on E. Haley
Approved approx. 10,918 sq. ft. of land zoned R-3. Lee District. Tax Map 90-4 ((6)) 229.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
APRIL 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 **April 27, 2016**, 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

- H. Eddy ANN KORZENIEWSKI, TR & GREG KORZENIEWSKI, TR, SP 2016-DR-009 (50%)
Admin.
Moved to
5/11/16 at
appl. req.
- 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
S.C. Williams operating a public benefit association use on property in the C-3 District without Special
Admin. Exception or Non Residential Use Permit approval in violation of Zoning Ordinance
Moved to provisions. Located at 2343 Chestnut St., Falls Church, 22043 on approx. 15,426 sq. ft. of
7/27/16 at land zoned C-3. Providence District. Tax Map 40-3 ((1)) 107A. (Concurrent with
appl. req. A 2015-PR-016). (*Admin. moved from 5/13/15, 9/23/15 and 10/28/15 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
S.C. Williams property in the R-4 District without Non-Residential Use Permit approval and has allowed a
Admin. use not in conformance with Special Permit approval in violation of Zoning Ordinance
Moved to provisions. Located at 7118 Shreve Rd., Falls Church, 22043 on approx. 29,272 sq. ft. of
7/27/16 at land zoned R-4. Providence District. Tax Map 40-3 ((1)). (Concurrent with
appl. req. A 2015-PR-002). (*Admin. moved from 7/29/15, 9/23/15 and 10/28/15 at appl. req.*)

9:00 A.M. PATRICIA F. MARTINEZ (ISHA'S DAYCARE), SP 2015-MA-062 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 a reduction to the minimum yard requirements based on error in building location to allow an accessory structure to remain 10.8 ft. from a side lot line and an addition to remain 18.0 ft. from a rear lot line. Located at 3128 Patrick Henry Dr., Falls Church, 22044, on approx. 12,461 sq. ft. of land zoned R-3, HC. Mason District. Tax Map 51-3 ((41)) 4. (Admin. moved from 9/30/15 at staff's req. and from 12/2/15 and 2/3/16 at appl. req.) (Deferred from 2/24/16 at appl. req.) (Admin. moved from 3/30/16 at appl. req.)

L. Arseneau
Admin.
Moved to
6/8/16 at
appl. req.

Public Hearings

9:00 A.M. MARC AND CATHERINE LAVERY, SP 2016-MV-010 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an accessory structure (detached garage) 10.0 ft. from a side lot line. Located at 5913 Hallowing Dr., Lorton, 22079, on approx. 29,376 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 122-2 ((2)) 95.

E.M. Haley
Deferred to
6/29/16 at
appl. req.

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.) (Admin. moved from 1/27/16 due to meeting cancelled/inclement weather.) (Continued from 3/30/16.)

L. Arseneau
Approved

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MAY 4, 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 **May 4, 2016**, 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

- S.E. Williams KAREN URIBARRI-TIBABUZO/LITTLE EXPLORERS BILINGUAL DAY CARE, LLC,
Admin. SP 2016-BR-011 (HCC)
Moved to
8/3/16 at
appl. req.
- 9:00 A.M. ELIZABETH R. HIJAR (LIZ'S FAMILY FUN), SP 2016-HM-008 Appl. under Sect(s). 3-803
E.M. Haley and 8-305 of the Zoning Ordinance for a home child care facility. Located at 2360 Albot
Admin. Rd., Reston, 20191, on approx. 2,263 sq. ft. of land zoned R-8. Hunter Mill District. Tax
Moved to Map 26-1 ((5)) (E) 23.
7/20/16 at
appl. req.
- 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.
12/7/16 at of land zoned R-E. Dranesville District. Tax Map 19-2 ((2)) A. (*Admin. moved from 1/9/13,*
appl. req. *5/8/13, 9/18/13, 12/11/13, 5/21/14, 11/19/14, 5/20/15, 10/21/15, and 2/3/16 at appl. req.)*
- 9:00 A.M. NVIP, L.L.C., A 2015-MV-035 Appl. under Sect(s). 18-301 of the Zoning Ordinance.
S.C. Williams Appeal of a determination that the appellant is allowing the occupancy of property in the
Admin. I-District without a valid Non-Residential Use Permit in violation of Zoning Ordinance
Moved to provisions. Located at 7402C Lockport Pl., Lorton, 22079, on approx. 12.04 ac. of land
7/27/16 at zoned I-4. Mt. Vernon District. Tax Map 108-1 ((1)) 1H.
appl. req.

Public Hearings

- 9:00 A.M. KHANH BAO BUI, VC 2016-MA-002 Appl. under Sect(s). 18-401 and 11-102.8 of the Zoning Ordinance to permit greater than 30% surfaced area for parking in a front yard.
H. Eddy Located at 7204 Westmoreland Rd., Falls Church, 22042, on approx. 10,090 sq. ft. of land
Denied zoned R-4. Mason District. Tax Map 50-3 ((4)) 199.
- 9:00 A.M. BETTY I. MORALES, SP 2015-MA-152 Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7405 Hamilton St.,
E.M. Haley Annandale, 22003, on approx. 22,170 sq. ft. of land zoned R-4. Mason District. Tax
Denied Map 60-3 ((13)) 10. (*Admin. moved from 3/2/16 due to notices.*) (*Indefinitely deferred from 3/23/16.*) (*Reactivated on 3/30/16.*)
- 9:00 A.M. TYSONS-BRIAR, INCORPORATED, SPA 82-C-025-04 Appl. under Sect. 3-103 of the
S.E. Williams Zoning Ordinance to amend SP 82-C-025, previously approved for a community swim and
Decision tennis club, for modification of development conditions to permit an increase in
Deferred membership. Located at 9117 Westerholme Way, Vienna, 22182, on approx. 6.70 ac. of
to 7/13/16 land zoned R-1. Hunter Mill District. Tax Map 28-4 ((1)) 45A and 47.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MAY 11, 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 **May 11, 2016**, 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. EXPECTATION CHURCH, SP 2016-BR-002 Appl. under Sect. 3-C03 of the Zoning Ordinance to permit a place of worship (church). Located at 11924 Braddock Rd., Fairfax, 22030, on approx. 31.57 ac. of land zoned R-C, WS. Braddock District. Tax Map 67-1 ((1)) 33.
H. Eddy
Admin.
Moved to
6/22/16 at
appl. req.
- 9:00 A.M. CRA MAC HOLDINGS, LLC, A 2014-SP-015 Appl. under sect(s).18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a contractor's office and shop and storage yard, and has expanded the original nonconforming use, all on property located in the R-C District in violation of Zoning Ordinance provisions. Located at 12329 Braddock Rd., Fairfax, 22030 on approx. 1.72 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 63. (*Admin. moved from 2/11/15, 3/25/15, 9/16/15 and 2/3/16 at appl. req.*)
S.C. Williams
Admin.
Moved to
7/20/16 at
appl. req.

Public Hearings

- 9:00 A.M. ANN KORZENIEWSKI, TR & GREG KORZENIEWSKI, TR, SP 2016-DR-009 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 18.2 ft. from the rear lot line and a reduction in minimum yard requirements based on errors in building location to permit a roofed deck to remain 6.7 ft. from a side lot line, and an addition (deck with trellis and lattice) to remain 5.4 ft. from a rear lot line. Located at 6716 Marbo Ct., Falls Church, 22046, on approx. 10,853 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-4 ((39)) 5. (*Admin. moved from 4/27/16 at appl. req.*)
H. Eddy
Approved

9:00 A.M. RICHARD J TR & HARRIET CHRISTY BERGEMANN TR, SP 2016-PR-013 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 7.6 ft. from a side lot line. Located at 3217 Amberley Ln., Fairfax, 22031, on approx. 36,012 sq. ft. of land zoned R-2. Providence District. Tax Map 59-1 ((18)) 81. *(Admin. moved from 5/18/16 at appl. req.)*
H. Eddy
Approved

9:00 A.M. JACK H. JETER, TR AND SUSAN B. JETER, TR, SP 2016-MV-012 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on error in building location to permit a deck (at grade patio) to remain 2.5 ft. from a side lot line; and, to permit a reduction in certain yard requirements to permit construction of an addition 10.7 ft. from a side lot line. Located at 2003 Westfield St., Alexandria, 22308, on approx. 13,278 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 111-1 ((3)) (6) 17.
E.M. Haley
Approved

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MAY 18, 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 **May 18, 2016**, 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. (*Admin. moved from 3/16/16 and 4/20/16 at appl. req.*)
6/22/16 at
appl. req.
- H. Eddy RICHARD J TR & HARRIET CHRISTY BERGEMANN TR, SP 2016-PR-013 (50%)
Admin.
Moved to
5/11/16 at
appl. req.
- 9:00 A.M. PR PERFORMANCE FITNESS, LLC., A 2015-MA-008 Appl. under Sect(s). 18-301 of the
S.C. Williams Zoning Ordinance. Appeal of a determination that appellant is occupying property in the
Admin. C-3, H-C, CRD, and SC Districts without Non-Residential Use Permit approval in violation
Moved to of Zoning Ordinance provisions. Located at 4208 Evergreen Ln., Unit 212, Annandale,
8/3/16 at 22003, on land zoned C-3, H-C, CRD and SC. Mason District. Tax Map 71-1 ((38)) 212.
appl. req. (*Admin. moved from 12/9/15 at appl. req.*)

9:00 A.M. ALLYN I. RICHERT AND CONSTANCE I. RICHERT; TRADE PRODUCTS CORPORATION (“TPC”), A 2015-SP-026 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have established a commercial use in the R-C and Historic Overlay Districts, in violation of Zoning Ordinance provisions. Located at 12124 Popes Head Rd., Fairfax, 22030 on approx. 15.73 ac. of land zoned R-C, HD, and WS. Springfield District. Tax Map 67-3 ((1)) 10B. *(Admin. moved from 3/16/16 at appl. req.)*

S. Gilbert Admin.
Withdrawn

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 and 3/16/16.)*

C. Gresham
Decision Deferred to 7/20/16

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 and 3/16/16.)*

C. Gresham
Decision Deferred to 7/20/16

9:00 A.M. MICHAEL P. LINEGANG, SP 2016-HM-003 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit the construction of an addition 7.0 ft. from a side lot line such that side yards total 21.0 ft. Located at 2337 Riviera Dr., Vienna, 22181, on approx. 10,500 sq. ft. of land zoned R-2 (Cluster). Hunter Mill District. Tax Map 38-3 ((29)) 46.

S.E. Williams
Approved

9:00 A.M. RAMEZ ANDRAWIS, SP 2015-DR-119 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit the construction of a garage addition 6.0 ft. from a side lot line and a second garage addition 6.1 ft. from a side lot line. Located at 1408 Pathfinder Ln., McLean, 22101, on approx. 10,833 sq. ft. of land zoned R-3, HC. Dranesville District. Tax Map 30-2 ((31)) 200. *(Decision deferral from 11/18/15, 2/10/16 and 3/9/16 at appl. req.)*

H. Eddy
Approved

9:00 A.M. MOUNT VERNON COMMUNITY PARK AND PLAYGROUND ASSOCIATION AKA MOUNT VERNON PARK ASSOCIATION, INC., SPA 75-V-185-02 Appl. under Sect. 3-303 of the Zoning Ordinance to amend SPA 75-V-185, previously approved for a community recreation club, to allow site modifications (court lighting). Located at 8042 Fairfax Rd., Alexandria, 22308, on approx. 10.8 ac. of land zoned R-3. Mt. Vernon District. Tax Map 102-2 ((3)) A and D; 102-4 ((1)) 3A, 4, and 11B; and 102-4 ((17)) B.

E.M. Haley
Approved

JOHN F. RIBBLE III, CHAIRMAN

Printed June 14, 2017 (3:12PM)

**BOARD OF ZONING APPEALS AGENDA
MAY 25, 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 **May 25, 2016**, 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. MCLEAN AUTOMOTIVE SERVICE CENTER, A 2015-DR-032 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a vehicle major service establishment without special exception approval on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 1387 and 1389 Chain Bridge Rd., McLean, 22101 on approx. 30,376 sq. ft. of land zoned C-8, CRD, H-C and SC. Dranesville District. Tax Map 30-2 ((1)) 50A. (*Admin. moved from 3/30/16 at appl. req.*)

L. Johnson
Admin.
Moved to
8/10/16 at
appl. req.

Public Hearings

9:00 A.M. SANTOS DEYSI REYES, SP 2016-LE-023 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on an error in building location to permit an addition to remain 9.8 ft. from a side lot line, and to permit an accessory dwelling unit. Located at 5928 Dove Dr., Alexandria, 22310, on approx. 13,426 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((1)) 12C.

K. Posusney
Denied

9:00 A.M. IFTIKHAR KHAN, SP 2016-MA-014 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit the construction of an addition 9.0 ft. from a side lot line. Located at 3321 Wilkins Dr., Falls Church, 22401, on approx. 13,275 sq. ft. of land zoned R-3. Mason District. Tax Map 61-1 ((13)) 24.

H. Eddy
Denied

9:00 A.M. JEFFREY STEIN AND STEPHANIE STEIN, SP 2016-MA-017 Appl. under Sect(s). 8-914, 8-917, 8-918, and 8-923 of the Zoning Ordinance to permit modification to the limitation on the keeping of animals (chickens); an increase in fence height in a front yard; an accessory dwelling unit; and a reduction in minimum yard requirements based on error in building location to permit an accessory storage structure to remain 10.8 ft. from a rear lot line. Located at 3321 Hawthorne Ln., Falls Church, 22042, on approx. 1.26 ac. of land zoned R-2. Mason District. Tax Map 60-2 ((1)) 24A.

