

**BOARD OF ZONING APPEALS AGENDA
JANUARY 4, 2017**

-- NO SCHEDULED MEETING --

**BOARD OF ZONING APPEALS AGENDA
JANUARY 11, 2017**

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 11, 2017**, 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 clicking on 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. SILVIA VILLARRUEL, SP 2016-LE-092, Appl. under Sects. 3-803 and 8-305 of the Zoning
E.M. Haley Ordinance to allow a home child care facility. Located at 6413 Gildar St., Alexandria,
Admin. 22310, on approx. 3,983 sq. ft. of land zoned R-8, HC. Lee District. Tax Map 81-3
Moved to ((19)) 26.
3/15/17 at
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
Admin. and specialized vehicle sales, rental, and service establishments and a storage yard,
Withdrawal which are not permitted uses; three (3) vehicle light service establishments without special
exception approval; multiple trailers located on the property without building permit
approval; and a total of thirteen (13) businesses operating on the property without site plan
approval or Non-Residential Use Permits (Non-RUPs), all on property in the C-8, H-C,
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. (*Admin. moved from 10/05/16 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
5/17/17 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, 4/27/16, and 7/27/16 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
5/17/17 at land zoned R-4. Providence District. Tax Map 40-3 ((1)). (Concurrent with A 2015-
appl. req. PR-002). (Admin. moved from 7/29/15, 9/23/15, 10/28/15, 4/27/16, and 7/27/16 at appl.
req.)
- 9:00 A.M. GLORIA MCGEE, A 2016-MV-014, Appl. under Sect. 18-301 of the Zoning Ordinance.
Appeal of a determination that the property owner is allowing the operation of a lumber
S. Gilbert yard and building materials yard, which is not a permitted use; outdoor storage and parking
Admin. of construction equipment and vehicles in excess of the maximum amount permitted
Moved to without site plan approval; locations of uses and structures not shown on an approved site
4/26/17 at plan; construction of buildings and structures without building permits; outdoor storage and
appl. req. parking of commercial equipment and vehicles located on the residentially zoned portion of
the property without Special Exception approval; outdoor display and storage of goods and
material in the minimum required front and side yards; obstruction of minimum required
parking spaces; parking of vehicles on an area that is not a dustless surface; display of a
sign without sign permit approval; display of prohibited banner signs; and location of
fences on the property that exceed the maximum height limitations and/or are constructed
with barbed wire, all on property in the C-8 (part), R-2 (part), H-C, and CRD Districts in
violation of Zoning Ordinance provisions. Located at 7835 Richmond Hwy., Alexandria,
22306, on approx. 1.98 ac. of land zoned C-8 pt., R-2 pt., CRD, and H-C. Mount Vernon
District. Tax Map 101-2 ((1)) 75. (Admin. moved from 11/30/16 at appl. req.)

Public Hearings

- 9:00 A.M. MICHAEL J. BUCHMAN AND VICCI THOMATOS-BUCHMAN, SP 2016-MV-102, Appl.
under Sect.8-923 of the Zoning Ordinance to permit fence greater than 4.0 ft in height to
H. Ellis remain in a front yard of a corner lot. Located at 8610 Washington Ave., Alexandria,
Approved 22309-2323, on approx. 26,638 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map
101-3 ((8)) (H) 6.
- 9:00 A.M. CHARLES HAMLY AND ELIZABETH HAMLY, SP 2016-BR-100, Appl. under Sect.8-922
E. Estes of the Zoning Ordinance for reduction in certain yard requirements to permit an addition
Decision (carport) 6.0 feet from a side lot line. Located at 5406 Glenallen St., Springfield, 22151, on
Deferred approx. 12,412 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (19) 15.
to 2/15/17
- 9:00 A.M. NOEL CAMPBELL & MEREDITH M. CAMPBELL, SP 2016-PR-038, Appl. under Sects.
H. Eddy 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard
Decision requirements to allow construction of an accessory structure 17.0 ft. from a rear lot line;
Deferred and, to permit a reduction in minimum yard requirements based on an error in building
to 2/15/17 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. (Approved-In-Part on 9/28/16.
Reconsideration for garage was granted on 10/5/16.)

- 9:00 A.M. SHELEM CHINAS/GRANDMA'S HOME DAYCARE, INC., SP 2016-DR-098, Appl. under Sects.3-303 and 8-305 of the Zoning Ordinance to allow a home child care facility.
H. Eddy Approved Located at 2132 Maleady Dr., Herndon, 20170, on approx. 9,171 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 16-1 ((08)) 387.
- 9:00 A.M. JUDITH S. CHO, SP 2016-DR-096, Appl. under Sect.8-914 of the Zoning Ordinance for a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 0.7 ft from a side lot line and 5.6 feet from a rear lot line. Located at 1713 Forest Ln., Mclean, 22101, on approx. 10,701 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-4 ((09)) 4.
S.E. Williams Approved
- 9:00 A.M. GULICK GROUP, INC., VC 2016-DR-013, Appl. under Sects. 3-107 and 18-400 of the Zoning Ordinance to allow a dwelling height greater than 35 feet. Located at 1000 Founders Ridge Ln., Mclean, 22102, on approx. 1.24 ac. of land zoned R-1. Dranesville District. Tax Map 20-4 ((29)) 145.
S.E. Williams Approved
- 9:00 A.M. DAVID LATTIMORE, SP 2016-PR-095, Appl. under Sect. 8-914 of the Zoning Ordinance for a reduction of minimum yard requirements based on error in building location to permit addition to remain 16.5 feet from a side lot line and 38.6 feet from the front lot line. Located at 8396 Idylwood Rd., Vienna, 22182 on approx. 15,048 sq. ft. of land zoned R-1. Providence District. Tax Map 39-3 ((11)) (A) 27.
E.M. Haley Approved
- 9:00 A.M. PAUL PONZELLI, VC 2016-MV-014, Appl. under Sect. 18-401 of the Zoning Ordinance to permit fence greater than 7 feet in height to remain in side and rear yards. Located at 6702 Oak Dr., Alexandria, 22306 on approx. 20,021 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((10)) (2) 8.
E.M. Haley
Decision Deferred to 2/15/17

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JANUARY 18, 2017**

-- NO SCHEDULED MEETING --

**BOARD OF ZONING APPEALS AGENDA
JANUARY 25, 2017**

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 25, 2017**, 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 clicking on 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. Estes LUCA DUCCESCHI, SP 2016-MV-101 (Fence)
Admin.
Moved to
2/15/17 at
appl. req.

9:00 A. M. DOROTHY J. PURCELL TR/EDWARD M. PURCELL JR. TR, SP 2016-SU-106, Appl.
H. Ellis under Sect.8-922 of the Zoning Ordinance to permit reduction in certain yard requirements
Admin. to permit construction of an addition 11.9 ft. from the rear lot line. Located at 3632
Moved to Elderberry Pl., Fairfax, 22033, on approx. 11,582 sq. ft. of land zoned R-5 and WS. Sully
3/15/17 at District. Tax Map 35-3 ((05)) 81.
appl. req.

9:00 A.M. MURARI LAL DADOO AND ANJANA DADOO, SP 2016-SP-104, Appl. under Sect.8-923
H. Ellis of the Zoning Ordinance to permit fence greater than 4.0 ft in height to remain in a front
Admin. yard of a corner lot. Located at 4207 Pond Way, Fairfax, 22033 on approx. 10,374 sq. ft.
Moved to of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-3 ((02)) (20) 2.
3/15/17 at
appl. req.

9:00 A.M. KAMBIZ NOZARY, VC 2016-DR-015, Appl. under Sects. 3-107 and 18-401 of the Zoning
H. Eddy Ordinance to permit construction of a two-story dwelling 8.4 ft. from both side lot lines.
Admin. Located at 6313 Old Dominion Dr., McLean, 22101, on approx. 19,153 sq. ft. of land
Moved to zoned R-1. Dranesville District. Tax Map 31-3 ((01)) 70.
2/15/17 at
appl. req.

Public Hearings

- 9:00 A.M. MAGALY L. VALLEJO/MAGGIE'S HOME DAYCARE, LLC., SP 2016-MA-088 Appl. under
E.M. Haley Sects.3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Deferred to Located at 3215 Magnolia Ave., Falls Church, 22041, on approx. 21,822 sq. ft. of land
3/8/17 at zoned R-3. Mason District. Tax Map 61-2 ((28)) 3. (*Admin. moved from 11/30/16 at*
appl. req. *appl. req.*)
- 9:00 A.M. FLIGHT FIT N FUN (SPRINGFIELD) LLC., SPA 2013-LE-042, Appl. under Sects. 8-501
E.M. Haley and 5-503 of the Zoning Ordinance to amend SP 2013-LE-042 previously approved for an
Deferred to indoor commercial recreation use (trampoline facility) to permit the modification of
2/15/17 at development conditions and a change in permittee. Located at 7200 Fullerton Rd.,
appl. req. Springfield, 22150 on approx. 4.77 ac. of land zoned I-5. Lee District. Tax Map 99-1 ((5))
8 and 9.
- 9:00 A.M. NANCY NELL/NANCY'S DAY CARE CENTER, SP 2016-MV-099 Appl. under Sect.
S.E. Williams 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 7808
Approved O'Dell St., Springfield, 22153 on approx. 12,982 sq. ft. of land zoned R-3. Mount Vernon
District. Tax Map 98-2 ((12)) 17.
- 9:00 A.M. JARED J GARTH & JOHANNA GARTH, VC 2016-DR-010 Appl. under Sect. 18-401 of
S.E. Williams the Zoning Ordinance to permit an accessory storage structure in the front yard of a lot
Decision containing 36,000 sq. ft. or less. Located at 6885 Melrose Dr., McLean, 22101, on approx.
Deferred to 16,650 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-2 ((4)) (M) 4A. (*Deferred*
3/1/17 *from 10/26/16 at appl. req.*)
- 9:00 A.M. AMINTA IGLESIAS, SP 2016-LE-072 Appl. under Sect. 8-914 of the Zoning Ordinance to
H. Eddy permit a reduction in minimum yard requirements based on errors in building location to
Approved 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, 11/16/16, and 12/7/16.*)
- 9:00 A.M. DOUGLAS A. COHN AND KATHRYN J. COHN, A 2016-DR-021 Appl. under Sect. 18-301
S. Gilbert of the Zoning Ordinance. Appeal of a determination that the appellants are maintaining
Deferred to three detached dwelling units located on property in the R-1 District in violation of Zoning
3/1/17 at Ordinance provisions. Located at 6601 Georgetown Pike, McLean, 22101 on approx.
appl. req. 104,633 Sq. Ft. of land zoned R-1. Dranesville District. Tax Map 21-4 ((1)) 20A.
- 9:00 A.M. GREGORY C. STREETER, A 2016-DR-022, Appl. under Sect. 18-301 of the Zoning
S.C. Williams Ordinance. Appeal of a determination that the preservation of land designated Resource
Deferred to Protection Area (RPA) on property zoned R-A District does not count toward the minimum
2/15/17 at required land area to be used for agriculture in order to develop single family detached
appl. req. dwellings as an accessory use. Located at 10424 and 10428 Van Patten Ln., Great Falls,
22066 on approx. 10 acres of land zoned R-A District. Tax Map 12-4 ((30)) 2 & 12-4
((30)) 3.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 1, 2017**

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 1, 2017**, 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 clicking on 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

Admin. Spirit Open Equestrian Program Inc., A 2016-HM-023

Moved to
3/8/17 at
appl. req.

Public Hearings

9:00 A.M. LAURA CIRKSENA, SP 2016-MA-107, Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3491 Pence Ct., Annandale, D. Creed 22003, on approx. 10,045 sq. ft. of land zoned R-3 (Cluster). Mason District. Tax Map 59-4 Approved ((17)) 6.

9:00 A.M. LAURIE STRICKLAND, SP 2016-SP-111, Appl. under Sect.8-922 of the Zoning Ordinance for a reduction of certain yard requirements to permit addition 7.5 feet from a side lot line such that side yards total 14.5 feet. Located at 9006 Maritime Ct., Springfield, J. Rodenbeck 22153, on approx. 8,610 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map Approved 97-2 ((03)) 0693.

9:00 A.M. ROBERT J. MIGHT TR, SP 2016-DR-103, Appl. under Sect.8-922 of the Zoning Ordinance for a reduction in certain yard requirements to permit construction of an accessory structure 13.6 ft. from a side lot line. Located at 752 Kentland Dr., Great Falls, E. Estes 22066 on approx. 5.20 ac. of land zoned R-E. Dranesville District. Tax Map 6-2 ((02)) 25. 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 10.3 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. *(Deferred from 11/2/16 at appl. req.)*
- E.M. Haley
Approved
- 9:00 A.M. BENJAMIN JUNG AND MELISSA JUNG, SP 2016-MV-110 Appl. under Sect. 8-923 of the Zoning Ordinance to permit fence greater than 4.0 ft in height to remain in a front yard of a corner lot. Located at 8136 Keeler St., Alexandria, 22309 on approx. 11,941 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 101-1 ((4)) 136A.
- E.M. Haley
Approved
- 9:00 A.M. SAINT MARK'S EPISCOPAL CHURCH, SPA 00-L-056, Appl. under Sect. 3-303 of the Zoning Ordinance to amend SP 00-L-056 previously approved for church and related facilities to permit a private school of general education. Located at 6744 S. Kings Hwy., Alexandria, 22306 on approx. 2.37 ac. of land zoned R-1 and R-3. Lee District. Tax Map 92-2 ((26)) 1 and 92-2 ((1)) 1.
- E.M. Haley
Deferred to 2/8/17 at appl. req.
- 9:00 A.M. PETER M. FEATHER, SP 2016-HM-108, Appl. under Sect. 8-922 of the Zoning Ordinance for a reduction in certain yard requirements to permit construction of addition 5.8 feet from a side lot line. Located at 9834 Marcliff Ct., Vienna, 22181 on approx. 15, 253 sq. ft. of land zoned R-2. Hunter Mill District. Tax Map 38-1 ((20)) 68.
- H. Eddy
Approved
- 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 locations to permit an accessory structure (playhouse) to remain 8.6 ft. and deck 8.5 ft. from a side lot line, to permit an accessory dwelling unit and modification to the limitations 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). *(Continued from 11/30/16.)*
- H. Eddy
Approved
- 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 remain 0.8 ft. from a side lot line. 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 SP 2016-PR-089). *(Continued from 11/30/16.)*
- H. Eddy
Approved
- 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 and 11/2/16 at appl. req.)*
- H. Eddy
Denied
- 9:00 A.M. TRUSTEES OF THE CHURCH OF THE BLESSED TRINITY, SPA 92-Y-012 Appl. under Sect(s). 3-C03 and 8-301 of the Zoning Ordinance to amend SP 92-Y-012, previously approved for a Place of Worship to permit site modifications and a building addition. Located at 15011 Sacred Ln., Centreville, 20121, on approx. 5.0 ac. of land zoned R-C, WS. Sully District. Tax Map 64-2 ((1)) 8 A1. *(Admin. moved from 10/5/16 and 12/7/16 at appl. req.)*
- H. Eddy
Deferred to 3/1/17 at appl. req.

9:00 A.M. PR PERFORMANCE FITNESS, LLC., A 2015-MA-008 Appl. under Sect(s). 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. *(Admin. moved from 12/9/15 and 5/18/16 at appl. req.) (Continued from 8/3/16 and 11/16/16.)*

Continued to 4/26/17 at appl. req.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 8, 2017**

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 8, 2017**, 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 clicking on 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.
H. Eddy
Admin.
Moved to
3/29/17 at
appl. req.
- DELIA OCHOA-AMINI/MS. DELIA'S DAYCARE, 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. Providence District. Tax Map 47-3 ((1)) 29A. (Concurrent with VC 2016-PR-016.) (*Admin. moved from 4/22/15, 6/24/15, 10/7/15, and 1/13/16 at appl. req.*) (*Indefinitely deferred from 2/24/16.*) (*Reactivated on 11/7/16.*)
- 9:00 A.M.
H. Eddy
Admin.
Moved to
3/29/17 at
appl. req.
- DELIA OCHOA-AMINI d.b.a. MS. DELIA'S DAYCARE, VC 2016-PR-016, Appl. under Sects.11-102 and 18-401 of the Zoning Ordinance to permit greater than 25% front yard coverage paved for parking. Located at 3249 Jermantown Rd., Fairfax, 22030, on approx. 18,640 sq. ft. of land zoned R-2. Providence District. Tax Map 47-3 ((01)) 29A. (Concurrent with SP 2014-PR-189.)
- 9:00 A.M.
S.C. Williams
Admin.
Moved to
6/7/17 at
appl. req.
- PETER SITNIK, A 2016-MV-024 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing operation of eight (8) businesses on the property, including two contractor's offices and shops located on the R-2 zoned portion of the property, which is not a permitted use; a storage yard located on the C-8 zoned portion of the property, which is not a permitted use; two vehicle light service establishments located on the C-8 zoned portion of the property without special exception approval; establishment of multiple businesses and erection of structures without site plan approval for the property, erection of structures on the property without building permit approval, and operation of multiple businesses without Non-Residential use Permits (Non-RUPs), all on property located in the R-2 (Parcel 19), C-8 (Parcel 20), H-C, CRD, and HD (pt.) Districts, in violation of Zoning Ordinance provisions.

Public Hearings

- 9:00 A.M. AMAR SINGH, SP 2016-DR-115, Appl. under Sects. 8-918 and 8-923 of the Zoning Ordinance to permit an accessory dwelling unit and fence greater than 4.0 ft in height to remain in a front yard of a corner lot. Located at 1107 Balls Hill Rd., Mclean, 22101, on approx. 22,964 sq. ft. of land zoned R-2. Dranesville District. Tax Map 21-3 ((3)) 7.
K. McMahan
Deferred to 3/1/17 at appl. req.
- 9:00 A.M. DONA ANN SHARIKA ISMAIL/LITTLE COTTAGE MONTESSORI, LLC, SP 2016-PR-105, Appl. under Sects. 3-403 and 8-305 of the Zoning Ordinance to allow a home child care facility. Located at 7414 Allan Ave., Falls Church, 22046, on approx. 10,950 sq. ft. of land zoned R-4. Providence District. Tax Map 50-1 ((02)) 68.
E. Estes
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.) (Deferred from 11/30/16 at appl. req.)*
S.E. Williams
Approved
- 9:00 A.M. CATHERINE M. BOURKE/TOOTSIE'S TEENY TOTS, LLC., SP 2016-DR-113 Appl. under Sects. 3-303, 8-305 and 8-914 of the Zoning Ordinance to allow a home child care facility and reduction in minimum yard requirements based on error in building location to permit addition (deck with trellis) to remain 10.2 ft from a rear lot line. Located at 1339 Rock Chapel Rd., Herndon, 20170 on approx. 9,366 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 5-4 ((4)) 49.
E.M. Haley
Approved
- 9:00 A.M. LINDA A. ROGERS-KINGSBURY, TRUSTEE OF THE LINDA A. ROGERS-KINGSBURY REVOCABLE TRUST, SP 2016-LE-109 Appl. under Sect. 8-917 of the Zoning Ordinance to allow a modification to the limitations on the keeping of animals (chickens). Located at 7120 Whetstone Rd., Alexandria, 22306 on approx. 10,504 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 92-3 ((2)) 6028 A.
E.M. Haley
Deferred to 3/8/17 at appl. req.
- 9:00 A.M. SAINT MARK'S EPISCOPAL CHURCH, SPA 00-L-056, Appl. under Sect. 3-303 of the Zoning Ordinance to amend SP 00-L-056 previously approved for church and related facilities to permit a private school of general education. Located at 6744 S. Kings Hwy., Alexandria, 22306 on approx. 2.37 ac. of land zoned R-1 and R-3. Lee District. Tax Map 92-2 ((26)) 1 and 92-2 ((1)) 1. *(Deferred from 2/1/17 at appl. req.)*
E.M. Haley
Approved

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 15, 2017**

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 15, 2017**, 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 clicking on 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 SHAW M. TAJZAI, SP 2016-LE-119, (error – NOV)
*Indefinitely
Deferred at
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. (*Admin. moved from 12/7/16 at appl. req.*)
*4/19/17 at
appl. req.*

9:00 A.M. NIHAD JAAFFAR ALIAKBAR, A 2016-LE-011 Appl. under Sect. 18-301 of the Zoning
S.C. Williams Ordinance. Appeal of a determination that a second dwelling is located on the property in
Admin. a detached structure, and that an accessory structure which was allowed to remain too
Moved to close to the rear lot line pursuant to a vested rights determination in accordance with
5/24/17 at §15.2-2307 of the Code of Virginia was structurally altered by raising the roof height,
appl. req. thereby increasing the encroachment, such that the vested rights are no longer applicable,
in violation of Zoning Ordinance provisions. Located at 3706 Franconia Rd., Alexandria,
22310, 10,550 Sq. Ft. of land zoned R-3. Lee District. Tax Map 82-2 ((5)) (B) 0022.
(*Admin. moved from 11/16/16 at appl. req.*)

Public Hearings

9:00 A.M. JOANN L. CHIACCHIERI, SP 2016-DR-114, Appl. under Sect. 8-918 of the Zoning
Ordinance to permit an accessory dwelling unit. Located at 1338 Kirby Rd. McLean,
J. Rodenbeck 22101, on approx. 25,195 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-2
Approved ((27)) 3.

