

**BOARD OF ZONING APPEALS AGENDA**  
**January 9, 2019**

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 9, 2019**, 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***

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Nomination of Officers **Approved** as follows: Mr. Ribble as Chair; Mr. Hammack as Vice Chair; Ms. Theodore as Secretary

Nomination of Clerk **Approved** as follows: Lorraine A. Giovinazzo

***Administrative Items – 9 a.m.***

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Staff/Action

K. McMahan  
*Admin.*

*Moved to  
3/27/19 at  
appl. req.*

**Deborah P. Villagra And Green Frog LLC, SP 2014-SU-238** Appl. Under Sects. 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 and WS. Sully District. Tax Map 54-1 ((13)) (25) 39. (Concurrent with VC 2018-SU-010). *(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.) (Admin. moved from 9/20/17, 11/1/17, and 12/6/17 at appl. req.) (Indefinite deferral from 1/24/18 at appl. req.) (Reactivated on 4/10/18.) (Admin. moved from 7/18/18, and 10/3/18 at appl. req.)*

K. McMahan  
*Admin.*

*Moved to  
3/27/19 at  
appl. req.*

**Deborah P. Villagra And Green Frog LLC, VC 2018-SU-010** Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit front yard coverage exceeding thirty percent, (paved for parking). Located at 14700 Braddock Rd., Centreville, 20120 on approx. 8,848 sq. ft. of land zoned R-3 and WS. Sully District. Tax Map 54-1 ((13)) (25) 39. (Concurrent with SP 2014-SU-238). *(Admin. moved from 7/18/18, and 10/3/18 at appl. req.)*

K. McMahan  
**Withdrawn**

**Malee Aswinanun/Malee Aswinanun Family Child Care, SP 2018-DR-079**, Appl. Under Sect(s). 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2000 Cherri Dr., Falls Church, 22043, on approx. 10,694 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((2)) 19. *(Deferred from 11/28/18 at appl. req.)*

C.S. Belgin  
*Admin.*

*Moved to  
3/20/19 at  
appl. req.*

**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. *(Admin. moved from 9/27/17, 12/6/17, 3/14/18, 5/16/18 8/1/18, and 11/7/18 at appl. req.)*

## Public Hearings

- 9 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, 7/19/17, 11/29/17, 3/7/18, and 5/16/18 at appl. req.*) (*Deferred from 6/27/18 at staff's req., and 10/24/18 at appl. req.*)
- S.C. Williams  
*Deferred to 4/17/19 at appl. req.*
- 9 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, 7/19/17, 11/29/17, 3/7/18, and 5/16/18 at appl. req.*) (*Deferred from 6/27/18 at staff's req., and 10/24/18 at appl. req.*)
- S.C. Williams  
*Deferred to 4/17/19 at appl. req.*
- 9 a.m. **Goddess of Heaven Temple, Inc., SP 2017-MA-097** Appl. under Sect. 3-303 of the Zoning Ordinance to permit a place of worship. Located at 3309 Magnolia Ave., Falls Church, 22041 on approx. 40,046 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((1)) 19. (*Admin. moved from 1/31/18 and 3/28/18 at appl. req.*) (*Admin. moved from 4/11/18 due to meeting cancellation.*) (*Decision deferred from 5/2/18, 6/13/18 7/11/18, 10/3/18, 10/24/18, and 12/5/18.*)
- B. Krasner  
**Approved**
- 9 a.m. **James P. Chao, VC 2018-BR-014** Appl. under Sect. 2-412 and 18-401 of the Zoning Ordinance to permit construction of a new dwelling with stoop and steps 18.0 ft. from the front lot line. Located at 4936 Americana Dr., Annandale, 22003, on approx. 16,231 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-4 ((7)) 192A. (*Decision Deferred from 11/7/18.*)
- E. Estes  
**Approved**
- 9 a.m. **Gricelda Cardozo, SP 2018-MA-097** Appl. Under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit a roofed deck to remain 15.2 ft. from a side lot line and an accessory storage structure to remain 15.8 ft. from a side lot line and 3.4 ft. from the rear lot line. Located at 6604 Kerns Rd., Falls Church, 22042, on approx. 22,000 sq. ft. land zoned R-1. Mason District. Tax Map 60-2 ((17)) 8.
- J. Timberlake  
**Approved**
- 9 a.m. **David W. James, Jr. & Alicia James, SP 2018-MA-094** Appl. Under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7405 Carmine St., Annandale, 22003, on approx. 15,800 sq. ft. land zoned R-1. Mason District. Tax Map 71-1 ((10)) 14.
- B. McCadden  
**Approved**

- 9 a.m. **Deborah Ann Furey, SP 2018-SU-098** Appl. Under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 19.5 ft. from the rear lot line. Located at 13606 Turkey Foot Ct., Chantilly, 20151, on approx. 10,190 sq. ft. land zoned PDH-2 and WS. Sully District. Tax Map 45-3 ((3)) 366.  
B. McCadden  
**Approved**
- 9 a.m. **Maureen Faley, SP 2018-SU-093** Appl. Under Sect(s). 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 6506 White Post Rd., Centreville, 20121, on approx. 22,363 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((4)) 4.  
D. Barlow  
*Decision  
Deferred  
to 1/30/19*
- 9 a.m. **Joselito E. Ramirez, SP 2018-LE-092** Appl. Under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit an accessory structure (two-story addition to an existing detached workshop) to remain 6.3 ft. from a side lot line. Located at 6623 Harrison Ln., Alexandria, 22306, on approx. 24,132 sq. ft. land zoned R-2. Lee District. Tax Map 92-2 ((14)) 1A.  
K. McMahan  
*Decision  
Deferred  
to 2/13/19*
- 9 a.m. **Jhoana Cuellar/Springfield Bilingual Center, LLC, SP 2018-LE-099** Appl. Under Sect(s). 3-403 and 8-914 of the Zoning Ordinance to permit a home child care facility and a reduction to minimum yard requirements based on error in building location to permit an accessory structure (children's play structure) to remain 7.8 ft. from a side lot line. Located at 6104 Dinwiddie St., Springfield, 22150, on approx. 11,486 sq. ft. land zoned R-4. Lee District. Tax Map 80-3 ((3)) (79) 7.  
K. McMahan  
**Approved**

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
January 16, 2019**

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 16, 2019**, 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***

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***Administrative Items – 9 a.m.***

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Staff/Action

S.C. Williams **Jihong Lao, A 2018-DR-020** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has constructed an accessory structure (fence) on a vacant lot where there is no principal use, in violation of Zoning Ordinance provisions. Located at Tax Map No. No. 3-4 ((1)) 34A, McLean 20101, on approx. 5.0 acres. of land, zoned R-E. Dranesville District. *(Admin. moved from 10/24/18 at appl. req.)*  
*Admin.*  
*Moved to*  
*5/1/19 at*  
*appl. req.*

9 a.m. **Olde Hideaway Inc. DBA Club One Sports Bar And Grille & Berkeley Plaza Associates, A 2017-MV-021** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a commercial recreation use (hookah), which is not reflected on the approved Non-Residential Use Permit for an eating establishment and does not have Special Permit approval, all on property in the C-6 and H-C Districts in violation of Zoning Ordinance provisions. Located at 8786 Richmond Highway Alexandria 22309 on approx. 8.54 acres of land zoned C-6, H-C and CRD. Mount Vernon District. Tax Map 109-2 ((1)) 24. *(Admin. moved from 3/21/18 at staff's req. and admin. moved from 5/2/18, 7/11/18, and 10/17/18 at appl. req.)*  
C.S. Belgin  
**Withdrawn**

***Public Hearings***

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9 a.m. **Luz Marina Vega, SP 2018-MA-103** Appl. Under Sect(s). 3-403, 8-303 and 8-914 of the Zoning Ordinance to permit a home child care facility and a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure (shed) to remain 1.8 ft. from a side lot line and 1.2 ft. from a rear lot line. Located at 6046 Brook Dr., Falls Church, 22044, on approx. 11,023 sq. ft. land zoned R-3. Mason District. Tax Map 51-4 ((3)) 97.  
K. McMahan  
*Deferred to*  
*2/6/19 at*  
*appl. req.*

9 a.m. **Carlos A. Buendia, SP 2018-MV-104** Appl. Under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 8717 Redman St., Springfield, 22153, on approx. 23,100 sq. ft. of land zoned R-1. Mt. Vernon District. Tax Map 98-1 ((3)) 47.  
D. Barlow  
**Approved**

- 9 a.m. **Parker Propst & Anna Kennedy, SP 2018-PR-101** Appl. Under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 26.0 ft. from the front lot line. Located at 6814 Jefferson Ave., Falls Church, 22042, on approx. 7,200 sq. ft. land zoned R-4. Providence District. Tax Map 50-4 ((14)) 43.  
B. McCadden  
**Approved**
- 9 a.m. **Karen Walker & Allan Warwick, SP 2018-LE-095** Appl. Under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals (dogs). Located at 7001 D'evereux Circle Drive, Alexandria, 22315, on approx. 10,056 sq. ft. land zoned R-5. Lee District. Tax Map 91-2 ((10)) 266. (*Admin. moved from 12/12/18 at appl. req.*)  
K. McMahan  
**Approved**
- 9 a.m. **Deyi Awadallah/Domestic Renovations LLC, VC 2018-MA-018** Appl. Under Sect(s). 3-207 and 18-401 of the Zoning Ordinance to permit construction of a two-story dwelling 5.5 ft. from the southern side lot line and 4.0 ft. from the northern side lot line. Located at 4125 Old Columbia Pike, Annandale, 22003, on approx. 9,699 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((6)) 2. (*Admin. moved from 12/5/18 at appl req. for ad language change.*)  
K. McMahan  
**Approved**
- 9 a.m. **Jennifer L. Rowlett, SP 2018-LE-100** Appl. Under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on errors in building location to permit an addition 6.6 ft. from a side lot line and an accessory storage structure (shed) to remain 2.5 ft. from the rear lot line. Located at 6602 Berkshire Dr., Alexandria, 22310, on approx. 10,017 sq. ft. land zoned R-4. Lee District. Tax Map 92-2 ((2)) (1) 36.  
K. McMahan  
**Approved**

**JOHN F. RIBBLE III, CHAIRMAN**

**\*\*MEETING CANCELLED DUE TO INCLEMENT WEATHER\*\***

Staff Reports Publication Date: 1/23/19

**BOARD OF ZONING APPEALS AGENDA  
January 30, 2019**

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 30, 2019**, 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***

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***Administrative Items – 9 a.m.***

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Staff/Action

E. Estes

**The Most Reverend Michael F. Burbidge, Bishop of The Catholic Diocese of Arlington, Virginia and His Successors In Office (Our Lady of Lavang), SPA 01-Y-**

**Withdrawn**

**069-02** Appl. under Sects. 8-014 and 3-C03 of the Zoning Ordinance to amend SP 01-Y-069 previously approved for church with a child care center to permit a change in permittee, site modifications, and modifications to development conditions. Located at 6611 Cedar Spring Rd., Centreville, 20121 on approx. 11.05 ac. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((3)) 21A. (*Deferred from 6/20/18, 6/27/18, 7/25/18, 9/12/18, and 11/7/18 at appl. req.*)

C.S. Belgin

**Play N' Learn PC LLC, A 2017-SU-010** Appl. under Sect. 18-301 of the Zoning Ordinance. 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, H-C (pt.), AN, WS. Sully District. Tax Map 34-3 ((1)) 1C. (*Admin moved from 7/12/17, 10/4/17, 1/10/18, 3/28/18, 5/23/18, 8/1/18, and 11/7/18 at appl. req.*)

*Admin.*

*Moved to  
4/24/19 at  
appl. req.*

S. Gilbert

**Nathan E. Tielking, Claudia G. Tielking, A 2018-DR-023** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have constructed a masonry wall within the storm drainage easement on property, in the R-3 District in violation of Zoning Ordinance provisions. Located at 6533 Mulroy Street, McLean, VA 22101. On approx. 12,761 Sq Ft. of land zoned R-3. Dranesville District. Tax Map 40-2 ((21)) 30.