H. Eddy
Deferred to
6/29/16 at
appl. req.

- 9:00 A.M. FLEET PROPERTIES, INC. AND COLUMBIA COLLEGE, INC., A 2015-PR-004 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are occupying property in the I-5 District without Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 2726 Merrilee Dr., Fairfax, 22031 on approx. 43,562 sq. ft. of land zoned I-4 and I-5. Providence District. Tax Map 49-1 ((16)) 5. (Admin. moved from 6/17/15 at appl. req.) (Continued from 12/2/15 at appl. req.) (Admin. moved from 4/6/16 due to meeting cancellation.)
- S. Gilbert Upheld-In-Part (Overturned with regard to Fleet Properties)
- 9:00 A.M. MANAGEMENT PROPERTIES OF AMERICA, INC. AND COLUMBIA COLLEGE, INC., A 2015-PR-007 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are occupying property in the I-5 District without Non-Residential Use Permit approval reflecting the use of the building as a Private School of Special Education in violation of Zoning Ordinance provisions. Located at 8300 Merrifield Ave., Fairfax, 22031 on approx. 45,131 sq. ft. of land zoned I-5. Providence District. Tax Map 49-1 ((16)) 4. (Admin. moved from 6/17/15 at appl. req.) (Continued from 12/2/15 at appl. req.) (Admin. moved from 4/6/16 due to meeting cancellation.)
- S. Gilbert Upheld
- 9:00 A.M. MANAGEMENT PROPERTIES OF AMERICA, INC. AND COLUMBIA COLLEGE, INC., A 2015-PR-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that rescinds Non-Residential Use Permits #143580105, #150430144, and #150430148. Located at 8300 Merrifield Ave., Fairfax, 22031, on approx. 45,131 sq. ft. of land zoned I-5. Providence District. Tax Map 49-1 ((16)) 4. (Admin. moved from 6/17/15 at appl. req.) (Continued from 12/2/15 at appl. req.) (Admin. moved from 4/6/16 due to meeting cancellation.)
- S. Gilbert Upheld

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JUNE 1, 2016**

-- NO SCHEDULED MEETING --

**BOARD OF ZONING APPEALS AGENDA
JUNE 8, 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 **June 8, 2016**, 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. JOVAD NOKTEHDAN AND TAGHI NOKTEHDAN, A 2014-MA-018 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established three separate dwelling units in a single family dwelling and are allowing its occupancy by a family plus three or more unrelated persons all on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 7814 Libeau Ln., Annandale 22003 on approx. 34,281 sq. ft. of land zoned R-2. Mason District. Tax Map 59-2 ((1)) 36. *(Admin. moved from 4/15/15, 9/23/15, and 12/9/15 at appl. req.)*
- C.S. Belgin
Withdrawn
- S. Gilbert
Admin.
Moved to
12/7/16 at
appl. req.
- 9:00 A.M. DANIEL J. GERKIN & ALLYSON G. BLOOM, A 2012-DR-025 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure (a playset) contributes to the coverage of over 30% of the minimum rear yard on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 2090 Grace Manor Ct., McLean, 22101 on approx. 21,445 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((33)) 11. *(Deferred from 1/9/13 at appl. req.) (Admin moved from 4/3/13, 5/15/13, 11/6/13, 7/30/14, and 2/4/15 at appl. req.) (Admin. moved from 1/29/14 for ads.) (Admin. moved from 9/16/15 at appl. req.)*
- C.S. Belgin
Admin.
Moved to
11/30/16 at
appl. req.

Public Hearings

- 9:00 A.M. PATRICIA F. MARTINEZ (ISHA'S DAYCARE), SP 2015-MA-062 Appl. under Sect(s). 3-303, 8-305, and 8-914 of the Zoning Ordinance to permit a home child care facility; and
 L. Arseneau to permit a reduction in minimum yard requirements based on error in building location to
Decision allow an accessory structure to remain 10.8 ft. from a side lot line, an addition to remain
Deferred to 18.0 ft. from a rear lot line, and a roofed deck to remain 28.8 ft. from a front lot line.
 8/3/16 Located at 3128 Patrick Henry Dr., Falls Church, 22044, on approx. 12,461 sq. ft. of land
 zoned R-3, HC. Mason District. Tax Map 51-3 ((41)) 4. (*Admin. moved from 9/30/15 at
 staff's req. and from 12/2/15 and 2/3/16 at appl. req.*) (*Deferred from 2/24/16 at appl. req.*)
(Admin. moved from 3/30/16 and 4/27/16 at appl. req.)
- 9:00 A.M. CARLOS MEJIA, SP 2016-MA-015 Appl. under Sect. 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 6924
 H. Eddy Weston Rd., Falls Church, 22042, on approx. 7,781 sq. ft. of land zoned R-4. Mason
 Denied District. Tax Map 50-4 ((17)) 361.
- 9:00 A.M. BOARD OF TRUSTEES OF ST. ANDREW'S EPISCOPAL CHURCH, SPA 81-S-044-03
 Appl. under Sect. 3-103 of the Zoning Ordinance to amend SP 81-S-044, previously
 S.E. Williams approved for a church and child care center, to permit the addition of land area. Located
 Approved at 6509 and 6511 Sydenstricker Rd., Burke, 22015, on approx. 9.43 ac. of land zoned R-1.
 Springfield District. Tax Map 88-2 ((1)) 5 and 6.
- 9:00 A.M. UZMA EHTESHAM SHEIKH D/B/A UZMA'S FAMILY DAY HOME, SP 2016-MA-016 Appl.
 under Sect(s). 3-203, 8-305, and 8-914 of the Zoning Ordinance to permit a home child
 E.M. Haley care facility, and a reduction in minimum yard requirements based on error in building
 Approved location to permit a deck (patio) to remain 1.1 ft. from a side lot line. Located at 6520
 Columbia Pike, Falls Church, 22041, on approx. 10,074 sq. ft. of land zoned R-2, HC.
 Mason District. Tax Map 61-3 ((13)) 227. (Concurrent with VC 2016-MA-004).
- 9:00 A.M. UZMA EHTESHAM SHEIKH D/B/A UZMA'S FAMILY DAY HOME, VC 2016-MA-004 Appl.
 under Sect. 18-401 of the Zoning Ordinance to permit an accessory storage structure
 E.M. Haley greater than 200 sq. ft. in gross floor area. Located at 6520 Columbia Pike, Falls Church,
 Denied 22041, on approx. 10,074 sq. ft. of land zoned R-2, HC. Mason District. Tax Map 61-3
 ((13)) 227. (Concurrent with SP 2016-MA-016).
- 9:00 A.M. HAJIMOHAMMAD REVOCABLE TRUST, MOHAMMAD HAJIMOHAMMAD, TRUSTEE
 AND FLORA HAJIMOHAMMAD, TRUSTEE, A 2012-LE-017 Appl. under sect(s). 18-301
 C.S. Belgin of the Zoning Ordinance. Appeal of a determination that the appellants are allowing a
Deferred to vehicle sale, rental and ancillary service establishment to operate on property in the C-6
 11/2/16 at District without Special Exception approval or a valid Non-Residential Use Permit, in
appl. req. violation of Zoning Ordinance provisions. Located at 5630 South Van Dorn St., Alexandria,
 22310, on approx. 32,210 sq. ft. of land zoned C-6. Lee District. Tax Map 81-2 ((3)) 8A.
*(Admin. moved from 10/3/12, 11/28/12, 2/6/13, 4/24/13, 10/23/13, 6/4/14, 10/8/14 and
 4/29/15 at appl. req.) (Deferred from 7/29/15 and 12/9/15 at appl. req.)*

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JUNE 15, 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 **June 15, 2016**, 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. HEATH HOHENSEE, VC 2016-LE-005 Appl. under Sect. 18-401 of the Zoning Ordinance
E.M. Haley to permit construction of a residential dwelling within 200 ft. of an interstate highway.
Admin. Located at 4410 Elmwood Dr., Alexandria, 22310, on approx. 1.06 ac. of land zoned R-3.
Moved to Lee District. Tax Map 82-1 ((4)) 37.
8/3/16 at
appl. req.
- 9:00 A.M. CORP. OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF
H. Eddy LATTER DAY SAINTS, SP 2016-HM-021 Appl. under Sect. 3-E03 of the Zoning
Admin. Ordinance to permit a place of worship (church). Located at 1628, 1632, and 1636 Crowell
Moved to Rd., Vienna, 22182, on approx. 7.15 ac. of land zoned R-E. Hunter Mill District. Tax Map
7/13/16 at 18-4 ((5)) 1, 2, and 3.
appl. req.
- 9:00 A.M. KHANH BUI, A 2015-MA-020 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal
of a determination that appellant has installed paving that covers more than 30
S.C. Williams percent of the front yard of property in the R-4 District in violation of Zoning Ordinance
Withdrawn provisions. Located at 7204 Westmoreland Rd., Falls Church, 22042, on approx. 10,090
sq. ft. of land zoned R-4. Mason District. Tax Map 50-3 ((4)) 199. (*Admin. moved from*
3/2/16 at appl. req.)
- Withdrawn HOA HA AND KELLY HA, A 2015-SU-031 (*Admin. moved from 1/27/16, 3/9/16, and*
3/30/16 at appl. req.)

Public Hearings

- 9:00 A.M. PAMELA WRIGHT (BOGDONOFF), SP 2016-DR-018 Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 607 Chain Bridge Rd.,
H. Eddy McLean, 22101, on approx. 21,832 sq. ft. of land zoned R-2. Dranesville District. Tax
Approved Map 32-1 ((1)) 15.
- 9:00 A.M. AMY GWINN, SP 2016-DR-022 Appl. under Sect. 8-922 of the Zoning Ordinance to permit
a reduction in certain yard requirements to permit the construction of an addition 6.0 ft.
E.M. Haley from a side lot line. Located at 1636 Evers Dr., McLean, 22101, on approx. 11,755 sq. ft. of
Approved land zoned R-3. Dranesville District. Tax Map 30-3 ((10)) 30.
- 9:00 A.M. MOHAMMAD SHEIKHABADI, SP 2016-SU-020 Appl. under Sect. 8-918 of the Zoning
Ordinance to permit an accessory dwelling unit. Located at 5308 Caliper Ct., Centreville,
S.E. Williams 20120, on approx. 8,501 sq. ft. of land zoned R-3, WS. Sully District. Tax Map 44-3 ((9))
Approved (3A) 22.
- 9:00 A.M. SHAWN MILLER, SP 2016-SU-019 Appl. under Sect. 8-922 of the Zoning Ordinance to
permit a reduction in certain yard requirements to permit a deck to remain 5.2 feet from
S.E. Williams a rear lot line. Located at 13909 Woods Run Ct., Centreville, 20121, on approx. 2,275 sq.
Approved ft. of land zoned R-5, WS. Sully District. Tax Map 54-4 ((8)) 652.
- 9:00 A.M. TYSONS II LAND COMPANY, L.L.C.; TYF DEVELOPMENT COMPANY, LLC; TYH
DEVELOPMENT COMPANY, LLC, AND TYD DEVELOPMENT COMPANY, LLLP,
S.E. Williams SP 2016-PR-036 Appl. under Sect(s). 6-204 and 8-801 of the Zoning Ordinance to permit
Approved temporary theatrical circus performance. Located at the S.W. corner of the intersection of
Tysons Blvd. and Galleria Dr., 1650 Tysons Blvd., 1775 Tysons Blvd., and 1800 Tysons
Blvd., McLean, 22102, on approx. 22.16 ac. of land zoned PDC, SC, and HC. Providence
District. Tax Map 29-4 ((10)) 2 A2, 2D, 3 B1, 5 A, 5 B, and 5 C.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JUNE 22, 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 **June 22, 2016**, 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. RANIA HALOUL "SHINE N STAR DAYCARE", SP 2016-SP-024 Appl. under Sect(s).
K. Posusney 3-503 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at
Admin. 9221 Burke Rd., Burke, 22015, on approx. 2,475 sq. ft. of land zoned R-5. Springfield
Moved to District. Tax Map 78-4 ((12)) 21.
7/20/16 at
appl. req.

9:00 A.M. KIM EAN LIM, VC 2016-MA-006 Appl. under Sect. 18-401 of the Zoning Ordinance to
H. Eddy permit greater than 30% front yard coverage paved for parking. Located at 3618 Lacy
Admin. Blvd., Falls Church, 22041, on approx. 11,763 sq. ft. of land zoned R-3. Mason District.
Moved to Tax Map 61-4 ((22)) 2.
9/14/16 due
to Notices

9:00 A.M. EXPECTATION CHURCH, SP 2016-BR-002 Appl. under Sect. 3-C03 of the Zoning
H. Eddy Ordinance to permit a place of worship (church). Located at 11924 Braddock Rd., Fairfax,
Admin. 22030, on approx. 31.57 ac. of land zoned R-C, WS. Braddock District. Tax Map 67-1
Moved to ((1)) 33. (*Admin. moved from 5/11/16 at appl. req.*)
7/27/16 at
appl. req.

Application JAMES A HUTCHINSON - HOMEOWNER, A 2015-LE-034 (Concurrent with
Rescinded A 2015-LE-036.)