- 9:00 A.M. STEVEN STRAWN, SP 2016-PR-112, Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to allow a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 2.5 ft. from the rear lot line and a reduction in certain yard requirements to permit construction of a second story addition 8.1 ft. from one side lot line and 8.2 ft. from the other side lot line. Located at 2820 Bolling Rd., Falls Church, 22042, on approx. 5,913 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((6)) 423.
K. McMahan Approved
- 9:00 A.M. CHARLES HAMLY AND ELIZABETH HAMLY, SP 2016-BR-100, Appl. under Sect.8-922 of the Zoning Ordinance for reduction in certain yard requirements to permit an addition (carport) 6.0 feet from a side lot line. Located at 5406 Glenallen St., Springfield, 22151, on approx. 12,412 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (19) 15. *(Decision Deferred from 1/11/17.)*
E. Estes Approved
- 9:00 A.M. LUCA DUCCESCHI, SP 2016-MV-101, Appl. under Sect.8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height in a front yard. Located at 9387 Mount Vernon Cl., Alexandria, 22309, on approx. 18,487 sq. ft. of land zoned R-2 (Cluster). Mount Vernon District. Tax Map 110-3 ((11)) 102. *(Admin moved from 1/25/17 at appl. req.)*
E. Estes Approved
- 9:00 A.M. BERENICE A. GOTAY, SP 2016-SP-116, 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 addition to remain 30.4 ft. from a front lot line and 15.7 ft. from a side lot line and to permit accessory storage structure to remain 3.1 ft. from a side lot line. Located at 12501 Pope Head Rd., Clifton, 20124, on approx. 35,147 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 66-4 ((8)) 1.
E. Estes Approved
- 9:00 A.M. NOEL CAMPBELL & MEREDITH M. CAMPBELL, SP 2016-PR-038, Appl. under Sects. 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. *(Approved-In-Part on 9/28/16. Reconsideration for garage was granted on 10/5/16.) (Decision Deferred from 1/11/17.)*
H. Eddy Approved
- 9:00 A.M. KAMBIZ NOZARY, VC 2016-DR-015, Appl. under Sects. 3-107 and 18-401 of the Zoning Ordinance to permit construction of a two-story dwelling 8.4 ft. from both side lot lines. Located at 6313 Old Dominion Dr., McLean, 22101, on approx. 19,153 sq. ft. of land zoned R-1. Dranesville District. Tax Map 31-3 ((01)) 70. *(Admin. moved from 1/25/17 at appl. req.)*
H. Eddy Decision Deferred to 3/22/17
- 9:00 A.M. PAUL PONZELLI, VC 2016-MV-014, Appl. under Sect. 18-401 of the Zoning Ordinance to permit fence greater than 7 feet in height to remain in side and rear yards. Located at 6702 Oak Dr., Alexandria, 22306 on approx. 20,021 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((10)) (2) 8. *(Decision Deferred from 1/11/17.)*
E.M. Haley Decision Deferred to 8/2/17

- 9:00 A.M. SPAIN W. HALL, JR., SP 2016-BR-118 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to allow a reduction in certain yard requirements to permit construction of addition 12.6 ft. from a rear lot line, reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 4.2 ft. from a side lot line and 3.5 ft. from a rear lot line. Located at 5401 Quincy Marr Dr., Fairfax, 22032 on approx. 10,940 sq. ft. of land zoned R-3. Braddock District. Tax Map 68-3 ((9)) 1.
E.M. Haley Approved
- 9:00 A.M. FLIGHT FIT N FUN (SPRINGFIELD) LLC., SPA 2013-LE-042, Appl. under Sects. 8-501 and 5-503 of the Zoning Ordinance to amend SP 2013-LE-042 previously approved for an indoor commercial recreation use (trampoline facility) to permit the modification of development conditions and a change in permittee. Located at 7200 Fullerton Rd., Springfield, 22150 on approx. 4.77 ac. of land zoned I-5. Lee District. Tax Map 99-1 ((5)) 8 and 9. *(Deferred from 1/25/17 at appl. req.)*
E.M. Haley *Deferred to 3/1/17 at appl. req.*
- 9:00 A.M. GREGORY C. STREETER, A 2016-DR-022, Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the preservation of land designated Resource Protection Area (RPA) on property zoned R-A District does not count toward the minimum required land area to be used for agriculture in order to develop single family detached dwellings as an accessory use. Located at 10424 and 10428 Van Patten Ln., Great Falls, 22066 on approx. 10 acres of land zoned R-A District. Tax Map 12-4 ((30)) 2 & 12-4 ((30)) 3. *(Deferred from 1/25/17 at appl. req.)*
S.C. Williams *Deferred to 5/10/17 at appl. req.*

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 22, 2017**

-- NO SCHEDULED MEETING --

**BOARD OF ZONING APPEALS AGENDA
MARCH 1, 2017**

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 1, 2017**, 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 clicking on 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)
*Indefinitely
Deferred at
appl. req.*

9:00 A.M. ALBERT B. HILL, SP 2016-DR-117 Appl. under Sect. 8-914 of the Zoning Ordinance to
K. McMahan permit a reduction in minimum yard requirements based on an error in building location to
Admin. allow one accessory storage structure to remain 3.6 ft. from a side lot line and 2.5 ft. from
Moved to the rear lot line and another accessory storage structure to remain 4.3 ft. from the other side
3/29/17 to lot line and 4.1 ft. from the rear lot line and a roofed deck to remain 29.7 ft. from the front lot
correct ad line and 11.7 ft. from a side lot line. Located at 1443 Colleen Ln., McLean, 22101, on
language approx. 12,960 sq. ft. of land zoned R-3. Dranesville District. Tax Map 31-3 ((12)) 216.

9:00 A.M. AMBASSADORS FOR JESUS ARABIC EVANGELICAL CHURCH, SP 2012-SP-026 Appl.
under Sects. 3-C03 and 8-301 of the Zoning Ordinance to permit a place of worship.
E.M. Haley Located at 12415 Braddock Rd., Fairfax, 22030, on approx. 2.33 ac. of land zoned R-C
Admin. and WS. Springfield District. Tax Map 66-2 ((1)) 22. (*Admin. moved from 8/1/12 and
Moved to 10/3/12 at appl. req.) (Indefinitely deferred from 12/12/12 at appl. req.) (Reactivated from
4/26/17 at indefinitely deferred on 3/25/14.) (Deferred from 6/11/14, 10/22/14, and 2/4/15 at appl.
appl. req. req.) (Admin. moved from 3/25/15 for ads.) (Deferred from 5/13/15 at staff's req.)
(Indefinitely deferred from 8/5/15 at appl. req.) (Reactivated on 12/22/16.)*)

Public Hearings

9:00 A.M. JARED J GARTH & JOHANNA GARTH, VC 2016-DR-010 Appl. under Sect. 18-401 of
S.E. Williams the Zoning Ordinance to permit an accessory storage structure in the front yard of a lot
Approved 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. (*Deferred
from 10/26/16 at appl. req.) (Decision Deferred from 1/25/17.)*)

- 9:00 A. M. LAMBERT KITE, SP 2016-LE-120 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of a roofed deck 25.2 feet from the front lot line. Located at 6141 Deer Ridge Trail, Springfield, 22150 on approx. 8,400 sq. ft. of land zoned R-3. Lee District. Tax Map 81-3 ((47)) 95.
K. McMahan Approved
- 9:00 A.M. AMAR SINGH, SP 2016-DR-115, Appl. under Sects. 8-918 and 8-923 of the Zoning Ordinance to permit an accessory dwelling unit and fence greater than 4.0 ft in height to remain in a front yard of a corner lot. Located at 1107 Balls Hill Rd., Mclean, 22101, on approx. 22,964 sq. ft. of land zoned R-2. Dranesville District. Tax Map 21-3 ((3)) 7.
K. McMahan Approved
(Deferred from 2/8/17 at appl. req.)
- 9:00 A.M. TRUSTEES OF THE CHURCH OF THE BLESSED TRINITY, SPA 92-Y-012 Appl. under Sect(s). 3-C03 and 8-301 of the Zoning Ordinance to amend SP 92-Y-012, previously approved for a Place of Worship to permit site modifications and a building addition. Located at 15011 Sacred Ln., Centreville, 20121, on approx. 5.0 ac. of land zoned R-C, WS. Sully District. Tax Map 64-2 ((1)) 8 A1. *(Admin. moved from 10/5/16 and 12/7/16 at appl. req.) (Deferred from 2/1/17 at appl. req.)*
H. Eddy
Decision Deferred to 3/22/17
- 9:00 A.M. FLIGHT FIT N FUN (SPRINGFIELD) LLC., SPA 2013-LE-042, Appl. under Sects. 8-501 and 5-503 of the Zoning Ordinance to amend SP 2013-LE-042 previously approved for an indoor commercial recreation use (trampoline facility) to permit the modification of development conditions and a change in permittee. Located at 7200 Fullerton Rd., Springfield, 22150 on approx. 4.77 ac. of land zoned I-5. Lee District. Tax Map 99-1 ((5)) 8 and 9. *(Deferred from 1/25/17 and 2/15/17 at appl. req.)*
E.M. Haley
Decision Deferred to 3/29/17
- 9:00 A.M. DOUGLAS A. COHN AND KATHRYN J. COHN, A 2016-DR-021 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are maintaining three detached dwelling units located on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 6601 Georgetown Pike, McLean, 22101 on approx. 104,633 Sq. Ft. of land zoned R-1. Dranesville District. Tax Map 21-4 ((1)) 20A. *(Deferred from 1/25/17 at appl. req.)*
S. Gilbert Upheld

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MARCH 8, 2017**

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 8, 2017**, 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 clicking on 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. SETH M. KRAMER, A 2015-MV-006 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a contractor's office and shop on property in the C-8 District without Site Plan or Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 8805 Cooper Rd., Alexandria, 22309 on approx. 21,781 sq. ft. of land zoned C-8, H-C and CRD. Mount Vernon District. Tax Map 110-1 ((15)) (A) 1. (*Admin. moved from 6/10/15, 9/16/15, 12/9/15, 6/8/16, and 12/7/16 at appl. req.*)
- S. Gilbert
Admin.
Moved to
5/17/17 at
appl. req.)
- 9:00 A.M. SPIRIT OPEN EQUESTRIAN PROGRAM INC., A 2016-HM-023. Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a riding/boarding stable without a Group 6 Special Permit approval on the R-1 portion of the property, and where such use is not permitted on the C-5 portion of the property, in violation of Zoning Ordinance provisions. Located at 2705 West Ox Rd., Herndon, 20171 on approx. 3.42 ac. of land zoned R-1 (pt.) and C-5 (pt.). Hunter Mill District. Tax Map 25-1 ((1)) 21.
- J. Josiah
Withdrawn

Public Hearings

- 9:00 A.M. PHILIP RODNEY LAWRENCE JR., SP 2016-MA-125 Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 6222 Lakeview Dr., Falls Church, 22041 on approx. 14,200 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 1-3 ((14)) 71.
- K. McMahan
Approved
- 9:00 A.M. BOBBIE ASHMORE, SP 2016-LE-127 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit addition 20.9 feet from a rear lot line. Located at 4300 Mission Ct., Alexandria, 22310 on approx. 12,139 sq. ft. of land zoned R-3. Lee District. Tax Map 92-1 ((15)) 10.
- H. Ellis
Approved

9:00 A.M. MAGALY L. VALLEJO/MAGGIE'S HOME DAYCARE, LLC., SP 2016-MA-088 Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3215 Magnolia Ave., Falls Church, 22041, on approx. 21,822 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((28)) 3. *(Admin. moved from 11/30/16 at appl. req.) (Deferred from 1/25/17 at appl. req.)*

E.M. Haley
Approved

9:00 A.M. LINDA A. ROGERS-KINGSBURY, TRUSTEE OF THE LINDA A. ROGERS-KINGSBURY REVOCABLE TRUST, SP 2016-LE-109 Appl. under Sect. 8-917 of the Zoning Ordinance to allow a modification to the limitations on the keeping of animals (chickens). Located at 7120 Whetstone Rd., Alexandria, 22306 on approx. 10,504 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 92-3 ((2)) 6028 A. *(Deferred from 2/8/17 at appl. req.)*

E.M. Haley
Decision
Deferred
to 4/26/17

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MARCH 15, 2017**

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 15, 2017**, 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 clicking on 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.
H. Ellis
*Admin.
moved to
3/29/17 at
appl. req.*

DOROTHY J. PURCELL TR/EDWARD M. PURCELL JR. TR, SP 2016-SU-106, Appl. under Sect.8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of an addition 11.9 ft. from the rear lot line. Located at 3632 Elderberry Pl., Fairfax, 22033, on approx. 11,582 sq. ft. of land zoned R-5 and WS.Sully District. Tax Map 35-3 ((05)) 81. (*Admin. Moved from 1/25/17 at appl. req.*)

9:00 A.M.
H. Ellis
*Admin.
moved to
4/12/17 at
appl. req.*

MURARI LAL DADOO AND ANJANA DADOO, SP 2016-SP-104, Appl. under Sect.8-923 of the Zoning Ordinance to permit fence greater than 4.0 ft in height to remain in a front yard of a corner lot. Located at 4207 Pond Way, Fairfax, 22033 on approx. 10,374 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-3 ((02)) (20) 2. (*Admin. Moved from 1/25/17 at appl. req.*)

9:00 A.M.
E.M. Haley
*Admin.
Moved to
3/29/17 at
appl. req.*

SILVIA VILLARRUEL, SP 2016-LE-092, Appl. under Sects. 3-803 and 8-305 of the Zoning Ordinance to allow a home child care facility. Located at 6413 Gildar St., Alexandria, 22310, on approx. 3,983 sq. ft. of land zoned R-8, HC. Lee District. Tax Map 81-3 ((19)) 26. (*Admin. moved from 1/11/17 and 3/15/17 at appl. req.*)

9:00 A.M.
S. Gilbert
*Admin.
Moved to
6/21/17 at
appl. req.*

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 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 from 11/30/16 at appl. req.*)

Public Hearings

- 9:00 A.M. AUGUSTUS F. LESLIE, SP 2016-SU-121 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit the construction of an addition 17.4 ft. from a rear lot line. Located at 3614 Elderberry Pl., Fairfax, 22033 on approx. 8,313 sq. ft. of land zoned R-5 and WS. Sully District. Tax Map 35-3 ((5)) 90.
E. Estes
Approved
- 9:00 A.M. CAROL KULISH AND ROBERT P. HARVEY, SP 2016-MV-123 Appl. under Sects. 8-922 and 8-914 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition (garage) 23.5 ft. from a front lot line and a reduction in minimum yard requirements based on error in building location to permit a deck to remain 25.7 ft. from a front lot line. Located at 8126 West Boulevard Dr., Alexandria, 22308 on approx. 16,053 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-4 ((20)) (D) 4.
H. Eddy
Approved
- 9:00 A.M. JENNIFER FOLSOM, SP 2016-MV-126 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 storage structure to remain 1.7 ft. from a rear lot line and 2.5 ft. from a side lot line. Located at 6713 Swarthmore Dr., Alexandria, 22307 on approx. 7,200 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((23)) (1) 3.
E.M. Haley
Approved

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MARCH 22, 2017**

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 22, 2017**, 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 clicking on 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. NEIL SIMS, SP 2016-SU-124 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 16.4 ft. from a rear lot line. Located at 12648 Dusty Wheel Ln., Fairfax, 22033 on approx. 6,534.00 sq. ft. of land zoned PDH-3 and WS. Sully District. Tax Map 45-2 ((11)) 126.
K. McMahan Approved
- 9:00 A.M. LINDA J. MEADOWS, TR, SP 2016-PR-122 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit the construction of an addition 12.5 ft. from the rear lot line. Located at 2003 Wolftrap Oaks Ct., Vienna, 22182 on approx. 9,549 sq. ft. of land zoned R-3 (Cluster). Providence District. Tax Map 39-1 ((28)) 14.
E.M. Haley Approved
- 9:00 A.M. STEVE & HYOJUNG YANG, SP 2017-HM-002 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of a deck with steps 6.3 ft. from a side lot line and reduction in minimum yard requirements based on an error in building location to permit deck (at grade patio) to remain 3.8 ft. from a side lot line. Located at 1840 Mamie Dryer Ln., Vienna 22182 on approx. 13,605 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 28-3 ((34)) 8.
E.M. Haley Approved
- 9:00 A.M. MICHELLE ZELSMAN, SP 2017-MV-001 Appl. under Sects. 8-914, 8-922 and 8-924 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of a first story addition 16.9 ft. and second story addition 19.0 ft. from a front lot line to permit the modification of the existing roof 3.9 ft. from a side lot line and to permit a reduction to the minimum yard requirements based on an error in building location to permit a patio to remain 4.4 ft. from a side lot line. Located at 6419 16Th St., Alexandria, 22307 on approx. 9,937 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 83-4 ((2)) (9) 14.
H. Eddy Approved

9:00 A.M. TRUSTEES OF THE CHURCH OF THE BLESSED TRINITY, SPA 92-Y-012 Appl. under Sect(s). 3-C03 and 8-301 of the Zoning Ordinance to amend SP 92-Y-012, previously approved for a Place of Worship to permit site modifications and a building addition. Located at 15011 Sacred Ln., Centreville, 20121, on approx. 5.0 ac. of land zoned R-C, WS. Sully District. Tax Map 64-2 ((1)) 8 A1. *(Admin. moved from 10/5/16 and 12/7/16 at appl. req.) (Deferred from 2/1/17 at appl. req.) (Decision deferred from 3/1/17.)*

H. Eddy
Approved

9:00 A.M. KAMBIZ NOZARY, VC 2016-DR-015, Appl. under Sects. 3-107 and 18-401 of the Zoning Ordinance to permit construction of a two-story dwelling 8.4 ft. from both side lot lines. Located at 6313 Old Dominion Dr., McLean, 22101, on approx. 19,153 sq. ft. of land zoned R-1. Dranesville District. Tax Map 31-3 ((01)) 70. *(Admin. moved from 1/25/17 at appl. req.) (Decision deferred from 2/15/17.)*

H. Eddy
*Decision
Deferred
to 4/26/17*

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MARCH 29, 2017**

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 29, 2017**, 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 clicking on 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 DAYCARE, 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 Admin. Providence District. Tax Map 47-3 ((1)) 29A. (Concurrent with VC 2016-PR-016.) (*Admin. Moved to moved from 4/22/15, 6/24/15, 10/7/15, and 1/13/16 at appl. req.) (Indefinitely deferred from 05/17/17 2/24/16.) (Reactivated on 11/7/16.) (Admin. moved from 2/8/17 at appl. req.)*)
- 9:00 A.M. DELIA OCHOA-AMINI d.b.a. MS. DELIA'S DAYCARE, VC 2016-PR-016, Appl. under Sects.11-102 and 18-401 of the Zoning Ordinance to permit greater than 25% front yard coverage paved for parking. Located at 3249 Jermantown Rd., Fairfax, 22030, on approx. 18,640 sq. ft. of land zoned R-2. Providence District. Tax Map 47-3 ((01)) 29A. H. Eddy Admin. (Concurrent with SP 2014-PR-189.) (*Admin. moved from 2/8/17 at appl. req.)*)
Moved to 05/17/17