*Admin.*

*Moved to  
3/6/19 at  
appl. req.*

K. McMahan

**Daniel P. Chapple, VC 2018-PR-019** Appl. Under Sects. 3-407, 10-104 and 18-401 of the Zoning Ordinance to permit construction of a two-story dwelling 6.0 ft. from the western front lot line along Fisher Ave. and 20.5 ft. from the northern front lot line along Osborn St. and to allow an accessory storage structure to remain in a front yard of a corner lot. Located at 6715 Osborn St., Falls Church, 22046 on approx. 7,313 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-4 ((4)) 2.

*Admin.*

*Moved  
to 3/6/19*

- D. Barlow  
*Admin.*  
*Moved to*  
*3/6/19*      **Maureen Faley, SP 2018-SU-093** Appl. Under Sect(s). 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 6506 White Post Rd., Centreville, 20121, on approx. 22,363 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((4)) 4. (*Decision deferred from 1/9/19.*)
- S.C. Williams  
*Admin.*  
*Moved to*  
*3/27/19*      **Robert Merkli, A 2017-MV-027** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a storage yard, a vehicle light service establishment, and vehicle major service establishment, all on the property in the R-1 District all in violation of Zoning Ordinance provisions. Located at 10506 Old Colchester Road Lorton, 22079. On approx. 5.1979 acres of land zoned R-1. Mount Vernon District. Tax Map 113-4 ((1)) 31. (*Deferred from 4/18/18 at staff's req. and 6/20/18, 9/26/18, and 11/28/18 at appl. req.*) (*Continued from 12/12/18.*)
- D. Barlow  
*Admin.*  
*Moved to*  
*3/13/19*      **Laura M. Newbold, SP 2018-BR-106** Appl. Under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 10.1 ft. from a side lot line and a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 1.5 ft. from a side lot line and 1.9 ft. from the rear lot line. Located at 7507 Inzer St., Springfield, 22151, on approx. 10,500 sq. ft. of land zoned R-3. Braddock District. Tax Map 71-3 ((4)) (40) 26.
- D. Barlow  
*Admin.*  
*Moved to*  
*3/20/19*      **Ana Villatoro, SPA 2015-LE-002** Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to amend SP 2015-LE-002 previously approved for a home child care facility to permit modification of development conditions. Located at 8020 Ashboro Dr., Alexandria, 22309 on approx. 11,723 sq. ft. of land zoned R-3. Lee District. Tax Map 101-1 ((3)) 156.
- B. McCadden  
*Admin.*  
*Moved to*  
*3/20/19*      **Gary A. Orski and Kathryn T. Orski, SP 2018-SU-109** Appl. Under Sect. 8-913 of the Zoning Ordinance to permit modifications to minimum yard requirements for certain R-C lots to permit construction of an addition 10.2 ft. and deck 9.6 ft. from a side lot line. Located at 15441 Martins Hundred Dr., Centreville, 20120 on approx. 16,886 sq. ft. land zoned R-C and WS. Sully District. Tax Map 53-1 ((3)) (5) 46.
- B. McCadden  
*Admin.*  
*Moved to*  
*3/13/19*      **Frishta Rahim/Angels Daycare, LLC, SP 2018-SP-102** Appl. Under Sects. 3-C03 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7775 Clifton Rd., Fairfax Station, 22039, on approx. 23,345 sq. ft. land zoned R-C and WS. Springfield District. Tax Map 87-1 ((3)) 16.
- K. McMahan  
*Admin.*  
*Moved to*  
*3/20/19*      **Elite Restaurant Group, Inc. DBA The Revolution Darts & Billiards, SPA 92-L-047-03** Appl. under Sects. 4-603 and 8-501 of the Zoning Ordinance to amend SP 92-L-047 previously approved for a billiard and pool hall to permit a change in permittee and for modification of development conditions. Located at 7255 Commerce St., Springfield, 22150 on approx. 7,410 sq. ft. of land zoned C-6, CRD, SC and HC. Lee District. Tax Map 80-3 ((1)) 11B. (*Admin. moved from 2/11/15 at appl. req.*) (*Deferred from 3/18/15.*) (*Indefinitely deferred from 4/29/15.*) (*Reactivated on 10/4/18.*)

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA**  
**February 6, 2019**

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 6, 2019**, 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***

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***Administrative Items – 9 a.m.***

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Staff/Action

K. McMahan **Brandon And Kathy Eggleston, SP 2018-MV-105** 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 (detached garage) to remain 14.7 ft. from the rear lot line and 10.2 ft. from the western side lot line. Located at 8109 Wellington Rd., Alexandria, 22308 on approx. 18,439 sq. ft. land zoned R-2. Mount Vernon District. Tax Map 102-2 ((12)) 184.  
*Admin. Moved to 3/6/19 at appl. req.*

K. McMahan **Luz Marina Vega, SP 2018-MA-103** Appl. Under Sect(s). 3-403, 8-303 and 8-914 of the Zoning Ordinance to permit a home child care facility and a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure (shed) to remain 1.8 ft. from a side lot line and 1.2 ft. from a rear lot line. Located at 6046 Brook Dr., Falls Church, 22044, on approx. 11,023 sq. ft. land zoned R-3. Mason District. Tax Map 51-4 ((3)) 97. (*Deferred from 1/16/19 at appl. req.*)  
*Admin. moved to 2/27/19 due to change in application and ad language*

S. Gilbert **Daniel J. and Lindsay L. Ricks, A 2018-PR-025**  
*Admin. Moved to 4/17/19 at appl. req.*

B. McCadden **Flight Fit N Fun (Springfield) LLC d/b/a Flight Trampoline Park, SPA 2013-LE-042-02** Appl. under Sects. 5-503 and 8-501 of the Zoning Ordinance to amend SP 2013-LE-042 previously approved for an indoor commercial recreation use (trampoline park) to permit modifications to development conditions. 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.  
*Admin. moved to 02/27/19 for ads*

***Public Hearings***

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9 a.m. **Amir Gozalzadeh/Forest Hill Day Care Inc., SP 2018-BR-108** Appl. Under Sects. 3-103 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 11604 Leehigh Dr., Fairfax, 22030 on approx. 22,082 sq. ft. land zoned R-1. Braddock District. Tax Map 56-4 ((2)) 32.  
 D. Barlow Approved



9 a.m.            **Yee Yan Chan, Ching W. Wong, SP 2018-SP-107** Appl. Under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 4318 Majestic Ln., Fairfax, 22033 on approx. 11,350 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District.  
K. McMahan  
Approved        Tax Map 45-3 ((2)) (7) 18.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
February 13, 2019**

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 13, 2019**, 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***

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***Administrative Items – 9 a.m.***

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***None***

***Public Hearings***

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Staff/Action

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| 9:00 a.m.   | <b>Win &amp; Archery, LLC, A 2017-SU-006</b> Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellant is operating an indoor archery range in the I-5 District without approval of a Group 5 Special Permit; and without a Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 14101 Sullyfield Circle, Suite 300 Chantilly, 20151 on approx. 4.18 acres. of land zoned I 5, AN, H-C, and WS. Sully District. Tax Map 34-4 ((11)) F1. <i>(Admin. moved from 6/21/17, 9/13/17, 1/10/18, 3/28/18, and 5/2/18 at appl. req.) (Deferred from 7/25/18, and 11/28/18 at appl. req.)</i> |
| S.C. Williams<br><i>Deferred to 5/22/19 at appl. req.</i>       |  |
| 9 a.m.  | <b>Hamad Ghafoor For A. H. Ghafoor Company, LLC, A 2018-MV-018</b> A 2018-MV-018 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a storage yard on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 8249 Richmond Highway, Alexandria, 22309 on approx. 18,992 sq. ft. of land zoned C-8 and H-C. Mount Vernon District. Tax Map 101-4 ((1)) 7. <i>(Deferred from 10/17/18 at appl. req.)</i>  |
| S. Gilbert<br><i>Deferred to 4/3/19 at appl. req.</i>           |  |
| 9 a.m.  | <b>Mary Healey Sedutto, SP 2018-MV-112</b> Appl. Under Sect. 8-914 of the Zoning Ordinance to permit a reduction of minimum yard requirements based on an error in building location to permit an addition (enclosed carport) to remain 8.5 ft. and covered stoop 6.1 ft. from a side lot line. Located at 8021 Lynnfield Dr., Alexandria, 22306, on approx. 10,800 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-1 ((33)) 6.  |
| D. Barlow<br><b>Approved</b>                                    |  |
| 9 a.m.  | <b>Linda Bernardeth Obando Quezada d/b/a Angel's Dreams Home Daycare L.L.C., SP 2018-MA-110</b> Appl. Under Sects. 3-303, 8-301, 8-914 and 8-923 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 allow an accessory storage structure to remain 0.2 ft. from a side lot line and 0.8 ft. from the rear lot line, and to permit a fence greater than 4 ft. in height to remain in a front yard. Located at 6222 Everglades Dr., Alexandria, 22312, on approx. 11,171 sq. ft. of land zoned R-3. Mason District. Tax Map 61-4 ((6)) (P) 17.       |
| B. McCadden<br><b>Approved-In-Part</b><br><i>(fence denied)</i> |  |

- 9 a.m. **Sean Knute Wade Adcock, SP 2018-MV-114** Appl. Under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to allow construction of a second story addition 6.5 ft. from the southern side lot line. Located at 9004 Greylock St., Alexandria, 22308 on approx. 11,315 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 111-1 ((3)) (4) 12.  
B. McCadden  
**Approved**
- 9 a.m. **Carol Boyd Leon, SP 2018-BR-113** Appl. Under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 15.0 ft. from the east side lot line and 22.8 ft. from the rear lot line and a deck with stairs 14.1 ft. from the east side lot line. Located at 12213 Rowan Tree Dr., Fairfax, 22030, on approx. 21,452 sq. of land zoned R-C and WS. Braddock District. Tax Map 56-3 ((9)) 43A.  
K. McMahan  
**Approved**
- 9 a.m. **Trustees of Fellowship Baptist Church, SP 2018-PR-111** Appl. Under Sects. 3-103 and 8-301 of the Zoning Ordinance to permit a place of worship and site modifications (construction of parsonage). Located at 11032 Oakton Rd., Oakton, 22124, on approx. 4.78 ac. of land zoned R-1. Providence District. Tax Map 47-3 ((1)) 2.  
K. McMahan  
**Approved**
- 9 a.m. **Joselito E. Ramirez, SP 2018-LE-092** Appl. Under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit an accessory structure (two-story addition to an existing detached workshop) to remain 6.3 ft. from a side lot line. Located at 6623 Harrison Ln., Alexandria, 22306, on approx. 24,132 sq. ft. land zoned R-2. Lee District. Tax Map 92-2 ((14)) 1A. (*Decision deferred from 1-9-19.*)  
K. McMahan  
**Approved**

**JOHN F. RIBBLE III, CHAIRMAN**

## BOARD OF ZONING APPEALS AGENDA February 27, 2019

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 27, 2019**, 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***

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#### ***Administrative Items – 9 a.m.***

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Staff/Action

K. McMahan **Emiliano B. Tlatelpa/Juana Tlatelpa, VC 2018-LE-021** (Errors/NOV) (Concurrent with  
**Withdrawn** SP 2018-LE-116)

K. McMahan **Luck Stone Corporation, SPA 81-S-064-11** Appl. under Sects. 7-305 and 8-104 of the  
*Admin.* Zoning Ordinance to amend SP 81-S-064 to permit renewal of existing quarrying, sales  
*Moved to* and ancillary use. Located at 15717 Lee Hwy., Centreville, 20121, on approx. 210.25 ac.  
*6/12/18 at* of land zoned R-C, NR and WS. Sully District. Tax Map 64-1 ((1)) 1, 4, 13, 14, 15, 17pt.,  
*appl. req.* 33A, 38pt., 39pt. and 64-1 ((4)) 7A. (*Admin. moved from 10/24/18, and 12/12/18 at appl. req.*)

### ***Public Hearings***

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9 a.m. **David Schappert & Meghan Schappert, SP 2018-BR-117** Appl. Under Sects. 8-914 and  
8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to allow  
D. Barlow construction of an addition 8.9 ft. from the southern side lot line such that side yards total  
**Approved** 20.6 ft. and reduction in minimum yard requirements based on an error in building location  
to permit a shed to remain 2.4 ft. from the northern side lot line. Located at 4717 Pickett  
Rd., Fairfax, 22032 on approx. 11,936 sq. ft. of land zoned R-2 (Cluster). Braddock  
District. Tax Map 69-1 ((4)) 11.