Public Hearings

- 9:00 A.M. ROGER L. DEAN, SP 2016-SU-028 Appl. under Sect. 8-913 of the Zoning Ordinance to permit modification to the minimum yard requirements for certain R-C lots to permit construction of a deck with steps to be located 9.7 ft. from a side lot line. Located at 15237 Louis Mill Dr., Chantilly, 20151, on approx. 10,640 sq. ft. of land zoned R-C, WS. Sully District. Tax Map 33-4 ((2)) 203.
S.E. Williams Approved
- 9:00 A.M. ALICIA M. VILLAGRA, SP 2016-MA-034 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in the minimum yard requirements based on error in building location to permit an accessory storage structure to remain 9.5 ft. from the side lot line and 8.8 ft. from the rear lot line. Located at 4102 Dakota Ct., Alexandria, 22312, on approx. 10,622 sq. ft. of land zoned R-3. Mason District. Tax Map 61-3 ((16)) 2.
S.E. Williams *Decision Deferred to 9/14/16*
- 9:00 A.M. JENNIFER SENZANO/KRISTHIAN SENZANO, SP 2015-LE-155 Appl. under Sect(s). 8-305 and 8-303 of the Zoning Ordinance to permit a home child care facility. Located at 6405 Meriwether Ln., Springfield, 22150, on approx. 19,995 sq. ft. of land zoned R-3. Lee District. Tax Map 81-3 ((15)) 3. (*Admin. moved from 3/16/16, 4/20/16, and 5/18/16 at appl. req.*)
S.E. Williams Approved
- 9:00 A.M. MARCOS A. ARAUS AND KATHERINE B. ARAUS, SP 2016-MV-031 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in the minimum yard requirements based on error in building location to permit a dwelling to remain 7.7 ft. from a side lot line, a deck (patio) to remain 4.0 ft. from a side lot line, and an accessory structure to remain 12.0 ft. from a side lot line; and, to permit a reduction of certain yard requirements to allow construction of an addition 7.7 ft. from a side lot line. Located at 1130 Cameron Rd., Alexandria, 22308, on approx. 11,250 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-2 ((12)) 39.
H. Eddy Approved
- 9:00 A.M. RANDY H. HADIJSKI, SP 2016-LE-029 Appl. under Sect. 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 2.3 ft. from a side lot line and 8.0 ft. from a rear lot line. Located at 4522 Apple Tree Dr., Alexandria, 22310, on approx. 14,565 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((13)) 48.
E.M. Haley Approved
- 9:00 A.M. JAMES ANDREW HUTCHINSON, A 2015-LE-036 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is maintaining a second detached dwelling unit on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 6612 Ridgeway Dr., Springfield, 22150, on approx. 42,938 sq. ft. of land zoned R-2. Lee District. Tax Map 90-1 ((2)) 208C.
S. Gilbert Upheld-In-Part

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JUNE 29, 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 **June 29, 2016**, 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. SRINIVAS AKELLA & KRISHNA N. KIDAMBI, A 2016-HM-005 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory storage structure is located in the front yard and an accessory structure does not meet the location regulations based on the height of the structure, all on property in the R-3 District, in violation of Zoning Ordinance provisions. Located at 2723 Robaleed Wy, Oak Hill, 20171, on approx. 10,530 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 25-4 ((21)) 1.
S.C. Williams
Withdrawn

Public Hearings

9:00 A.M. ASMA ABDULRAZAK, SP 2016-SP-030 Appl. under Sect(s). 3-803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6877 Brian Michael Ct., Springfield, 22153, on approx. 2,475 sq. ft. of land zoned R-8. Springfield District. Tax Map 88-2 ((10)) 117.
A. Gonzalez
Approved

9:00 A.M. SUMAIYA JAHAN - ABC HOME DAY CARE, SP 2016-LE-033 Appl. under Sect(s). 3-803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6838 Clowser Ct., Springfield, 22150, on approx. 2,128 sq. ft. of land zoned R-8. Lee District. Tax Map 90-1 ((9)) 109.
W. Suder
Approved

9:00 A.M. RICHARD L. BERRY III AND ILANA BERRY, SP 2016-SP-025 Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 10410 Dominion Valley Dr., Fairfax Station, 22039, on approx. 5.0 ac. of land zoned R-C, WS. Springfield District. Tax Map 96-4 ((3)) 14.
S.E. Williams
Approved

9:00 A.M. MEHRUNNISA S DAKWALA, SP 2016-MV-026 Appl. under Sect(s). 3-1203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 9077 Two Bays Rd., Lorton, 22079, on approx. 2,428 sq. ft. of land zoned R-12, HD. Mt. Vernon District. Tax Map 108-1 ((9)) 136 A.
E.M. Haley
Approved

- 9:00 A.M. MARC AND CATHERINE LAVERY, SP 2016-MV-010 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an accessory structure (detached garage) 10.0 ft. from a side lot line. Located at 5913 Hallowing Dr., Lorton, 22079, on approx. 29,376 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 122-2 ((2)) 95. *(Deferred from 4/27/16 at appl. req.)*
E. M. Haley
Continued to 7/27/16
- 9:00 A.M. KYLE A SMITH, SP 2016-MV-027 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit an accessory structure 7.5 ft. from a side lot line and 15.9 ft. from a rear lot line. Located at 5500 Old Mill Rd., Alexandria, 22309, on approx. 21,783 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 110-1 ((16)) (H) 1.
H. Eddy
Approved
- 9:00 A.M. JEFFREY STEIN AND STEPHANIE STEIN, SP 2016-MA-017 Appl. under Sect(s). 8-914, 8-917, 8-918, and 8-923 of the Zoning Ordinance to permit modification to the limitation on the keeping of animals (chickens and goats); an increase in fence height in a front yard; an accessory dwelling unit; and a reduction in minimum yard requirements based on error in building location to permit an accessory storage structure to remain 10.8 ft. from a rear lot line. Located at 3321 Hawthorne Ln., Falls Church, 22042, on approx. 1.26 ac. of land zoned R-2. Mason District. Tax Map 60-2 ((1)) 24A. *(Deferred from 5/25/16 at appl. req.)*
H. Eddy
Approved-
In-Part
[Keeping of Animals and Fence were Denied]

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JULY 6, 2016**

-- NO SCHEDULED MEETING --

**BOARD OF ZONING APPEALS AGENDA
JULY 13, 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 **July 13, 2016**, 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

A. Gonzalez CARL LARS ANDERSEN, SP 2016-MA-040

Admin.

*Moved to
7/27/16 at
appl. req.*

9:00 A.M. AMBASSADORS FOR JESUS ARABIC EVANGELICAL CHURCH, SP 2016-SP-032 Appl.
E.M. Haley under Sect. 3-C03 of the Zoning Ordinance to permit a place of worship (church). Located
Admin. at 12939 Braddock Rd., Clifton, 20124, on approx. 4.74 ac. of land zoned R-C, WS.

*Moved to
9/28/16 at
appl. req.* Springfield District. Tax Map 66-2 ((2)) 1.

9:00 A.M. SWEET LEAF, INC., A 2015-DR-027 Appl. under sect(s). 18-301 of the Zoning Ordinance.
Appeal of the rescission and reissuance of a determination that the appellant, which is a

S.C. Williams fast food establishment, is occupying premises with Non-Residential Use Permit
Admin. #90890071 that was issued for a retail sales establishment, on property in the C-6, SC,
Moved to and CRD Districts in violation of Zoning Ordinance provisions. Located at 1359 Chain
4/12/17 at Bridge Rd., McLean, 22101, on approx. 7,323 sq. ft. of land zoned C-6, SC, and CRD.
appl. req. Dranesville District. Tax Map 30-2 ((12)) 4E1. (Concurrent with A 2015-DR-028). (*Admin.
moved from 1/13/16 and 4/13/16 at appl. req.*)

9:00 A.M. JULIANO PROPERTIES, INC., A 2015-DR-028 Appl. under sect(s). 18-301 of the Zoning
Ordinance. Appeal of the rescission and reissuance of a determination that the appellant

S.C. Williams is allowing a tenant, which is a fast food establishment, to occupy premises with Non-
Admin. Residential Use Permit #90890071 that was issued for a retail sales establishment, on
Moved to property in the C-6, SC, and CRD Districts in violation of Zoning Ordinance provisions.
4/12/17 at Located at 1359 Chain Bridge Rd., McLean, 22101, on approx. 7,323 sq. ft. of land zoned
appl. req. C-6, SC, and CRD. Dranesville District. Tax Map 30-2 ((12)) 4E1. (Concurrent with
A 2015-DR-027). (*Admin. moved from 1/13/16 and 4/13/16 at appl. req.*)

Public Hearings

- 9:00 A.M. CORP. OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF
H. Eddy LATTER DAY SAINTS, SP 2016-HM-021 Appl. under Sect. 3-E03 of the Zoning
Deferred to Ordinance to permit a place of worship (church). Located at 1628, 1632, and 1636 Crowell
9/14/16 at Rd., Vienna, 22182, on approx. 7.15 ac. of land zoned R-E. Hunter Mill District. Tax Map
appl. req. 18-4 ((5)) 1, 2, and 3. (*Admin. moved from 6/15/16 at appl. req.*)
- 9:00 A.M. JOYCE FAY NICHOLS, TR, SP 2016-PR-037 Appl. under Sect(s). 8-914 and 8-922 of the
W. Suder Zoning Ordinance to permit a reduction in certain yard requirements to allow the
Approved construction of an addition 29.8 ft. from a front lot line and 19.5 ft. from a side lot line; and,
to permit a reduction in minimum yard requirements based on an error in building location
to permit an accessory structure (child's playhouse and deck) to remain 3.4 ft. from a rear
lot line. Located at 10005 Fair Oaks Rd., Vienna 22181, on approx. 21,941 sq. ft. of land
zoned R-1. Providence District. Tax Map 37-4 ((3)) 19.
- 9:00 A.M. EDWIN D. MILLER, SP 2016-MV-035 Appl. under Sect(s). 8-914 and 8-922 of the Zoning
F.S. Dowd Ordinance to permit a reduction in certain yard requirements to allow the construction of an
Approved addition 11.2 ft. from a side lot 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 1.4 ft. from a rear lot line and 4.4 ft. from a side lot line. Located at
2609 Woodlawn Trail, Alexandria, 22306, on approx. 15,754 sq. ft. of land zoned R-2.
Mt. Vernon District. Tax Map 93-3 ((2)) (4) 3.
- 9:00 A.M. MARIA GUEVARA, SPA 2014-HM-247 Appl. under Sect(s). 6-303 and 8-305 of the Zoning
E.M. Haley Ordinance to amend SP 2014-HM-247, previously approved for a home child care facility,
Approved to permit an increase in the number of children. Located at 2247 Sanibel Dr., Reston,
20191, on approx. 5,390 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 17-3 ((4))
(8) 32. (*Continued from 11/18/15 at Board's req.*)
- 9:00 A.M. TYSONS-BRIAR, INCORPORATED, SPA 82-C-025-04 Appl. under Sect. 3-103 of the
S.E. Williams Zoning Ordinance to amend SP 82-C-025, previously approved for a community swim and
Approved tennis club, for modification of development conditions to permit an increase in
membership. Located at 9117 Westerholme Way, Vienna, 22182, on approx. 6.70 ac. of
land zoned R-1. Hunter Mill District. Tax Map 28-4 ((1)) 45A and 47. (*Decision deferred
from 5/4/16.*)

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JULY 20, 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 **July 20, 2016**, 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. DONNA G. HURLOCK, TRUSTEE, SP 2016-PR-044 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to allow construction of an addition 14.6 ft. from a rear lot line. Located at 11015 Blenheim Dr., Oakton, 22124, F.S. Dowd Withdrawn on approx. 20,835 sq. ft. of land zoned R-1 (Cluster). Providence District. Tax Map 47-1 ((6)) 121.
- 9:00 A.M. ELIZABETH R. HIJAR (LIZ'S FAMILY FUN), SP 2016-HM-008 Appl. under Sect(s). 3-803 and 8-305 of the Zoning Ordinance for a home child care facility. Located at 2360 Albot Rd., Reston, 20191, on approx. 2,263 sq. ft. of land zoned R-8. Hunter Mill District. Tax Map 26-1 ((5)) (E) 23. (*Admin. moved from 5/4/16 at appl. req.*) E.M. Haley Withdrawn

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 SEE NEXT PAGE*). (*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, 3/16/16 and 5/18/16.*) C. Gresham *Indefinitely Deferred*

- 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, 3/16/16 and 5/18/16.*)
- C. Gresham *Indefinitely Deferred*
- 9:00 A.M. JOEL TORRES OTAMENDI, ELIZABETH S. BRINGAS, SP 2016-MA-039 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to allow construction of an addition 10.5 ft. from a rear lot line; and, to permit reduction in minimum yard requirements based on an error in building location to permit a deck (at grade patio) to remain 4.6 ft. from a rear lot line and 4.2 ft. from a side lot line. Located at 3116 Sleepy Hollow Rd., Falls Church, 22042, on approx. 22,603 sq. ft. of land zoned R-1. Mason District. Tax Map 51-3 ((9)) 1.
- S.E. Williams *Deferred to 9/28/16 at appl. req.*
- 9:00 A.M. PHILIP J. BANKS, TR, SP 2016-PR-041 Appl. under Sect(s). 2-502, 3-103, and 8-301 of the Zoning Ordinance to permit a group housekeeping unit. Located at 2840 Hunter Rd., Fairfax, 22031, on approx. 36,750 sq. ft. of land zoned R-1. Providence District. Tax Map 48-2 ((7)) (44) B1.
- F.S. Dowd *Decision Deferred to 9/14/16*
- 9:00 A.M. NOEL CAMPBELL & MEREDITH M. CAMPBELL, SP 2016-PR-038 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to allow construction of an accessory structure 17.0 ft. from a rear lot line; and, to permit a reduction in minimum yard requirements based on an error in building location to permit an addition (deck with lattice) to remain 11.4 ft. from a rear lot line. Located at 10005 Fox Spring Ct., Oakton, 22124, on approx. 15,842 sq. ft. of land zoned R-2. Providence District. Tax Map 47-2 ((55)) 6.
- H. Eddy *Continued to 9/28/16*
- 9:00 A.M. RANIA HALOUL "SHINE N STAR DAYCARE", SP 2016-SP-024 Appl. under Sect(s). 3-503, 8-305, and 8-914 of the Zoning Ordinance to permit a home child care facility, and a reduction to the minimum yard requirements based on an error in building location to permit a deck to remain 0.0 ft. from a side lot line and 0.0 ft. from a rear lot line. Located at 9221 Burke Rd., Burke, 22015, on approx. 2,475 sq. ft. of land zoned R-5. Springfield District. Tax Map 78-4 ((12)) 21.
- K. Posusney *Approved*
- 9:00 A.M. CRA MAC HOLDINGS, LLC, A 2014-SP-015 Appl. under sect(s).18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a contractor's office and shop and storage yard, and has expanded the original nonconforming use, all on property located in the R-C District in violation of Zoning Ordinance provisions. Located at 12329 Braddock Rd., Fairfax, 22030 on approx. 1.72 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 63. (*Admin. moved from 2/11/15, 3/25/15, 9/16/15, 2/3/16, and 5/11/16 at appl. req.*)
- S.C. Williams *Decision Deferred to 11/2/16*