Public Hearings

- 9:00 A.M. DOROTHY J. PURCELL TR/EDWARD M. PURCELL JR. TR, SP 2016-SU-106, Appl. under Sect.8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of an addition 11.9 ft. from the rear lot line. Located at 3632 Elderberry Pl., Fairfax, 22033, on approx. 11,582 sq. ft. of land zoned R-5 and WS. Sully District. Tax Map 35-3 ((05)) 81. (*Admin. Moved from 1/25/17 and 3/15/17 at appl. req.)*)
H. Ellis Approved
- 9:00 A.M. ALBERT B. HILL, SP 2016-DR-117 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on errors in building locations to allow one accessory storage structure to remain 3.6 ft. from a side lot line and 2.5 ft. from rear lot line and another accessory storage structure to remain 4.3 ft. from other side lot line and 4.1 ft. from rear lot line; roofed deck to remain 29.7 ft. from a front lot line and 11.7 ft. from a side lot line and deck (brick patio) to remain 1.9 ft. from a side lot line. Located at 1443 Colleen Ln., McLean, 22101, on approx. 12,960 sq. ft. of land zoned R-3. Dranesville District. Tax Map 31-3 ((12)) 216. (*Admin. moved from 3/1/17 due to change in ad language.)*)
K. McMahan Approved-In-Part

- 9:00 A.M. NORMA VIDAURRE "JUAN DE DIOS" DAYCARE, SPA 2006-MA-024 Appl. under Sect(s). 3-203, 8-305 and 8-914 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 and a reduction in minimum yard requirements based on errors in building locations to permit deck 11.0 ft.; accessory storage structure 3.4 ft. and deck (patio) 7.6 ft. to remain from one side lot line and deck 5.1 ft. to remain from other side lot line. 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.) (Indefinitely Deferred on 11/16/16.) (Reactivated on 2/9/16 at appl. req.)*
- C. Gresham Approved
- 9:00 A.M. SILVIA VILLARRUEL, SP 2016-LE-092, Appl. under Sects. 3-803 and 8-305 of the Zoning Ordinance to allow a home child care facility. Located at 6413 Gildar St., Alexandria, 22310, on approx. 3,983 sq. ft. of land zoned R-8, HC. Lee District. Tax Map 81-3 ((19)) 26. *(Admin. moved from 1/11/17 and 3/15/17 at appl. req.)*
- E.M. Haley Approved (for six children)
- 9:00 A.M. FLIGHT FIT N FUN (SPRINGFIELD) LLC., SPA 2013-LE-042, Appl. under Sects. 8-501 and 5-503 of the Zoning Ordinance to amend SP 2013-LE-042 previously approved for an indoor commercial recreation use (trampoline facility) to permit the modification of development conditions and a change in permittee. Located at 7200 Fullerton Rd., Springfield, 22150 on approx. 4.77 ac. of land zoned I-5. Lee District. Tax Map 99-1 ((5)) 8 and 9. *(Deferred from 1/25/17 and 2/15/17 at appl. req.) (Decision deferred from 3/1/17.)*
- E.M. Haley Approved
- 9:00 A.M. TRUSTEES OF HOLY TRINITY LUTHERAN CHURCH, SPA 2004-PR-032 Appl. under Sect. 3-403 of the Zoning Ordinance to amend SP 2004-PR-032 previously approved for a church to permit a child care center and deletion of land area. Located at 3022 Woodlawn Ave., Falls Church, 22042 on approx. 1.29 ac. of land zoned R-4. Providence District. Tax Map 50-3 ((5)) (1) A and 1; 50-3 ((6)) 157 and 187.
- E.M. Haley Approved
- 9:00 A.M. MARY GREENE, MANAGEMENT PROPERTIES OF AMERICA INC. & MULTIFLOR, INC., A 2016-PR-026 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing and/or operating an establishment for production and processing on property in the I-5 District without Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 8300 Merrifield Avenue, Fairfax, 22031 on approx. 45,131 sq. ft. of land zoned I-5. Providence District. Tax Map 49-1 ((16)) 4.
- S. Gilbert *Deferred to 5/24/17 at appl. req.*

JOHN F. RIBBLE III, CHAIRMAN

~~MEETING CANCELLED~~

**BOARD OF ZONING APPEALS AGENDA
APRIL 5, 2017**

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 5, 2017**, 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 clicking on 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

No Public Hearings Scheduled

**BOARD OF ZONING APPEALS AGENDA
APRIL 12, 2017**

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 12, 2017**, 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 clicking on 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. MURARI LAL DADOO AND ANJANA DADOO, SP 2016-SP-104, Appl. under Sect.8-923
H. Ellis of the Zoning Ordinance to permit fence greater than 4.0 ft in height to remain in a front
Admin. yard of a corner lot. Located at 4207 Pond Way, Fairfax, 22033 on approx. 10,374 sq. ft.
moved to of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-3 ((02)) (20) 2.
4/19/17 at (*Admin. Moved from 1/25/17 at appl. req.*)
appl. req.
- 9:00 A.M. ZULMA MENESES/DBA MAIAS CHILD CARE INC., SP 2017-SU-007 Appl. under Sects.
E. Estes 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at
Admin. 14834 Wood Home Rd., Centreville, 20120 on approx. 23,864 sq. ft. of land zoned R-2
moved to (Cluster) and WS. Sully District. Tax Map 53-2 ((2)) (1) 33.
4/19/17 at
staff's req.
- 9:00 A.M. CARTER SHIELDS AND STEPHEN POTTER., SP 2017-PR-003 Appl. under Sects. 8-914
K. McMahan and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to
Withdrawn permit construction of an addition 6.6 ft. from one side lot line and 8.2 ft. from the other side
lot line and a reduction in minimum yard requirements based on error in building location to
permit an accessory structure (greenhouse) to remain 1.5 ft. and an accessory storage
structure to remain 8.6 ft. from a side lot line. Located at 2820 Woodlawn Ave., Falls
Church, 22042 on approx. 13,080 sq. ft. of land zoned R-4 and HC. Providence District. Tax
Map 50-2 ((3)) 27.

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 and 7/13/16 at appl. req.*)

S.C. Williams
Admin.
Moved to
7/19/17 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 and 7/13/16 at appl. req.*)

S.C. Williams
Admin.
Moved to
7/19/17 at
appl. req.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
APRIL 19, 2017**

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 19, 2017**, 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 clicking on 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. DONGSEOK SHIM/JENNIFER K. SHIM, VC 2017-PR-001 Appl. under Sects.3-107 and
E.M. Haley 18-401 of the Zoning Ordinance to permit a two story dwelling to be constructed 21.1 ft.
Admin. from a front lot line and 10.8 ft. from a side lot line on a vacant lot. Located at 2913
Moved to Cedarest Rd., Fairfax, 22031 on approx. 10,077 sq. ft. of land zoned R-1 and HC.
6/21/17 at Providence District. Tax Map 49-3 ((2)) 2A.
appl. req.

Public Hearings

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.
Deferred to 2,000 ft. S.W. of Bull Run Post Office Rd., on approx. 19 ac. of land zoned R-C, WS. Sully
5/10/17 at District. Tax Map 53-3 ((7)) 32, 33 and 64-1 ((7)) 31, 34, 39, 40, 41 and 42 pt. (*Admin.*
appl. req. *moved from 12/7/16 and 2/15/17 at appl. req.*)

9:00 A.M. MURARI LAL DADOO AND ANJANA DADOO, SP 2016-SP-104, Appl. under Sect.8-923
H. Ellis of the Zoning Ordinance to permit fence greater than 4.0 ft in height to remain in a front
Denied yard of a corner lot. Located at 4207 Pond Way, Fairfax, 22033 on approx. 10,374 sq. ft.
of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-3 ((02)) (20) 2.
(*Admin. Moved from 1/25/17, 3/15/17, and 4/12/17 at appl. req.*)

9:00 A.M. ZULMA MENESES/DBA MAIAS CHILD CARE INC., SP 2017-SU-007 Appl. under Sects.
E. Estes 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at
Approved 14834 Wood Home Rd., Centreville, 20120 on approx. 23,864 sq. ft. of land zoned R-2
(Cluster) and WS. Sully District. Tax Map 53-2 ((2)) (1) 33. (*Admin. moved from 4/12/17 at
staff's req.*)

9:00 A.M. YOLANDA MUNOZ "NONA'S HOME DAYCARE," SP 2017-HM-006 Appl. under Sects. 3-103 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at E. Estes 12310 Coleraine Court., Reston, 20191 on approx. 20,000 sq. ft. of land zoned R-1 (Cluster). Hunter Mill District. Tax Map 26-1 ((16)) 64.
Approved

9:00 A.M. SOUTH RUN REGENCY, SPA 84-S-063-02 Appl. under Sect.3-103 of the Zoning Ordinance to amend SP 84-S-063 previously approved for a swim and tennis club to modify development conditions. Located at 9908 South Park Circle, Fairfax Station, 22039 on pprox. 9.78 ac. of land zoned R-1. Springfield District. Tax Map 88-3 ((6)) G.
H. Eddy
Approved

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
APRIL 26, 2017**

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 26, 2017**, 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 clicking on 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. ANTONIO OVANDO, SP 2017-MA-005 Appl. Under Sect. 8-914 of the zoning ordinance to permit a reduction in minimum yard requirements based on errors in building location to allow the following accessory structures to remain: 1. an arbor 7.5 ft. in height to remain 6.1 ft. from a side lot line; 2. an arbor 10.0 ft. in height to remain 8.6 ft. to a side lot line; 3. an arbor 9.5 ft. in height to remain 6.1 ft. from the rear lot line and 3.0 from a side lot line; 4. a pool house to remain 10.5 ft. from the rear lot line and 8.3 ft. from a side lot line; and 5. a deck to remain 5.0 ft. from the rear lot line and 2.0 feet from a side lot line. Located at 3111 Collie Ln., Falls Church, 22044 on approx. 11,959 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((3)) 87. (Concurrent with VC 2017-MA-002).
- D. Creed
*Indefinitely
Deferred at
appl. req.*
- 9:00 A.M. ANTONIO OVANDO, VC 2017-MA-002 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit greater than 30% rear yard coverage. Located at 3111 Collie Ln., Falls Church, 22044 on approx. 11,959 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((3)) 87. (Concurrent with SP 2017-MA-005).
- D. Creed
*Indefinitely
Deferred at
appl. req.*
- 9:00 A.M. AMBASSADORS FOR JESUS ARABIC EVANGELICAL CHURCH, SP 2012-SP-026 Appl. under Sects. 3-C03 and 8-301 of the Zoning Ordinance to permit a place of worship. Located at 12415 Braddock Rd., Fairfax, 22030, on approx. 2.33 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1)) 22. (*Admin. moved from 8/1/12 and 10/3/12 at appl. req.*) (*Indefinitely deferred from 12/12/12 at appl. req.*) (*Reactivated from indefinitely deferred on 3/25/14.*) (*Deferred from 6/11/14, 10/22/14, and 2/4/15 at appl. req.*) (*Admin. moved from 3/25/15 for ads.*) (*Deferred from 5/13/15 at staff's req.*) (*Indefinitely deferred from 8/5/15 at appl. req.*) (*Reactivated on 12/22/16.*) (*Admin. moved from 3/1/17 at appl. req.*)
- E.M. Haley
*Indefinitely
Deferred at
appl. req.*

9:00 A.M. GLORIA MCGEE, A 2016-MV-014, Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the property owner is allowing the operation of a lumber yard and building materials yard, which is not a permitted use; outdoor storage and parking of construction equipment and vehicles in excess of the maximum amount permitted without site plan approval; locations of uses and structures not shown on an approved site plan; construction of buildings and structures without building permits; outdoor storage and parking of commercial equipment and vehicles located on the residentially zoned portion of the property without Special Exception approval; outdoor display and storage of goods and material in the minimum required front and side yards; obstruction of minimum required parking spaces; parking of vehicles on an area that is not a dustless surface; display of a sign without sign permit approval; display of prohibited banner signs; and location of fences on the property that exceed the maximum height limitations and/or are constructed with barbed wire, all on property in the C-8 (part), R-2 (part), H-C, and CRD Districts in violation of Zoning Ordinance provisions. Located at 7835 Richmond Hwy., Alexandria, 22306, on approx. 1.98 ac. of land zoned C-8 pt., R-2 pt., CRD, and H-C. Mount Vernon District. Tax Map 101-2 ((1)) 75. *(Admin. moved from 11/30/16, and 1/11/17 at appl. req.)*

S. Gilbert
Withdrawn

Public Hearings

9:00 A.M. PR PERFORMANCE FITNESS, LLC., A 2015-MA-008 Appl. under Sect(s). 18-301 of the 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, 11/16/16, and 2/1/17.)*

S.C. Williams
Continued to 6/7/17 at appl. req.

9:00 A.M. LINDA A. ROGERS-KINGSBURY, TRUSTEE OF THE LINDA A. ROGERS-KINGSBURY REVOCABLE TRUST, SP 2016-LE-109 Appl. under Sect. 8-917 of the Zoning Ordinance to allow a modification to the limitations on the keeping of animals (chickens). Located at 7120 Whetstone Rd., Alexandria, 22306 on approx. 10,504 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 92-3 ((2)) 6028 A. *(Deferred from 2/8/17 at appl. req.) (Decision deferred from 3/8/17.)*

E.M. Haley
Decision Deferred to 5/17/17 at appl. req.

9:00 A.M. GEORGE MCPHERSON, JR., TR, SP 2017-DR-011 Appl. under Sect. 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of an addition (screened porch) 18.0 ft. from a front lot line of a pipestem lot and 24.8 ft. to the rear lot line. Located at 1320 Round Oak Ct., McLean, 22101 on approx. 11,030 sq. ft. of land zoned R-2 (Cluster). Dranesville District. Tax Map 31-2 ((19)) 46.

K. McMahan
Approved

9:00 A.M. KAMBIZ NOZARY, VC 2016-DR-015, Appl. under Sects. 3-107 and 18-401 of the Zoning Ordinance to permit construction of a two-story dwelling 8.4 ft. from both side lot lines. Located at 6313 Old Dominion Dr., McLean, 22101, on approx. 19,153 sq. ft. of land zoned R-1. Dranesville District. Tax Map 31-3 ((01)) 70. *(Admin. moved from 1/25/17 at appl. req.) (Decision deferred from 2/15/17 and 3/22/17.)*

H. Eddy
Approved

9:00 A.M. KOREAN UNITED METHODIST CHURCH OF WASHINGTON, D.C. a/k/a KOREAN
H. Eddy UNITED METHODIST CHURCH OF GREATER WASHINGTON, SPA 82-D-090-04
Approved Appl. under Sects. 3-203 and 8-301 of the Zoning Ordinance to amend SP 82-D-090
previously approved for a place of worship to permit building and site modifications. Located
at 1219 Swinks Mill Rd., McLean, 22102 on approx. 4.68 ac. of land zoned R-2. Dranesville
District. Tax Map 29-2 ((1)) 15.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MAY 3, 2017**

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 3, 2017**, 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 clicking on 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. DISTRICT CAFES LLC DBA MINT CAFÉ, A 2017-PR-002 Appl. under Sect. 18-301 of the
S. Gilbert Zoning Ordinance Appeal of a determination that the appellants are operating a commercial
Admin. recreation use (hookah) on property in the PTC, H-C, and SC Districts without Special
Moved to Exception approval and Non-Residential Use Permit approval in violation of Zoning
9/13/17 at Ordinance provisions. Located at 8346 Leesburg Pike., Vienna, 22182 on approx. 21,431
appl. req. sq. ft. of land zoned PTC, H-C, and SC. Providence District. Tax Map 29-3 ((1)) 65.

Public Hearings

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
9/20/17 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, 12/9/15, 6/8/16 and 11/2/16 at appl. req.)

9:00 A.M. MATTHEW AND KATHERINE CARRIER, SP 2017-PR-010 Appl. under Sects. 8-914 and
8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit
H. Ellis construction of an addition 10.0 ft. from a side lot line such that side yards total 39.8 ft. and
Approved a reduction in minimum yard requirements based on an error in building location to permit
an accessory structure (play equipment) to remain 6.6 ft. from a side lot line. Located at
10626 Samaga Dr., Oakton, 22124 on approx. 38,281 sq. ft. of land zoned R-1 (cluster).
Providence District. Tax Map 37-3 ((10)) 14.

- 9:00 A.M. TIMOTHY KONNERT, SP 2017-SU-012 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit the construction of an addition and open deck 12.6 ft. from the rear lot line and a reduction in minimum yard requirements based on an error in building location to permit an accessory structure to remain 1.0 ft. from a rear lot line. Located at 13221 Lazy Glen Lane, Herndon, 20171 on approx. 10,655 sq. ft. of land zoned R-3. Sully District. Tax Map 25-3 ((9)) 275.
K. Posusney
Approved
- 9:00 A.M. NATHANIEL STEPHEN ZEBROWSKI AND KRISTIN ANN ZEBROWSKI, SP 2017-SP-009 Appl. under Sects. 8-914 and 8-917 of the Zoning Ordinance to permit modification to the limitation on the keeping of animals (chickens) and a reduction in minimum yard requirements based on errors in building locations to permit an accessory structure (carport) to remain 8.8 ft. and a deck (at grade patio) to remain 10.5 ft. from a side lot line. Located at 6300 Colchester Road, Fairfax, 22030 on approx. 1.69 ac. of land zoned R-C and WS. Springfield District. Tax Map 76-1 ((7)) 6.
E. Estes
Approved
- 9:00 A.M. MICHAEL CHRISTIAN, SP 2017-SP-016 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in certain yard requirements based on an error in building location to permit an accessory structure (detached garage) to remain 4.3 ft. from a rear lot line. Located at 7914 Turtle Valley Drive, Clifton, 20124 on approx. 5.00 ac. of land zoned R-C and WS. Springfield District. Tax Map 86-3 ((7)) 7.
H. Eddy
Denied
- 9:00 A.M. HAE W. KIM & HYUN JIN KIM, SP 2017-HM-017 Appl. under Sect. 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on an error in building location to permit dwelling to remain 20.5 ft. from a rear lot line. Located at 10300 Vale Road, Vienna, 22181 on approx. 22,684 sq. ft. of land zoned R-1 (cluster). Hunter Mill District. Tax Map 37-2 ((11)) 14.
E.M. Haley
Approved

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MAY 10, 2017**

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 10, 2017**, 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 clicking on the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

- 9:00 A.M. FRANCIS S. RATH, A 2012-DR-024 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a Riding/Boarding Stable on property in the R-E District without an approved special permit in violation of Zoning Ordinance provisions. Located at 1051 Kelso Rd., Great Falls, 22066 on approx. 6.03 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((2)) A. (*Admin. moved from 1/9/13, 5/8/13, 9/18/13, 12/11/13, 5/21/14, 11/19/14, 5/20/15, 10/21/15, 2/3/16, 5/4/16 and 12/7/16 at appl. req.*)
- C.S. Belgin
Withdrawn
- 9:00 A.M. GREGORY C. STREETER, A 2016-DR-022 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the preservation of land designated Resource Protection Area (RPA) on property zoned R-A District does not count toward the minimum required land area to be used for agriculture in order to develop single family detached dwellings as an accessory use. Located at 10424 and 10428 Van Patten Ln., Great Falls, 22066 on approx. 10 acres of land zoned R-A District. Tax Map 12-4 ((30)) 2 & 12-4 ((30)) 3. (*Deferred from 1/25/17 and 2/15/17 at appl. req.*)
- S.C. Williams
Withdrawn

Public Hearings

- 9:00 A.M. ELIZABETH A. BARTLETT, SP 2017-SP-014 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit an addition (enclosure of carport) 5.0 ft. from a side lot line such that side yards total 14.2 ft. Located at 6302 Glenbard Rd., Burke, 22015 on approx. 10,576 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 78-4 ((6)) 250.
- E. Estes
Approved
- 9:00 A.M. JUSTIN MANZO, SP 2017-PR-013 Appl. under Sects. 2-512 and 8-917 of the Zoning Ordinance to permit a modification to the limitation on the keeping of animals (chickens). Located at 7233 Deborah Dr., Falls Church, 22046 on approx. 10,003 sq. ft. of land zoned R-4. Providence District. Tax Map 50-1 ((9)) 64.
- K. McMahan
Approved