9 a.m. **David S. Groccia & Maria M. Groccia, SP 2018-PR-115** Appl. Under Sects. 8-914,  
8-922 and 8-923 of the Zoning Ordinance to permit a reduction to certain yard  
B. McCadden requirements to permit construction of an addition 18.4 ft. from a front lot line, fence  
**Approved** greater than 4.0 ft. in height to remain in a front yard and reduction in minimum yard  
requirements based on an error in building location to permit accessory storage structure  
to remain 2.7 ft. from a side lot line and 4.0 ft. from a rear lot line. Located at 6921 Custis  
Pkwy., Falls Church, 22042 on approx. 7,955 sq. ft. of land zoned R-4. Providence  
District. Tax Map 50-4 ((3)) 125.

- 9 a.m. **Flight Fit N Fun (Springfield) LLC d/b/a Flight Trampoline Park, SPA 2013-LE-042-02** Appl. under Sects. 5-503 and 8-501 of the Zoning Ordinance to amend SP 2013-LE-042 previously approved for an indoor commercial recreation use (trampoline park) to permit modifications to development conditions. 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. *(Admin. moved from 02/06/19 for ads.)*
- B. McCadden  
**Approved**
- 9 a.m. **Luz Marina Vega, SP 2018-MA-103** Appl. Under Sect(s). 3-403, 8-303, 8-305, 8-914 and 8-918 of the Zoning Ordinance to permit a home child care facility and a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 1.8 ft. from the east side lot line and 1.2 ft. from a rear lot line and to permit an accessory dwelling unit. Located at 6046 Brook Dr., Falls Church, 22044, on approx. 11,023 sq. ft. land zoned R-3. Mason District. Tax Map 51-4 ((3)) 97. *(Deferred from 1/16/19 at appl. req.) (Admin. moved from 2/6/19 due to change in application and ad language.)*
- K. McMahan  
**Approved**  
(home child care for up to 10 children)
- 9 a.m. **Lawrence E. McHugh, VC 2018-MV-020** Appl. Under Sects. 3-207 and 18-401 of the Zoning Ordinance to permit construction of three single family detached dwellings with proposed side yard setbacks of 9 ft. Located at 8509 and 8511 Engleside St., Alexandria, 22309 on approx. 16,800 sq. ft. of land (5,600 sq. ft. per lot) zoned R-2 and H-C. Mount Vernon District. Tax Map 101-3 ((7)) 30, 31 and 32.
- K. McMahan  
**Approved**
- 9 a.m. **Emiliano B. Tlatelpa/Juana Tlatelpa, SP 2018-LE-116** 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 3.1 ft. from the south side lot line and 2.8 ft. from the rear lot line. Located at 6505 The Parkway, Alexandria, 22310 on approx. 10,426 sq. ft. of land zoned R-4. Lee District. Tax Map 92-2 ((2)) (3) 11.
- K. McMahan  
**Approved**
- 9 a.m. **American Legion Post 270, A 2018-DR-026** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has established a use most similar to a commercial indoor recreation use in the R-3 District, without Special Exception approval, in violation of Zoning Ordinance provisions. Located at 1355 Balls Hill Road McLean, VA 22101. on approx. 1.5 acres of land zoned R-3. Dranesville District. Tax Map 30-1 ((22)) 1A.
- S.C. Williams  
**Overtured**

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA**  
**March 6, 2019**

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 6, 2019**, 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***

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***Administrative Items – 9 a.m.***

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Staff/Action

S. Gilbert **Nathan E. Tielking, Claudia G. Tielking, A 2018-DR-023** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have constructed a masonry wall within the storm drainage easement on property, in the R-3 District in violation of Zoning Ordinance provisions. Located at 6533 Mulroy Street, McLean, VA 22101. On approx. 12,761 sq. ft. of land zoned R-3. Dranesville District. Tax Map 40-2 ((21)) 30. *(Admin. moved from 1/30/19 at appl. req.)*

**Admin.**  
**Withdrawn**  
(NOV  
Rescinded)

S. Gilbert **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 commercial recreation use (hookah) on property in the PTC, H-C, and SC Districts without Special Exception approval and Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 8346 Leesburg Pike., Vienna, 22182 on approx. 21,431 sq. ft. of land zoned PTC, H-C, and SC. Providence District. Tax Map 29 3 ((1)) 65. *(Admin. moved from 5/3/17, 9/13/17, 12/6/17, 2/7/18, 4/25/18, 5/23/18, 9/12/18, and 11/28/18 at appl. req.)*

**Admin.**  
**Withdrawn**

***Public Hearings***

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9 a.m. **Maureen Faley, SP 2018-SU-093** Appl. Under Sect(s). 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot.

D. Barlow Located at 6506 White Post Rd., Centreville, 20121, on approx. 22,363 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((4)) 4. *(Decision deferred from 1/9/19.) (Admin moved from 1/30/19 due to inclement weather.)*

**Approved**

9 a.m. **Therese M. McWhinney, SP 2018-DR-121** Appl. Under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition (screened-in porch) 14.0 ft. from a rear lot line and reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 4.1 ft. from the northern side lot line. Located at 2356 Dunbar Ln., Falls Church, 22046 on approx. 7,244 sq. ft. land zoned R-4. Dranesville District. Tax Map 40-4 ((12)) 14.

D. Barlow **Approved**

- 9 a.m. **Brandon and Kathy Eggleston, SP 2018-MV-105** 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 (detached garage) to remain 14.7 ft. from the rear lot line and 10.2 ft. from the western side lot line. Located at 8109 Wellington Rd., Alexandria, 22308 on approx. 18,439 sq. ft. land zoned R-2. Mount Vernon District. Tax Map 102-2 ((12)) 184. (*Admin. moved from 2/6/19 at appl. req.*)
- K. McMahan  
*Decision Deferred to 5/1/19*
- 9 a.m. **Ernani G. Borja and Marie J. V. Borja, SP 2018-LE-120** Appl. Under Sects. 8-901, 8-926 and 10-103 of the Zoning Ordinance to permit an increase in the percentage of coverage permitted in the minimum required rear yard. Located at 6000 Brandon Ave., Springfield, 22150 on approx. 12,560 sq. ft. land zoned R-4. Lee District. Tax Map 80-4 ((3)) (3) 30.
- S. Williams  
**Approved**
- 9 a.m. **Douglas W. Lamont, Tr. and Deborah B. Lamont, Tr., SP 2018-HM-118** Appl. Under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirement to permit construction of an addition (screened-in porch) 18.4 ft. from rear lot line. Located at 2809 Crossfields Wy., Oak Hill, 20171 on approx. 36,213 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 25-4 ((19)) 11.
- B. McCadden  
**Approved**
- 9 a.m. **Timothy A. Morgan Jr/Beth E. Morgan, SP 2018-PR-122** Appl. Under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of a deck 8.2 ft. from a side lot line and an addition (screened-in porch) 9.5 ft. from side lot line and 21.8 ft. from the rear lot line. Located at 10605 Samaga Dr., Oakton, 22124 on approx. 25,561 sq. ft. of land zoned R-1. Providence District. Tax Map 37-3 ((10)) 18.
- B. McCadden  
**Approved**
- 9 a.m. **Erik Bell and Karen Bell, SP 2018-PR-119** Appl. Under Sect. 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an addition (screened-in porch) and an open deck and steps 15.1 ft. from the rear lot line and 16.0 ft. from the west side lot line. Located at 11012 Blenheim Dr., Oakton, 22124 on approx. 20,410 sq. ft. of land zoned R-1. Providence District. Tax Map 47-1 ((6)) 158.
- K. McMahan  
**Approved**
- 9 a.m. **Ferdinando C. Greco d/b/a Greco's Home Daycare, SP 2018-SP-124** Appl. Under Sect. 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 13336 Braddock Rd., Clifton, 20124 on approx. 23,463 sq. ft. of land zoned R-1 and WS. Springfield District. Tax Map 66-1 ((3)) 52.
- K. McMahan  
**Approved**
- 9 a.m. **Daniel P. Chapple, VC 2018-DR-019** Appl. Under Sects. 3-407, 10-104 and 18-401 of the Zoning Ordinance to permit construction of a two-story dwelling 6.0 ft. from the western front lot line along Fisher Ave. and 20.5 ft. from the northern front lot line along Osborn St. and to allow an accessory storage structure to remain in a front yard of a corner lot. Located at 6715 Osborn St., Falls Church, 22046 on approx. 7,313 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-4 ((4)) 2. (*Admin. moved from 1/30/19 due to inclement weather.*)
- K. McMahan  
*Decision Deferred to 4/3/19*

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
March 13, 2019**

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 13, 2019**, 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***

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***Administrative Items – 9 a.m.***

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Staff/Action

- S. Gilbert  
*Admin.*  
*Moved to*  
*10/2/19 at*  
*appl. req.*      **Evan H. Farr, Trustee & Jeannie Farr, A 2018-MV-027** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure which exceeds eight and one half (8 1/2) feet in height and that is located in the minimum required side yard in the R-E District is in violation of Zoning Ordinance provisions. Located at 5758 Mallow Trail, Lorton, VA 22079, R-E District. Tax Map No.119-4 ((2)) (20) 1, on approx. 15,800 sq. ft. of land, Mt. Vernon District.
- S.C. Williams  
*Admin.*  
*Moved to*  
*9/11/19 at*  
*appl. req.*      **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, 5/17/17, 9/27/17, 2/28/18, 5/9/18, 9/26/18, and 12/12/18 at appl. req.*)
- S.C. Williams  
*Admin.*  
*Moved to*  
*9/11/19 at*  
*appl. req.*      **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, 5/17/17, 9/27/17, 2/28/18, 5/9/18, 9/26/18, and 12/12/18 at appl. req.*)



B. McCadden **The Trustees of First Virginia Baptist Church, SPA 2004-MV-025-03** Appl. under  
*Admin.* Sects. 3-103 and 8-300 of the Zoning Ordinance amend SP 2004-MV-025 previously  
*Moved to* approved for a place of worship to permit modification of development conditions.  
*5/15/19 at* Located at 8616 Pohick Rd., Springfield, 22153 on approx. 3.98 ac. of land zoned R-1.  
*appl. req.* Springfield District. Tax Map 98-1 ((1)) 21.

### ***Public Hearings***

9 a.m. **Laura M. Newbold, SP 2018-BR-106** Appl. Under Sect(s). 8-914 and 8-922 of the Zoning  
 Ordinance to permit a reduction in certain yard requirements to permit construction of an  
 D. Barlow addition 10.1 ft. from a side lot line and a reduction to minimum yard requirements based  
**Approved** on an error in building location to permit an accessory storage structure to remain 1.5 ft.  
 from a side lot line and 1.9 ft. from the rear lot line. Located at 7507 Inzer St., Springfield,  
 22151, on approx. 10,500 sq. ft. of land zoned R-3. Braddock District. Tax Map 71-3 ((4))  
 (40) 26. (*Admin. moved from 1/30/19 due to inclement weather.*)

9 a.m. **Fay & Michael Mpras, SP 2018-MA-125** Appl. Under Sect. 8-918 of the Zoning  
 Ordinance to permit an accessory dwelling unit. Located at 7303 Ivycrest Pl., Annandale,  
 D. Barlow 22003 on approx. 13,054 sq. ft. of land zoned R-3. Mason District. Tax Map 60-1 ((40)) 8.  
*Continued*  
*to 4/24/19*

9 a.m. **Gary A. Orski and Kathryn T. Orski, SP 2018-SU-109** Appl. Under Sect. 8-913 of the  
 Zoning Ordinance to permit modifications to minimum yard requirements for certain R-C  
 B. McCadden lots to permit construction of an addition 10.2 ft. and deck 9.6 ft. from a side lot line.  
**Approved** Located at 15441 Martins Hundred Dr., Centreville, 20120 on approx. 16,886 sq. ft. land  
 zoned R-C and WS. Sully District. Tax Map 53-1 ((3)) (5) 46. (*Admin. moved from*  
*1/30/19 due to inclement weather.*)

9 a.m. **Manuchehr Negahban d/b/a Solo Cafe, LLC, SPA 2014-SP-243** Appl. under Sects.  
 4-603 and 8-503 of the Zoning Ordinance amend SP 2014-SP-243 previously approved  
 B. McCadden for a commercial recreation use (hookah bar) to permit a change in permittee. Located at  
**Approved** 6345-B Rolling Rd., Springfield, 22152 on approx. 650 sq. ft. of land zoned C-6 and HC.  
 Springfield District. Tax Map 79-3 ((1)) 7.