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JULY 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 **July 27, 2016**, 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. EXPECTATION CHURCH, SP 2016-BR-002 Appl. under Sect. 3-C03 of the Zoning
H. Eddy Ordinance to permit a place of worship (church). Located at 11924 Braddock Rd., Fairfax,
Admin. 22030, on approx. 31.57 ac. of land zoned R-C, WS. Braddock District. Tax Map 67-1
Moved to ((1)) 33. (*Admin. moved from 5/11/16 and 6/22/16 at appl. req.*)
10/5/16 at
appl. req.
- 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
S.C. Williams operating a public benefit association use on property in the C-3 District without Special
Admin. Exception or Non Residential Use Permit approval in violation of Zoning Ordinance
Moved to provisions. Located at 2343 Chestnut St., Falls Church, 22043 on approx. 15,426 sq. ft. of
1/11/17 at land zoned C-3. Providence District. Tax Map 40-3 ((1)) 107A. (Concurrent with A 2015-
appl. req. PR-016). (*Admin. moved from 5/13/15, 9/23/15, 10/28/15, and 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
S.C. Williams property in the R-4 District without Non-Residential Use Permit approval and has allowed a
Admin. use not in conformance with Special Permit approval in violation of Zoning Ordinance
Moved to provisions. Located at 7118 Shreve Rd., Falls Church, 22043 on approx. 29,272 sq. ft. of
1/11/17 at land zoned R-4. Providence District. Tax Map 40-3 ((1)). (Concurrent with A 2015-PR-
appl. req. 002). (*Admin. moved from 7/29/15, 9/23/15, 10/28/15, and 4/27/16 at appl. req.*)

Public Hearings

- 9:00 A.M. CARL LARS ANDERSEN, SP 2016-MA-040 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to allow construction of an addition 18.0 ft. from a side lot line; and, to permit a reduction in minimum yard requirements based on errors in building locations to permit an accessory structure (trellis) to remain 10.8 ft. from a side lot line and an accessory storage structure to remain 0.0 ft. from a side lot line. Located at 6546 Marlo Dr., Falls Church, 22042, on approx. 25,238 sq. ft. of land zoned R-1. Mason District. Tax Map 60-2 ((17)) 30. (*Admin. moved from 7/13/16 at appl. req.*)
- A. Gonzalez Approved-In-Part (*Accessory storage structure [shed] was denied*)
- 9:00 A.M. MALIHEH SHAHRESTANI / MCLEAN DAY CARE, SP 2015-DR-019 Appl. under Sect(s). 3-403, 8-305, 8-914, and 8-918 of the Zoning Ordinance to permit a home child care facility, an accessory dwelling unit, and a reduction in minimum yard requirements based on an error in building location to permit a deck (patio) to remain 0.3 ft. from a rear lot line. Located at 6526 Hitt Ave., McLean, 22101, on approx. 9,333 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-4 ((7)) 2. (*Admin. moved from 7/22/15 at appl. req.*) (*Indefinitely deferred from 11/18/15.*) (Concurrent with VC 2016-DR-007).
- H. Eddy Approved-In-Part (*Error [patio] was denied*)
- 9:00 A.M. MALIHEH SHAHRESTANI / MCLEAN DAY CARE, VC 2016-DR-007 Appl. under Sect. 18-401 of the Zoning Ordinance to permit greater than 30% of rear yard coverage. Located at 6526 Hitt Ave., McLean, 22101, on approx. 9,333 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-4 ((7)) 2. (Concurrent with SP 2015-DR-019).
- H. Eddy Denied
- 9:00 A.M. MARC AND CATHERINE LAVERY, SP 2016-MV-010 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an accessory structure (detached garage) 10.0 ft. from a side lot line. Located at 5913 Hallowing Dr., Lorton, 22079, on approx. 29,376 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 122-2 ((2)) 95. (*Deferred from 4/27/16 at appl. req.*) (*Continued from 6/29/16.*)
- E.M. Haley *Continued to 10/19/16 at appl. req.*
- 9:00 A.M. THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE (ST. MARY OF SORROWS CATHOLIC CHURCH), SPA 77-A-041-04 Appl. under Sect. 3-103 of the Zoning Ordinance to amend SP 77-A-041, previously approved for a place of worship and nursery school, to permit site modifications. Located at 10500 Zion Dr. and 5222 Sideburn Rd., Fairfax, 22032, on approx. 15.17 ac. of land zoned R-1. Braddock District. Tax Map 68-4 ((1)) 1 and 2.
- E.M. Haley Approved
- 9:00 A.M. NVIP, L.L.C., A 2015-MV-035 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing the occupancy of property in the I-District without a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 7402C Lockport Pl., Lorton, 22079, on approx. 12.04 ac. of land zoned I-4. Mt. Vernon District. Tax Map 108-1 ((1)) 1H. (*Admin. moved from 5/4/16 at appl. req.*)
- S.C. Williams *Continued to 10/19/16*

JOHN F. RIBBLE III, CHAIRMAN

Printed June 14, 2017 (3:12PM)

**BOARD OF ZONING APPEALS AGENDA
AUGUST 3, 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 **August 3, 2016**, 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. GREGORY L. GRANAHAN, A 2015-LE-024 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory storage structure exceeding eight and one half feet in height and an accessory structure exceeding seven feet in height, both located in the minimum required side yard on property in the R-3 District, are in violation of Zoning Ordinance provisions. Located at 4400 Elmwood Dr., Alexandria, 22310, on approx. 0.62 ac. of land zoned R-3. Lee District. Tax Map 82-1 ((4)) 36. (*Admin. moved from 2/10/16 at appl. req.*)

S. Gilbert
Withdrawn

Public Hearings

9:00 A.M. PATRICIA F. MARTINEZ (ISHA'S DAYCARE), SP 2015-MA-062 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 a reduction in minimum yard requirements based on error in building location to allow an accessory structure to remain 10.8 ft. from a side lot line, an addition and deck above to remain 16.2 ft. from a rear lot line, and a roofed deck to remain 28.8 ft. from a front lot line. Located at 3128 Patrick Henry Dr., Falls Church, 22044, on approx. 12,461 sq. ft. of land zoned R-3, HC. Mason District. Tax Map 51-3 ((41)) 4. (*Admin. moved from 9/30/15 at staff's req. and from 12/2/15 and 2/3/16 at appl. req.*) (*Deferred from 2/24/16 at appl. req.*) (*Admin. moved from 3/30/16 and 4/27/16 at appl. req.*) (*Dec. deferred from 6/8/16.*)

L. Arseneau
Approved

9:00 A.M. GINETTE HEMLEY, SP 2016-MA-046 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to allow the construction of an addition 7.6 ft. from a side lot line and 17.6 ft. from a front lot line. Located at 3426 Mansfield Rd., Falls Church, 22041, on approx. 17,674 sq. ft. of land zoned R-2. Mason District. Tax Map 61-1 ((11)) 989.

F.S. Dowd
Denied

- 9:00 A.M. RAYMOND M. AND MIA C. SAUNDERS, SP 2016-SP-048 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to allow the construction of an addition 17.1 ft. from a rear lot line, and a second addition (deck with lattice/trellis/plant hanger and steps) with steps 13.5 ft. from a rear lot line. Located at 6111 Union Village Dr., Clifton, 20124, on approx. 8,591 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 65-2 ((6)) 208.
F.S. Dowd Approved
- 9:00 A.M. KAREN URIBARRI-TIBABUZO / LITTLE EXPLORERS BILINGUAL DAY CARE LLC, SP 2016-BR-011 Appl. under Sect(s). 3-803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 9932 Lakepointe Ct., Burke, 22015, on approx. 1,500 sq. ft. of land zoned R-8 (Cluster). Braddock District. Tax Map 78-1 ((6)) 43. (*Admin. moved from 5/4/16 at appl. req.*)
S.E. Williams Approved
- 9:00 A.M. VIJAYA P. DODDI, SP 2016-MA-045 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 allow a dwelling to remain 18.3 ft. and stoop with stairs 12.0 ft. from a front lot line, and a deck (at grade patio) to remain 3.3 ft. from a side lot line. Located at 6426 3rd St., Alexandria, 22312, on approx. 9,900 sq. ft. of land zoned R-2, HC. Mason District. Tax Map 72-3 ((8)) (D) 72A and 73.
S.E. Williams Approved
- 9:00 A.M. NOSHEEN IFTIKHAR / RAINBOW CHILD CARE VA LLC, SP 2016-HM-043 Appl. under Sect(s). 3-103, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 10202 Garrett St., Vienna, 22181, on approx. 21,800 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 37-2 ((9)) 17.
H. Eddy Continued to 9/21/16
- 9:00 A.M. PATRICIA L. MCINTYRE, SP 2016-SP-042 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 (dogs), and a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 0.9 ft. from a side lot line. Located at 12740 Milan Ln., Fairfax, 22033, on approx. 10,119 sq. ft. of land zoned R-3 (Cluster), WS and HC. Springfield District. Tax Map 45-4 ((3)) (33) 1.
E.M. Haley Approved
- 9:00 A.M. CARL S. EY AND JENNIFER KRALY EY, SP 2016-MA-050 Appl. under Sect(s). 8-914 and 8-918 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 11.4 ft. from a side lot line and to permit an accessory dwelling unit. Located at 4700 Brookside Dr., Alexandria, 22312, on approx. 2.08 ac. of land zoned R-1, HC. Mason District. Tax Map 72-1 ((6)) 41 and 41 V9.
E.M. Haley Approved
- 9:00 A.M. HEATH HOHENSEE, VC 2016-LE-005 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit the construction of a residential dwelling within 200 ft. of the right-of-way of an interstate highway (I-95/495). Located at 4410 Elmwood Dr., Alexandria, 22310, on approx. 1.06 ac. of land zoned R-3. Lee District. Tax Map 82-1 ((4)) 37. (*Admin. moved from 6/15/16 at appl. req.*)
E.M. Haley Approved

9:00 A.M. PR PERFORMANCE FITNESS, LLC., A 2015-MA-008 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is occupying property in the S.C. Williams C-3, H-C, CRD, and SC Districts without Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 4208 Evergreen Ln., Unit 212, Annandale, 22003, on land zoned C-3, H-C, CRD and SC. Mason District. Tax Map 71-1 ((38)) 212. *Continued to 11/15/16 (Admin. moved from 12/9/15 and 5/18/16 at appl. req.)*

JOHN F. RIBBLE III, CHAIRMAN

****MEETING CANCELLED****
BOARD OF ZONING APPEALS AGENDA
AUGUST 10, 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 **August 10, 2016**, 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

Public Hearings

9:00 A.M. MCLEAN AUTOMOTIVE SERVICE CENTER, A 2015-DR-032 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has expanded an existing vehicle repair garage established prior to the 1978 Zoning Ordinance and is operating a vehicle major service establishment without special exception approval on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 1387 and 1389 Chain Bridge Rd., McLean, 22101, on approx. 30,376 sq. ft. of land zoned C-8, CRD, H-C and SC. Dranesville District. Tax Map 30-2 ((1)) 50A. (*Admin. moved from 3/30/16 and 5/25/16 at appl. req.*)

L. Johnson
Deferred to 9/14/16 (Action taken on 8/3/16.)

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
AUGUST 17, 2016**

-- IN RECESS --

**BOARD OF ZONING APPEALS AGENDA
AUGUST 24, 2016**

-- IN RECESS --

**BOARD OF ZONING APPEALS AGENDA
AUGUST 31, 2016**

-- IN RECESS --

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 7, 2016**

-- IN RECESS --

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 14, 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 **September 14, 2016**, 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. JONATHAN & JULIA NATHAN, SP 2016-PR-056 Appl. under Sect. 8-922 of the Zoning
H. Eddy Ordinance to permit a reduction in certain yard requirements for the construction of an
Admin. addition (deck with pergola) 19.7 ft. from a rear lot line. Located at 9315 Coronado Ter.,
Moved to Fairfax, 22031, on approx. 20,119 sq. ft. of land zoned R-2. Providence District. Tax Map
10/26/16 due 58-2 ((12)) 40.
to Notices

Public Hearings

9:00 A.M. McLEAN AUTOMOTIVE SERVICE CENTER, A 2015-DR-032 Appl. under Sect(s). 18-301
of the Zoning Ordinance. Appeal of a determination that appellant has expanded an
L. Johnson existing vehicle repair garage established prior to the 1978 Zoning Ordinance and is
Continued operating a vehicle major service establishment without special exception approval on
to 10/26/16 property in the C-8 District in violation of Zoning Ordinance provisions. Located at 1387
and 1389 Chain Bridge Rd., McLean, 22101, on approx. 30,376 sq. ft. of land zoned C-8,
CRD, H-C and SC. Dranesville District. Tax Map 30-2 ((1)) 50A. (*Admin. moved from*
3/30/16 and 5/25/16 at appl. req.) (*Deferred from 8/10/16 due to meeting cancellation.*)

9:00 A.M. PHILIP J. BANKS, TR, SP 2016-PR-041 Appl. under Sect(s). 2-502, 3-103, and 8-301 of
the Zoning Ordinance to permit a group housekeeping unit. Located at 2840 Hunter Rd.,
F.S. Dowd Fairfax, 22031, on approx. 36,750 sq. ft. of land zoned R-1. Providence District. Tax Map
Approved 48-2 ((7)) (44) B1. (*Decision Deferred from 7/20/16.*)

9:00 A.M. DOMINGA M. TRAN / MAMALINA HOME DAYCARE, LLC, SP 2016-MA-047 Appl. under
Sect(s). 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility.
F.S. Dowd Located at 3033 Westfall Pl., Falls Church, 22042, on approx. 7,771 sq. ft. of land zoned
Approved R-4. M`ason District. Tax Map 50-4 ((17)) 215.