- 9:00 A.M.
H. Eddy
*Decision
Deferred
to 7/12/17*
- JOSE MAURICIO GALLEGOS, SP 2017-LE-015 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 storage structure (shed) to remain 2.9 ft. from a side lot line. Located at 4703 Upland Dr., Alexandria, 22310 on approx. 16,000 sq. ft. of land zoned R-3. Lee District. Tax Map 82-1 ((2)) 74B. (Concurrent with VC 2017-LE-003).
- 9:00 A.M.
H. Eddy
*Decision
Deferred
to 7/12/17*
- JOSE MAURICIO GALLEGOS, VC 2017-LE-003 Appl. under Sects. 11-102.8 and 18-401 of the Zoning Ordinance to permit front yard paved parking coverage in excess of the maximum 30 percent to remain. Located at 4703 Upland Dr., Alexandria, 22310 on approx. 16,000 sq. ft. of land zoned R-3. Lee District. Tax Map 82-1 ((2)) 74B. (Concurrent with SP 2017-LE-015).
- 9:00 A.M.
E.M. Haley
*Deferred to
6/28/17 at
appl. req.*
- STONEBRIDGE INVESTMENTS, LLC, SP 2016-SU-090 Appl. under Sect. 3-C03 and 8-609 of the Zoning Ordinance to permit a riding and boarding stable. Located approx. 2,000 ft. S.W. of Bull Run Post Office Rd., on approx. 19 ac. of land zoned R-C, WS. Sully District. Tax Map 53-3 ((7)) 32, 33 and 64-1 ((7)) 31, 34, 39, 40, 41 and 42 pt. (*Admin. moved from 12/7/16 and 2/15/17 at appl. req.*) (*Deferred from 4/19/17 at appl. req.*)
- 9:00 A.M.
E.M. Haley
Approved
- JOHN D. ANDERSON, SP 2017-MA-008 Appl. under Sects. 8-914 and 8-922 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 (shed) to remain 2.2 ft. from a side lot line & 1.6 ft. from the rear lot line and an accessory structure (pavillion) to remain 0.0 ft. from the rear lot line & 0.3 ft. from a side lot line and a reduction of certain yard requirements to permit an addition 17.9 ft. from the rear lot line and 29.6 ft. from the front lot line. Located at 7010 Westmoreland Rd., Falls Church, 22042 on approx. 16,151 sq. ft. of land zoned R-4. Mason District. Tax Map 50-3 ((4)) 42.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MAY 17, 2017**

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 17, 2017**, 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 clicking on 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 DAYCARE, 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 Providence District. Tax Map 47-3 ((1)) 29A. (Concurrent with VC 2016-PR-016.) (Admin.
to 6/28/17 moved from 4/22/15, 6/24/15, 10/7/15, and 1/13/16 at appl. req.) (Indefinitely deferred from
for notices 2/24/16.) (Reactivated on 11/7/16.) (Admin. moved from 2/8/17 and 3/29/17 at appl. req.)
- 9:00 A.M. DELIA OCHOA-AMINI d.b.a. MS. DELIA'S DAYCARE, VC 2016-PR-016, Appl. under
H. Eddy Sects. 11-102 and 18-401 of the Zoning Ordinance to permit greater than 25% front yard
Admin. coverage paved for parking. Located at 3249 Jermantown Rd., Fairfax, 22030, on approx.
Moved 18,640 sq. ft. of land zoned R-2. Providence District. Tax Map 47-3 ((01)) 29A.
to 6/28/17 (Concurrent with SP 2014-PR-189.) (Admin. moved from 2/8/17 and 3/29/17 at appl. req.)
for notices
- 9:00 A.M. SETH M. KRAMER, A 2015-MV-006 Appl. under Sect(s). 18-301 of the Zoning Ordinance.
Appeal of a determination that appellant has established a contractor's office and shop on
S. Gilbert property in the C-8 District without Site Plan or Non-Residential Use Permit approval in
Withdrawn violation of Zoning Ordinance provisions. Located at 8805 Cooper Rd., Alexandria, 22309
on approx. 21,781 sq. ft. of land zoned C-8, H-C and CRD. Mount Vernon District. Tax
Map 110-1 ((15)) (A) 1. (Admin. moved from 6/10/15, 9/16/15, 12/9/15, 6/8/16, 12/7/16 and
3/8/17 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
9/27/17 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, 4/27/16, 7/27/16, and 1/11/17 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
9/27/17 at land zoned R-4. Providence District. Tax Map 40-3 ((1)). (Concurrent with A 2015-
appl. req. PR-002). (*Admin. moved from 7/29/15, 9/23/15, 10/28/15, 4/27/16, 7/27/16, and 1/11/17 at*
appl. req.)

Public Hearings

9:00 A.M. SAMUEL KWON, SP 2017-SU-018 Appl. under Sect. 8-918 of the Zoning Ordinance to
 permit an accessory dwelling unit. Located at 12602 Heritage Farm Ln., Herndon, 20171 on
 E. Estes approx. 16,648 sq. ft. of land zoned PDH-2. Sully District. Tax Map 35-2 ((8)) 328.
 Approved

9:00 A.M. THE MOST REVEREND MICHAEL F. BURBIDGE, BISHOP OF THE CATHOLIC DIOCESE
 OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (ST. JOHN NEUMANN),
 K. McMahan SPA 80-C-096-05 Appl. under Sects. 3-203 and 8-301 of the Zoning Ordinance to amend
 Approved SP 80-C-096 previously approved for a place of worship to permit a nursery school. Located
 at 11900 Lawyers Rd., Reston, 22191 on approx. 17.9 ac. of land zoned R-2. Hunter Mill
 District. Tax Map 26-3 ((1)) 5A.

9:00 A.M. LINDA A. ROGERS-KINGSBURY, TRUSTEE OF THE LINDA A. ROGERS-KINGSBURY
 REVOCABLE TRUST, SP 2016-LE-109 Appl. under Sect. 8-917 of the Zoning Ordinance
 E.M. Haley to allow a modification to the limitations on the keeping of animals (chickens). Located at
Decision 7120 Whetstone Rd., Alexandria, 22306 on approx. 10,504 sq. ft. of land zoned R-3
Deferred (Cluster). Lee District. Tax Map 92-3 ((2)) 6028 A. (*Deferred from 2/8/17 at appl. req.*)
to 6/7/17 (*Decision deferred from 3/8/17, and 4/26/17.*)

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MAY 24, 2017**

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 24, 2017**, 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 clicking on 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. KRISTINA M. WIHL, SP 2017-LE-023 Appl. under Sects. 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 carport to remain 5.8 ft. from a side lot line and 29.1 ft. from a front lot line and to permit a fence greater than 4.0 ft. in height to remain in a front yard. Located at 5775 Westchester St., Alexandria, 22310 on approx. 16,092 sq. ft. of land zoned R-3. Lee District. Tax Map 81-2 ((6)) (7) 40.
E. Estes
Admin. Moved to 6/7/17 at appl. req.
- 9:00 A.M. LUBOV ZAGREBELNAYA, SP 2017-PR-021 Appl. under Sects. 3-203, 8-004 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 9653 Blake Ln., Fairfax, 22031 on approx. 18,679 sq. ft. of land zoned R-2. Providence District. Tax Map 48-3 ((19)) 1.
K. McMahan
Admin. moved to 7/12/17 at appl. req.
- 9:00 A.M. WOODMONT ROAD I LLC, SP 2017-MV-020 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 3.1 ft. from a side lot line and 1.3 ft. from the rear lot line. Located at 6027 and 6029 Woodmont Rd., Alexandria, 22307 on approx. 14,988 sq. ft. of land zoned R-4 and HC (pt.). Mount Vernon District. Tax Map 83-4 ((3)) (1) 29 and 30.
H. Eddy
Indefinitely Deferred
- 9:00 A.M. NIHAD JAAFFAR ALIAKBAR, A 2016-LE-011 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that a second dwelling is located on the property in a detached structure, and that an accessory structure which was allowed to remain too close to the rear lot line pursuant to a vested rights determination in accordance with §15.2-2307 of the Code of Virginia was structurally altered by raising the roof height, thereby increasing the encroachment, such that the vested rights are no longer applicable, in violation of Zoning Ordinance provisions. Located at 3706 Franconia Rd., Alexandria, 22310, 10,550 Sq. Ft. of land zoned R-3. Lee District. Tax Map 82-2 ((5)) (B) 0022.
S.C. Williams
Admin. moved to 9/20/17 at appl. req.
(Admin. moved from 11/16/16 and 2/15/17 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, 6/8/16, and 11/30/16 at appl. req.)*

C.S. Belgin
Admin.
moved to
11/15/17 at
appl. req.

Public Hearings

9:00 A.M. NATASHA DILLAMAN, SP 2017-DR-019 Appl. under Sect. 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals (chickens). Located at 6539 Washburn Ct., McLean, 22101 on approx. 24,561 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-4 ((12)) 7.

E.M. Haley
Deferred to
6/28/17 at
staff's req.

9:00 A.M. HENRY R. POTTER AND JAMES M. MOSLEY, VC 2017-DR-004 Appl. under Sects.3-407 and 18-401 of the Zoning Ordinance to permit construction of dwelling 18.3 ft. from a front lot line. Located at 7517 Lisle Ave., Falls Church, 22043 on approx. 10,315 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((3)) 360.

K. McMahan
Denied

9:00 A.M. MARY GREENE, MANAGEMENT PROPERTIES OF AMERICA INC. & MULTIFLOR, INC., A 2016-PR-026 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing and/or operating an establishment for production and processing on property in the I-5 District without Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 8300 Merrifield Avenue, Fairfax, 22031 on approx. 45,131 sq. ft. of land zoned I-5. Providence District. Tax Map 49-1 ((16)) 4. *(Deferred from 3/29/17 at appl. req.)*

S. Gilbert
Decision
Deferred
to 7/26/17

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MAY 31, 2017**

-- NO SCHEDULED MEETING --

**BOARD OF ZONING APPEALS AGENDA
JUNE 7, 2017**

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 7, 2017**, 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 clicking on 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. LETICIA FLORES ORTIZ, SP 2017-HM-022 Appl. under Sects. 3-103 and 8-305 of the
E. Estes Zoning Ordinance to permit a home child care facility. Located at 2608 Seskey Glen Ct.,
Admin. Herndon, 20171 on approx. 24,365 sq. ft. of land zoned R-1 (Cluster). Hunter Mill District.
Moved to Tax Map 26-3 ((14)) 6.
7/19/17 at
appl. req.

9:00 A.M. CARY K. HUANG, SP 2017-LE-024 Appl. under Sect. 8-918 of the Zoning Ordinance to
K. McMahan permit an accessory dwelling unit. Located at 5708 Glenwood Ct., Alexandria, 22310 on
Admin. approx. 21,201 sq. ft. of land zoned R-3. Lee District. Tax Map 82-1 ((3)) (A) 3.
Moved to
7/12/17 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
Withdrawn 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, 11/16/16,
2/1/17 and 4/26/17 at appl. req.)

Public Hearings

9:00 A.M. LINDA A. ROGERS-KINGSBURY, TRUSTEE OF THE LINDA A. ROGERS-KINGSBURY
REVOCABLE TRUST, SP 2016-LE-109 Appl. under Sect. 8-917 of the Zoning Ordinance
E.M. Haley to allow a modification to the limitations on the keeping of animals (chickens). Located at
Approved 7120 Whetstone Rd., Alexandria, 22306 on approx. 10,504 sq. ft. of land zoned R-3
(Cluster). Lee District. Tax Map 92-3 ((2)) 6028 A. (Deferred from 2/8/17 at appl. req.)
(Decision deferred from 3/8/17, 4/26/17, and 5/17/17.)

- 9:00 A.M. CINDY R. VANDE STOUWE, SP 2017-LE-025 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 allow an accessory storage structure to remain 4.8 ft. from the rear lot line and 3.6 ft. from the side lot line. Located at 6013 Monticello Rd., Alexandria, 22303 on approx. 3,607 sq. ft. of land zoned R-8. Lee District. Tax Map 83-3 ((2)) (2) 20A. (Concurrent with VC 2017-LE-005).
E.M. Haley
Approved
- 9:00 A.M. CINDY R. VANDE STOUWE, VC 2017-LE-005 Appl. under Sect. 18-401 of the Zoning Ordinance to allow an accessory structure to remain in the front yard on a lot containing 36,000 sq. ft. or less. Located at 6013 Monticello Rd., Alexandria, 22303 on approx. 3,607 sq. ft. of land zoned R-8. Lee District. Tax Map 83-3 ((2)) (2) 20A. (Concurrent with SP 2017-LE-025).
E.M. Haley
*Decision
Deferred
to 9/13/17*
- 9:00 A.M. KRISTINA M. WIHL, SP 2017-LE-023 Appl. under Sects. 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 carport to remain 5.8 ft. from a side lot line and 29.1 ft. from a front lot line and to permit a fence greater than 4.0 ft. in height to remain in a front yard. Located at 5775 Westchester St., Alexandria, 22310 on approx. 16,092 sq. ft. of land zoned R-3. Lee District. Tax Map 81-2 ((6)) (7) 40. (*Admin. moved from 5/24/17 at appl. req.*)
E. Estes
Approved
- 9:00 A.M. RENE RIOS, SP 2017-LE-026 Appl. under Sects. 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 an accessory structure to remain 10.5 ft. from one side lot line and an accessory storage structure to remain 5.6 ft. from the other side lot line, and a fence greater than 4 ft. in height to remain in a front yard. Located at 7117 Harrison Ln., Alexandria, 22306 on approx. 1.0 ac. of land zoned R-2 and HD. Lee District. Tax Map 92-4 ((1)) 5.
H. Eddy
*Decision
Deferred
to 7/26/17*
- 9:00 A.M. PETER SITNIK, A 2016-MV-024 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing operation of eight (8) businesses on the property, including two contractor's offices and shops located on the R-2 zoned portion of the property, which is not a permitted use; a storage yard located on the C-8 zoned portion of the property, which is not a permitted use; two vehicle light service establishments located on the C-8 zoned portion of the property without special exception approval; establishment of multiple businesses and erection of structures without site plan approval for the property, erection of structures on the property without building permit approval, and operation of multiple businesses without Non-Residential use Permits (Non-RUPs), all on property located in the R-2 (Parcel 19), C-8 (Parcel 20), H-C, CRD, and HD (pt.) Districts, in violation of Zoning Ordinance provisions. (*Admin. moved from 2/8/17 at appl. req.*)
S.C. Williams
*Decision
Deferred
to 6/14/17*

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JUNE 14, 2017**

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 14, 2017**, 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 clicking on 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. Estes Admin.
Moved to 6/21/17 at appl. req.

TIMOTHY E. AND KATHARINE G. HAYES, SP 2017-PR-034 (50%)

E.M. Haley Admin.
Moved to 6/21/17 by staff

SPA FOREST, INC., SP 2017-MA-004 (Health Club and Comm Rec.)

9:00 A.M. H. Eddy Admin.
Moved to 6/28/17 due to notices

MAJID M. ZAROU/SANGRIA CAFÉ, LLC D/B/A BALADNA RESTAURANT, SP 2017-BR-031 Appl. under Sects. 4-603 and 8-500 of the Zoning Ordinance to allow a commercial recreation use (Hookah Lounge and live music/dance hall). Located at 11266 James Swart Cl., Fairfax, 22030 on approx. 15 ac. of land zoned C-6 and HC. Braddock District. Tax Map 56-2 ((1)) 33 H.

9:00 A.M. E.M. Haley Withdrawn

KEVIN HOLLEY, SP 2017-HM-032 Appl. under Sect. 8-918 of the Zoning Ordinance to allow an accessory dwelling unit. Located at 1561 Trails Edge Ln., Reston, 20194 on approx. 13,520 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 11-3 ((8)) (4) 13.

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, 3/16/16 and 5/18/16.*) (*Indefinitely deferred from 7/20/16 at appl. req.*) (*Reactivated on 5/5/17.*)
- C. Gresham
Decision
Deferred
to 3/7/18
- 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.*) (*Indefinitely deferred from 7/20/16 at appl. req.*) (*Reactivated on 5/5/17.*)
- C. Gresham
Decision
Deferred
to 3/7/18
- 9:00 A.M. SARAIID VIDAURRE, SPA 2015-MA-049 Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to amend SP 2015-MA-049 previously approved for home child care facility to modify conditions. Located at 5283 Navaho Dr., Alexandria, 22312 on approx. 21,168 sq. ft. of land zoned R-3. Mason District. Tax Map 72-3 ((23)) 3.
- E.M. Haley
Approved
- 9:00 A.M. CHOUDHRY K. MASOOD, SP 2017-PR-027 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 a roofed deck with steps to remain 7.1 ft. from the front lot line. Located at 2806 Douglass Ave., Falls Church, 22042 on approx. 7,129 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((9)) 114 A.
- K. McMahan
Approved
- 9:00 A.M. LARRY D. AND PATRICIA A. GRIPPIN, TR., VC 2017-SP-006 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit greater than 30 percent of rear yard coverage. Located at 9442 Onion Patch Dr., Burke, 22015 on approx. 9,840 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-4 ((10)) 474. (Concurrent with SP 2017-SP-028).
- K. McMahan
Decision
Deferred
to 3/7/18
- 9:00 A.M. LARRY D. AND PATRICIA A. GRIPPIN, TR., SP 2017-SP-028 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit an addition 22.0 ft. from a rear lot line. Located at 9442 Onion Patch Dr., Burke, 22015 on approx. 9,840 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-4 ((10)) 474. (Concurrent with VC 2017-SP-006).
- K. McMahan
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 and 11/2/16.)*
- S.C. Williams Upheld
- 9:00 A.M. PETER SITNIK, A 2016-MV-024 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing operation of eight (8) businesses on the property, including two contractor's offices and shops located on the R-2 zoned portion of the property, which is not a permitted use; a storage yard located on the C-8 zoned portion of the property, which is not a permitted use; two vehicle light service establishments located on the C-8 zoned portion of the property without special exception approval; establishment of multiple businesses and erection of structures without site plan approval for the property, erection of structures on the property without building permit approval, and operation of multiple businesses without Non-Residential use Permits (Non-RUPs), all on property located in the R-2 (Parcel 19), C-8 (Parcel 20), H-C, CRD, and HD (pt.) Districts, in violation of Zoning Ordinance provisions. *(Admin. moved from 2/8/17 at appl. req.) (Decision Deferred from 6/7/17.)*
- S.C. Williams Upheld

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JUNE 21, 2017**

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 21, 2017**, 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 clicking on 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. STANLEY C. OWEN, TR & BEVERLY J. HOWARD, TR, SP 2017-SP-030 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 a deck to remain 0.4 ft. from a rear lot line and 6.4 ft. from a side lot line and an accessory structure (child's play structure) to remain 5.2 ft. from a rear lot line. Located at 6153 Pohick Station Dr., Fairfax Station, 22039 on approx. 23,309 sq. ft. of land zoned R-1 Cluster. Springfield District. Tax Map 77-4 ((22)) 2. (Concurrent with VC 2017-SP-007).
- H. Eddy
Admin.
Moved to 10/25/17 at appl. req.
- 9:00 A.M. STANLEY C. OWEN, TR & BEVERLY J. HOWARD, TR, VC 2017-SP-007 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit greater than 30 percent rear yard coverage. Located at 6153 Pohick Station Dr., Fairfax Station, 22039 on approx. 23,309 sq. ft. of land zoned R-1 Cluster. Springfield District. Tax Map 77-4 ((22)) 2. (Concurrent with SP 2017-SP-030).
- H. Eddy
Admin.
Moved to 10/25/17 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 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 from 11/30/16 and 3/15/17 at appl. req.*)
- S. Gilbert
Admin.
Moved to 7/26/17 at appl. req.
- 9:00 A.M. S.C. Williams WIN & ARCHERY, LLC, A 2017-SU-006
- Admin.
Moved to 9/13/17 at appl. req.