9 a.m. **Michael H. & Patricia F. Orfini TR, SP 2018-PR-126** Appl. Under Sects. 8-914 and  
 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit  
 K. McMahan construction of an addition (enclosed carport) 7.1 ft. from the east side lot line and a  
**Approved** reduction to minimum yard requirements based on an error in building location to permit  
 accessory structures (screening panels) to remain 0.5 ft. from the rear lot line and 0.6 ft.  
 from a side lot line, and another accessory structure (treehouse) to remain 6.6 ft. from the  
 rear lot line and 2.6 ft. from a side lot line. Located at 2420 Holt St., Vienna, 22180 on  
 approx. 12,467 sq. ft. land zoned R-3. Providence District. Tax Map 39-3 ((16)) 217.

9 a.m. **Maria J. Vorel, SP 2018-MV-123** 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  
 K. McMahan permit an accessory storage structure 5.2 ft. from the east side lot line, and a deck (at  
*Deferral to* grade patio) 0.0 ft. from the rear, 0.6 ft. from the west side, and 1.0 ft. from the east side  
*5/1/19* lot line. Located at 3212 Woodland La., Alexandria, 22309 on approx. 18,405 sq. ft. land  
 zoned R-2. Mount Vernon District. Tax Map 102-3 ((4)) 53. (Concurrent with VC 2018-  
 MV-022.)

9 a.m.            **Maria J. Vorel, VC 2018-MV-022** Appl. Under Sects. 10-103, 10-104 and 18-401 of the Zoning Ordinance to permit an accessory structure (detached workshop with carport) in the front yard of a lot containing 36,000 sq. ft. or less and rear yard coverage exceeding 60 percent. Located at 3212 Woodland Ln., Alexandria, 22309 on approx. 18,405 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-3 ((4)) 53. (Concurrent with SP 2018-MV-123).

K. McMahan  
*Deferral to*  
*5/1/19*

**JOHN F. RIBBLE III, CHAIRMAN**

## BOARD OF ZONING APPEALS AGENDA March 20, 2019

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 20, 2019**, 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***

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#### ***Administrative Items – 9 a.m.***

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##### Staff/Action

C.S. Belgin     **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. (*Admin. moved from 9/27/17, 12/6/17, 3/14/18, 5/16/18 8/1/18, 11/7/18, and 1/9/19 at appl. req.*)

*Admin.  
Moved to  
5/8/19 at  
appl. req.*

C.S. Belgin     **International Town and Country Club, Inc. A 2018-SU-006** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has constructed an accessory structure on the property that is not included in the approval of the Special Exception SE 2003-SU-027, all in violation of Zoning Ordinance provisions. Located at 13200 Lee Jackson Memorial Hy, Fairfax 22033. on approx. 122.72 acres. of land zoned R-1 and H-C. Sully District. Tax Map 35-3 ((1)) 11 and 45-1 ((1)) 11. (*Admin. moved from 6/27/18, 9/26/18, and 12/5/18 at appl. req.*)

*Admin.  
Moved to  
6/26/19 at  
appl. req.*

### ***Public Hearings***

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9 a.m.     **Ana Villatoro, SPA 2015-LE-002** Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to amend SP 2015-LE-002 previously approved for a home child care facility to permit modification of development conditions. Located at 8020 Ashboro Dr., Alexandria, 22309 on approx. 11,723 sq. ft. of land zoned R-3. Lee District. Tax Map 101-1 ((3)) 156. (*Admin. moved from 1/30/19 due to inclement weather.*)

D. Barlow  
*Continued  
to 4/17/19*

9 a.m.     **James Colbert, SP 2019-MV-001** 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 8.3 ft. from the south side lot line and deck (at-grade patio) to remain 0.2 ft. from the north side lot line. Located at 6014 Fort Hunt Rd., Alexandria, 22307 on approx. 6,775 sq. ft. land zoned R-4 and HC. Mount Vernon District. Tax Map 83-4 ((3)) (1) 6.

D. Barlow  
**Approved**

- 9 a.m. **Frishta Rahim/Angels Daycare, LLC, SP 2018-SP-102** Appl. Under Sects. 3-C03 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7775 Clifton Rd., Fairfax Station, 22039, on approx. 23,345 sq. ft. land zoned R-C and WS. Springfield District. Tax Map 87-1 ((3)) 16. *(Admin. moved from 1/30/19 due to inclement weather.)*  
B. McCadden  
**Approved**
- 9 a.m. **Kirsten Gamst Madsen, SP 2018-LE-127** Appl. Under Sects. 8-907 and 8-914 of the Zoning Ordinance to permit a home professional office and a reduction to the minimum yard requirements based on an error in building location to permit accessory storage structure to remain 6.1 ft. from a side lot line and accessory structure (lean-to) 6.0 ft. from a side lot line. Located at 6007 Mayfair Ln., Alexandria, 22310 on approx. 30,641 sq. ft. land zoned R-3 and HC. Lee District. Tax Map 82-3 ((32)) 24. (Concurrent with VC 2018-LE-024.)  
B. McCadden  
**Approved**
- 9 a.m. **Kirsten Gamst Madsen, VC 2018-LE-024** Appl. Under Sects.10-104 and 18-401 of the Zoning Ordinance to permit a fence greater than 7 feet in height to remain in the side and rear yards. Located at 6007 Mayfair Ln., Alexandria, 22310 on approx. 30,641 sq. ft. of land zoned R-3 and HC. Lee District. Tax Map 82-3 ((32)) 24. (Concurrent with SP 2018-LE-127.)  
B. McCadden  
**Denied**
- 9 a.m. **Elite Restaurant Group, Inc. DBA The Revolution Darts & Billiards, SPA 92-L-047-03** Appl. under Sects. 4-603 and 8-501 of the Zoning Ordinance to amend SP 92-L-047 previously approved for a billiard and pool hall to permit a change in permittee and for modification of development conditions. Located at 7255 Commerce St., Springfield, 22150 on approx. 7,410 sq. ft. of land zoned C-6, CRD, SC and HC. Lee District. Tax Map 80-3 ((1)) 11B. *(Admin. moved from 2/11/15 at appl. req.) (Deferred from 3/18/15.) (Indefinitely deferred from 4/29/15.) (Reactivated on 10/4/18.) (Admin. moved from 1/30/19 due to inclement weather.)*  
K. McMahan  
**Approved**
- 9 a.m. **Michael Flannagan/VRP, LLC, VC 2018-DR-023** Appl. Under Sects.11-102 and 18-401 of the Zoning Ordinance to permit front yard coverage paved for parking exceeding 25 percent. Located at 6122 Franklin Park Rd., McLean, 22101 on approx. 27,250 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((1)) 23.  
K. McMahan  
**Denied**

**JOHN F. RIBBLE III, CHAIRMAN**

# **\*\*MEETING CANCELLED\*\***

## **BOARD OF ZONING APPEALS AGENDA**

**March 27, 2019**

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 27, 2019**, 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***

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#### ***Administrative Items – 9 a.m.***

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#### **Staff/Action**

K. McMahan

*Admin.*

*Moved to*

*6/5/19 at*

*appl. req.*

**Deborah P. Villagra And Green Frog LLC, SP 2014-SU-238** Appl. Under Sects. 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 and WS. Sully District. Tax Map 54-1 ((13)) (25) 39. (Concurrent with VC 2018-SU-010). *(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.) (Admin. moved from 9/20/17, 11/1/17, and 12/6/17 at appl. req.) (Indefinite deferral from 1/24/18 at appl. req.) (Reactivated on 4/10/18.) (Admin. moved from 7/18/18, 10/3/18, 12/5/18, and 1/9/19 at appl. req.)*

K. McMahan

*Admin.*

*Moved to*

*6/5/19 at*

*appl. req.*

**Deborah P. Villagra And Green Frog LLC, VC 2018-SU-010** Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit front yard coverage exceeding thirty percent, (paved for parking). Located at 14700 Braddock Rd., Centreville, 20120 on approx. 8,848 sq. ft. of land zoned R-3 and WS. Sully District. Tax Map 54-1 ((13)) (25) 39. (Concurrent with SP 2014-SU-238). *(Admin. moved from 7/18/18, 10/3/18, 12/5/18, and 1/9/19 at appl. req.)*

K. McMahan

**Admin.**

**Withdrawn**

**Jose A. Giron – Maria A. Orellana, SP 2018-SP-128** (Error) (Concurrent with VC 2018-SP-025)

K. McMahan

*Admin.*

*Moved to*

*4/3/19 for*

*Notices*

**Jose A. Giron – Maria A. Orellana, VC 2018-SP-025** Appl. under Sects. 10-102 and 18-401 of the Zoning Ordinance to permit an accessory storage structure (shed) greater than 200 sq. ft. Located at 8600 Kentford Dr., Springfield, 22152 on approx. 11,700 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 89-1 ((6)) 349.

- S.C. Williams **Brian McVay And Allison C. McVay, A 2017-MV-024** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that a stone paver patio, which includes a cooking island with gas grill, sink and refrigerator, a fire pit, and other accessory structures are located in the minimum required rear yard, in excess of the maximum of 30 percent coverage allowed in the minimum required rear yard, in violation of Zoning Ordinance provisions. Located at 2106 Windsor Rd Alexandria, VA 22307. On approx. 8530 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 83-3 ((14)) (21) C1. (*Admin. moved from 4/11/18 due to a Board Room Scheduling conflict.*) (*Admin. moved from 6/13/18, and 11/28/18 at appl. req.*)
- 9 a.m. **Robert Merkli, A 2017-MV-027** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a storage yard, a vehicle light service establishment, and vehicle major service establishment, all on the property in the R-1 District all in violation of Zoning Ordinance provisions. Located at 10506 Old Colchester Road Lorton, 22079. On approx. 5.1979 acres of land zoned R-1. Mount Vernon District. Tax Map 113-4 ((1)) 31. (*Deferred from 4/18/18 at staff's req. and 6/20/18, 9/26/18, and 11/28/18 at appl. req.*) (*Continued from 12/12/18.*) (*Admin. moved from 1/30/19 due to inclement weather.*)
- S.C. Williams  
*Admin.*  
*Moved to 4/24/19 at appl. req.*

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA**  
**April 3, 2019**

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 3, 2019**, 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***

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***Administrative Items – 9 a.m.***

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Staff/Action

C.S. Belgin  
*Admin.*

*Moved to  
7/17/19 at  
appl. req.*

**Trustees of First Virginia Baptist Church, A 2017-SP-022** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a junk yard and storage yard on the property, and is maintaining the use of two trailers which were permitted by the development conditions approved with SPA 2004-MV-025-02; but which were required to be removed within 6 months of special permit approval and are still located on the subject property in the R-1 District in violation of Zoning Ordinance provisions. Located at 8616 Pohick Rd, Springfield, VA 22153 on approx. 3.97 acres of land zoned R-1. Springfield District. Tax Map 98-1 ((1)) 21. (*Admin. moved from 3/28/18, 5/23/18, 8/1/18, and 11/28/18 at appl. req.*)