- 9:00 A.M. ALICIA M. VILLAGRA, SP 2016-MA-034 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in the minimum yard requirements based on error in building location to permit an accessory storage structure to remain 9.5 ft. from the side lot line and 8.8 ft. from the rear lot line. Located at 4102 Dakota Ct., Alexandria, 22312, on approx. 10,622 sq. ft. of land zoned R-3. Mason District. Tax Map 61-3 ((16)) 2. *(Decision Deferred from 6/22/16.)*
 S.E. Williams Approved
- 9:00 A.M. ABIDA MUFTI & KIDSDOM MONTESSORI, INC., SP 2016-HM-051 Appl. under Sect(s). 3-E03 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2201 Hunter Mill Rd., Vienna, 22181, on approx. 2.80 ac. of land zoned R-E. Hunter Mill District. Tax Map 27-4 ((1)) 22.
 S.E. Williams Approved
- 9:00 A.M. JAMES T. CURRIE, SP 2016-MV-054 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements for the construction of an addition 10.5 ft. from a side lot line. Located at 7834 Midday Ln., Alexandria, 22306, on approx. 11,200 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-1 ((13)) 69.
 S.E. Williams Approved
- 9:00 A.M. BRUCE T. AND HELEN J. BIGGS, SP 2016-PR-052 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 2.4 ft. from a side lot line and 3.3 ft. from a rear lot line; and to permit a reduction in certain yard requirements to allow the construction of an addition 6.0 ft. from a side lot line. Located at 2416 Jackson Pkwy., Vienna, 22180, on approx. 10,988 sq. ft. of land zoned R-3. Providence District. Tax Map 39-3 ((16)) 105.
 E.M. Haley *Deferred to 10/26/16 at appl. req.*
- 9:00 A.M. LISA VONDER HAAR, SP 2016-MV-049 Appl. under Sect. 8-917 of the Zoning Ordinance to permit a modification to the limitation on the keeping of animals (chickens). Located at 2312 Victory Dr., Alexandria, 22303, on approx. 3,600 sq. ft. of land zoned R-20. Mt. Vernon District. Tax Map 83-1 ((14)) (A) 41B.
 H. Eddy *Deferred to 10/5/16 at appl. req.*
- 9:00 A.M. KIM EAN LIM, VC 2016-MA-006 Appl. under Sect. 18-401 of the Zoning Ordinance to permit greater than 30% front yard coverage paved for parking. Located at 3618 Lacy Blvd., Falls Church, 22041, on approx. 11,763 sq. ft. of land zoned R-3. Mason District. Tax Map 61-4 ((22)) 2. *(Admin. moved from 6/22/16 due to notices.)*
 H. Eddy *Decision Deferred to 11/2/16*
- 9:00 A.M. CORP. OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, SP 2016-HM-021 Appl. under Sect. 3-E03 of the Zoning Ordinance to permit a place of worship (church). Located at 1628, 1632, and 1636 Crowell Rd., Vienna, 22182, on approx. 7.15 ac. of land zoned R-E. Hunter Mill District. Tax Map 18-4 ((5)) 1, 2, and 3. *(Admin. moved from 6/15/16 at appl. req.) (Deferred from 7/13/16.)*
 H. Eddy *Continued to 9/21/16*

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 21, 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 **September 21, 2016**, 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

Public Hearings

- 9:00 A.M. CORP. OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF
LATTER DAY SAINTS, SP 2016-HM-021 Appl. under Sect. 3-E03 of the Zoning
H. Eddy Ordinance to permit a place of worship (church). Located at 1628, 1632, and 1636 Crowell
Continued Rd., Vienna, 22182, on approx. 7.15 ac. of land zoned R-E. Hunter Mill District. Tax Map
to 10/26/16 18-4 ((5)) 1, 2, and 3. (*Admin. moved from 6/15/16 at appl. req.*) (*Deferred from 7/13/16.*)
(*Continued from 9/14/16.*)
- 9:00 A.M. LIYUWORK Z. BELAINEH (D/B/A LIYU HOME CHILD CARE), SP 2016-LE-055 Appl.
F.S. Dowd under Sect(s). 3-803 and 8-305 of the Zoning Ordinance to permit a home child care
Approved facility. Located at 7298 Larrup Ct., Alexandria, 22315, on approx. 1,777 sq. ft. of land
(for 8 children) zoned R-8. Lee District. Tax Map 91-3 ((10)) 113.
- 9:00 A.M. INDERBIR SINGH, SP 2016-SP-059 Appl. under Sect. 8-918 of the Zoning Ordinance to
F.S. Dowd permit an accessory dwelling unit. Located at 11808 Washington St., Fairfax, 22030, on
Approved approx. 2.82 ac. of land zoned R-C, WS. Springfiled District. Tax Map 67-1 ((4)) 23.
- 9:00 A.M. KENT LYDIC, SP 2016-SU-057 Appl. under Sect. 8-913 of the Zoning Ordinance to permit
S.E. Williams modification of the minimum yard requirements for certain R-C lots to permit construction
Approved of an addition 8.2 ft. from a side lot line. Located at 15223 Louis Mill Dr., Chantilly, 20151,
on approx. 10,500 sq. ft. of land zoned R-C, WS. Sully District. Tax Map 33-4 ((2)) 199.
- 9:00 A.M. NOSHEEN IFTIKHAR / RAINBOW CHILD CARE VA LLC, SP 2016-HM-043 Appl. under
Sect(s). 3-103, and 8-305 of the Zoning Ordinance to permit a home child care facility.
H. Eddy Located at 10202 Garrett St., Vienna, 22181, on approx. 21,800 sq. ft. of land zoned R-1.
Approved Hunter Mill District. Tax Map 37-2 ((9)) 17. (*Continued from 8/3/16.*)

- 9:00 A.M. PLYMOUTH HAVEN BAPTIST CHURCH, A NON-STOCK, VIRGINIA CORPORATION, SPA 91-V-071-04 Appl. under Sect(s). 3-303 and 8-308 of the Zoning Ordinance to amend H. Eddy SP 91-V-071, previously approved for a church, child care center, and nursery school, to Approved permit modifications to the development conditions. Located at 8600 Plymouth Rd., Alexandria, 22308, on approx. 6.06 ac. of land zoned R-3. Mt. Vernon District. Tax Maps 102-4 ((2)) 601 B and 102-4 ((3)) A2.
- 9:00 A.M. VIVEK RAO, SP 2016-DR-060 Appl. under Sect. 8-918 of the Zoning Ordinance to permit H. Eddy an accessory dwelling unit. Located at 1308 Sunny Side Ln., McLean, 22102, on approx. Approved 2.21 ac. of land zoned R-1. Dranesville District. Tax Map 20-3 ((7)) 7A.
- 9:00 A.M. LUBIA E. GARCIA LOPEZ, SP 2016-DR-053 Appl. under Sect. 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height in the front yard. Located at 7736 E.M. Haley Lisle Ave., Falls Church, 22043, on approx. 8,521 sq. ft. of land zoned R-4, HC. Approved Dranesville District. Tax Map 39-2 ((6)) 2. (Concurrent with VC 2016-DR-008).
- 9:00 A.M. LUBIA E. GARCIA LOPEZ, VC 2016-DR-008 Appl. under Sect(s). 2-505 and 18-401 of the Zoning Ordinance to permit a fence within a sight distance triangle in the front yard of a E.M. Haley corner lot. Located at 7736 Lisle Ave., Falls Church, 22043, on approx. 8,521 sq. ft. of land Approved zoned R-4, HC. Dranesville District. Tax Map 39-2 ((6)) 2. (Concurrent with SP 2016-DR-053).
- 9:00 A.M. WILLIAM WIEHE, JR., A 2016-SP-008 Appl. under Sect. 18-301 of the Zoning Ordinance. S. Gilbert Appeal of a determination that the appellant is allowing a prohibited commercial vehicle to *Decision* be parked on property in the R-C District in violation of Zoning Ordinance provisions. *Deferred* Located at 6224 Colchester Rd., Fairfax, 22030, on approx. 2.04 ac. of land zoned R-C *to 10/19/16* and WS. Springfield District. Tax Map 76-1 ((7)) 5. (Concurrent with A 2016-SP-012).
- 9:00 A.M. WILLIAM WIEHE, JR., A 2016-SP-012 Appl. under Sect. 18-301 of the Zoning Ordinance. S. Gilbert Appeal of a determination that the appellant has established a storage yard on property in *Decision* the R-C District in violation of Zoning Ordinance provisions. Located at 6224 Colchester *Deferred* Rd., Fairfax, 22030 on approx. 2.04 ac. of land zoned R-C and WS. Springfield District. *to 10/19/16* Tax Map 76-1 ((7)) 5. (Concurrent with A 2016-SP-008).

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 28, 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 **September 28, 2016**, 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. PAGE 6660 ARLINGTON BOULEVARD, LLC, A 2013-PR-017 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has expanded and is operating a use on property in the C-5 and H-C Districts without site plan or Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 6660 Arlington Blvd., Falls Church, 22042 on approx. 23,989 sq. ft. of land zoned C-5 and 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, 4/22/15, 10/21/15 and 4/13/16 at appl. req.*)
- C.S. Belgin
Withdrawn
- 9:00 A.M. JOEL TORRES OTAMENDI, ELIZABETH S. BRINGAS, SP 2016-MA-039 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to allow construction of an addition 10.5 ft. from a rear lot line; and, to permit reduction in minimum yard requirements based on an error in building location to permit a deck (at grade patio) to remain 4.6 ft. from a rear lot line and 4.2 ft. from a side lot line. Located at 3116 Sleepy Hollow Rd., Falls Church, 22042, on approx. 22,603 sq. ft. of land zoned R-1. Mason District. Tax Map 51-3 ((9)) 1. (*Deferred from 7/20/16 at appl. req.*)
- S.E. Williams
*Indefinitely
Deferred at
appl. req.*

Public Hearings

- 9:00 A.M. A&E ENTERTAINMENT LLC, SP 2016-SU-058 Appl. under Sect(s). 5-503 and 8-501 of the Zoning Ordinance to permit an indoor commercial recreation use (miniature golf). Located at 14130 Sullyfield Cir., Chantilly, 20151, on approx. 5.10 ac. of land zoned I-5, AN, WS, and HC. Sully District. Tax Map 34-3 ((5)) E4.
- C. Gresham
Approved
- 9:00 A.M. CARLA MALDONADO, SP 2016-MV-061 Appl. under Sect. 3-803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8080 Tributary Ct., Springfield, 22153, on approx. 2,586 sq. ft. of land zoned R-8. Mt. Vernon District. Tax Map 98-2 ((8)) 67.
- S.E. Williams
Approved
(for 10 children)

- 9:00 A.M. NOEL CAMPBELL & MEREDITH M. CAMPBELL, SP 2016-PR-038 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to allow construction of an accessory structure 17.0 ft. from a rear lot line; and, to permit a reduction in minimum yard requirements based on an error in building location to permit an addition (deck with lattice) to remain 11.4 ft. from a rear lot line. Located at 10005 Fox Spring Ct., Oakton, 22124, on approx. 15,842 sq. ft. of land zoned R-2. Providence District. Tax Map 47-2 ((55)) 6. *(Continued from 7/20/16 due to ad language change. It was determined it was not needed.)*
- H. Eddy
Approved-
In-Part
(Garage
Denied)
- *** RECONSIDERATION GRANTED ON 10/5/16 *****
***** NEW HEARING SCHEDULED FOR 1/11/17 *****
- 9:00 A.M. SLEEPY HOLLOW BATH & RACQUET CLUB, INC., SPA 77-M-094-02 Appl. under Sect. 3-203 of the Zoning Ordinance to amend SP 77-M-094, previously approved for a swim and tennis club, to permit site modifications and modifications to development conditions. Located at 3516 Sleepy Hollow Rd., Falls Church, 22042, on approx. 7.77 ac. of land zoned R-2. Mason District. Tax Map 60-2 ((1)) 55.
- H. Eddy
*Decision
Deferred
to 11/2/16*
- 9:00 A.M. JAY AND CHRISTINE GARANT, SPA 83-S-021 Appl. under Sect. 8-913 of the Zoning Ordinance to amend SP 83-S-021, previously approved for a modification to the minimum yard requirements for certain R-C lots to allow construction of a deck, to permit construction of an addition 9.2 ft. from a side lot line. Located at 4320 General Kearny Ct., Chantilly, 20151, on approx. 10,500 sq. ft. of land zoned R-C, WS and AN. Sully District. Tax Map 33-4 ((2)) 120.
- E.M. Haley
Approved
- 9:00 A.M. AMBASSADORS FOR JESUS ARABIC EVANGELICAL CHURCH, SP 2016-SP-032 Appl. under Sect. 3-C03 of the Zoning Ordinance to permit a place of worship (church). Located at 12939 Braddock Rd., Clifton, 20124, on approx. 4.74 ac. of land zoned R-C, WS. Springfield District. Tax Map 66-2 ((2)) 1. *(Admin. moved from 7/13/16 at appl. req.)*
- E.M. Haley
*Decision
Deferred
to 10/19/16*
- 9:00 A.M. ZAAKI RESTAURANT AND CAFÉ LLC, A 2016-MA-002 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has expanded the use on the property, has constructed a one story addition and deck without site plan or building permit approval, and is operating without a valid Non-Residential Use Permit, in violation of Zoning Ordinance provisions. Located at 6020 Leesburg Pike, Falls Church, 22041 on approx. 16,220 sq. ft. of land zoned C-5, CRD, H-C, SC. Mason District. Tax Map 61-2 ((1)) 0007A.
- M. Mertz
*Continued
to 12/7/16*