Public Hearings

- 9:00 A.M. TIMOTHY E. AND KATHARINE G. HAYES, SP 2017-PR-034 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 21.8 ft. from a front lot line. Located at 2337 Dale Dr., Falls Church, 22043 on approx. 16,455 sq. ft. of land zoned R-1 and HC. Providence District. Tax Map 40-3 ((8)) 2. (*Admin. moved from 6/14/17 at appl. req.*)
E. Estes
Approved
- 9:00 A.M. ERIN DESALVO/ACORNS TO OAKS CHILD CARE, SP 2017-SP-033 Appl. under Sects. 8-305 and 3-203 of the Zoning Ordinance to permit a home child care facility. Located at 6706 Portree Ct., Springfield, 22152 on approx. 10,521 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 89-1 ((6)) 86.
E. Estes
Approved
- 9:00 A.M. PATRICIA QUEZADA, SP 2017-MA-029 Appl. under Sects. 3-303, 8-305, 8-914 and 8-923 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 a deck (at grade patio) to remain 3.6 ft. from a side lot line and fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 3713 Terrace Dr., Annandale, 22003 on approx. 11,465 sq. ft. of land zoned R-3. Mason District. Tax Map 60-4 ((3)) 91.
K. McMahan
Approved-
In-Part
- 9:00 A.M. DONGSEOK SHIM/JENNIFER K. SHIM, VC 2017-PR-001 Appl. under Sects. 3-107 and 18-401 of the Zoning Ordinance to permit a two story dwelling to be constructed 39.0 ft. from a front lot line and 5.0 ft. from a side lot line on a vacant lot. Located at 2913 Cedarest Rd., Fairfax, 22031 on approx. 19,670 sq. ft. of land zoned R-1 and HC. Providence District. Tax Map 49-3 ((2)) 1A and 2A.
E.M. Haley
Approved
- 9:00 A.M. SPA FOREST, INC., SP 2017-MA-004 Appl. under Sects. 5-403 and 8-501 of the Zoning Ordinance to permit a health club. Located at 6432 General Green Way, Alexandria, 22312 on approx. 12.13 ac. of land zoned I-4. Mason District. Tax Map 81-1 ((1)) 8 B. (Concurrent with PCA 86-L-056-04).
E.M. Haley
*Continued to
6/28/17 at
appl. req.*

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JUNE 28, 2017**

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 28, 2017**, 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 clicking on 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 DAYCARE, 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 Admin. Providence District. Tax Map 47-3 ((1)) 29A. (Concurrent with VC 2016-PR-016.) (*Admin. Moved to moved from 4/22/15, 6/24/15, 10/7/15, and 1/13/16 at appl. req.*) (*Indefinitely deferred from 7/19/17 at 2/24/16.*) (*Reactivated on 11/7/16.*) (*Admin. moved from 2/8/17, 3/29/17, and 5/17/17 at appl. req.*)
- 9:00 A.M. DELIA OCHOA-AMINI d.b.a. MS. DELIA'S DAYCARE, VC 2016-PR-016, Appl. under H. Eddy Sects. 11-102 and 18-401 of the Zoning Ordinance to permit greater than 25% front yard Admin. coverage paved for parking. Located at 3249 Jermantown Rd., Fairfax, 22030, on approx. 18,640 sq. ft. of land zoned R-2. Providence District. Tax Map 47-3 ((01)) 29A. (*Moved to 7/19/17 at 18,640 sq. ft. of land zoned R-2. Providence District. Tax Map 47-3 ((01)) 29A. (Concurrent with SP 2014-PR-189.) (Admin. moved from 2/8/17, 3/29/17, and 5/17/17 at appl. req.)*)
- 9:00 A.M. PAUL S. DEMSHUR, A 2017-SP-007 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has established outdoor storage in excess of S. Gilbert 100 square feet that is not located on the rear half of the lot and has erected an accessory Admin. storage structure that does not meet height or location regulations, all on the property in Moved to the R-2 District in violation of Zoning Ordinance provisions. Located at 8606 Kentford 8/2/17 at Drive, Springfield, 22152 on approx. 13,516 sq. ft. of land zoned R-2. Springfield District. Tax Map 89-3 ((5)) 343. appl. req.

Public Hearings

- 9:00 A.M. NATASHA DILLAMAN, SP 2017-DR-019 Appl. under Sect. 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals (chickens). Located at E.M. Haley 6539 Washburn Ct., McLean, 22101 on approx. 24,561 sq. ft. of land zoned R-4. Approved Dranesville District. Tax Map 30-4 ((12)) 7. (*Deferred from 5/24/17 at staff's req.*)

- 9:00 A.M.
E.M. Haley
Approved
SPA FOREST, INC., SP 2017-MA-004 Appl. under Sects. 5-403 and 8-501 of the Zoning Ordinance to permit a health club. Located at 6432 General Green Way, Alexandria, 22312 on approx. 12.13 ac. of land zoned I-4. Mason District. Tax Map 81-1 ((1)) 8 B. (Concurrent with PCA 86-L-056-04). *(Continued from 6/21/17 at appl. req.)*
- 9:00 A.M.
E. Estes
Approved
DANIEL AND MARTHA FESKO, SP 2017-MV-037 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit an addition (sunroom) and an open deck 12.5 ft. from the rear lot line. Located at 2496 Dawn Dr., Alexandria, 22306 on approx. 8,593 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((42)) 6.
- 9:00 A.M.
K. McMahan
*Decision
Deferred
to 9/27/17*
FRANCISCO J. HERCEG, SP 2017-PR-035 Appl. under Sects. 8-914 and 8-918 of the Zoning Ordinance to permit an accessory dwelling unit and a reduction to the minimum yard requirements based on an error in building location to permit an accessory structure (free standing carport) to remain 0.2 ft. from the side lot line. 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.
- 9:00 A.M.
H. Eddy
*Decision
Deferred
to 7/12/17*
MAJID M. ZAROU/SANGRIA CAFÉ, LLC D/B/A BALADNA RESTAURANT, SP 2017-BR-031 Appl. under Sects. 4-603 and 8-500 of the Zoning Ordinance to allow a commercial recreation use (Hookah Lounge and live music/dance hall). Located at 11266 James Swart Cl., Fairfax, 22030 on approx. 15 ac. of land zoned C-6 and HC. Braddock District. Tax Map 56-2 ((1)) 33 H. *(Admin. moved from 6/14/17 due to notices.)*
- 9:00 A.M.
E.M. Haley
*Decision
Deferred
to 10/18/17*
PAUL H. KAEPPPEL, TRUSTEE, SP 2017-MV-036 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 (shed) to remain 6.5 ft. from a side lot line and 7.3 ft. from the rear lot line and an accessory structure (play equipment) to remain 5.0 ft. from a side lot line. Located at 6905 Duke Dr., Alexandria, 22307 on approx. 7,320 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((23)) (9) 35. (Concurrent with VC 2017-MV-008).
- 9:00 A.M.
E.M. Haley
*Decision
Deferred
to 10/18/17*
PAUL H. KAEPPPEL, TRUSTEE, VC 2017-MV-008 Appl. under Sect. 18-401 of the Zoning Ordinance to permit an accessory storage structure greater than 200 sq. ft. in gross floor area. Located at 6905 Duke Dr., Alexandria, 22307 on approx. 7,320 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((23)) (9) 35. (Concurrent with SP 2017-MV-036).
- 9:00 A.M.
E.M. Haley
Approved
STONEBRIDGE INVESTMENTS, LLC, SP 2016-SU-090 Appl. under Sect. 3-C03 and 8-609 of the Zoning Ordinance to permit a riding and boarding stable. Located approx. 2,000 ft. S.W. of Bull Run Post Office Rd., on approx. 19 ac. of land zoned R-C, WS. Sully District. Tax Map 53-3 ((7)) 32, 33 and 64-1 ((7)) 31, 34, 39, 40, 41 and 42 pt. *(Admin. moved from 12/7/16 and 2/15/17 at appl. req.) (Deferred from 4/19/17 and 5/10/17 at appl. req.)*

9:00 A.M. NADINE VAZQUEZ & JEFF WATERS, A 2017-SP-008 Appl. under Sect. 18-301 this is an appeal of a determination that the proposed ropes course use is most similar to a camp or recreation ground in the Zoning Ordinance, requiring special permit approval in the R-C District, and does not constitute an agritourism use under §15.2-2288.6 of the *Code of Virginia*. Located at 12523 Popes Head Rd Clifton 20124 on approx. 170.0143 acres of land zoned R-C, WS. Springfield District. Tax Map 75-2 ((1)) 20Z.

J. Josiah
[Upheld]

****RECONSIDERATION GRANTED ON 7/12/17. REHEARING ON 9/27/17.****

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JULY 5, 2017**

-- NO SCHEDULED MEETING --

**BOARD OF ZONING APPEALS AGENDA
JULY 12, 2017**

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 12, 2017**, 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 clicking on 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. LUBOV ZAGREBELNAYA, SP 2017-PR-021 Appl. under Sects. 3-203, 8-004 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 9653 Blake Ln., Fairfax, 22031 on approx. 18,679 sq. ft. of land zoned R-2. Providence District. Tax Map 48-3 ((19)) 1. (*Admin moved from 5/24/17 at appl. req.*)
K. McMahan
*Indefinitely
Deferred at
appl. req.*
- 9:00 A.M. ESRAA AL KHAIRI/SMALL WORLD INTERNATIONAL SCHOOL LLC, SPA 2015-PR-113 Appl. under Sects. 3-303, 8-305, 8-914 and 8-923 of the Zoning Ordinance to amend SP 2015-PR-113 previously approved for a reduction in minimum yard requirements based on an error in building location to permit a deck to remain 2.9 ft. from the side lot line and fence greater than 4.0 ft. in height to remain in a front yard of a corner lot to permit a home child care facility and modification of development conditions. Located at 8100 Bright Meadows Ln., Dunn Loring, 22027 on approx. 10,901 sq. ft. of land zoned R-3. Providence District. Tax Map 39-4 ((18)) 38.
K. McMahan
*Admin.
Moved to
8/2/17 at
appl. req.*
- E.M. Haley NIHAD JAAFFAR ALIAKBAR, SP 2017-LE-045 (Error/Fence/Rear Yard Coverage – NOV) (Concurrent with VC 2017-LE-009) (*Admin. moved from 7/19/17 at appl. req.*)
*Admin.
Moved to
8/2/17 at
appl. req.*
- E.M. Haley NIHAD JAAFFAR ALIAKBAR, VC 2017-LE-009 (Concurrent with SP 2017-LE-045) (*Admin. moved from 7/19/17 at appl. req.*)
*Admin.
Moved to
8/2/17 at
appl. req.*

9:00 A.M. PLAY N' LEARN PC LLC, A 2017-SU-010 Appl. under Sect. 18-301. This is an appeal of a
C.S. Belgin determination that the appellant is operating an indoor commercial recreational use on
Admin. property located in the I-5 District without approval of a Group 5 Special Permit in violation
Moved to of Zoning Ordinance provisions. Located at 4102 Pepsi Place, Chantilly, VA 20151 on
10/4/17 at approx. 8.68 acres of land zoned I-5. Sully District. Tax Map 34-3 ((1)) 1C.
appl. req.

9:00 A.M. ALBERT M. MONIZ, A 2017-PR-009 Appl. under Sect. 18-301. Appeal of a determination
S. Gilbert that the appellant is operating a kennel on property in the R-1 District without approval of a
Admin. Category 5 Special Exception in violation of Zoning Ordinance provisions. Located at
Moved to 11650 Valley Road, Fairfax, VA 22033 on approx. 5 acres of land zoned R-1. Providence
10/25/17 at District. Tax Map 46-4 ((2)) 50A.
appl. req.

Public Hearings

9:00 A.M. NAIEM AND HEATHER SAFFOORI, SP 2017-SU-044 Appl. under Sect. 8-922 of the
Zoning Ordinance to permit a reduction of certain yard requirements to permit construction
E. Estes of an addition (screened porch) 20.3 ft. from the rear lot line. Located at 5547 Cedar Break
Approved Dr., Centreville, 20120 on approx. 8,536 sq. ft. of land zoned R-3 (Cluster) and WS. Sully
District. Tax Map 54-1 ((11)) (6) 20.

9:00 A.M. CARY K. HUANG, SP 2017-LE-024 Appl. under Sect. 8-918 of the Zoning Ordinance to
K. McMahan permit an accessory dwelling unit. Located at 5708 Glenwood Ct., Alexandria, 22310 on
Approved approx. 21,201 sq. ft. of land zoned R-3. Lee District. Tax Map 82-1 ((3)) (A) 3. (*Admin.
moved from 6/7/2017 at appl. req.*)

9:00 A.M. SOEUN SENG & CHANTHON VA, SP 2017-LE-042 Appl. under Sect. 8-914 of the Zoning
K. McMahan Ordinance to permit a reduction in minimum yard requirements based on an error in building
Approved location to permit an addition to remain 10.0 ft. from a side lot line. Located at 6407
Willowood Ln., Alexandria, 22310 on approx. 11,600 sq. ft. of land zoned R-3. Lee District.
Tax Map 82-3 ((15)) 8.

9:00 A.M. KENNETH J. ABOD, SP 2017-BR-040 Appl. under Sect. 8-922 of the Zoning Ordinance to
E.M. Haley permit a reduction in certain yard requirements to permit construction of an addition 12.6 ft.
Approved and a deck 7.4 ft. from the rear lot line. Located at 8329 Chapel Lake Ct., Annandale,
22003 on approx. 11,340 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map
70-3 ((14)) 18. (*Admin. moved from 7/19/17 at appl. req.*)

9:00 A.M. JOSE MAURICIO GALLEGOS, SP 2017-LE-015 Appl. under Sect. 8-914 of the Zoning
H. Eddy Ordinance to permit a reduction in minimum yard requirements based on an error in
Approved building location to permit an accessory storage structure (shed) to remain 2.9 ft. from a
side lot line. Located at 4703 Upland Dr., Alexandria, 22310 on approx. 16,000 sq. ft. of land
zoned R-3. Lee District. Tax Map 82-1 ((2)) 74B. (Concurrent with VC 2017-LE-003).
(*Decision deferred from 5/10/17.*)

9:00 A.M. JOSE MAURICIO GALLEGOS, VC 2017-LE-003 Appl. under Sects. 11-102.8 and 18-401
H. Eddy of the Zoning Ordinance to permit front yard paved parking coverage in excess of the
Denied maximum 30 percent to remain. Located at 4703 Upland Dr., Alexandria, 22310 on approx.
16,000 sq. ft. of land zoned R-3. Lee District. Tax Map 82-1 ((2)) 74B. (Concurrent with
SP 2017-LE-015). (*Decision deferred from 5/10/17.*)

- 9:00 A.M. EMILY L. DAVIS AND NEIL H. DAVIS, SP 2017-PR-038 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of a front porch (roofed deck) 25.2 ft. from the front lot line with steps 21.2 ft. from the front lot line. Located at 2758 Greenway Blvd., Falls Church, 22042 on approx. 6,250 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-2 ((5)) 103.
H. Eddy
Approved
- 9:00 A.M. MAJID M. ZAROU/SANGRIA CAFÉ, LLC D/B/A BALADNA RESTAURANT, SP 2017-BR-031 Appl. under Sects. 4-603 and 8-500 of the Zoning Ordinance to allow a commercial recreation use (Hookah Lounge and live music/dance hall). Located at 11266 James Swart Cl., Fairfax, 22030 on approx. 15 ac. of land zoned C-6 and HC. Braddock District. Tax Map 56-2 ((1)) 33 H. (*Admin. moved from 6/14/17 due to notices.*) (*Decision Deferred from 6/28/17.*)
H. Eddy
*Decision
Deferred
to 8/2/17*
- 9:00 A.M. SHAW M. TAJZAI, SP 2016-LE-119 Appl. under Sect. 8-914 of the Zoning Ordinance to allow a reduction in minimum yard requirements based on an error in building location to permit an addition to remain 4.6 ft. from a side lot line. Located at 6213 Pioneer Dr., Springfield, 22150 on approx. 9,120 sq. ft. of land zoned R-4. Lee District. Tax Map 80-4 ((05)) (10) 5. (*Indefinitely deferred from 2/15/17 at appl. req.*) (*Reactivated on 5/8/17.*)
H. Eddy
Approved

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JULY 19, 2017**

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 19, 2017**, 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 clicking on 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. MICAELA VALENCIA, SP 2017-PR-046 Appl. under Sects. 8-914 and 8-918 of the Zoning Ordinance to permit an accessory dwelling unit and to permit a reduction in minimum yard requirements based on an error in building location to allow an accessory storage structure to remain 3.4 ft. from a rear lot line and 7.9 ft. from a side lot line and a roofed deck to remain 17.0 ft. from a front lot line. Located at 6912 Arlington Blvd., Falls Church, 22042 on approx. 7,200 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4((15)) 8.

H. Ellis
Admin.
Moved to
10/4/17 at
staff's req.

Admin.
Moved to
9/27/17 at
app. req.

PINEWOOD LAKE HOMEOWNERS ASSOCIATION, A 2017-LE-011

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, 7/13/16, and 4/12/17 at appl. req.*)

S.C. Williams
Admin.
Moved to
11/29/17 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, 7/13/16, and 4/12/17 at appl. req.*)

S.C. Williams
Admin.
Moved to
11/29/17 at
appl. req.

Public Hearings

9:00 A.M. LETICIA FLORES ORTIZ, SP 2017-HM-022 Appl. under Sects. 3-103 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2608 Seskey Glen Ct., Herndon, 20171 on approx. 24,365 sq. ft. of land zoned R-1 (Cluster). Hunter Mill District. Tax Map 26-3 ((14)) 6. (*Admin. moved from 6/7/17 at appl. req.*)

E. Estes
Approved
(for eight
children)

9:00 A.M. APOLONIA GLORIA FUENTES-PASTOR/INFANT & TODDLERS' WORLD CHILD CARE, SP 2017-PR-041 Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8315 Cottage St., Vienna, 22180 on approx. 10,500 sq. ft. of land zoned R-3. Providence District. Tax Map 49-1 ((9)) (E) 6.

K. McMahan
Approved

9:00 A.M. RYAN MOON, SP 2017-SP-050 Appl. under Sect. 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals (chickens). Located at 9104 Rookings Ct., Springfield, 22153 on approx. 18,296 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-2 ((7)) 106. (*Admin. moved from 7/26/17 at appl. req.*)

K. McMahan
Approved

9:00 A.M. KEVIN J. & ELIZABETH A. MISSAR, SP 2017-SP-047 Appl. under Sect. 8-918 of the Zoning Ordinance to allow an accessory dwelling unit. Located at 12423 Henderson Rd., Clifton, 20124 on approx. 9.12 ac. of land zoned R-C and WS. Springfield District. Tax Map 85-4 ((1)) 2. (*Admin. moved from 7/26/17 at appl. req.*)

E.M. Haley
Approved

9:00 A.M. LISA A. AMARAL/YOUNG BRANCHES CHILD CARE, SP 2017-SP-049 Appl. under Sects. 3-C03 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6334 Youngs Branch Dr., Fairfax Station, 22039 on approx. 32,586 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 76-4 ((9)) 1127.