***Public Hearings***

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- 9 a.m.                    **Daniel P. Chapple, VC 2018-DR-019** Appl. Under Sects. 3-407, 10-104 and 18-401 of the Zoning Ordinance to permit construction of a two-story dwelling 6.0 ft. from the western front lot line along Fisher Ave. and 20.5 ft. from the northern front lot line along Osborn St. and to allow an accessory storage structure to remain in a front yard of a corner lot. Located at 6715 Osborn St., Falls Church, 22046 on approx. 7,313 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-4 ((4)) 2. (*Admin. moved from 1/30/19 due to inclement weather.*) (*Decision deferred from 3/6/19.*)
- K. McMahan  
**Approved-  
In-Part**  
(Shed denied)
- 9 a.m.                    **Jose A. Giron – Maria A. Orellana, VC 2018-SP-025** Appl. under Sects. 10-102 and 18-401 of the Zoning Ordinance to permit an accessory storage structure (shed) greater than 200 sq. ft. Located at 8600 Kentford Dr., Springfield, 22152 on approx. 11,700 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 89-1 ((6)) 349. (*Admin. moved from 3/27/19 for notifications.*)
- K. McMahan  
*Decision  
Deferred to  
5/15/19*

- 9 a.m.            **Medi S. Falsafi, A 2018-MV-021**, Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure that exceeds seven (7) feet in height and is located closer than the minimum required side yard to the side lot line and closer than a distance equal to the height of the structure from the rear lot line is located on property in the R-2 District, in violation of Zoning Ordinance provisions. Located at 7715 Southdown Road, Alexandria, 22308, R-2 District. Tax Map No. 102-2 ((18)) 29, on approx. 15,434 sq. ft. of land, Mt. Vernon District. (*Admin. moved from 12/12/18 at appl. req.*)
- S. Gilbert  
**Upheld**
- 9 a.m.            **Hamad Ghafoor For A. H. Ghafoor Company, LLC, A 2018-MV-018** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a storage yard on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 8249 Richmond Highway, Alexandria, 22309 on approx. 18,992 sq. ft. of land zoned C-8 and H-C. Mount Vernon District. Tax Map 101-4 ((1)) 7. (*Deferred from 10/17/18 and 2/13/19 at appl. req.*)
- S. Gilbert  
**Upheld**

**JOHN F. RIBBLE III, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA**  
**April 17, 2019**

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 17, 2019**, 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***

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***Administrative Items – 9 a.m.***

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Staff/Action

- D. Barlow **Sonia Gonzalez, SP 2019-LE-008** Appl. Under Sect. 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4204 Lawrence St., Alexandria, 22309 on approx. 11,385 sq. ft. land zoned R-3. Lee District. Tax Map 101-1 ((3)) 127.  
*Admin. Moved to 5/15/19 at staff's req.*
- B. McCadden **Keun W. Kim, SP 2019-DR-007** Appl. Under Sects. 8-922 and 8-923 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an addition and deck 9.9 ft. from a side lot line and fence greater than 4.0 ft. in height in a front yard. Located at 1568 McNeer St., McLean, 22101 on approx. 12,638 sq. ft. land zoned R-4. Dranesville District. Tax Map 30-4 ((17)) 35.  
**Withdrawn**
- K. McMahan **Yvonne Trujillo, SP 2019-LE-003** 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 6.1 ft. from the west side lot line. Located at 4531 Lantern Pl., Alexandria, 22306 on approx. 10,766 sq. ft. land zoned R-3 (Cluster). Lee District. Tax Map 92-1 ((11)) 29.  
**Withdrawn**
- S. Gilbert **Daniel J. and Lindsay L. Ricks, A 2018-PR-025** (*Admin. moved from 2/6/19 at appl. req.*)  
*Admin. Moved to 9/18/19 at appl. req.*
- S.C. Williams **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, 7/19/17, 11/29/17, 3/7/18, and 5/16/18 at appl. req.*) (*Deferred from 6/27/18 at staff's req., and 10/24/18, and 1/9/19 at appl. req.*)

S.C. Williams **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, 7/19/17, 11/29/17, 3/7/18, and 5/16/18 at appl. req.*) (*Deferred from 6/27/18 at staff's req., and 10/24/18 and 1/9/19 at appl. req.*)

### **Public Hearings**

- 9 a.m. **James Smith DBA Cathy Day Care, SP 2019-MV-002** Appl. Under Sect. 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2456 Windbreak Dr., Alexandria, 22306 on approx. 1,600 sq. ft. land zoned R-8. Mount Vernon District. Tax Map 93-3 ((26)) 113.
- K. McMahan  
*Deferred to 5/22/19 at by appl.*
- 9 a.m. **Ana Villatoro, SPA 2015-LE-002** Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to amend SP 2015-LE-002 previously approved for a home child care facility to permit modification of development conditions. Located at 8020 Ashboro Dr., Alexandria, 22309 on approx. 11,723 sq. ft. of land zoned R-3. Lee District. Tax Map 101-1 ((3)) 156. (*Admin. moved from 1/30/19 due to inclement weather.*) (*Continued from 3/20/19.*)
- D. Barlow  
**Approved**
- 9 a.m. **Kevin & Mercedes Laudano, SP 2019-DR-005** Appl. Under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 1824 Youngblood St. (6609 Ivy Hill Dr.), McLean, 22101 on approx. 16,500 sq. ft. land zoned R-3. Dranesville District. Tax Map 40-2 ((13)) 85.
- D. Barlow  
**Approved**
- 9 a.m. **Jennifer Hutcherson, SP 2019-MV-004** Appl. Under Sect. 8-914 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 and a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 1.8 ft. from a side lot line. Located at 2229 Candlewood Dr., Alexandria 22308 on approx. 12,689 sq. ft. land zoned R-3. Mount Vernon District. Tax Map 102-1 ((27)) (1) 39.
- B. McCadden  
**Approved**
- 9 a.m. **Trustees of McLean Presbyterian Church, SPA 85-D-034-06** Appl. under Sects. 3-103, 3-203, 8-301 and 8-303 of the Zoning Ordinance to amend SP 85-D-034 previously approved for place of worship to permit site modifications and an increase in land area. Located at 1020 Balls Hill Rd., McLean, 22101 on approx. 8.95 ac. of land zoned R-1 and R-2. Dranesville District. Tax Map 21-3 ((1)) 50, 50A 50B, 51 and 53; 21-3 ((15)) A1 and 18A.
- M.A. Tsai  
*Decision Deferred to 5/22/19*

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA**  
**April 24, 2019**

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 24, 2019**, 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***

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***Administrative Items – 9 a.m.***

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Staff/Action

- S.C. Williams **Nan F. Davison and Linqing Zhang, A 2019-MA-001** Appl. under Sect. 18-301 of the Zoning Ordinance. This is an appeal of a determination that the appellant is allowing more than four (4) persons not related by blood or marriage to reside in a single family dwelling on property located in the R-3 District, in violation of Zoning Ordinance provisions. Located at 3318 Wilkins Drive, Falls Church, VA 22041. on approx. 14,015 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 61-2 ((7)) 2.
- Withdrawn**
- C.S. Belgin **Play N' Learn PC LLC, A 2017-SU-010** Appl. under Sect. 18-301 of the Zoning Ordinance. 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, H-C (pt.), AN, WS. Sully District. Tax Map 34-3 ((1)) 1C. (*Admin moved from 7/12/17, 10/4/17, 1/10/18, 3/28/18, 5/23/18, 8/1/18, 11/7/18, and 1/30/19 at appl. req.*)
- Admin.*  
*Moved to*  
*9/25/19 at*  
*appl. req.*

***Public Hearings***

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- 9 a.m. **Fay & Michael Mpras, SP 2018-MA-125 (Continued from 3/13/19.)** Appl. Under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7303 Ivycrest Pl., Annandale, 22003 on approx. 13,054 sq. ft. of land zoned R-3. Mason District. Tax Map 60-1 ((40)) 8.
- D. Barlow **Approved**
- 9 a.m. **Myron J. Radio/Jean M. Radio, SP 2019-HM-010** Appl. Under Sect. 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an addition (screened porch) 13.2 ft. from the rear lot line. Located at 12937 Oak Lawn Pl., Herndon, 20171 on approx. 13,278 sq. ft. of land zoned R-2 (Cluster). Hunter Mill District. Tax Map 25-4 ((14)) 59.
- D. Barlow **Approved**

- 9 a.m. **Walada Wichitnak and Kittinat Wichitnak, SP 2019-MV-006** 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 structure (detached garage) to remain 3.1 ft. from the west side lot line and 3.9 ft. from the rear lot line, and an addition to remain 6.7 ft. from the east side lot line and 8.7 ft. from the west side lot line. Located at 2618 Groveton St., Alexandria, 22306 on approx. 6,250 sq. ft. land zoned R-3. Mount Vernon District. Tax Map 93-1 ((18)) (J) 406.
- K. McMahan  
**Approved**
- 9 a.m. **Brian T. McVay and Allison C. McVay, SP 2019-MV-009** Appl. Under Sects. 8-914 and 8-926 of the Zoning Ordinance to allow an increase in the percentage of permitted coverage in the minimum required rear yard and a reduction in minimum yard requirements based on an error in building location to permit a deck (at-grade patio) to remain 0.1 ft. from the rear lot line, 11 ft. from the east side lot line and 7.5 ft. from the west side lot line. Located at 2106 Windsor Rd., Alexandria, 22307 on approx. 8,530 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 83-3 ((14)) (21) C1.
- K. McMahan  
**Approved**
- 9 a.m. **Robert Merkli, A 2017-MV-027** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a storage yard, a vehicle light service establishment, and vehicle major service establishment, all on the property in the R-1 District all in violation of Zoning Ordinance provisions. Located at 10506 Old Colchester Road Lorton, 22079. On approx. 5.1979 acres of land zoned R-1. Mount Vernon District. Tax Map 113-4 ((1)) 31. (*Deferred from 4/18/18 at staff's req. and 6/20/18, 9/26/18, and 11/28/18 at appl. req.*) (*Continued from 12/12/18.*) (*Admin. moved from 1/30/19 due to inclement weather.*) (*Admin. moved from 3/27/19.*)
- S.C. Williams  
**Upheld**
- 9 a.m. **The Most Reverend Michael F. Burbidge, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office (Holy Spirit Catholic Church and School), SPA 85-A-007-04** Appl. under Sect. 8-300 of the Zoning Ordinance to amend SP 85-A-007 previously approved for a place of worship and private school of general education to permit a building addition and site modifications. Located at 5101 Woodland Way and 8800 Braddock Rd., Annandale, 22003, on approx. 15.43 ac. of land zoned R-1. Braddock District. Tax Map 69-4 ((4)) 1 and 70-3 ((1)) 5.
- B. McCadden  
**Approved**

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA**  
**May 1, 2019**

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 1, 2019**, 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***

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***Administrative Items – 9 a.m.***

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Staff/Action

K. McMahan **Rodney Maurice Cooke, VC 2019-LE-002** Appl. under Sects. 3-407 and 18-401 of the  
*Admin.* Zoning Ordinance to permit construction of an addition 2.8 ft. from the eastern side lot  
*Moved to* line. Located at 3804 Elmwood Dr., Alexandria, 22303, on approx. 8,400 sq. ft. of land  
*7/17/19 at* zoned R-4. Lee District. Tax Map 82-2 ((2)) (C) 31.  
*appl. req.*

S.C. Williams **Jihong Lao, A 2018-DR-020** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal  
*Admin.* of a determination that the appellant has constructed an accessory structure (fence) on a  
*Moved to* vacant lot where there is no principal use, in violation of Zoning Ordinance provisions.  
*9/18/19 at* Located at Tax Map No. 3-4 ((1)) 34A, McLean 20101, on approx. 5.0 acres. of land,  
*appl. req.* zoned R-E. Dranesville District. (*Admin. moved from 10/24/18 and 1/16/19 at appl. req.*)