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 5, 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 **October 5, 2016**, 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. TRUSTEES OF THE CHURCH OF THE BLESSED TRINITY, SPA 92-Y-012 Appl. under
H. Eddy Sect(s). 3-C03 and 8-301 of the Zoning Ordinance to amend SP 92-Y-012, previously
Admin. approved for a church, related facilities, and a waiver of the dustless surface, to permit site
Moved to modifications and a building addition. Located at 15011 Sacred Ln., Centreville, 20121, on
12/7/16 at approx. 5.0 ac. of land zoned R-C, WS. Sully District. Tax Map 64-2 ((1)) 8 A1.
appl. req.
- 9:00 A.M. PETER SITNIK, A 2016-MV-013 Appl. under Sect. 18-301 of the Zoning Ordinance.
S.C. Williams Appeal of a determination that appellant is allowing operation of two (2) heavy equipment
and specialized vehicle sales, rental, and service establishments and a storage yard,
Admin. which are not permitted uses; three (3) vehicle light service establishments without special
exception approval; multiple trailers located on the property without building permit
Moved to approval; and a total of thirteen (13) businesses operating on the property without site
1/11/17 at plan approval or Non-Residential Use Permits (Non-RUPs), all on property in the C-8, H-C,
appl. req. CRD, and HD (pt.) Districts in violation of Zoning Ordinance provisions. Located at 8800
Richmond Hwy., Alexandria, 22309 on approx. 2.55 ac. of land zoned C-8, CRD, H-C and
HD (pt.). Mount Vernon District. Tax Map 109-2 ((1)) 20.

Public Hearings

- 9:00 A.M. NORMA VIDAURRE "JUAN DE DIOS" DAYCARE, SPA 2006-MA-024 Appl. under
C. Gresham Sect(s). 3-203 and 8-305 of the Zoning Ordinance to amend SP 2006-MA-024 previously
Decision approved for a home child care facility to permit an increase in the number of children.
Deferred Located at 4106 Mason Ridge Dr., Annandale, 22003, on approx. 16,403 sq. ft. of land
to 11/16/16 zoned R-2, HC. Mason District. Tax Map 61-3 ((15)) 59. (*Indefinitely deferred from 9/30/15*
at appl. req.) (*Reactivated on 6/22/16 at appl. req.*)

- 9:00 A.M. MERT UREL, SP 2016-MA-063 Appl. under Sect. 8-914 of the Zoning Ordinance to permit S.E. Williams a reduction to the minimum yard requirements based on an error in building location to permit an addition to remain 8.0 ft. from the side lot line. Located at 3708 Rose Ln., Annandale, 22003, on approx. 12,891 sq. ft. of land zoned R-3. Mason District. Tax Map 60-4 ((3)) 177.
Deferred to 11/30/16 at Staff's req.
- 9:00 A.M. DANIEL J. KENNELLY III, SP 2016-LE-066 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 5.8 ft. from a side lot line; and a reduction in the minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 2.4 ft. from a rear lot line and 1.7 ft. from a side lot line. Located at 5432 Broadmoor St., Alexandria, 22315, on approx. 8,504 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 100-2 ((2)) 515A.
H. Eddy Approved
- 9:00 A.M. LISA VONDER HAAR, SP 2016-MV-049 Appl. under Sect. 8-917 of the Zoning Ordinance to permit a modification to the limitation on the keeping of animals (chickens). Located at 2312 Victory Dr septe., Alexandria, 22303, on approx. 3,600 sq. ft. of land zoned R-20. Mt. Vernon District. Tax Map 83-1 ((14)) (A) 41B. (*Deferred from 9/14/16 at appl. req.*)
H. Eddy Approved
- 9:00 A.M. EXPECTATION CHURCH, SP 2016-BR-002 Appl. under Sect. 3-C03 of the Zoning Ordinance to permit a place of worship (church). Located at 11924 Braddock Rd., Fairfax, 22030, on approx. 31.57 ac. of land zoned R-C, WS. Braddock District. Tax Map 67-1 ((1)) 33. (*Admin. moved from 5/11/16, 6/22/16, and 7/27/16 at appl. req.*)
H. Eddy Decision
Deferred to 10/19/16
- 9:00 A.M. EMMA THERESA ALEXANDER, SP 2016-BR-065 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements for the construction of an addition 5.0 ft. from a side lot line such that side yards total 23.6 ft. Located at 5121 Holden St., Fairfax, 22032, on approx. 19,556 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 68-4 ((5)) (5) 35.
E.M. Haley
Deferred to 11/30/16 at appl. req.
- 9:00 A.M. CYRUS A. RAMSEY, SP 2016-DR-064 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements for the construction of an addition 10.1 ft. from a side lot line. Located at 1327 Woodside Dr., McLean, 22102, on approx. 39,218 sq. ft. of land zoned R-1. Dranesville District. Tax Map 20-3 ((5)) 20.
E.M. Haley Approved

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 12, 2016**

-- NO SCHEDULED MEETING --

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 19, 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 **October 19, 2016**, 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. MARC AND CATHERINE LAVERY, SP 2016-MV-010 Appl. under Sect. 8-922 of the
E.M. Haley Zoning Ordinance to permit a reduction of certain yard requirements to permit construction
Admin. Moved of an accessory structure (detached garage) 10.0 ft. from a side lot line. Located at 5913
to 11/30/16 Hallowing Dr., Lorton, 22079, on approx. 29,376 sq. ft. of land zoned R-E. Mt. Vernon
due to District. Tax Map 122-2 ((2)) 95. (*Deferred from 4/27/16 at appl. req.*) (*Continued from*
Change in 6/29/16 and 7/27/16 at appl. req.)
Ad Language

Public Hearings

9:00 A.M. AMBASSADORS FOR JESUS ARABIC EVANGELICAL CHURCH, SP 2016-SP-032 Appl.
under Sect. 3-C03 of the Zoning Ordinance to permit a place of worship (church). Located
E.M. Haley at 12939 Braddock Rd., Clifton, 20124, on approx. 4.74 ac. of land zoned R-C, WS.
Approved Springfield District. Tax Map 66-2 ((2)) 1. (*Admin. moved from 7/13/16 at appl. req.*)
(*Decision Deferred from 9/28/16.*)

9:00 A.M. MELISSA AND DAVID MASON, SP 2016-MA-069 Appl. under Sect. 8-922 of the Zoning
Ordinance to permit a reduction of certain yard requirements to permit an addition 11.0 ft.
S.E. Williams from a side lot line. Located at 6316 Aqua Terr., Falls Church, 22041, on approx. 13,471
Approved sq. ft. of land zoned R-2, HC. Mason District. Tax Map 61-3 ((14)) 17.

9:00 A.M. DEYI S. AWADALLAH, VC 2016-MA-009 Appl. under Sect. 18-401 of the Zoning
Ordinance to permit the construction of a two-story dwelling 8.0 ft. from one side lot line
S.E. Williams and 8.5 ft. from the other side lot line; and to permit a deck 10.0 ft. from a side lot line.
Decision Located at 6453 Holyoke Dr., Annandale, 22003, on approx. 9,504 sq. ft. of land zoned
Deferred R-2, HC. Mason District. Tax Map 61-3 ((6)) 33.
to 10/26/16

- 9:00 A.M. KENNETH FAGAN, SP 2016-LE-062 Appl. under Sect(s). 8-914 and 8-923 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit a dwelling to remain 5.2 ft. from a side lot line, and a fence greater than 4.0 ft. in height to remain in a front yard. Located at 6132 Valley View Dr., Alexandria, 22310, on approx. 19,994 sq. ft. of land zoned R-3, HC. Lee District. Tax Map 81-3 ((4)) 12A.
H. Eddy Approved
- 9:00 A.M. AMINTA IGLESIAS, SP 2016-LE-072 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on errors in building location to permit a dwelling to remain 5.0 ft. from one side lot line, the dwelling to remain 9.9 ft. from the other side lot line, and a deck to remain 5.1 ft. from the side lot line. Located at 3602 Elmwood Dr., Alexandria, 22303, on approx. 8,741 sq. ft. of land zoned R-4. Lee District. Tax Map 82-2 ((13)) 107.
H. Eddy Decision Deferred to 11/16/16
- 9:00 A.M. KATHY NOURY / LENID DAYCARE LLC, SP 2016-MA-068 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6138 Beachway Dr., Falls Church, 22041, on approx. 15,450 sq. ft. of land zoned R-2. Mason District. Tax Map 61-2 ((16)) 837.
E.M. Haley Approved
- 9:00 A.M. AMANDA QIU, SP 2016-DR-067 Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 11643 Blue Ridge Ln., Great Falls, 22066, on approx. 5.0 ac. of land zoned R-E. Dranesville District. Tax Map 6-2 ((2)) 21.
E.M. Haley Approved
- 9:00 A.M. EXPECTATION CHURCH, SP 2016-BR-002 Appl. under Sect. 3-C03 of the Zoning Ordinance to permit a place of worship (church). Located at 11924 Braddock Rd., Fairfax, 22030, on approx. 31.57 ac. of land zoned R-C, WS. Braddock District. Tax Map 67-1 ((1)) 33. (*Admin. moved from 5/11/16, 6/22/16, and 7/27/16 at appl. req.*) (*Decision deferred from 10/5/16.*)
H. Eddy Approved
- 9:00 A.M. WILLIAM WIEHE, JR., A 2016-SP-008 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing a prohibited commercial vehicle to be parked on property in the R-C District in violation of Zoning Ordinance provisions. Located at 6224 Colchester Rd., Fairfax, 22030, on approx. 2.04 ac. of land zoned R-C and WS. Springfield District. Tax Map 76-1 ((7)) 5. (Concurrent with A 2016-SP-012). (*Decision Deferred from 9/21/16.*)
S. Gilbert Overturned
- 9:00 A.M. WILLIAM WIEHE, JR., A 2016-SP-012 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has established a storage yard on property in the R-C District in violation of Zoning Ordinance provisions. Located at 6224 Colchester Rd., Fairfax, 22030 on approx. 2.04 ac. of land zoned R-C and WS. Springfield District. Tax Map 76-1 ((7)) 5. (Concurrent with A 2016-SP-008). (*Decision Deferred from 9/21/16.*)
S. Gilbert Overturned
- 9:00 A.M. NVIP, L.L.C., A 2015-MV-035 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing the occupancy of property in the I-District without a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 7402C Lockport Pl., Lorton, 22079, on approx. 12.04 ac. of land zoned I-4. Mt. Vernon District. Tax Map 108-1 ((1)) 1H. (*Admin. moved from 5/4/16 at appl. req.*) (*Continued from 7/27/16.*)
S.C. Williams Continued to 11/2/16

JOHN F. RIBBLE III, CHAIRMAN

Printed June 14, 2017 (3:12PM)

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 26, 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 **October 26, 2016**, 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

S.E. Williams JARED J. GARTH & JOHANNA GARTH, SP 2016-DR-070
Withdrawn

9:00 A.M. CLIFTON POINT LLC, VC 2016-SP-012 Appl. under Sect. 18-401 of the Zoning Ordinance
to permit dwelling height greater than 35.0 ft. Located at 12242 Clifton Point Dr., Clifton,
H. Eddy 20124, on approx. 5.22 ac. of land zoned R-C, WS. Springfield District. Tax Map 86-3
Withdrawn ((14)) 6.