H. Eddy
Approved

9:00 A.M. DELIA OCHOA-AMINI/MS. DELIA'S DAYCARE, 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. Providence District. Tax Map 47-3 ((1)) 29A. (Concurrent with VC 2016-PR-016.) (*Admin. moved from 4/22/15, 6/24/15, 10/7/15, and 1/13/16 at appl. req.*) (*Indefinitely deferred from 2/24/16.*) (*Reactivated on 11/7/16.*) (*Admin. moved from 2/8/17, 3/29/17, 5/17/17, and 6/28/17 at appl. req.*)

H. Eddy
Approved

9:00 A.M. DELIA OCHOA-AMINI d.b.a. MS. DELIA'S DAYCARE, VC 2016-PR-016, Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit greater than 25% front yard coverage paved for parking. Located at 3249 Jermantown Rd., Fairfax, 22030, on approx. 18,640 sq. ft. of land zoned R-2. Providence District. Tax Map 47-3 ((01)) 29A. (Concurrent with SP 2014-PR-189.) (*Admin. moved from 2/8/17, 3/29/17, 5/17/17, and 6/28/17 at appl. req.*)

H. Eddy
Approved

9:00 A.M. THE MOST REVEREND MICHAEL F. BURBIDGE, BISHOP OF THE CATHOLIC
DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (ST.
H. Eddy BERNADETTE), SPA 78-S-276-02 Appl. under Sects. 3-203 and 8-301 of the Zoning
Approved Ordinance to amend SP 78-S-276 previously approved for a place of worship, private
school of general education, nursery school and child care to permit site modifications and
modifications to development conditions. Located at 7600 Old Keene Mill Rd., Springfield,
22152 on approx. 24.74 ac. of land zoned R-2 and PDH-3. Braddock District. Tax Map
90-1 ((1)) 1.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JULY 26, 2017**

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 26, 2017**, 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 clicking on 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.
H. Eddy
Admin.
Moved to
10/4/17 at
appl. req.
- BRYN M. BURKE, TR, SP 2017-MV-020 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 3.1 ft. from a side lot line and 1.3 ft. from the rear lot line. Located at 6027 and 6029 Woodmont Rd., Alexandria, 22307 on approx. 14,988 sq. ft. of land zoned R-4 and HC. Mount Vernon District. Tax Map 83-4 ((3)) (1) 29 and 30. *(Indefinitely deferred from 5/24/17 at appl. and staff req.) (Reactivated on 6/5/17.)*
- 9:00 A.M.
S. Gilbert
Admin.
Moved to
11/15/17 at
appl. req.
- 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 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 from 11/30/16, 3/15/17, and 6/21/17 at appl. req.)*

Public Hearings

- 9:00 A.M.
H. Eddy
Deferred to
10/4/17 at
appl. req.
- EULIE M. CAMPBELL, SPA 2011-LE-101 Appl. under Sect. 8-918 of the Zoning Ordinance to amend SP 2011-LE-101 previously approved for an accessory dwelling unit to modify development conditions. Located at 2812 Poag St., Alexandria, 22303 on approx. 14,002 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 83-3 ((35)) 1.
- 9:00 A.M.
H. Eddy
Approved
- RENE RIOS, SP 2017-LE-026 Appl. under Sects. 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 an accessory structure to remain 10.5 ft. from one side lot line and an accessory storage structure to remain 5.6 ft. from the other side lot line, and a fence greater than 4 ft. in height to remain in a front yard. Located at 7117 Harrison Ln., Alexandria, 22306 on approx. 1.0 ac. of land zoned R-2 and HD. Lee District. Tax Map 92-4 ((1)) 5. *(Decision deferred from 6/7/17.)*

- 9:00 A.M. RONALD KRAMER, SP 2017-SP-048 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 12.5 ft. from a rear lot line and 5.0 ft. from a side lot line such that side yards total 16.6 feet.
S.E. Williams
Approved Located at 9201 Bexleywood Ct., Fairfax Station, 22039 on approx. 12,069 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-4 ((13)) 254.
- 9:00 A.M. GWENDOLYN DRIGGERS AND ROBERT TAI, SP 2017-PR-043 Appl. under Sect. 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height in a front yard.
E.M. Haley
Approved Located at 8411 Idylwood Rd., Vienna 22182 on approx. 21,901 sq. ft. of land zoned R-3. Providence District. Tax Map 39-3 ((1)) 38C.
- 9:00 A.M. MARY GREENE, MANAGEMENT PROPERTIES OF AMERICA INC. & MULTIFLOR, INC., A 2016-PR-026 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing and/or operating an establishment for production and processing on property in the I-5 District without Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 8300 Merrifield Avenue, Fairfax, 22031 on approx. 45,131 sq. ft. of land zoned I-5. Providence District. Tax Map 49-1 ((16)) 4. (*Deferred from 3/29/17 at appl. req.*) (*Decision deferred from 5/24/17.*)
S. Gilbert
Decision Deferred to 10/18/17

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
AUGUST 2, 2017**

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 2, 2017**, 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 clicking on 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. PAUL S. DEMSHUR, A 2017-SP-007 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has established outdoor storage in excess of 100 square feet that is not located on the rear half of the lot and has erected an accessory storage structure that does not meet height or location regulations, all on the property in the R-2 District in violation of Zoning Ordinance provisions. Located at 8606 Kentford Drive, Springfield, 22152 on approx. 13,516 sq. ft. of land zoned R-2. Springfield District. Tax Map 89-3 ((5)) 343. *(Admin. moved to 8/2/17 at appl. req.)*

S. Gilbert
Withdrawn

Public Hearings

9:00 A.M. LUAN NGUYEN/GREAT WALL BILLIARDS, LLC, SPA 92-L-004-03 Appl. under Sects. 4-600 and 8-501 of the Zoning Ordinance to amend SP 92-L-004 previously approved for a billiard hall to permit a change in permittee modification of development conditions. Located at 7064 Spring Garden Dr., Springfield, 22150 on approx. 11.80 ac. of land zoned C-6, CRD, HC and SC. Springfield District. Tax Map 90-2 ((1)) 17 and 90-2 ((2)) 1.

E. Estes
Approved

9:00 A.M. MICHAEL A. MITCHELL, SP 2017-SP-052 Appl. under Sects. 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 1.) an addition to remain 5.6 ft. from a side lot line and 19.0 ft. from a rear lot line; 2.) an accessory storage structure to remain 0.0 ft. from a rear lot line; 3.) an accessory structure to remain 8.1 ft. from a side lot line and 4.) to permit a fence greater than 4.0 ft. in height to remain in a front yard. Located at 6103 Kerkam Ct., Springfield, 22152 on approx. 14,486 sq. ft. of land zoned R-3. Springfield District. Tax Map 79-4 ((2)) 173.

K. McMahan
Approved

- 9:00 A.M. ESRAA AL KHAIRI/SMALL WORLD INTERNATIONAL SCHOOL LLC, SPA 2015-PR-113
K. McMahan Appl. under Sects. 3-303, 8-305, 8-914 and 8-923 of the Zoning Ordinance to amend
Approved SP 2015-PR-113 previously approved for a reduction in minimum yard requirements
based on an error in building location to permit a deck to remain 2.9 ft. from the side lot
line and fence greater than 4.0 ft. in height to remain in a front yard of a corner lot to
permit a home child care facility and modification of development conditions. Located at
8100 Bright Meadows Ln., Dunn Loring, 22027 on approx. 10,901 sq. ft. of land zoned
R-3. Providence District. Tax Map 39-4 ((18)) 38. *(Admin. moved from 7/12/17 at appl.
req.)*
- 9:00 A.M. PAUL PONZELLI, VC 2016-MV-014, Appl. under Sect. 18-401 of the Zoning Ordinance to
E.M. Haley permit fence greater than 7 feet in height to remain in side and rear yards. Located at
Denied 6702 Oak Dr., Alexandria, 22306 on approx. 20,021 sq. ft. of land zoned R-4. Mount
Vernon District. Tax Map 93-1 ((10)) (2) 8. *(Decision Deferred from 1/11/17 and 2/15/17.)*
- 9:00 A.M. ELITE RESTAURANT GROUP, INC. DBA THE REVOLUTION ROCK & BILLIARDS,
E.M. Haley SPA 95-Y-069-04 Appl. under Sect(s). 2-412 and 4-703 of the Zoning Ordinance to amend
Deferred to SPA 95-Y-069 previously approved for a billiard pool hall, dance hall, and an eating
9/20/17 at establishment to permit a change in permittee. Located at 14114 Lee Hwy., Centreville,
appl. req. 20120, on approx. 9.32 ac. of land zoned C-7, HC, SC, and WS. Sully District. Tax Map
54-4 ((1)) 8C. *(Deferred from 7/22/15 at appl. req.) (Indefinitely deferred from 9/16/15.)
(Reactivated on 5/1/17.)*
- 9:00 A.M. NIHAD JAAFFAR ALIAKBAR, SP 2017-LE-045 Appl. under Sects. 8-914 and 8-923 of the
E.M. Haley Zoning Ordinance to permit a reduction in minimum yard requirements based on an error
Approved in building location to permit an accessory structure (converted garage) to remain 4.4 ft.
from a rear lot line, a second accessory structure (gazebo) to remain 4.5 ft. from side lot
line and a fence greater than 4 ft. in a front yard to remain. Located at 3706 Franconia Rd.,
Alexandria, 22310 on approx. 10,550 sq. ft. of land zoned R-3. Lee District. Tax Map 82-2
((5)) (B) 22. (Concurrent with VC 2017-LE-009). *(Admin. moved from 7/19/17 and 7/12/17
at appl. req.)*
- 9:00 A.M. NIHAD JAAFFAR ALIAKBAR, VC 2017-LE-009 Appl. under Sects. 10-103 and 18-401 of
E.M. Haley the Zoning Ordinance to permit greater than 30 percent rear yard coverage. Located at
Approved 3706 Franconia Rd., Alexandria, 22310 on approx. 10,550 sq. ft. of land zoned R-3. Lee
District. Tax Map 82-2 ((5)) (B) 22. (Concurrent with SP 2017-LE-045). *(Admin. moved
from 7/19/17 and 7/12/17 at appl. req.)*
- 9:00 A.M. WESLEY UNITED METHODIST TRUSTEES, SPA 68-M-877-02 Appl. under Sect. 3-203
H. Eddy of the Zoning Ordinance to amend SP 68-M-877 previously approved for place of worship
Deferred to and a child care center to modify development conditions. Located at 8412 Richmond
9/13/17 at Ave., Alexandria, 22309 on approx. 3.43 ac. of land zoned R-2 and HC. Mount Vernon
appl. req. District. Tax Map 101-4 ((8)) (B) 1, 2, 3, 4, 32, 33 and 34 and 101-3 ((8)) (B) 31.
- 9:00 A.M. MAJID M. ZAROU/SANGRIA CAFÉ, LLC D/B/A BALADNA RESTAURANT, SP 2017-
H. Eddy BR-031 Appl. under Sects. 4-603 and 8-500 of the Zoning Ordinance to allow a commercial
Denied recreation use (Hookah Lounge and live music/dance hall). Located at 11266 James Swart
Cl., Fairfax, 22030 on approx. 15 ac. of land zoned C-6 and HC. Braddock District. Tax Map
56-2 ((1)) 33 H. *(Admin. moved from 6/14/17 due to notices.) (Decision Deferred from
6/28/17 and 7/12/17.)*

JOHN F. RIBBLE III, CHAIRMAN

Printed April 6, 2018 (6:28AM)

**BOARD OF ZONING APPEALS AGENDA
AUGUST 9, 2017**

****MEETING CANCELLED****

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 9, 2017**, 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 clicking on 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

No Hearings Scheduled

**BOARD OF ZONING APPEALS AGENDA
AUGUST 16–SEPTEMBER 6, 2017**

-- BOARD RECESS --

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 13, 2017**

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 13, 2017**, 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 clicking on 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. SANDRA VELASQUEZ D/B/A SANDRA'S PROFESSIONAL CHILD CARE, SP 2017-
K. McMahan MA-053 Appl. under Sects.3-303 and 8-305 of the Zoning Ordinance to permit a home
Indefinitely child care facility. Located at 5229 Forman Ct., Springfield, 22151 on approx. 11,583 sq. ft.
Deferred at of land zoned R-3. Mason District. Tax Map 71-4 ((5)) (17) 174.
appl. req.
- 9:00 A.M. WIN & ARCHERY, LLC, A 2017-SU-006 Appl. under Sect. 18-301 of the Zoning
S.C. Williams Ordinance Appeal of a determination that the appellant is operating an indoor archery
Admin. range in the I-5 District without approval of a Group 5 Special Permit; and without a Non-
Moved to Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at
1/10/18 at 14101 Sullyfield Circle, Suite 300 Chantilly, 20151 on approx. 4.18 acres. of land zoned
Appl. req. I-5, AN, H-C, and WS. Sully District. Tax Map 34-4 ((11)) F1. (*Admin. moved from 6/21/17*
at appl. req.)
- 9:00 A.M. DISTRICT CAFES LLC DBA MINT CAFÉ, A 2017-PR-002 Appl. under Sect. 18-301 of the
S. Gilbert Zoning Ordinance Appeal of a determination that the appellants are operating a
Admin. commercial recreation use (hookah) on property in the PTC, H-C, and SC Districts without
Moved to Special Exception approval and Non-Residential Use Permit approval in violation of Zoning
12/6/17 at Ordinance provisions. Located at 8346 Leesburg Pike., Vienna, 22182 on approx. 21,431
Appl. req. sq. ft. of land zoned PTC, H-C, and SC. Providence District. Tax Map 29-3 ((1)) 65.
(Admin. moved from 5/3/17 at appl. req.)
- 9:00 A.M. KARLA FLORERO AND CELESTIAL CHILD CARE, LLC, SP 2014-MA-180 Appl. under
E.M. Haley Sects. 3-203 and 8-914 of the Zoning Ordinance to permit a home child care facility and a
Admin. reduction in minimum yard requirements based on an error in buliding location to permit a
Moved to deck with stairs 14.27 ft. from a side lot line and a basement areaway 11.68 ft. from a side
10/4/17 lot line. Located at 4805 Seminole Ave., Alexandria, 22312, on approx. 11,333 sq. ft. of
for notices land zoned R-2 and HC. Mason District. Tax Map 72-1 ((9)) (B) 4, 5 and 6. (*Admin moved*
from 4/15/15 and 11/18/15 at app. req.) (*Indefinitely deferred from 3/2/16 at appl. req.*)
(*Reactivated on 5/23/17.*)

Public Hearings

- 9:00 A.M. RUTH A. EMBREY & JOHN R. EMBREY, SP 2017-LE-051 Appl. under Sects. 2-512 and 8-917 of the Zoning Ordinance to permit a modification to the limitations on the keeping of animals (dogs). Located at 7931 Russell Rd., Alexandria, 22309 on approx. 12,221 sq. ft. of land zoned R-3. Lee District. Tax Map 101-1 ((3)) 93.
E. Estes Approved
- 9:00 A.M. KE-MING WANG/CHIN-WEN TSENG, SP 2017-DR-057 Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 1034 Carper St., McLean, 22101 on approx. 20,000 sq. ft. of land zoned R-2. Dranesville District. Tax Map 21-4 ((15)) 40.
K. McMahan Approved
- 9:00 A.M. WESLEY UNITED METHODIST TRUSTEES, SPA 68-M-877-02 Appl. under Sect. 3-203 of the Zoning Ordinance to amend SP 68-M-877 previously approved for place of worship and a child care center to modify development conditions. Located at 8412 Richmond Ave., Alexandria, 22309 on approx. 3.43 ac. of land zoned R-2 and HC. Mount Vernon District. Tax Map 101-4 ((8)) (B) 1, 2, 3, 4, 32, 33 and 34 and 101-3 ((8)) (B) 31. *(Deferred from 8/2/17 at appl. req.)*
H. Eddy Approved
- 9:00 A.M. MOHSEN ZAREAN, VC 2017-SP-010 Appl. under Sects.3-C07 and 18-401 of the Zoning Ordinance to allow an existing dwelling with height greater than 35 ft. to remain. Located at 12241 Blue Topaz Ln., Fairfax, 22030 on approx. 1.98 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 54.
H. Eddy Approved
- 9:00 A.M. CINDY R. VANDE STOUWE, VC 2017-LE-005 Appl. under Sect. 18-401 of the Zoning Ordinance to allow an accessory structure to remain in the front yard on a lot containing 36,000 sq. ft. or less. Located at 6013 Monticello Rd., Alexandria, 22303 on approx. 3,607 sq. ft. of land zoned R-8. Lee District. Tax Map 83-3 ((2)) (2) 20A. (Concurrent with SP 2017-LE-025). *(Decision Deferred from 6/7/17.)*
E.M. Haley Denied
- 9:00 A.M. ALAN LEO SCHMACK AND CAREY BENTON SCHMACK, SP 2017-MV-054 Appl. under Sect. 8-923 of the Zoning Ordinance to permit a fence in a front yard greater than 4.0 ft. in height. Located at 9202 Haines Dr., Lorton, 22079 on approx. 11,236 sq. ft. of land zoned R-1. Mount Vernon District. Tax Map 106-4 ((2)) 8.
E.M. Haley Approved

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 20, 2017**

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 20, 2017**, 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 clicking on 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. DEBA EHSAN, SP 2014-MA-085 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4894 Sunset Ln., Annandale, 22003, on approx. 19,553 sq. ft. of land zoned R-2. Mason District. Tax Map 71-3 ((23)) 1. L. Arseneau Admin. *Moved to 10/25/17 at appl. req. (Continued from 11/5/14.) (Continued from 4/1/15 at appl. req.) (Indefinitely Deferred on 7/15/15 at appl. req.) (Reactivated on 5/23/17.)*
- 9:00 A.M. DEBORAH P. VILLAGRA AND GREEN FROG LLC, SP 2014-SU-238 Appl. under Sect(s). 3-503 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 14700 Braddock Rd., Centreville, 20120, on approx. 8,848 sq. ft. of land zoned R-3, WS. Sully District. Tax Map 54-1 ((13)) (25) 39. *Moved to 11/1/17 at appl. req. (Indefinitely deferred from 6/10/15 at staff's req.) (Reactivated on 7/23/15.) (Indefinitely deferred from 11/4/15 at staff's request.) (Reactivated 6/2/17.)*
- 9:00 A.M. ZHANNA V. BUZOV D/B/A "METAPHOR ACADEMIC CENTER" AND ALINA PODGORNAIA, SPA 2011-MA-065 Appl. under Sects.3-403, 8-305 and 8-923 of the Zoning Ordinance to amend SP 2011-MA-065 previously approved for a home child care facility to permit modification of development conditions and a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 6936 Regent Ln., Falls Church, 22042 on approx. 10,702 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((17)) 195. K. McMahan Admin. *Moved to 10/18/17 for notices*
- 9:00 A.M. NIHAD JAAFFAR ALIAKBAR, A 2016-LE-011 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that a second dwelling is located on the property in a detached structure, and that an accessory structure which was allowed to remain too close to the rear lot line pursuant to a vested rights determination in accordance with § 15.2-2307 of the Code of Virginia was structurally altered by raising the roof height, thereby increasing the encroachment, such that the vested rights are no longer applicable, in violation of Zoning Ordinance provisions. Located at 3706 Franconia Rd., Alexandria, 22310, 10,550 Sq. Ft. of land zoned R-3. Lee District. Tax Map 82-2 ((5)) (B) 0022. S.C. Williams Withdrawn *(Admin. moved from 11/16/16, 2/15/17, and 5/24/17 at appl. req.)*

Public Hearings

- 9:00 A.M. KURTIS L. AND CATHLEEN M. WARNER, SP 2017-SP-055 Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7901 Manor House Dr., Fairfax Station, 22039 on approx. 5.03 ac. of land zoned R-C and WS. Springfield District. Tax Map 96-2 ((4)) 2.
E. Estes Approved
- 9:00 A.M. MARONE ABAGOBEZ/ST MARRY CHILD CARE, SPA 2016-LE-079 Appl. under Sects. 3-503 and 8-305 of the Zoning Ordinance to amend SP 2016-LE-079 previously approved for a home child care facility to modify development conditions. 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 ((9)) 138.
H. Eddy Approved (for up to 10)
- 9:00 A.M. GEOFFREY AND MELISSA GRAY, SP 2017-DR-058 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of addition 25.4 ft. from a front lot line and a reduction in minimum yard requirements based on an error in building location to permit an accessory structure (children’s play structure) to remain 4.3 ft. from a rear lot line and an accessory storage structure to remain 6.4 ft. from a rear lot line and 4.0 ft. from a side lot line. Located at 6120 Long Meadow Rd., McLean, 22101 on approx. 25,293 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-1 ((6)) 28. (Concurrent with VC 2017-DR-011).
H. Eddy Approved
- 9:00 A.M. GEOFFREY AND MELISSA GRAY, VC 2017-DR-011 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit greater than 30 percent rear yard coverage. Located at 6120 Long Meadow Rd., McLean, 22101 on approx. 25,293 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-1 ((6)) 28. (Concurrent with SP 2017-DR-058).
H. Eddy Approved
- 9:00 A.M. ELITE RESTAURANT GROUP, INC. DBA THE REVOLUTION ROCK & BILLIARDS, SPA 95-Y-069-04 Appl. under Sect(s). 4-703 and 8-501 of the Zoning Ordinance to amend SPA 95-Y-069 previously approved for a billiard pool hall, dance hall, and an eating establishment to permit a change in permittee. Located at 14114 Lee Hwy., Centreville, 20120, on approx. 9.32 ac. of land zoned C-7, HC, SC, and WS. Sully District. Tax Map 54-4 ((1)) 8C. *(Deferred from 7/22/15 at appl. req.) (Indefinitely deferred from 9/16/15.) (Reactivated on 5/1/17.) (Deferred from 8/2/17 at appl. req.)*
E.M. Haley Approved
- 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, 6/8/16, 11/2/16, and 5/3/17 at appl. req.)*
C.S. Belgin
Continued to 3/21/18 at appl. req.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 27, 2017**

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 27, 2017**, 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 clicking on 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. PINEWOOD LAKE HOMEOWNERS ASSOCIATION, A 2017-LE-011 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a junk yard and a storage yard, which are not permitted uses, and outdoor storage in excess of the amount permitted on property in the R-8 District in violation of Zoning Ordinance provisions. Located on a portion of Tax Map 101-1 ((6)) K1 & Y1 at the terminus of Saint Anne's Court, Alexandria, 22309 on approx. 1.235 acres of land zoned R-8. Lee District.
M. Mertz
Admin.
Moved to 12/6/17 at appl. req.
- 9:00 A.M. VETERANS OF FOREIGN WARS POST 9274, A 2015-PR-016, Appl. under sect(s) 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is occupying property in the R-4 District without Non-Residential Use Permit approval and has allowed a use not in conformance with Special Permit approval in violation of Zoning Ordinance provisions. Located at 7118 Shreve Rd., Falls Church, 22043 on approx. 29,272 sq. ft. of land zoned R-4. Providence District. Tax Map 40-3 ((1)). (Concurrent with A 2015-PR-002). (*Admin. moved from 7/29/15, 9/23/15, 10/28/15, 4/27/16, 7/27/16, 1/11/17, and 5/17/17 at appl. req.*)
S.C. Williams
Admin.
Moved to 2/28/18 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 operating a public benefit association use on property in the C-3 District without Special Exception or Non Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 2343 Chestnut St., Falls Church, 22043 on approx. 15,426 sq. ft. of land zoned C-3. Providence District. Tax Map 40-3 ((1)) 107A. (Concurrent with A 2015-PR-016). (*Admin. moved from 5/13/15, 9/23/15, 10/28/15, 4/27/16, 7/27/16, 1/11/17, and 5/17/17 at appl. req.*)
S.C. Williams
Admin.
Moved to 2/28/18 at appl. req.