***Public Hearings***

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9 a.m. **Brandon and Kathy Eggleston, SP 2018-MV-105** Appl. Under Sect. 8-914 of the Zoning  
Ordinance to permit a reduction in minimum yard requirements based on an error in  
K. McMahan building location to permit an accessory structure (detached garage) to remain 14.7 ft.  
*Decision* from the rear lot line and 10.2 ft. from the western side lot line. Located at 8109 Wellington  
*Deferred to* Rd., Alexandria, 22308 on approx. 18,439 sq. ft. land zoned R-2. Mount Vernon District.  
*5/22/19 at* Tax Map 102-2 ((12)) 184. (*Admin. moved from 2/6/19 at appl. req.*) (*Decision deferred*  
*appl. req.* *from 3/6/19.*)

9 a.m. **Maria J. Vorel, SP 2018-MV-123** 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  
K. McMahan permit an accessory storage structure 5.2 ft. from the east side lot line, and a deck (at  
*Deferred to* grade patio) 0.0 ft. from the rear, 0.6 ft. from the west side, and 1.0 ft. from the east side  
*6/5/19 at* lot line. Located at 3212 Woodland La., Alexandria, 22309 on approx. 18,405 sq. ft. land  
*appl. req.* zoned R-2. Mount Vernon District. Tax Map 102-3 ((4)) 53. (Concurrent with VC 2018-  
MV-022.) (*Deferred from 3/13/19 at appl. request.*)

- 9 a.m. **Maria J. Vorel, VC 2018-MV-022** Appl. Under Sects. 10-103, 10-104 and 18-401 of the Zoning Ordinance to permit an accessory structure (detached workshop with carport) in the front yard of a lot containing 36,000 sq. ft. or less and rear yard coverage exceeding 60 percent. Located at 3212 Woodland Ln., Alexandria, 22309 on approx. 18,405 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-3 ((4)) 53. (Concurrent with SP 2018-MV-123). (*Deferred from 3/13/19 at appl. request.*)
- K. McMahan  
*Deferred to 6/5/19 at appl. req.*
- 9 a.m. **Nasrin Nahar, VC 2019-MA-001** Appl. under Sects. 3-207 and 18-401 of the Zoning Ordinance to permit construction of a dwelling 7.6 ft. from the northern side lot line and 9.6 ft. from the southern side lot line. Located at 4865 Virginia St., Alexandria, 22312, on approx. 13,135 sq. ft. of land zoned R-2. Mason District. Tax Map 72-3 ((7)) 71A.
- B. McCadden  
**Approved**
- 9 a.m. **Noe De Jesus Benavides, SP 2019-LE-011** Appl. under Sect. 8-914 of the Zoning Ordinance to the permit a reduction to the minimum yard requirements based on an error in building location to permit an addition 5.0 ft. from the northern side lot line and to permit an accessory storage structure 2.3 ft. from the northern side lot line and 2.7 ft. from the rear lot line. Located at 6003 Dinwiddie St., Springfield, 22150, on approx. 8,627 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((2)) (12) 24.
- D. Barlow  
**Approved**
- 9 a.m. **Nagla A. Abdelhalim, A 2019-PR-002** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing the use of a dwelling unit for transient occupancy (short-term lodging) in the R-8 District, without a short-term lodging permit, in violation of Zoning Ordinance provisions. Located at 3025 Silent Valley Drive Fairfax, VA 22031 on approx. 1639 sq. ft. of land zoned R-8. Providence District. Tax Map 48-4 ((17)) 155.
- S. Morgan  
**Upheld**

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA**  
**May 8, 2019**

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 8, 2019**, 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***

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***Administrative Items – 9 a.m.***

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- Staff/Action **Senait Sium/Bella Café and Lounge, SP 2019-MA-012** Appl. Under Sects. 4-603 and 8-501 of the Zoning Ordinance to permit an indoor commercial recreation use (hookah).  
K. McMahan *Admin.* Located at 3819-A South George Mason Dr., Falls Church, 22041 on approx. 1,105 sq. ft.  
*Moved* land zoned C-6, CRD and SC. Mason District. Tax Map 62-3 ((13)) 31.  
*to 7/24/19*  
*by staff*
- C.S. Belgin **Pinewood Lake Homeowners Association, A 2017-LE-011** Appl. under Sect. 18-301 of  
**Withdrawn** 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. (*Admin. moved from 9/27/17, 12/6/17, 3/14/18, 5/16/18 8/1/18, 11/7/18, 1/9/19, and 3/20/19 at appl. req.*)

***Public Hearings***

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- 9 a.m. **Tysons II Land Company, L.L.C.; TYC Development Company LLC; TYD Development Company, LLLP; TYH Development Company, LLC; and TYF Development Company, LLC, SPA 2016-PR-036-02** Appl. under Sects. 6-204 and 8-801 of the Zoning Ordinance to amend SP 2016-PR-036 previously approved for a temporary theatrical circus to permit modification of development conditions. Located at 8025 Galleria Dr. and 1600, 1650, 1775 and 1800 Tysons Blvd., McLean, 22102 on approx. 26.06 ac. of land zoned PDC, SC and HC. Providence District. Tax Map 29-4 ((10)) 2A2, 2C, 2D, 3B1, 5A, 5B and 5C.
- D. Barlow **Approved**
- 9 a.m. **A&E Entertainment LLC, SPA 2016-SU-058** Appl. under Sects. 5-503 and 8-501 of the Zoning Ordinance to amend SP 2016-SU-058 previously approved for an indoor commercial recreation use to permit an expansion of the use. Located at 14130 Sullyfield Circle, Chantilly, 20151 on approx. 5.10 ac. of land zoned I-5, HC, WS and AN. Sully District. Tax Map 34-3 ((5)) E4.
- B. McCadden **Approved**

9 a.m.            **Hector O. Medrano, SP 2019-DR-013** Appl. Under Sects. 8-923 and 10-104 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. Located at 1358 Rock Chapel Rd., Herndon, 20170 on approx. 9,956 sq. ft. land zoned R-3 (Cluster). Dranesville District. Tax Map 5-4 ((5)) 14.

K. McMahan  
*Decision*  
*Deferred to*  
*6/5/19 at*  
*appl. req.*

**JOHN F. RIBBLE III, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA**  
**May 15, 2019**

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 15, 2019**, 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***

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***Administrative Items – 9 a.m.***

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Staff/Action

K. McMahan **Jose A. Giron – Maria A. Orellana, VC 2018-SP-025 (Decision Deferred from 4/3/19.)**  
Appl. under Sects. 10-102 and 18-401 of the Zoning Ordinance to permit an accessory storage structure (shed) greater than 200 sq. ft. Located at 8600 Kentford Dr., Springfield, 22152 on approx. 11,700 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 89-1 ((6)) 349. (*Admin. moved from 3/27/19 for notifications.*)

**Withdrawn**

***Public Hearings***

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Staff/Action

9 a.m. **Hilda Bustamate dba Hilda's day care inc., SP 2019-HM-015** Appl. Under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 1531 Coat Ridge Rd., Herndon, 20170 on approx. 9,864 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 11-3 ((3)) 103.

D. Barlow **Approved**

9 a.m. **Sonia Gonzalez, SP 2019-LE-008** Appl. Under Sect. 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4204 Lawrence St., Alexandria, 22309 on approx. 11,385 sq. ft. land zoned R-3. Lee District. Tax Map 101-1 ((3)) 127. (*Admin. moved from 4/17/19 at staff's req.*)

D. Barlow **Approved**

9 a.m. **The Trustees of First Virginia Baptist Church, SPA 2004-MV-025-03** Appl. under Sects. 3-103 and 8-300 of the Zoning Ordinance amend SP 2004-MV-025 previously approved for a place of worship to permit modification of development conditions, and building and site modifications. Located at 8616 Pohick Rd., Springfield, 22153 on approx. 3.98 ac. of land zoned R-1. Springfield District. Tax Map 98-1 ((1)) 21. (*Admin. moved from 3/13/19 at appl. req.*)

B. McCadden *Continued to 06-12-19*

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA**  
**May 22, 2019**

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 22, 2019**, 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***

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***Administrative Items – 9 a.m.***

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Staff/Action

- B. McCadden **Elizabeth and Chris Massey, VC 2019-MV-003** Appl. under Sects. 10-104 and 18-401 of the Zoning Ordinance to permit construction of an accessory structure (two-story garage with pergola) 2.3 ft. from a side lot line. Located at 4002 Belle Rive Terrace, Alexandria, 22309 on approx. 22,076 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 110-4 ((4)) 26A. *Admin. Moved to 7/17/19 at appl. req.*
- S.C. Williams **Brian McVay and Allison C. McVay, A 2017-MV-024** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that a stone paver patio, which includes a cooking island with gas grill, sink and refrigerator, a fire pit, and other accessory structures are located in the minimum required rear yard, in excess of the maximum of 30 percent coverage allowed in the minimum required rear yard, in violation of Zoning Ordinance provisions. Located at 2106 Windsor Rd Alexandria, VA 22307. on approx. 8530 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 83-3 ((14)) (21) C1. *(Admin. moved from 4/11/18 due to a Board Room Scheduling conflict.) (Admin. moved from 6/13/18, 11/28/18, and 3/27/19 at appl. req.)*

***Public Hearings***

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Staff/Action

- 9 a.m. **Win & Archery, LLC, A 2017-SU-006** Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellant is operating an indoor archery range in the I-5 District without approval of a Group 5 Special Permit; and without a Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 14101 Sullyfield Circle, Suite 300 Chantilly, 20151 on approx. 4.18 acres. of land zoned I 5, AN, H-C, and WS. Sully District. Tax Map 34-4 ((11)) F1. *(Admin. moved from 6/21/17, 9/13/17, 1/10/18, 3/28/18, and 5/2/18 at appl. req.) (Deferred from 7/25/18, 11/28/18, and 2/13/19 at appl. req.)*
- 9 a.m. **Brandon and Kathy Eggleston, SP 2018-MV-105 (Decision deferred from 3/6/19 and 5/1/19.)** 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 (detached garage) to remain 14.7 ft. from the rear lot line and 10.2 ft. from the western side lot line. Located at 8109 Wellington Rd., Alexandria, 22308 on approx. 18,439 sq. ft. land zoned R-2. Mount Vernon District. Tax Map 102-2 ((12)) 184. *(Admin. moved from 2/6/19 at appl. req.)*
- K. McMahan *Dec. Deferred to 6/5/19 at appl. req.*

- 9 a.m. **Trustees of McLean Presbyterian Church, SPA 85-D-034-06** (*Decision deferred from 4/17/19.*) Appl. under Sects. 3-103, 3-203, 8-301 and 8-303 of the Zoning Ordinance to amend SP 85-D-034 previously approved for place of worship to permit site modifications and an increase in land area. Located at 1020 Balls Hill Rd., McLean, 22101 on approx. 8.95 ac. of land zoned R-1 and R-2. Dranesville District. Tax Map 21-3 ((1)) 50, 50A 50B, 51 and 53; 21-3 ((15)) A1 and 18A.
- M.A. Tsai  
*Decision Deferred to 6/12/19*
- 9 a.m. **Jayanthi Samarasekara/Yowin Daycare Inc., SP 2019-SU-014** Appl. under Sects. 3-303, 8-305 and 8-923 of the Zoning Ordinance to the permit a home child care facility and a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 14725 Calvary Pl., Centreville, 20121 on approx. 9,788 sq. ft. of land zoned R-3 and WS. Sully District. Tax Map 64-4 ((3)) (3) 88.
- D. Barlow  
**Approved**
- 9 a.m. **James Smith DBA Cathy Day Care, SP 2019-MV-002** Appl. Under Sect. 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2456 Windbreak Dr., Alexandria, 22306 on approx. 1,600 sq. ft. land zoned R-8. Mount Vernon District. Tax Map 93-3 ((26)) 113. (*Deferred from 4/17/19 at appl. req.*)
- K. McMahan  
**Denied**

**JOHN F. RIBBLE III, CHAIRMAN**

## BOARD OF ZONING APPEALS AGENDA June 5, 2019

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 5, 2019**, 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***

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#### ***Administrative Items – 9 a.m.***