Public Hearings

9:00 A.M. JONATHAN & JULIA NATHAN, SP 2016-PR-056 Appl. under Sect. 8-922 of the Zoning
Ordinance to permit a reduction in certain yard requirements for the construction of an
H. Eddy addition (deck with pergola) 19.7 ft. from a rear lot line. Located at 9315 Coronado Ter.,
Approved Fairfax, 22031, on approx. 20,119 sq. ft. of land zoned R-2. Providence District. Tax Map
58-2 ((12)) 40. (*Admin. moved from 9/14/16 due to Notices.*)

9:00 A.M. CORP. OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF
LATTER DAY SAINTS, SP 2016-HM-021 Appl. under Sect. 3-E03 of the Zoning
H. Eddy Ordinance to permit a place of worship (church). Located at 1628, 1632, and 1636 Crowell
Approved Rd., Vienna, 22182, on approx. 7.15 ac. of land zoned R-E. Hunter Mill District. Tax Map
18-4 ((5)) 1, 2, and 3. (*Admin. moved from 6/15/16 at appl. req.*) (*Deferred from 7/13/16.*)
(*Continued from 9/14/16 and 9/21/16.*)

- 9:00 A.M. BRUCE T. AND HELEN J. BIGGS, SP 2016-PR-052 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 2.4 ft. from a side lot line and 3.3 ft. from a rear lot line; and to permit a reduction in certain yard requirements to allow the construction of an addition 6.0 ft. from a side lot line. Located at 2416 Jackson Pkwy., Vienna, 22180, on approx. 10, 988 sq. ft. of land zoned R-3. Providence District. Tax Map 39-3 ((16)) 105. *(Deferred from 9/14/16 at appl. req.)*
- E.M. Haley
Approved
- 9:00 A.M. SADIA JAVED/CREATIVE KIDS DAYCARE LLC, SP 2016-HM-071 Appl. under Sect(s). 3-303 and 8-914 of the Zoning Ordinance to permit a home child care facility, and a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 1.0 ft. from a side lot line and 2.3 ft. from a rear lot line. Located at 12001 Heather Down Dr., Herndon, 20170, on approx. 14,869 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 11-3 ((23)) 2.
- E.M. Haley
Approved
- 9:00 A.M. JACOB GRAMLICH AND HILLARY GRAMLICH, SP 2016-PR-075 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 6.0 ft. from a side lot line. Located at 2410 Garnett Ct., Vienna, 22180, on approx. 14,678 sq. ft. of land zoned R-3. Providence District. Tax Map 39-3 ((16)) 222.
- E.M. Haley
Approved
- 9:00 A.M. DEYI S. AWADALLAH, VC 2016-MA-009 Appl. under Sect. 18-401 of the Zoning Ordinance to permit the construction of a two-story dwelling 8.0 ft. from one side lot line and 8.5 ft. from the other side lot line; and to permit a deck 10.0 ft. from a side lot line. Located at 6453 Holyoke Dr., Annandale, 22003, on approx. 9,504 sq. ft. of land zoned R-2, HC. Mason District. Tax Map 61-3 ((6)) 33. *(Decision Deferred from 10/19/16.)*
- S.E. Williams
Approved
- 9:00 A.M. RICHARD A. WILLIAMS/LORI A. WILLIAMS, SP 2016-SU-077 Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 5847 Saddle Downs Pl., Centreville, 20120, on approx. 40,537 sq. ft. of land zoned R-C (Cluster), WS. Sully District. Tax Map 53-1 ((6)) 15.
- S.E. Williams
Approved
- 9:00 A.M. JARED J GARTH & JOHANNA GARTH, VC 2016-DR-010 Appl. under Sect. 18-401 of the Zoning Ordinance to permit an accessory storage structure in the front yard of a lot containing 36,000 sq. ft. or less. Located at 6885 Melrose Dr., McLean, 22101, on approx. 16,650 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-2 ((4)) (M) 4A.
- S.E. Williams
Deferred to 1/25/17 at appl. req.
- 9:00 A.M. McLEAN AUTOMOTIVE SERVICE CENTER, A 2015-DR-032 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has expanded an existing vehicle repair garage established prior to the 1978 Zoning Ordinance and is operating a vehicle major service establishment without special exception approval on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 1387 and 1389 Chain Bridge Rd., McLean, 22101, on approx. 30,376 sq. ft. of land zoned C-8, CRD, H-C and SC. Dranesville District. Tax Map 30-2 ((1)) 50A. *(Admin. moved from 3/30/16 and 5/25/16 at appl. req.) (Deferred from 8/10/16 due to meeting cancellation.) (Continued from 9/14/16.)*
- L. Johnson
Upheld-
In-Part
(Overturned with regard to Lot 29)

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 2, 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 **November 2, 2016**, 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, or go online and download a copy 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

H. Eddy DIVIESH NANA, SP 2016-SU-081 (ADU, NOV)

Admin.

moved to

11/30/16 at

appl. req.

9:00 A.M. NVIP, L.L.C., A 2015-MV-035 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing the occupancy of property in the I-District without a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 7402C Lockport Pl., Lorton, 22079, on approx. 12.04 ac. of land zoned I-4. Mt. Vernon District. Tax Map 108-1 ((1)) 1H. (*Admin. moved from 5/4/16 at appl. req.*) (*Continued from 7/27/16 and 11/2/16.*)

S.C. Williams
Withdrawn

Public Hearings

9:00 A.M. JOHN DAUGHERTY, SP 2016-SP-073 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 3.0 ft. from a side lot line and 9.5 ft. from a rear lot line. Located at 13224 Poet Ct., Fairfax, 22033, on approx. 11,180 sq. ft. of land zoned R-3 (Cluster), WS. Springfield District. Tax Map 45-3 ((2)) (12) 20.

S.E. Williams
Approved

9:00 A.M. MARGARET T. DONNELLY, TR; BRIAN J. DONNELLY, TR, SP 2016-DR-078 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit the construction of a deck 13.4 ft. from a side lot line; and a reduction in minimum yard requirements based on an error in building location to permit an accessory structure to remain 4.4 ft. from a side lot line. Located at 1909 Kirby Rd., McLean, 22101, on approx. 20,291 sq. ft. of land zoned R-1. Dranesville District. Tax Map 41-1 ((1)) 44A.

S.E. Williams
Approved

- 9:00 A.M. WILLIAM AND NANCY CONVERY, SP 2016-MV-074 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit the construction of an addition 7.5 ft. from a side lot line. Located at 8501 Washington Ave., Alexandria, 22309, on approx. 18,194 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 101-3 ((8)) (B) 26.
E.M. Haley Approved
- 9:00 A.M. PAUL T. WRIGHT, SP 2016-BR-080 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on an error in building location to permit an addition to remain 10.6 ft. from a side lot line, and an accessory storage structure to remain 9.0 ft. from a rear lot line. Located at 7710 Jervis St., Springfield, 22151, on approx. 14,720 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-4 ((4)) (59) 6.
E.M. Haley *Deferred to 2/1/17 at appl. req.*
- 9:00 A.M. KIM EAN LIM, VC 2016-MA-006 Appl. under Sect. 18-401 of the Zoning Ordinance to permit greater than 30% front yard coverage paved for parking. Located at 3618 Lacy Blvd., Falls Church, 22041, on approx. 11,763 sq. ft. of land zoned R-3. Mason District. Tax Map 61-4 ((22)) 2. (*Admin. moved from 6/22/16 due to notices.*) (*Decision Deferred from 9/14/16.*)
H. Eddy *Decision Deferred to 2/1/17 at appl. req.*
- 9:00 A.M. MILTON HAMILTON, JR., SP 2016-DR-076 Appl. under Sect. 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 819 Swinks Mill Rd., McLean, 22102, on approx. 1.49 ac. of land zoned R-1. Dranesville District. Tax Map 21-3 ((1)) 8A. (Concurrent with VC 2016-DR-011).
H. Eddy Approved
- 9:00 A.M. MILTON HAMILTON, JR., VC 2016-DR-011 Appl. under Sect. 18-401 of the Zoning Ordinance to permit two accessory storage structures and an accessory structure (basketball court) to remain in the minimum required front yard. Located at 819 Swinks Mill Rd., McLean, 22102, on approx. 1.49 ac. of land zoned R-1. Dranesville District. Tax Map 21-3 ((1)) 8A. (Concurrent with SP 2016-DR-076).
H. Eddy Approved
- 9:00 A.M. SLEEPY HOLLOW BATH & RACQUET CLUB, INC., SPA 77-M-094-02 Appl. under Sect. 3-203 of the Zoning Ordinance to amend SP 77-M-094, previously approved for a swim and tennis club, to permit site modifications and modifications to development conditions. Located at 3516 Sleepy Hollow Rd., Falls Church, 22042, on approx. 7.77 ac. of land zoned R-2. Mason District. Tax Map 60-2 ((1)) 55. (*Decision deferred from 9/28/16.*)
H. Eddy Approved
- 9:00 A.M. CRA MAC HOLDINGS, LLC, A 2014-SP-015 Appl. under sect(s).18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a contractor's office and shop and storage yard, and has expanded the original nonconforming use, all on property located in the R-C District in violation of Zoning Ordinance provisions. Located at 12329 Braddock Rd., Fairfax, 22030 on approx. 1.72 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 63. (*Admin. moved from 2/11/15, 3/25/15, 9/16/15, 2/3/16, and 5/11/16 at appl. req.*) (*Decision deferred from 7/20/16.*)
S.C. Williams *Decision Deferred to 6/14/17 at appl. req.*

9:00 A.M. HAJIMOHAMMAD REVOCABLE TRUST, MOHAMMAD HAJIMOHAMMAD, TRUSTEE AND FLORA HAJIMOHAMMAD, TRUSTEE, A 2012-LE-017 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing a vehicle sale, rental and ancillary service establishment to operate on property in the C-6 District without Special Exception approval or a valid Non-Residential Use Permit, in violation of Zoning Ordinance provisions. Located at 5630 South Van Dorn St., Alexandria, 22310, on approx. 32,210 sq. ft. of land zoned C-6. Lee District. Tax Map 81-2 ((3)) 8A. (Admin. moved from 10/3/12, 11/28/12, 2/6/13, 4/24/13, 10/23/13, 6/4/14, 10/8/14 and 4/29/15 at appl. req.) (Deferred from 7/29/15, 12/9/15, and 6/8/16 at appl. req.)

C.S. Belgin
Deferred to 5/3/17 at appl. req.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 9, 2016**

-- NO SCHEDULED MEETING --

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 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 **November 16, 2016**, 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, or go online and download a copy 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

S.E. Williams QAMAR SHABON, SP 2016-BR-086 (HCC & error)

Admin.

Moved to

3/1/17 at

appl. req.

Admin. NIHAD JAAFFAR ALIAKBAR, A 2016-LE-011

Moved to

2/15/17 at

appl. req.

Public Hearings

9:00 A.M. PR PERFORMANCE FITNESS, LLC., A 2015-MA-008 Appl. under Sect. 18-301 of the S.C. Williams Zoning Ordinance. Appeal of a determination that appellant is occupying property in the C-3, H-C, CRD, and SC Districts without Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 4208 Evergreen Ln., Unit 212, Annandale, 22003, on land zoned C-3, H-C, CRD and SC. Mason District. Tax Map 71-1 ((38)) 212. *(Admin. moved from 12/9/15 and 5/18/16 at appl. req.) (Continued from 8/3/16.)*

*Continued
to 2/1/17*

9:00 A.M. NORMA VIDAURRE "JUAN DE DIOS" DAYCARE, SPA 2006-MA-024 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to amend SP 2006-MA-024 previously approved for a home child care facility to permit an increase in the number of children. Located at 4106 Mason Ridge Dr., Annandale, 22003, on approx. 16,403 sq. ft. of land zoned R-2, HC. Mason District. Tax Map 61-3 ((15)) 59. *(Indefinitely deferred from 9/30/15 at appl. req.) (Reactivated on 6/22/16 at appl. req.) (Decision deferred from 10/5/16.)*

*C. Gresham
Indefinitely
Deferred*

- 9:00 A.M. BRIAN AND AMY HOGAN, SP 2016-SU-083 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 12.5 ft. and open deck 9.2 ft from rear lot line and reduction in minimum yard requirements based on error in building location to permit accessory structure to remain 2.8 ft from rear lot line. Located at 2914 Mother Well Ct, Herndon, 20124, on approx. 10,396 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 025-3 ((04)) 0857.
S.E. Williams
Decision Deferred to 11/30/16
- 9:00 A.M. MARONE ABAGOBEZ, ST. MARRY CHILD CARE, SP 2016-LE-079 Appl. under Sects. 3-503, 8-305 of the Zoning Ordinance to permit home child care facility. Located at 5215 Harbor Court Dr., Alexandria, 22315 on approx. 1,500 sq. ft. of land zoned R-5. Lee District. Tax Map 91-2 ((09)) 0138.
H. Eddy
Approved
(for 8 children)
- 9:00 A.M. AMINTA IGLESIAS, SP 2016-LE-072 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on errors in building location to permit a dwelling to remain 5.0 ft. from one side lot line, the dwelling to remain 9.9 ft. from the other side lot line, and a deck to remain 5.1 ft. from the side lot line. Located at 3602 Elmwood Dr., Alexandria, 22303, on approx. 8,741 sq. ft. of land zoned R-4. Lee District. Tax Map 82-2 ((13)) 107. (*Decision deferred from 10/19/16.*)
H. Eddy
Decision Deferred to 12/7/16
- 9:00 A.M. BEATE S.M. WILSON AND DANNY R. WILSON AS TRUSTEES OF WILSON FAMILY TRUST FEBRUARY 2016, SP 2016-MA-085 Appl. under Sect. 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of an addition 6.6 ft from a side lot line. Located at 4012 Jewel St. Alexandria, 22312 on approx. 10,577 sq. ft. of land zoned R-3, H-C. Mason District. Tax Map 61-3 ((07)) (F) 7.
H. Eddy
Approved
- 9:00 A.M. BINDU BAJGAIN/LITTLE LEARNER'S HOME DAY CARE, SP 2016-DR-082 Appl. under Sects. 3-803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2218 Monaghan Dr., Herndon, 20170 on approx. 2,310 sq. ft. of land zoned R-8. Dranesville District. Tax Map 16-1 ((11)) 76.
E.M. Haley
Approved
(for 6 children)
- 9:00 A.M. BRIAN A. PETE AND STACY PETE, SP 2016-BR-084 Appl. under Sect. 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 19.2 ft from rear lot line. Located at 5414 Mount Greenwich Ct., Burke, 22015 on approx. 10,654 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 78-2 ((14)) 0272.
E.M. Haley
Approved

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 23, 2016**

-- NO SCHEDULED MEETING --

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 30, 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 **November 30, 2016**, 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, or go online and download a copy 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

E.M. Haley MAGALY L. VALLEJO, SP 2016-MA-088

Admin.