Public Hearings

- 9:00 A.M. SOUTH SPRINGFIELD CONGREGATION OF JEHOVAH'S WITNESSES, INC.,
H. Eddy SPA 2013-MV-012 Appl. under Sect. 3-103 of the Zoning Ordinance to amend SP 2013-
Deferred to MV-012 previously approved for a place of worship to permit site modifications. Located at
10/25/17 at 8701 & 8713 Pohick Rd., Springfield, 22153 on approx. 3.56 ac. of land zoned R-1. Mount
appl. req. Vernon District. Tax Map 98-1 ((1)) 58 and 60.
- 9:00 A.M. JOSE O. SEGOVIA, SP 2017-MA-056 Appl. under Sect. 8-922 of the Zoning Ordinance to
E. Estes permit a reduction of certain yard requirements to permit construction of an addition 13.5
Approved ft. from a side lot line. Located at 6624 Kerns Rd., Falls Church, 22042 on approx. 22,000
sq. ft. of land zoned R-1. Mason District. Tax Map 60-2 ((17)) 3.
- 9:00 A.M. FRANCISCO J. HERCEG, SP 2017-PR-035 Appl. under Sects. 8-914 and 8-918 of the
K. McMahan Zoning Ordinance to permit an accessory dwelling unit and a reduction to the minimum
Approved yard requirements based on an error in building location to permit an accessory structure
(free standing carport) to remain 0.2 ft. from the side lot line. 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. (*Decision Deferred from 6/28/17.*)
- 9:00 A.M. MICHAEL CULL, SP 2017-LE-061 Appl. under Sects. 8-914 and 8-922 of the Zoning
K. McMahan Ordinance to allow a reduction in certain yard requirements to allow construction of an
Decision addition 7.1 ft. from a side lot line and a reduction in minimum yard requirements based on
Deferred an error in building location to permit an accessory structure (gazebo) to remain 1.6 ft.
to 11/1/17 from a side lot line. Located at 8210 Glyn St., Alexandria, 22309 on approx. 10,560 sq. ft.
of land zoned R-3. Lee District. Tax Map 101-3 ((15)) (3) 12.
- 9:00 A.M. VICTOR CHAMBERS, SP 2017-LE-059 Appl. under Sect. 8-922 of the Zoning Ordinance
E.M. Haley to permit a reduction of certain yard requirements to permit construction of an addition
Approved 21.1 ft. from the rear lot line. Located at 6334 Willowfield Way, Springfield, 22150 on
approx. 9,018 sq. ft. of land zoned R-3 and HC. Lee District. Tax Map 81-3 ((47)) 37.
- 9:00 A.M. PATTIE CRAMPTON, SP 2017-LE-062 Appl. under Sects. 8-914 and 8-922 of the Zoning
E.M. Haley Ordinance to permit a reduction of certain yard requirements to permit construction of an
Approved addition 8.1 ft. from a side lot line and a reduction in minimum yard requirements based on
an error in building location to permit an accessory storage structure to remain 2.5 ft. from
a side lot line and 1.0 ft. from the rear lot line. Located at 5402 Waycross Dr., Alexandria,
22310, on approx. 10,599 sq. ft. of land zoned R-3. Lee District. Tax Map 81-2 ((7)) 126.
- 9:00 A.M. NADINE VAZQUEZ & JEFF WATERS, A 2017-SP-008 Appl. under Sect. 18-301 this is an
J. Josiah appeal of a determination that a proposed ropes course use is most similar to a camp
Overtuned or recreation ground as defined in the Zoning Ordinance, requiring special permit approval
in the R-C District, and does not constitute an agritourism activity under Virginia Code
§15.2-2288.6. Located at 12523 Popes Head Rd Clifton 20124 on approx. 170.0143
acres. of land zoned R-C, WS. Springfield District. Tax Map 75-2 ((1)) 20Z.
(*Reconsideration granted on 7/12/17.*)

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 4, 2017**

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 4, 2017**, 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 clicking on 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 Admin.
EIMAN BASSAM/EAOA, LLC, VC 2017-PR-012
Moved to
10/18/17 at
appl. req.

9:00 A.M. C.S. Belgian Admin.
PLAY N' LEARN PC LLC, A 2017-SU-010 Appl. under Sect. 18-301. This is an appeal of a determination that the appellant is operating an indoor commercial recreational use on property located in the I-5 District without approval of a Group 5 Special Permit in violation of Zoning Ordinance provisions. Located at 4102 Pepsi Place, Chantilly, VA 20151 on approx. 8.68 acres of land zoned I-5. Sully District. Tax Map 34-3 ((1)) 1C. (Admin moved from 7/12/17 at appl. req.)
Moved to
1/10/18 at
appl. req.

9:00 A.M. S.C. Williams Admin.
RUB A DUB LLC, DBA RUB A DUB ECO WASH, A 2017-PR-012 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the Appellant is operating a car wash, which is not a permitted use on property located in the C-4 and SC District in violation of Zoning Ordinance provisions. Located at 1676 International Dr., McLean 22102 on approx. 4.37 acres of land zoned C-4 and SC. Providence District. Tax Map 29-3 ((15)) 11B3.
Moved to
1/31/18 at
appl. req.

9:00 A.M. S.C. Williams Admin.
RUB A DUB LLC, DBA RUB A DUB ECO WASH, A 2017-PR-013 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the Appellant is operating a car wash, which is not a permitted use on property located in the C-3, H-C and SC District in violation of Zoning Ordinance provisions. Located at 1900 Gallows Rd, Vienna 22182 on approx. 4.11 acres of land zoned C-3, H-C and SC. Providence District. Tax Map 39-1 ((6)) 81A.
Moved to
1/31/18 at
appl. req.

9:00 A.M. KARLA FLORERO AND CELESTIAL CHILD CARE, LLC, SP 2014-MA-180 Appl. under Sects. 3-203 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 a deck with stairs 14.27 ft. from a side lot line and a basement areaway 11.68 ft. from a side lot line. Located at 4805 Seminole Ave., Alexandria, 22312, on approx. 11,333 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 72-1 ((9)) (B) 4, 5 and 6. (*Admin moved from 4/15/15 and 11/18/15 at appl. req.*) (*Indefinitely deferred from 3/2/16 at appl. req.*) (*Admin moved from 9/13/17 for notices.*)

E.M. Haley
Admin.
Moved to 10/25/17
by staff

Public Hearings

9:00 A.M. DAVID KOSUTIC, SP 2017-PR-064 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 12.5 ft. from the rear lot line and 17.0 ft. from the front lot line. Located at 2821 Woodlawn Ave., Falls Church on approx. 6,046 sq. ft. of land zoned R-4 and H-C. Providence District. Tax Map 50-2 ((4)) 107.

E.M. Haley
Approved

9:00 A.M. MICAELA VALENCIA, SP 2017-PR-046 Appl. under Sects. 8-914 and 8-918 of the Zoning Ordinance to permit an accessory dwelling unit and to permit a reduction in minimum yard requirements based on an error in building location to allow an accessory storage structure to remain 3.4 ft. from a rear lot line and 7.9 ft. from a side lot line and a roofed deck to remain 17.0 ft. from a front lot line. Located at 6912 Arlington Blvd., Falls Church, 22042 on approx. 7,200 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4((15)) 8. (*Admin. moved from 7/19/17 at staff's request.*)

H. Ellis
Approved

9:00 A.M. LAURA DELIMA, SP 2017-DR-060 Appl. under Sects. 2-512 and 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals (pot bellied pig). Located at 1740 Anderson Rd., Falls Church, 22043 on approx. 11,134 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-3 ((4)) 184.

E. Estes
Approved

9:00 A.M. FIRST PRESBYTERIAN CHURCH OF ANNANDALE INC., SPA 71-A-030-02 Appl. under Sects. 3-303 and 8-308 of the Zoning Ordinance to amend SP 71-A-030 previously approved for a church and nursery school to permit a child care center and modifications to development conditions. Located at 7610 Newcastle Dr., Annandale, 22003 on approx. 7.34 ac. of land zoned R-3. Mason District. Tax Map 71-3 ((16)) A.

K. McMahan
Approved

9:00 A.M. EULIE M. CAMPBELL, SPA 2011-LE-101 Appl. under Sect. 8-918 of the Zoning Ordinance to amend SP 2011-LE-101 previously approved for an accessory dwelling unit to modify development conditions. Located at 2812 Poag St., Alexandria, 22303 on approx. 14,002 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 83-3 ((35)) 1. (*Deferred from 7/26/17 at appl. req.*)

H. Eddy
Deferred to 1/10/18 at appl. req.

9:00 A.M. BRYN M. BURKE, TR, SP 2017-MV-020 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 3.1 ft. from a side lot line and 1.3 ft. from the rear lot line. Located at 6027 and 6029 Woodmont Rd., Alexandria, 22307 on approx. 14,988 sq. ft. of land zoned R-4 and HC. Mount Vernon District. Tax Map 83-4 ((3)) (1) 29 and 30. (*Indefinitely deferred from 5/24/17 at appl. and staff req.*) (*Reactivated on 6/5/17.*) (*Admin. moved from 7/26/17 at appl. req.*)

H. Eddy
Approved

JOHN F. RIBBLE III, CHAIRMAN

Printed April 6, 2018 (6:28AM)

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 11, 2017**

-- NO SCHEDULED MEETING --

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 18, 2017**

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 18, 2017**, 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 clicking on 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. PAUL H. KAEPPEL, TRUSTEE, SP 2017-MV-036 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 (shed) to remain 6.5 ft. from a side lot line and 7.3 ft. from the rear lot line and an accessory structure (play equipment) to remain 5.0 ft. from a side lot line. Located at 6905 Duke Dr., Alexandria, 22307 on approx. 7,320 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((23)) (9) 35. (Concurrent with VC 2017-MV-008). (*Decision Deferred from 6/28/17.*)
- E.M. Haley
Withdrawn
- 9:00 A.M. PAUL H. KAEPPEL, TRUSTEE, VC 2017-MV-008 Appl. under Sect. 18-401 of the Zoning Ordinance to permit an accessory storage structure greater than 200 sq. ft. in gross floor area. Located at 6905 Duke Dr., Alexandria, 22307 on approx. 7,320 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((23)) (9) 35. (Concurrent with SP 2017-MV-036). (*Decision Deferred from 6/28/17.*)
- E.M. Haley
Withdrawn

Public Hearings

- 9:00 A.M. CENTREVILLE ENGLISH CONGREGATION OF JEHOVAH'S WITNESSES, INC., SPA 2011-SP-069 Appl. under Sect. 3-C03 of the Zoning Ordinance to amend SP 2011-SP-069 previously approved for a place of worship to permit site modifications and modifications to development conditions. Located at 12901 Braddock Rd., Clifton 20124 on approx. 4.18 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((2)) 3.
- E.M. Haley
Deferred to 11/1/17 at appl. req.
- 9:00 A.M. BRIAN B. AND SANDRA H. DARVILLE, SP 2017-MV-066 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of a roofed deck with steps 26 ft. from a front lot line. Located at 7910 Bolling Dr., Alexandria, 22308 on approx. 18,745 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-2 ((10)) 25A.
- E. Estes
Approved

- 9:00 A.M. HERO BARUA, SP 2017-LE-065 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 storage structure to remain 2.5 ft. from a side lot line. Located at 3201 Lockheed Blvd., Alexandria, 22306 on approx. 14,507 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 92-4 ((3)) (1) 9.
K. McMahan Approved
- 9:00 A.M. ZHANNA V. BUZOV D/B/A "METAPHOR ACADEMIC CENTER" AND ALINA PODGORNAIA, SPA 2011-MA-065 Appl. under Sects.3-403, 8-305 and 8-923 of the Zoning Ordinance to amend SP 2011-MA-065 previously approved for a home child care facility to permit modification of development conditions and a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 6936 Regent Ln., Falls Church, 22042 on approx. 10,702 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((17)) 195. (*Admin moved from 9/20/17 for notices.*)
K. McMahan Decision Deferred to 11/15/17
- 9:00 A.M. MARIA A. LENZ, SP 2017-LE-063 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 1) an accessory storage structure to remain 1.8 ft. from a side lot line and 1.9 ft. from a rear lot line; 2) an accessory structure (pergola) to remain 1.4 ft. from a side lot line; and 3) an accessory structure (play equipment) to remain 1.5 ft. from a rear lot line and 1.7 ft. from a side lot line. Located at 7406 Hastings St., Springfield, 22150 on approx. 11,988 sq. ft. of land zoned R-3. Lee District. Tax Map 80-3 ((3)) (40) 33.
H. Eddy Approved
- 9:00 A.M. EIMAN BASSAM/EAOA,LLC, VC 2017-PR-012 Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit off-street parking spaces closer than 10 ft. from a front lot line. Located at 2931 Gallows Rd., Falls Church, 22042 on approx. 7,256 sq. ft. of land zoned I-5. Providence District. Tax Map 49-4 ((1)) 33.
H. Eddy Approved
- 9:00 A.M. MARY GREENE, MANAGEMENT PROPERTIES OF AMERICA INC. & MULTIFLOR, INC., A 2016-PR-026 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing and/or operating an establishment for production and processing on property in the I-5 District without Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 8300 Merrifield Avenue, Fairfax, 22031 on approx. 45,131 sq. ft. of land zoned I-5. Providence District. Tax Map 49-1 ((16)) 4. (*Deferred from 3/29/17 at appl. req.*) (*Decision deferred from 5/24/17 and 7/26/17.*)
S. Gilbert Decision Deferred to 12/6/17

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 25, 2017**

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 25, 2017**, 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 clicking on 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. DEBA EHSAN, SP 2014-MA-085 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4894 Sunset Ln., Annandale, 22003, on approx. 19,553 sq. ft. of land zoned R-2. Mason District. Tax Map 71-3 ((23)) 1. L. Arseneau Admin. *(Continued from 11/5/14.) (Continued from 4/1/15 at appl. req.) (Indefinitely Deferred on 7/15/15 at appl. req.) (Reactivated on 5/23/17.) (Admin. moved from 9/20/17.)*
Moved to 1/31/18 at appl. req.
- 9:00 A.M. CARMEN F. GUZMAN/DAVID W. CLAROS, SP 2017-LE-072 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 structure (carport) to remain 1.3 ft. from a side lot line & 2.4 ft. from a rear lot line and an accessory storage (shed) structure to remain 2.8 ft. from a side lot line & 2.1 ft. from a rear lot line. Located at 6010 Grayson St., Springfield, 22150 on approx. 8,781 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((2)) (23) 6. E. Estes Admin. *Moved to 11/15/17 at appl. req.*
- 9:00 A.M. STANLEY C. OWEN, TR & BEVERLY J. HOWARD, TR, SP 2017-SP-030 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 a deck to remain 0.4 ft. from a rear lot line and 6.4 ft. from a side lot line and an accessory structure (child's play structure) to remain 5.2 ft. from a rear lot line. Located at 6153 Pohick Station Dr., Fairfax Station, 22039 on approx. 23,309 sq. ft. of land zoned R-1 Cluster. Springfield District. Tax Map 77-4 ((22)) 2. (Concurrent with VC 2017-SP-007). *(Admin. moved from 6/21/17 at appl. req.)* H. Eddy Admin. *Moved to 2/28/18 at appl. req.*
- 9:00 A.M. STANLEY C. OWEN, TR & BEVERLY J. HOWARD, TR, VC 2017-SP-007 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit greater than 30 percent rear yard coverage. Located at 6153 Pohick Station Dr., Fairfax Station, 22039 on approx. 23,309 sq. ft. of land zoned R-1 Cluster. Springfield District. Tax Map 77-4 ((22)) 2. (Concurrent with SP 2017-SP-030). *(Admin. moved from 6/21/17 at appl. req.)* H. Eddy Admin. *Moved to 2/28/18 at appl. req.*

- 9:00 A.M. KARLA FLORERO AND CELESTIAL CHILD CARE, LLC, SP 2014-MA-180 Appl. under Sects. 3-203 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 a deck with stairs 14.27 ft. from a side lot line and a basement areaway 11.68 ft. from a side lot line. Located at 4805 Seminole Ave., Alexandria, 22312, on approx. 11,333 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 72-1 ((9)) (B) 4, 5 and 6. (*Admin moved from 4/15/15 and 11/18/15 at appl. req.*) (*Indefinitely deferred from 3/2/16 at appl. req.*) (*Admin moved from 9/13/17 and 10/4/17 for notices.*)
- E.M. Haley
Admin.
Moved to 12/6/17 by BZA
- 9:00 A.M. ALBERT M. MONIZ, A 2017-PR-009 Appl. under Sect. 18-301. Appeal of a determination that the appellant is operating a kennel on property in the R-1 District without approval of a Category 5 Special Exception in violation of Zoning Ordinance provisions. Located at 11650 Valley Road, Fairfax, VA 22033 on approx. 5 acres of land zoned R-1. Providence District. Tax Map 46-4 ((2)) 50A. (*Admin. moved from 7/12/17 at appl. req.*)
- S. Gilbert
Withdrawn
- 9:00 A.M. PATRICK CRAIG MULDOON, A 2017-LE-014 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a junk yard and storage yard in the front, side, and rear yard; and maintaining a second detached dwelling unit on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 6408 Higham Drive, Alexandria, 22310 on approx. 21,781 Sq. Ft. of land zoned R-1. Lee District. Tax Map 81-4 ((16)) 3.
- S.C. Williams
Withdrawn

Public Hearings

- 9:00 A.M. GINA WOLERY/BRIAN NEWBURN, SP 2017-MV-068 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 addition to remain 9.2 ft. from a side lot line. Located at 8006 Lynnfield Dr., Alexandria, 22306 on approx. 11,241 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-1 ((33)) 24.
- E.M. Haley
Approved
- 9:00 A.M. RANA M. ACHEKZAI, SP 2017-BR-069 Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 4405 Shirley Gate Rd., Fairfax, 22030 on approx. 43,290 sq. ft. of land zoned R-C and WS. Braddock District. Tax Map 56-4 ((6)) 4.
- K. McMahan
Approved
- 9:00 A.M. JOHN & ANETTE CERISANO SP 2017-SU-070 Appl. under Sects. 2-512 and 8-917 of the Zoning Ordinance to permit modifications to the limitations on keeping of animals (ducks). Located at 5552 Sequoia Farms Dr., Centreville, 20120 on approx. 11,591 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 54-1 ((11)) 300.
- K. McMahan
Approved
- 9:00 A.M. SOUTH SPRINGFIELD CONGREGATION OF JEHOVAH'S WITNESSES, INC., SPA 2013-MV-012 Appl. under Sect. 3-103 of the Zoning Ordinance to amend SP 2013-MV-012 previously approved for a place of worship to permit site modifications. Located at 8701 & 8713 Pohick Rd., Springfield, 22153 on approx. 3.56 ac. of land zoned R-1. Mount Vernon District. Tax Map 98-1 ((1)) 58 and 60. (*Deferred from 9/27/17 at appl. req.*)
- H. Eddy
Deferred to 1/24/18 at appl. req.