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#### Staff/Action

K. McMahan **Tuan Viet Chau/Phuoc Thanh Buddhist Association, SP 2019-MA-016** (Place of Worship - **NOV**)

#### **Withdrawn**

K. McMahan **Deborah P. Villagra And Green Frog LLC, SP 2014-SU-238** Appl. Under Sects. 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 and WS. Sully District. Tax Map 54-1 ((13)) (25) 39. (Concurrent with VC 2018-SU-010). *(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.) (Admin. moved from 9/20/17, 11/1/17, and 12/6/17 at appl. req.) (Indefinite deferral from 1/24/18 at appl. req.) (Reactivated on 4/10/18.) (Admin. moved from 7/18/18, 10/3/18, 12/5/18, 1/9/19, and 3/27/19 at appl. req.)*

K. McMahan **Deborah P. Villagra And Green Frog LLC, VC 2018-SU-010** Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit front yard coverage exceeding thirty percent, (paved for parking). Located at 14700 Braddock Rd., Centreville, 20120 on approx. 8,848 sq. ft. of land zoned R-3 and WS. Sully District. Tax Map 54-1 ((13)) (25) 39. (Concurrent with SP 2014-SU-238). *(Admin. moved from 7/18/18, 10/3/18, 12/5/18, 1/9/19, and 3/27/19 at appl. req.)*

K. McMahan **Maria J. Vorel, SP 2018-MV-123** 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 5.2 ft. from the east side lot line, and a deck (at grade patio) 0.0 ft. from the rear, 0.6 ft. from the west side, and 1.0 ft. from the east side lot line. Located at 3212 Woodland La., Alexandria, 22309 on approx. 18,405 sq. ft. land zoned R-2. Mount Vernon District. Tax Map 102-3 ((4)) 53. (Concurrent with VC 2018-MV-022.) *(Deferred from 3/13/19, and 5/1/19 at appl. request.)*

K. McMahan **Maria J. Vorel, VC 2018-MV-022** Appl. Under Sects. 10-103, 10-104 and 18-401 of the Zoning Ordinance to permit an accessory structure (detached workshop with carport) in the front yard of a lot containing 36,000 sq. ft. or less and rear yard coverage exceeding 60 percent. Located at 3212 Woodland Ln., Alexandria, 22309 on approx. 18,405 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-3 ((4)) 53. (Concurrent with SP 2018-MV-123). (*Deferred from 3/13/19, and 5/1/19 at appl. request.*)

*Indefinitely  
Deferred*

### **Public Hearings**

9 a.m. **Rashida Perveen d/b/a ABC Home Daycare, SP 2019-LE-017** Appl. under Sects. 3-303, 8-305 and 8-914 of the Zoning Ordinance to permit a home child care facility and a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 5.2 ft. from the north side lot line. Located at 4411 Eaton Pl., Alexandria, 22310 on approx. 13,816 sq. ft. land zoned R-3. Lee District. Tax Map 82-3 ((17)) (I) 1.

B. McCadden *Deferred to  
7/31/19 at  
appl. req.*

9 a.m. **Brian Francis Graham Jr & Nora Graham, SP 2019-MV-018** Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an addition (sunroom) 23.0 ft. from the rear lot line and reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure (shed) to remain 3.6 ft. from a side lot line and 2.7 ft. from a rear lot line. Located at 8408 Crossley Pl., Alexandria, 22308 on approx. 10,589 sq. ft. land zoned R-3. Mount Vernon District. Tax Map 102-4 ((5)) (15) 5.

S. Yang **Approved**

9 a.m. **Hector O. Medrano, SP 2019-DR-013 (*Decision deferred from 5/8/19.*)** Appl. Under Sects. 8-923 and 10-104 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. Located at 1358 Rock Chapel Rd., Herndon, 20170 on approx. 9,956 sq. ft. land zoned R-3 (Cluster). Dranesville District. Tax Map 5-4 ((5)) 14.

K. McMahan **Denied**

9 a.m. **Brandon and Kathy Eggleston, SP 2018-MV-105 (*Decision deferred from 3/6/19, 5/1/19, and 5/22/19.*)** 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 (detached garage) to remain 14.7 ft. from the rear lot line and 10.2 ft. from the western side lot line. Located at 8109 Wellington Rd., Alexandria, 22308 on approx. 18,439 sq. ft. land zoned R-2. Mount Vernon District. Tax Map 102-2 ((12)) 184. (*Admin. moved from 2/6/19 at appl. req.*)

K. McMahan *Decision  
Deferred  
to 7/10/19*

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA**  
**June 12, 2019**

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 12, 2019**, 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***

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***Administrative Items – 9 a.m.***

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Staff/Action

B. McCadden **Ali Hooshmandnia, VC 2019-PR-004** Appl. under Sects. 2-414 and 18-401 of the Zoning Ordinance to permit construction of a single family detached dwelling less than 200 ft. from a principal arterial highway. Located at 2408 Spring St., Dunn Loring, 22027 on approx. 22,125 sq. ft. of land zoned R-3. Providence District. Tax Map 39-4 ((4)) (B) 5.  
*Admin. Moved to 9/11/19 at appl. req.*

K. McMahan **Luck Stone Corporation, SPA 81-S-064-11** Appl. under Sects. 7-305 and 8-104 of the Zoning Ordinance to amend SP 81-S-064 to permit renewal of existing quarrying, sales and ancillary use. Located at 15717 Lee Hwy., Centreville, 20121, on approx. 210.25 ac. of land zoned R-C, NR and WS. Sully District. Tax Map 64-1 ((1)) 1, 4, 13, 14, 15, 17pt., 33A, 38pt., 39pt. and 64-1 ((4)) 7A. (*Admin. moved from 10/24/18, 12/12/18, and 2/27/19 at appl. req.*)

***Public Hearings***

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Staff/Action

9 a.m. **Nicholas R. Jogie & Patricia Joyce S. Jogie (formerly Patricia Joyce V. Salle), SP 2019-MA-019** 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 22.5 ft. from a rear lot line and reduction in minimum yard requirements based on an error in building location to permit a deck to remain 0.3 ft. from a side lot line. Located at 3707 Pleasant Ridge Rd., Annandale, 22003 on approx. 24,385 sq. ft. of land zoned R-2. Mason District. Tax Map 60-3 ((2)) 20B.  
D. Barlow **Approved**

9 a.m. **Jonathan Brent Sisco, Jo Hee Sisco, Gay Hee Lee, SP 2019-BR-022** Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 10708 Stanhope Pl., Fairfax, 22032 on approx. 9,647 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 68-3 ((5)) 243.  
S. Yang **Approved**

- 9 a.m. **Trustees of McLean Presbyterian Church, SPA 85-D-034-06** (*Decision deferred from 4/17/19, and 5/22/19.*) Appl. under Sects. 3-103, 3-203, 8-301 and 8-303 of the Zoning Ordinance to amend SP 85-D-034 previously approved for place of worship to permit site modifications and an increase in land area. Located at 1020 Balls Hill Rd., McLean, 22101 on approx. 8.95 ac. of land zoned R-1 and R-2. Dranesville District. Tax Map 21-3 ((1)) 50, 50A 50B, 51 and 53; 21-3 ((15)) A1 and 18A.
- M.A. Tsai  
**Approved**
- 9 a.m. **The Trustees of First Virginia Baptist Church, SPA 2004-MV-025-03** (*Continued from 5/15/19.*) Appl. under Sects. 3-103 and 8-300 of the Zoning Ordinance amend SP 2004-MV-025 previously approved for a place of worship to permit modification of development conditions, and building and site modifications. Located at 8616 Pohick Rd., Springfield, 22153 on approx. 3.98 ac. of land zoned R-1. Springfield District. Tax Map 98-1 ((1)) 21. (*Admin. moved from 3/13/19 at appl. req.*)
- B. McCadden  
**Approved**

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
June 19, 2019**

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 19, 2019**, 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***

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***Administrative Items – 9 a.m.***

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Staff/Action

D. Barlow **SP 2019-MV-026, Eduardo E. Wheeler and Diann B. Wheeler (Error)**  
*Admin. Moved to 6/26/19 at appl. req.*

D. Barlow **Hajuri Khadka d/b/a K & K Family Day Home, SP 2019-DR-030** Appl. under Sects. 3-403, 8-305 and 8-914 of the Zoning Ordinance to permit a home child care facility and a reduction to the minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 6.4 ft. from the north side lot line and addition (deck with lattice) to remain 0.7 ft. from the south side lot line. Located at 1724 Olney Rd., Falls Church, 22043 on approx. 8,635 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-3 ((18)) 32.  
*Admin. Moved to 7/31/19 at appl. req.*

K. McMahan **Raul Aramayo/Martha Aramayo, VC 2019-MV-005** Appl. under Sects. 10-102 and 18-401 of the Zoning Ordinance to permit an accessory storage structure (shed) greater than 200 sq. ft. in size to remain. Located at 2243 Arlington Terr., Alexandria, 22303 on approx. 3,729 sq. ft. of land zoned R-20. Mount Vernon District. Tax Map 83-1 ((14)) (B) 53A. (Concurrent with SP 2019-MV-021).  
**Withdrawn**

***Public Hearings***

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Staff/Action

9 a.m. **Jonathan Katz, SP 2019-HM-027** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an addition 12.5 ft. from the rear lot line. Located at 1404 Northpoint Glen Ct., Herndon, 20170 on approx. 9,237 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 11-1 ((14)) 18.  
**Approved**

9 a.m. **Kristine K. Kim d/b/a Sweet Springs Daycare, LLC, SP 2019-SU-029** Appl. under Sects. 3-103 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3612 West Ox Rd., Fairfax, 22033 on approx. 33,306 sq. ft. of land zoned R-1 and WS. Sully District. Tax Map 45-2 ((1)) 18.  
**Approved**



- 9 a.m. **Peggy Van Cleave, Keith Van Cleave, SP 2019-SU-028** 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 (screened porch) 15.9 ft. from a rear lot line and a reduction to the minimum yard requirements based on an error in building location to permit accessory storage structure (shed) to remain 17.8 ft. from the south side lot line. Located at 4408 Cub Run Rd., Chantilly, 20151 on approx. 11,245 sq. ft. of land zoned R-C, AN and WS. Sully District. Tax Map 33-4 ((2)) 352.
- S. Yang  
**Approved**
- 9 a.m. **Gary Leon Garriott and Valerie Jeanne Lamont, SP 2019-PR-020** Appl. under Sects. 2-412, 8-914 and 10-103 of the Zoning Ordinance to permit a reduction in the minimum yard requirements based on an error in building location to permit an addition (deck with walls and pergola) to remain 0.0 ft. from the rear lot line. Located at 7500 Idylwood Rd., Falls Church, 22043 on approx. 20,156 sq. ft. of land zoned R-1. Providence District. Tax Map 40-3 ((1)) 12.
- K. McMahan  
**Approved**
- 9 a.m. **Raul Aramayo/Martha Aramayo, SP 2019-MV-021** Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in the minimum yard requirements based on an error in building location to permit an accessory structure (workshop) to remain 0.4 ft. from the east side lot line and 14.9 ft. from the rear lot line. Located at 2243 Arlington Terr., Alexandria, 22303 on approx. 3,729 sq. ft. of land zoned R-20. Mount Vernon District. Tax Map 83-1 ((14)) (B) 53A.
- K. McMahan  
**Approved**
- 9 a.m. **Sandeep Lohia, VC 2019-DR-006** Appl. under Sects. 3-307 and 18-401 of the Zoning Ordinance to permit construction of a single-family detached dwelling 15.1 ft. from the front lot line adjacent to Hunting Avenue. Located at 1630 Great Falls St., McLean, 22101 on approx. 8,983 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-3 ((2)) 24.
- B. McCadden  
*Decision  
Deferred to  
7/24/19*

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA  
June 26, 2019**

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 26, 2019**, 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***

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***Administrative Items – 9 a.m.***

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Staff/Action

S. Yang  
*Admin. Moved to 9/18/19 at appl. req.*

**Joseph D. Fraser and Rhonda W. Fraser, SP 2019-MV-025** Appl. under Sects. 8-922 and 8-924 of the Zoning Ordinance to permit construction of an addition 5.8 ft. from the front lot line adjacent to H Street to an existing single family detached dwelling which already extends into a minimum required yard by more than fifty (50) percent and to permit a reduction in certain yard requirements to allow construction of a roofed deck with steps 26.2 ft. from the front lot line adjacent to 15th Street. Located at 6413 15th St., Alexandria, 22307 on approx. 10,500 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 83-4 ((2)) (10) 14.