*Moved to
1/25/17 at
appl. req.*

Admin. GLORIA McGEE, A 2016-MV-014

*Moved to
1/11/17 at
appl. req.*

9:00 A.M. FRANCISCO J. HERCEG, A 2016-PR-018 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is maintaining a second detached dwelling unit located in a mobile home on the property in the R-1 District in violation of Zoning Ordinance provisions. Located at 11529 Valley Rd., Fairfax, 22033 on approx. 4.20 ac. of land zoned R-1. Providence District. Tax Map 46-4 ((2)) 21.

Admin.

*Moved to
3/15/17 at
appl. req.*

9:00 A.M. DANIEL J. GERKIN & ALLYSON G. BLOOM, A 2012-DR-025 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure (a playset) contributes to the coverage of over 30% of the minimum rear yard on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 2090 Grace Manor Ct., McLean, 22101 on approx. 21,445 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((33)) 11. (*Deferred from 1/9/13 at appl. req.*) (*Admin moved from 4/3/13, 5/15/13, 11/6/13, 7/30/14, and 2/4/15 at appl. req.*) (*Admin. moved from 1/29/14 for ads.*) (*Admin. moved from 9/16/15 and 6/8/16 at appl. req.*)

C.S. Belgin
*Admin.
moved to
5/24/17 at
appl. req.*

Public Hearings

- 9:00 A.M. BRIAN AND AMY HOGAN, SP 2016-SU-083 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 12.5 ft. and open deck 9.2 ft from rear lot line and reduction in minimum yard requirements based on error in building location to permit accessory structure to remain 2.8 ft from rear lot line. Located at 2914 Mother Well Ct, Herndon, 20124, on approx. 10,396 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 025-3 ((04)) 0857. *(Decision Deferred from 11/16/16.)*
- S.E. Williams Approved
- 9:00 A.M. MERT UREL, SP 2016-MA-063 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on an error in building location to permit an addition to remain 8.0 ft. from the side lot line. Located at 3708 Rose Ln., Annandale, 22003, on approx. 12,891 sq. ft. of land zoned R-3. Mason District. Tax Map 60-4 ((3)) 177. *(Deferred from 10/5/16 at staff's req.)*
- S.E. Williams *Deferred to 2/8/17 at appl. req.*
- 9:00 A.M. ALBERT KO, CARLENE KO, SP 2016-SU-087 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 3001 Dower House Dr., Herndon, 20171, on approx. 29,096 sq. ft. of land zoned PDH-2. Sully District. Tax Map 35-2 ((8)) (25) 1.
- S.E. Williams Approved
- 9:00 A.M. SHILOH BAPTIST CHURCH OF LORTON, VIRGINIA, SPA 83-V-090-02 Appl. under Sect. 3-E03 of the Zoning Ordinance to amend SPA 83-V-090, previously approved for a place of worship (church), to permit site modifications and an additional building. Located at 10704 Gunston Rd., Lorton, 22079, on approx. 8.65 ac. of land zoned R-E. Mt. Vernon District. Tax Map 114-4 ((1)) 20, 21, 22, and 22A. *(Admin. moved from 5/8/13 at appl. req.) (Indefinitely deferred from 7/10/13 and 6/18/14 at appl. req.) (Reactivated from indefinitely deferred on 4/15/14 and 7/15/15.) (Admin. moved from 11/18/15 at appl. req.) (Deferred from 12/2/15 at appl. req.) (Admin. moved from 2/3/16 at appl. req.) (Indefinitely deferred from 4/13/16 at appl. req.) (Reactivated on 8/30/16.)*
- S.E. Williams Approved
- 9:00 A.M. MARC AND CATHERINE LAVERY, SP 2016-MV-010 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an accessory structure (detached garage) 12.5 ft. from the rear lot line. Located at 5913 Hallowing Dr., Lorton, 22079, on approx. 29,376 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 122-2 ((2)) 95. *Deferred from 4/27/16 at appl. req.) (Continued from 6/29/16 and 7/27/16 at appl. req.) (Admin. moved from 10/19/16 due to change in Ad language.)*
- E.M. Haley Approved
- 9:00 A.M. EMMA THERESA ALEXANDER, SP 2016-BR-065 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements for the construction of an addition 5.0 ft. from a side lot line such that side yards total 23.6 ft. Located at 5121 Holden St., Fairfax, 22032, on approx. 19,556 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 68-4 ((5)) (5) 35. *(Deferred from 10/5/16 at appl. req.)*
- E.M. Haley Approved
- 9:00 A.M. DIVIESH NANA, SP 2016-SU-081 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 13306 Glen Taylor Ln., Herndon, 20171, on approx. 9,601 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 25-3 ((4)) 789. *(Admin. moved from 11/2/16 at appl. req.)*
- H. Eddy Denied

- 9:00 A.M. CHESTERBROOK SWIMMING AND TENNIS CLUB, INCORPORATED, SPA 79-D-054-02 Appl. under Sect(s). 3-103, 3-303 and 8-401 of the Zoning Ordinance to amend
H. Eddy SP 79-D-054 previously approved for a swim and tennis club to permit site modifications.
Approved Located at 1812 Kirby Rd., McLean, 22101, on approx. 8.8 ac. of land zoned R-1 and R-3.
Dranesville District. Tax Map 31 3((1)) 60B and 31-3 ((5)) 1C.
- 9:00 A.M. TAN LE, SP 2016-PR-089 Appl. under Sect(s). 8-914, 8-917 and 8-918 of the Zoning
Ordinance to permit a reduction in minimum yard requirements based on errors in building
H. Eddy locations to permit an accessory structure (playhouse) to remain 8.6 ft. and deck 8.5 ft.
Continued from a side lot line, to permit an accessory dwelling unit and modification to the limitations
to 2/1/17 on the keeping of animals (Chickens). Located at 3700 Highland Pl., Fairfax, 22033, on
approx. 1.20 ac. of land zoned R-1. Providence District. Tax Map 46-4 ((2)) 43A
(Concurrent with VCA 81-C-059).
- 9:00 A.M. TAN LE, VCA 81-C-059 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend
V 81-C-059 previously approved for a carport 1.0 ft. from side lot line to permit addition to
H. Eddy remain 0.8 ft. from a side lot line. Located at 3700 Highland Pl., Fairfax, 22033, on approx.
Continued 1.20 ac. of land zoned R-1. Providence District. Tax Map 46-4 ((2)) 43A (Concurrent with
to 2/1/17 SP 2016-PR-089).

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
DECEMBER 7, 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 **December 7, 2016**, 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, or go online and download a copy 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. TRUSTEES OF THE CHURCH OF THE BLESSED TRINITY, SPA 92-Y-012 Appl. under
H. Eddy Sect(s). 3-C03 and 8-301 of the Zoning Ordinance to amend SP 92-Y-012, previously
Admin. approved for a place of worship to permit site modifications and a building addition.
moved to Located at 15011 Sacred Ln., Centreville, 20121, on approx. 5.0 ac. of land zoned R-C,
2/1/17 at WS. Sully District. Tax Map 64-2 ((1)) 8 A1. (*Admin. moved from 10/5/16 at appl. req.*)
appl. req.
- 9:00 A.M. STONEBRIDGE INVESTMENTS, LLC, SP 2016-SU-090 Appl. under Sect. 3-C03 and
E.M. Haley 8-609 of the Zoning Ordinance to permit a riding and boarding stable. Located approx.
Admin. 2,000 ft. S.W. of Bull Run Post Office Rd., on approx. 10 ac. of land zoned R-C, WS. Sully
Moved to District. Tax Map 53-3 ((7)) 32, 33.
2/15/17 at
appl. req.
- 9:00 A.M. SETH M. KRAMER, A 2015-MV-006 Appl. under Sect(s). 18-301 of the Zoning Ordinance.
S. Gilbert Appeal of a determination that appellant has established a contractor's office and shop on
Admin. property in the C-8 District without Site Plan or Non-Residential Use Permit approval in
moved to violation of Zoning Ordinance provisions. Located at 8805 Cooper Rd., Alexandria, 22309
3/8/17 at on approx. 21,781 sq. ft. of land zoned C-8, H-C and CRD. Mount Vernon District. Tax
appl. req. Map 110-1 ((15)) (A) 1. (*Admin. moved from 6/10/15, 9/16/15, 12/9/15, and 6/8/16 at appl. req.*)
- 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.
5/10/17 at of land zoned R-E. Dranesville District. Tax Map 19-2 ((2)) A. (*Admin. moved from 1/9/13,*
appl. req. *5/8/13, 9/18/13, 12/11/13, 5/21/14, 11/19/14, 5/20/15, 10/21/15, 2/3/16, and 5/4/16 at appl. req.*)

Public Hearings

- 9:00 A.M. MOHAMMAD ALI, SP 2016-DR-091 Appl. under Sect.8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 10804 Piney Pond Dr., Great Falls, 22066, S.E. Williams Denied on approx. 36,000 sq. ft. of land zoned R-1. Dranesville District. Tax Map 12-3 ((13)) 8.
- 9:00 A.M. TIMOTHY RICHEY & VANESSA PRADA DE RICHEY, VC 2016-DR-017 Appl. under Sect. 18-401 of the Zoning Ordinance to permit the construction of a two-story dwelling located 7.5 feet from one side lot line, 6.5 feet from the other side lot line, and 30.3 feet from the front lot line of 6203 Park Road, McLean, 22101 on approx. 14,942 square feet of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (2) 5A. S.E. Williams Approved
- 9:00 A.M. AMINTA IGLESIAS, SP 2016-LE-072 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on errors in building location to permit a dwelling to remain 5.0 ft. from one side lot line, the dwelling to remain 9.9 ft. from the other side lot line, and a deck to remain 5.1 ft. from the side lot line. Located at 3602 Elmwood Dr., Alexandria, 22303, on approx. 8,741 sq. ft. of land zoned R-4. Lee District. Tax Map 82-2 ((13)) 107. (*Decision deferred from 10/19/16 and 11/16/16.*) H. Eddy *Decision Deferred to 1/25/17*
- 9:00 A.M. FAIRFAX PLAZA (E & A) LLC d/b/a EDENS, SP 2016-PR-093 Appl. under Sect(s). 5-503 and 8-502 of the Zoning Ordinance to permit a commercial recreation use (karaoke). Located at 2980 Gallows Rd., Fairfax, 22042 on approx. 4.84 ac. of land zoned I-5, CRA. Providence District. Tax Map 49-4 ((1)) 13. H. Eddy Approved
- 9:00 A.M. DONALD RICHARD WEST/FELICITY ANN KOLP, SP 2016-DR-097 Appl. under Sect. 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of an addition 9.5 ft. from side lot line. Located at 1620 41st St. N., McLean, 22101 on approx. 18,057 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-4 ((12)) (4) 11. H. Eddy Approved
- 9:00 A.M. SJS&W WASHINGTON PROPERTY LLC, SPA 2015-MA-088 Appl. under Sect. 5-603 of the Zoning Ordinance to amend SP 2015-MA-088 previously approved for indoor commercial recreation to permit a change in permittee at 6801 Industrial Rd., on approx. 20 ac. of land zoned I-6, HC. Mason District. Tax Map 80-2 ((01)) 30. (Concurrent with VCA 2016-MA-003). E.M. Haley Approved
- 9:00 A.M. SJS&W WASHINGTON PROPERTY LLC, VCA 2016-MA-003 Appl. under Sect. 18-401 of the Zoning Ordinance to amend VC 2016-MA-003 previously approved for indoor commercial recreation located within 100 feet of a residential zoning district at 6801 Industrial Rd., on approx. 20 ac. of land zoned I-6, HC. Mason District. Tax Map 80-2 ((01)) 30. (Concurrent with SPA 2015-MA-088). E.M. Haley Approved
- 9:00 A.M. ZAAKI RESTAURANT AND CAFÉ LLC, A 2016-MA-002 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has expanded the use on the property, has constructed a one story addition and deck without site plan or building permit approval, and is operating without a valid Non-Residential Use Permit, in violation of Zoning Ordinance provisions. Located at 6020 Leesburg Pike, Falls Church, 22041 on approx. 16,220 sq. ft. of land zoned C-5, CRD, H-C, SC. Mason District. Tax Map 61-2 ((1)) 0007A. (*Continued from 9/28/16.*) M. Mertz Upheld-In-Part

9:00 A.M. KENNETH R. ARNOLD, C/O MARY K. DEVERS-TRUSTEE, A 2016-HM-017 Appl. under
Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is
S.C. Williams maintaining four separate dwelling units, and that internal renovations have been made to
Upheld the dwelling without Building Permit approval all on property in the R-2 District in violation
of Zoning Ordinance provisions. Located at 2647 Babcock Rd., Vienna, 22181 on approx.
20,653 Sq. Ft. of land zoned R-2. Hunter Mill District. Tax Map 38-3 ((4)) 0007A.

JOHN F. RIBBLE III, CHAIRMAN

*****MEETING CANCELLED*****

**BOARD OF ZONING APPEALS AGENDA
DECEMBER 14, 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 **December 14, 2016**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, robb 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

9:00 A.M. ERNANI G. BORJA, MARIE J. V. BORJA, VC 2015-LE-010 Appl. under Sect. 18-401 of the Zoning Ordinance to permit greater than 30% of rear yard coverage. Located at 6000 S.E. Williams Brandon Ave., Springfield, 22150, on approx. 12,560 sq. ft. of land zoned R-4. Lee District. Tax Map 80-4 ((3)) (3) 30. *(Decision deferred from 2/24/16 and 3/23/16.)*
Indefinitely Deferred on 10/26/16

**BOARD OF ZONING APPEALS AGENDA
DECEMBER 21, 2016**

-- NO SCHEDULED MEETING --

**BOARD OF ZONING APPEALS AGENDA
DECEMBER 28, 2016**

-- NO SCHEDULED MEETING --