9:00 A.M. JOHN WILLIAMSON CHILCUTT, SP 2017-BR-078 Appl. under Sects. 8-922 and 8-923 of
H. Eddy the Zoning Ordinance to permit a reduction of certain yard requirements to permit
Approved construction of an addition 16.8 ft. from the front 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 10198 Bessmer Ln.,
Fairfax, 22032 on approx. 14,566 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax
Map 68-2 ((5)) 994.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 1, 2017**

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 1, 2017**, 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 clicking on 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. MICHAEL CULL, SP 2017-LE-061 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to allow a reduction in certain yard requirements to allow construction of an addition 7.1 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 (gazebo) to remain 1.6 ft. from a side lot line. Located at 8210 Glyn St., Alexandria, 22309 on approx. 10,560 sq. ft. of land zoned R-3. Lee District. Tax Map 101-3 ((15)) (3) 12. *(Decision Deferred from 9/27/17.)*
- K. McMahan
Withdrawn
- 9:00 A.M. DEBORAH P. VILLAGRA AND GREEN FROG LLC, SP 2014-SU-238 Appl. under
E.M. Haley Sect(s). 3-503 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Admin. Located at 14700 Braddock Rd., Centreville, 20120, on approx. 8,848 sq. ft. of land zoned
Moved to R-3, WS. Sully District. Tax Map 54-1 ((13)) (25) 39. *(Indefinitely deferred from 6/10/15 at
12/6/17 at staff's req.) (Reactivated on 7/23/15.) (Indefinitely deferred from 11/4/15 at staff's request.)
appl. req. (Reactivated 6/2/17.) (Admin. moved from 9/20/17 at appl. req.)*
- 9:00 A.M. SARAH PELLETIER (SPARKLECLEAN, LLC), TENANT, A 2017-LE-020 Appl. under Sect.
S.C. Williams 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating
Admin. a home occupation use that includes allowing more than one (1) company vehicle to park
Moved to on the property; allowing more than one (1) non-resident employee at the property; and
3/7/18 at allowing exterior evidence that the property is being used other than as a dwelling, all in
appl. req. the R-8 District in violation of Zoning Ordinance provisions. Located at 6025 Monticello
Road, Alexandria, 22303 on approx. 1.268 ac. of land zoned R-8. Lee District. Tax Map 83-
3 ((2)) (2) 17A.
- 9:00 A.M. ARROSSA JAMSHID, A 2017-LE-015 Appl. under Sect. 18-301 of the Zoning Ordinance.
A. Homer Appeal of a determination that appellant is maintaining a second dwelling unit; and is
Withdrawn allowing six or more unrelated persons to reside in the single family dwelling on property in
the R-2 District in violation of Zoning Ordinance provisions. Located at 6521 S Kings
Highway, Alexandria, 22306 on approx. 1.268 ac. of land zoned R-2. Lee District. Tax Map
92-2 ((1)) 20

Public Hearings

- 9:00 A.M. NADEEM Y. SHAIKH AND NASREEN Y. SHAIKH, SP 2017-DR-071 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 21.5 ft. from a front yard and a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 2.1 ft. from a side lot line and 4.2 ft. from the rear lot line. Located at 6514 Divine St., McLean, 22101 on approx. 11,233 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((33)) 60.
E.M. Haley Approved
- 9:00 A.M. ERIC TARQUINIO AND COURTNEY TARQUINIO, SP 2017-DR-075 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an accessory structure 10.0 ft. from a side lot line. Located at 730 Lawton St., McLean, 22101 on approx. 24,084 sq. ft. of land zoned R-1. Dranesville District. Tax Map 21-2 ((3)) 90R.
E.M. Haley Approved
- 9:00 A.M. CENTREVILLE ENGLISH CONGREGATION OF JEHOVAH'S WITNESSES, INC., SPA 2011-SP-069 Appl. under Sect. 3-C03 of the Zoning Ordinance to amend SP 2011-SP-069 previously approved for a place of worship to permit site modifications and modifications to development conditions. Located at 12901 Braddock Rd., Clifton 20124 on approx. 4.18 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((2)) 3. (*Deferred from 10/18/17.*)
E.M. Haley Approved
- 9:00 A.M. Wafa ALDABSHEH/ADAM LEARNING CENTER LLC., SP 2017-PR-077 Appl. under Sect. 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2943 Graham Rd., Falls Church, 22042 on approx. 9,315 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((7)) 23.
E. Estes Approved
- 9:00 A.M. LEE W. PENDLETON, SP 2017-BR-079 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 6.0 ft. from a side lot line and a reduction in 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. Located at 7905 Kalorama Rd., Annandale, 22003 on approx. 24,633 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-4 ((6)) 26.
K. McMahan *Decision Deferred to 1/10/18*
- 9:00 A.M. JEFFREY M. AND REBECCA K. AMSTER, SP 2017-DR-074 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of deck 8.0 ft. from side lot line and reduction in minimum yard requirements based on an error in building location to permit a deck to remain 6.3 ft. from a side lot line and accessory storage structure to remain 0.7 ft. from a rear lot line. Located at 9407 Vernon Dr., Great Falls, 22066 on approx. 20,160 sq. ft. of land zoned R-1 (Cluster). Dranesville District. Tax Map 19-4 ((17)) 11. (Concurrent with VC 2017-DR-013).
K. McMahan Approved
- 9:00 A.M. JEFFREY M. AND REBECCA K. AMSTER, VC 2017-DR-013 Appl. under Sects. 2-412 and 18-401 of the Zoning Ordinance to permit construction of a deck 5.1 ft. from a side lot line. Located at 9407 Vernon Dr., Great Falls, 22066 on approx. 20,160 sq. ft. of land zoned R-1 (Cluster). Dranesville District. Tax Map 19-4 ((17)) 11. (Concurrent with SP 2017-DR-074).
K. McMahan Approved

9:00 A.M. MARIA PEREIRA, SP 2017-MV-067 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of a third story addition 7.5 ft. from the northern side lot line and 8.5 ft. from the southern side lot line.
H. Eddy
Approved Located at 8628 Curtis Ave., Alexandria, 22309 on approx. 4,400 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-4 ((10)) (14) 10.

9:00 A.M. NELSON C. CUELLAR SP 2017-BR-073 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 8.0 ft. from a side lot line and 12.0 ft. from a rear lot line. Located at 5628 Inverchapel Rd., Springfield, 22151 on approx. 15,495 sq. ft. of land zoned R-3. Braddock District. Tax Map 79-2 ((3)) (3) 40.
H. Eddy
Denied

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 8, 2017**

-- NO SCHEDULED MEETING --

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 15, 2017**

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 15, 2017**, 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 clicking on 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. 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 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 from 11/30/16, 3/15/17, 6/21/17, and 7/26/17 at appl. req.)*
- S. Gilbert
Withdrawn
- 9:00 A.M. ZHANNA V. BUZOV D/B/A "METAPHOR ACADEMIC CENTER" AND ALINA PODGORNAIA, SPA 2011-MA-065 Appl. under Sects.3-403, 8-305 and 8-923 of the Zoning Ordinance to amend SP 2011-MA-065 previously approved for a home child care facility to permit modification of development conditions and a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 6936 Regent Ln., Falls Church, 22042 on approx. 10,702 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((17)) 195. *(Admin moved from 9/20/17 for notices.) (Decision Deferred from 10/18/17.)*
- K. McMahan
Withdrawn
- 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, 6/8/16, 11/30/16, and 5/24/17 at appl. req.)*
- C.S. Belgin
Admin.
Moved to
4/11/18 at
appl. req.

Public Hearings

- 9:00 A.M. CARMEN F. GUZMAN/DAVID W. CLAROS, SP 2017-LE-072 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 structure (carport) to remain 1.3 ft. from a side lot line and 2.4 ft. from a rear lot line and an accessory storage (shed) structure to remain 2.8 ft. from a side lot line and 2.1 ft. from a rear lot line. Located at 6010 Grayson St., Springfield, 22150 on approx. 8,781 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((2)) (23) 6. (Concurrent with VC 2017-LE-015.) (*Admin. moved from 10/25/17 at appl. req.*)
- E. Estes
Approved-
In-Part
*[Carport
Denied]*
- 9:00 A.M. CARMEN F. GUZMAN/DAVID W. CLAROS, VC 2017-LE-015 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit greater than 30 percent rear yard coverage. Located at 6010 Grayson St., Springfield, 22150 on approx. 8,781sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((2)) (23) 6. (Concurrent with SP 2017-LE-072.)
- E. Estes
Denied
- 9:00 A.M. NICOLE SUZANNE AND PETER NICHOLAS CHURCHILL, SP 2017-PR-080 Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 2220 Benedictine Ct., Vienna, 22182 on approx. 14,747 sq. ft. of land zoned R-3. Providence District. Tax Map 39-3 ((36)) 7.
- E. Estes
Approved
- 9:00 A.M. LEANN W. AND JEFFREY N. LINDSEY, SP 2017-HM-081 Appl. under Sects. 8-922 and 8-923 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 12.6 ft. from a rear lot line and a fence greater than 4.0 ft. in height to remain in a front yard. Located at 12056 Heather Down Dr., Herndon, 20170 on approx. 12,466 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 11-1 ((7)) 19.
- K. McMahan
Approved
- 9:00 A.M. SEAN ABUZOBAA, SP 2017-DR-082 Appl. under Sects. 8-918 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 6.2 ft. from a side lot line such that the side yards total 18.0 ft. and to permit an accessory dwelling unit. Located at 7641 Huntermaster Ln., McLean, 22102 on approx. 11,797 sq. ft. of land zoned R-2 (Cluster). Dranesville District. Tax Map 29-2 ((12)) 39.
- H. Eddy
Approved
- 9:00 A.M. LARRY SCALES, SP 2017-LE-085 Appl. under Sects. 8-914 and 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in the front yard of a corner lot and a reduction in minimum yard requirements based on an error in building location to permit a deck (patio) to remain 1.2 ft. from a side lot line. Located at 8138 Kidd St., Alexandria, 22309 on approx. 13,066 sq. ft. of land zoned R-3. Lee District. Tax Map 101-3 ((18)) (6) 1.
- H. Eddy
Approved
- 9:00 A.M. RUTH ELIZABETH RAZZAQ, SP 2017-MV-076 Appl. under Sect. 8-917 of the Zoning Ordinance to permit a modification to the limitation on the keeping of animals (dogs). Located at 7968 Bethelen Woods Ln., Springfield, 22153 on approx. 1,650 sq. ft. of land zoned PDH-3. Mount Vernon District. Tax Map 89-4 ((10)) 85.
- E.M. Haley
Approved

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 22, 2017**

-- NO SCHEDULED MEETING --

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 29, 2017**

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 29, 2017**, 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 clicking on 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, 7/13/16, 4/12/17, and 7/19/17 at appl. req.*)
- S.C. Williams
Admin.
Moved to
3/7/18 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, 7/13/16, 4/12/17, and 7/19/17 at appl. req.*)
- S.C. Williams
Admin.
Moved to
3/7/18 at
appl. req.

Public Hearings

- 9:00 A.M. LEWIS AND CATHERINE THORP, TRUSTEES/THORP FAMILY TRUST, SP 2017-DR-083 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 19.6 ft. from a rear lot line. Located at 1313 Cold Harbor Ct., Herndon, 20170-2018 on approx. 9,962 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 6-3 ((5)) 32.
- K. Antonucci
Approved
- 9:00 A.M. WIN & ARCHERY, INC., SP 2017-SU-087 Appl. under Sects. 5-503 and 8-501 of the Zoning Ordinance to permit an indoor commercial recreation use (archery range). Located at 14101 Sullyfield Cir., Ste. 340, Chantilly, 20151 on approx. 1,693 sq. ft. of land zoned I-5, WS, AN and HC. Sully District. Tax Map 34-4 ((11)) F1 (pt.).
- E. Estes
Approved

9:00 A.M. BLAKE D. RATCLIFF AND SARA B. RATCLIFF, A 2017-MA-017 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing the use of a dwelling unit for transient occupancy (short-term rental) in the R-2 District in violation of Zoning Ordinance provisions. Located at 3320 Grass Hill Terrace, Falls Church, 22044 on approx.18,411 sq. ft. of land zoned R-2. Mason District. Tax Map 61-1 ((11)) 777.
L. Yegazu
Decision
Deferral
to 1/10/18

9:00 A.M. JOHN A. MCEWAN AND MARY LOU MCEWAN, A 2017-MV-018 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing the use of a dwelling unit for transient occupancy (short-term rental) in the R-2 District in violation of Zoning Ordinance provisions. Located at 9319 Ludgate Dr., Alexandria 22309 on approx.18,641 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 110-4 ((10)) 11A.
L. Yegazu
Decision
Deferral
to 1/10/18

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
DECEMBER 6, 2017**

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 6, 2017**, 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 clicking on 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. DEBORAH P. VILLAGRA AND GREEN FROG LLC, SP 2014-SU-238 Appl. under Sect(s).
E.M. Haley 3-503 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at
Admin. 14700 Braddock Rd., Centreville, 20120, on approx. 8,848 sq. ft. of land zoned R-3, WS.
Moved to Sully District. Tax Map 54-1 ((13)) (25) 39. *(Indefinitely deferred from 6/10/15 at staff's
1/24/18 at req.) (Reactivated on 7/23/15.) (Indefinitely deferred from 11/4/15 at staff's request.
appl. req. (Reactivated 6/2/17.) (Admin. moved from 9/20/17 and 11/1/17 at appl. req.)*
- 9:00 A.M. JOHN PHOUMINH/WAT LAO VIRGINIA, INC., SP 2017-MV-088 Appl. under Sects. 3-E03
and 8-301 of the Zoning Ordinance to permit a place of worship. Located at 6812
H. Eddy Springfield Dr., Lorton, 22079 on approx. 4.14 ac. of land zoned R-E. Mount Vernon
Admin. District. Tax Map 114-4 ((3)) (1) 10A.
Moved to
2/14/18 at
appl. req.
- 9:00 A.M. PINWOOD LAKE HOMEOWNERS ASSOCIATION, A 2017-LE-011 Appl. under Sect.
18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a junk
M. Mertz yard and a storage yard, which are not permitted uses, and outdoor storage in excess of
Admin. the amount permitted on property in the R-8 District in violation of Zoning Ordinance
Moved to provisions. Located on a portion of Tax Map 101-1 ((6)) K1 & Y1 at the terminus of Saint
3/14/18 at Anne's Court, Alexandria, 22309 on approx. 1.235 acres of land zoned R-8. Lee District.
appl. req. *(Admin. moved from 9/27/17 at appl. req.)*
- 9:00 A.M. DISTRICT CAFES LLC DBA MINT CAFÉ, A 2017-PR-002 Appl. under Sect. 18-301 of the
Zoning Ordinance Appeal of a determination that the appellants are operating a
S. Gilbert commercial recreation use (hookah) on property in the PTC, H-C, and SC Districts without
Admin. Special Exception approval and Non-Residential Use Permit approval in violation of Zoning
Moved to Ordinance provisions. Located at 8346 Leesburg Pike., Vienna, 22182 on approx. 21,431
2/7/18 at sq. ft. of land zoned PTC, H-C, and SC. Providence District. Tax Map 29-3 ((1)) 65.
Staff's req. *(Admin. moved from 5/3/17 and 9/13/17 at appl. req.)*

9:00 A.M. JENNY LOZADA & JESSICA LOZADA D/B/A JENNY'S FAMILY CHILD CARE, SP 2014-MA-233 Appl. under Sects. 3-203, 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 8.11 ft. from a side lot line. Located at 4809 Seminole Ave., Alexandria, 22312, on approx. 17,316 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 72-1 ((9)) (B) 7. *(Admin. moved from 6/3/15 at appl. req.) (Deferred from 11/18/15 at appl. req.) (Indefinitely deferred from 3/2/16 at appl. req.) (Reactivated on 10/3/17.)*

E.M. Haley
Withdrawn

Public Hearings

9:00 A.M. PRATIK AND ANNSHEREE GORADIA, SP 2017-SU-090 Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 3913 Chantilly Rd., Chantilly, 20151 on approx. 35,250 sq. ft. of land zoned R-1, WS and HC. Sully District. Tax Map 34-4 ((5)) 23.

E. Estes
Approved

9:00 A.M. DAMEAN ADAMS/DINORAH MENDOZA-ADAMS, SP 2017-SP-084 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 storage structure to remain 5.2 ft. from the southern side lot line and an accessory structure (child's playset) to remain 6.0 ft. from the northern side lot line and 8.2 ft. from the rear lot line. Located at 13210 Pleasantview La., Fairfax, 22033 on approx. 9,765 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-1 ((3)) (60) 28.

K. McMahan
Approved

9:00 A.M. PLAY N' LEARN INC., SP 2017-SU-086 Appl. under Sects. 5-503 and 8-501 of the Zoning Ordinance to permit an indoor commercial recreation use (indoor playground facility). Located at 4102 Pepsi Pl., Chantilly, 20151 on approx. 8,800 sq. ft. of land zoned I-5, AN and WS. Sully District. Tax Map 34-3 ((1)) 1C (pt.).

K. McMahan
Approved

9:00 A.M. RICK KITCHRAYOTIN, SP 2017-PR-089 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 addition to remain 12.1 ft. from the rear lot line. Located at 10329 Granite Creek Ln., Oakton, 22124 on approx. 2,432 sq. ft. of land zoned R-20. Providence District. Tax Map 47-4 ((19)) 76.

K. McMahan
Continued to 4/11/18 at appl. req.

9:00 A.M. JUBILEE CHRISTIAN CENTER., SPA 96-Y-031-02 Appl. under Sects. 3C03 and 8-301 of the Zoning Ordinance amend SP 96-Y-031 previously approved for a place of worship to permit site modifications and a change in permittee. Located at 4650 Shirley Gate Rd., Fairfax, 22030 on approx. 12.06 ac. of land zoned R-C and WS. Braddock District. Tax Map 56-4 ((1)) 17.

H. Eddy
Approved

9:00 A.M. KARLA FLORERO AND CELESTIAL CHILD CARE, LLC, SP 2014-MA-180 Appl. under Sects. 3-203 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 a deck with stairs 14.27 ft. from a side lot line and a basement areaway 11.68 ft. from a side lot line. Located at 4805 Seminole Ave., Alexandria, 22312, on approx. 11,333 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 72-1 ((9)) (B) 4, 5 and 6. *(Admin moved from 4/15/15 and 11/18/15 at app. req.) (Indefinitely deferred from 3/2/16 at appl. req.) (Admin. moved from 9/13/17 and 10/4/17 for notices.) (Admin. moved from 10/25/17.)*

E.M. Haley
Approved

9:00 A.M. MARY GREENE, MANAGEMENT PROPERTIES OF AMERICA INC. & MULTIFLOR,
INC., A 2016-PR-026 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a
S. Gilbert determination that the appellants are allowing and/or operating an establishment for
(S.C. Williams) production and processing on property in the I-5 District without Non-Residential Use
Decision Permit approval in violation of Zoning Ordinance provisions. Located at 8300 Merrifield
Deferred Avenue, Fairfax, 22031 on approx. 45,131 sq. ft. of land zoned I-5. Providence District.
to 1/24/18 Tax Map 49-1 ((16)) 4. (*Deferred from 3/29/17 at appl. req.*) (*Decision deferred from*
5/24/17, 7/26/17, and 10/18/17.)

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
DECEMBER 13, 2017**

****MEETING CANCELLED****

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 13, 2017**, 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 clicking on 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

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
DECEMBER 20 AND 27, 2017**

-- NO SCHEDULED MEETINGS --