C.S. Belgin  
*Admin. Moved to 9/11/19 at appl. req.*

**International Town and Country Club, Inc. A 2018-SU-006** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has constructed an accessory structure on the property that is not included in the approval of the Special Exception SE 2003-SU-027, all in violation of Zoning Ordinance provisions. Located at 13200 Lee Jackson Memorial Hy, Fairfax 22033. on approx. 122.72 acres. of land zoned R-1 and H-C. Sully District. Tax Map 35-3 ((1)) 11 and 45-1 ((1)) 11. *(Admin. moved from 6/27/18, 9/26/18, 12/5/18, and 3/20/19 at appl. req.)*

***Public Hearings***

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Staff/Action

9 a.m.  
S. Yang  
**Approved**

**Mary Joy Ong d/b/a Joyful Beginnings Home Daycare LLC, SP 2019-PR-031** Appl. under Sects. 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2809 Winchester Way, Falls Church, 22042 on approx. 6,313 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-2 ((6)) 402.

9 a.m.  
D. Barlow  
**Approved**

**Eduardo E. Wheeler and Diann B. Wheeler, SP 2019-MV-026** 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 addition (partially enclosed carport) to remain 5.5 ft. from a side lot line and a deck with steps to remain 7.8 ft. from a rear lot line. Located at 8234 Chancery Ct., Alexandria, 22308 on approx. 10,935 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-3 ((12)) (1) 19. *(Admin. moved from 6/19/19.)*

- 9 a.m. **Abida Munir d/b/a Galaxy Family Daycare, SP 2019-MV-023** Appl. under Sects. 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 1902 Sherwood Hall Ln., Alexandria, 22306 on approx. 42,671 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-1 ((46)) 2.
- B. McCadden  
*Decision  
Deferred  
to 7/31/19*
- 9 a.m. **Mads and Lauren Hansen, SP 2019-SU-032** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 7.5 ft. from a side lot line. Located at 12108 Wayland St., Oakton, 22124 on approx. 20,515 sq. ft. of land zoned R-2. Sully District. Tax Map 46-1 ((8)) 55.
- B. McCadden  
**Approved**
- 9 a.m. **Erick & Cintya Garcia, SP 2019-PR-024** 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 3.8 ft. from the rear lot line. Located at 8474 Ararat Ct., Annandale, 22003 on approx. 8,727 sq. ft. of land zoned R-3 (Cluster). Providence District. Tax Map 59-1 ((27)) 132.
- K. McMahan  
**Approved**
- 9 a.m. **Trustees of Trinity United Methodist Church, SPA 87-D-074-02** Appl. under Sect. 3-203 of the Zoning Ordinance to amend SP 87-D-074 previously approved for place of worship and nursery school to permit modification of development conditions. Located at 1205 Dolley Madison Blvd., McLean, 22101 on approx. 7.2 ac. of land zoned R-2. Dranesville District. Tax Map 30-2 ((32)) A1.
- K. McMahan  
*Decision  
Deferred  
to 7/10/19*
- 9 a.m. **David A. Morgan, A 2019-SP-003** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing a prohibited commercial vehicle to be parked on property in the R-C District in violation of Zoning Ordinance provisions. Located at 12513 Easter Lane, Fairfax, VA 22030 on approx. 45,648 sq. ft. of land zoned R-C, Springfield District Tax Map 66-4 ((5)) 39.
- J. Shields  
**Upheld**

**JOHN F. RIBBLE III, CHAIRMAN**

## BOARD OF ZONING APPEALS AGENDA July 10, 2019

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 10, 2019**, 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***

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#### ***Administrative Items – 9 a.m.***

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##### Staff/Action

S. Yang      **Tai A. Nguyen, SP 2019-MA-034** Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction to minimum yard requirements based on errors in building locations to permit an addition to remain 7.9 ft. from the west side lot line, a carport 5.6 ft. from the west side lot line and an accessory storage structure 3.8 ft. from the rear lot line and 4.0 ft. from the west side lot line. Located at 7705 Arlen St., Annandale, 22003 on approx. 13,161 sq. ft. of land zoned R-3. Mason District. Tax Map 70-2 ((6)) 170.

**Withdrawn**

#### ***Public Hearings***

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##### Staff/Action

9 a.m.      **Tomas Vargas d/b/a My Little Tree House Daycare, SP 2019-DR-033** Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 1337 Balls Hill Rd., McLean, 22101 on approx. 26,789 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((1)) 49.

B. McCadden  
*Deferred to  
11/6/19 at  
appl. req.*

9 a.m.      **Riffat Jabeen, SPA 2015-PR-020** Appl. under Sects. 3-803 and 8-305 of the Zoning Ordinance to amend SP 2015-PR-020 previously approved for a home child care facility to permit modification of development conditions. Located at 7850 Snead Ln., Falls Church, 22043 on approx. 1,760 sq. ft. of land zoned R-8 (Cluster). Providence District. Tax Map 49-2 ((22)) 61.

K. McMahan  
*Deferred to  
7/17/19 at  
appl. req.*

9 a.m.      **Brandon and Kathy Eggleston, SP 2018-MV-105 (Decision deferred from 3/6/19, 5/1/19, 5/22/19, and 6/5/19.)** 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 (detached garage) to remain 14.7 ft. from the rear lot line and 10.2 ft. from the western side lot line. Located at 8109 Wellington Rd., Alexandria, 22308 on approx. 18,439 sq. ft. land zoned R-2. Mount Vernon District. Tax Map 102-2 ((12)) 184. (*Admin. moved from 2/6/19 at appl. req.*)

K. McMahan  
*Decision  
Deferred to  
7/17/19 at  
appl. req.*

- 9 a.m. **Brookfield Swimming Club Inc and Pleasant Valley Preschool Inc, SPA 81-C-027-03**  
Appl. under Sects. 3-303 and 8-401 of the Zoning Ordinance to amend SP 81-C-027  
E. Estes previously approved for a community swim club to permit site modifications and  
**Approved** modifications to development conditions. Located at 13615 Pennsboro Dr., Chantilly,  
20151 on approx. 2.89 ac. of land zoned R-3 and WS. Sully District. Tax Map 44-2 ((1))  
15 and 16. (Associated with SE 2019-SU-007.)
- 9 a.m. **Trustees of Trinity United Methodist Church, SPA 87-D-074-02 (Decision Deferred  
from 6/26/19.)** Appl. under Sect. 3-203 of the Zoning Ordinance to amend SP 87-D-074  
K. McMahan previously approved for place of worship and nursery school to permit modification of  
**Approved** development conditions. Located at 1205 Dolley Madison Blvd., McLean, 22101 on  
approx. 7.2 ac. of land zoned R-2. Dranesville District. Tax Map 30-2 ((32)) A1.
- 9 a.m. **The Most Reverend Michael F. Burbidge, Bishop of the Catholic Diocese of  
Arlington, Virginia and his successors in office (St. Anthony of Padua Catholic  
Church and School), SPA 00-M-012-02** Appl. under Sects. 3-303, 8-301 and 8-308 of  
K. McMahan the Zoning Ordinance to amend SP 00-M-012 previously approved for place of worship  
*Decision* and private school of general education to permit the addition of a nursery school and  
*Deferred to* child care, site modifications and modifications of development conditions. Located at  
*7/17/19* 3303 and 3305 Glen Carlyn Rd. and 3300 Magnolia Ave., Falls Church, 22041 on approx.  
12.83 ac. of land zoned R-3, CRD and HC. Mason District. Tax Map 61-2 ((1)) 8, 8A  
and 10.

**JOHN F. RIBBLE III, CHAIRMAN**

## BOARD OF ZONING APPEALS AGENDA

### July 17, 2019

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 17, 2019**, 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***

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#### ***Administrative Items – 9 a.m.***

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##### Staff/Action

B. McCadden **SP 2019-MV-040, David Franklin Felton (ADU)**

*Admin. moved to 7/24/19 at staff's req.*

B. McCadden **Elizabeth and Chris Massey, VC 2019-MV-003** Appl. under Sects. 10-104 and 18-401 of the Zoning Ordinance to permit construction of an accessory structure (two-story garage with pergola) 2.3 ft. from a side lot line. Located at 4002 Belle Rive Terrace, Alexandria, 22309 on approx. 22,076 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 110-4 ((4)) 26A. *(Admin. moved from 5/22/19 at appl. req.)*

*Indefinitely  
Deferred*

C.S. Belgin **Trustees of First Virginia Baptist Church, A 2017-SP-022** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a junk yard and storage yard on the property, and is maintaining the use of two trailers which were permitted by the development conditions approved with SPA 2004-MV-025-02; but which were required to be removed within 6 months of special permit approval and are still located on the subject property in the R-1 District in violation of Zoning Ordinance provisions. Located at 8616 Pohick Rd, Springfield, VA 22153 on approx. 3.97 acres of land zoned R-1. Springfield District. Tax Map 98-1 ((1)) 21. *(Admin. moved from 3/28/18, 5/23/18, 8/1/18, 11/28/18, and 4/3/19 at appl. req.)*

**Withdrawn**

### ***Public Hearings***

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##### Staff/Action

9 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, 7/19/17, 11/29/17, 3/7/18, and 5/16/18 at appl. req.) (Deferred from 6/27/18 at staff's req., and 10/24/18, 1/9/19, and 4/17/19 at appl. req.)*

S.C. Williams  
*Deferred to  
10/23/19 at  
appl. req.*

- 9 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, 7/19/17, 11/29/17, 3/7/18, and 5/16/18 at appl. req.*) (*Deferred from 6/27/18 at staff's req., and 10/24/18, 1/9/19, and 4/17/19 at appl. req.*)
- S.C. Williams  
*Deferred to 10/23/19 at appl. req.*
- 9 a.m. **Richard E. Killian/Mary B. Hyde Killian, SP 2019-PR-035** Appl. under Sect. 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height in a front yard of a corner lot. Located at 2841 Cleave Dr., Falls Church, 22042 on approx. 10,789 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 51-3 ((2)) 94.
- D. Barlow  
**Approved**
- 9 a.m. **Richard Alden and Judith D. Woodworth SP 2019-SP-036** Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 17.0 ft. from the rear lot line and a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 1.3 ft. from the rear lot line. Located at 13808 Springstone Dr., Clifton, 20124 on approx. 8,769 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 65-2 ((7)) 225.
- B. McCadden  
**Approved**
- 9 a.m. **Richard A. Dorchak Jr. SP 2019-BR-039** Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirement to permit construction of an addition 5.0 ft. from the north side lot line such that side yards total 13.1 ft. and a reduction to the minimum yard requirements based on an error in building location to permit one accessory structure (child's swing set) to remain 5.0 ft. from the south side lot line and a second accessory structure (elevated play deck) to remain 12.9 ft. from the rear lot line. Located at 4917 King Solomon Dr., Annandale, 22003 on approx. 8,625 sq. of land zoned R-3 (Cluster). Braddock District. Tax Map 69-4 ((12)) 208.
- S. Yang  
**Approved**
- 9 a.m. **Rodney Maurice Cooke, SP 2019-LE-055** 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 a deck to remain 3.8 ft. from the east side lot line. Located at 3804 Elmwood Dr., Alexandria, 22303 on approx. 8,400 sq. of land zoned R-4. Lee District. Tax Map 82-2 ((2)) (C) 31. (Concurrent with VC 2019-LE-002).
- K. McMahan  
**Approved**
- 9 a.m. **Rodney Maurice Cooke, VC 2019-LE-002** Appl. under Sects. 3-407 and 18-401 of the Zoning Ordinance to permit construction of an addition 2.8 ft. from the eastern side lot line. Located at 3804 Elmwood Dr., Alexandria, 22303, on approx. 8,400 sq. ft. of land zoned R-4. Lee District. Tax Map 82-2 ((2)) (C) 31. (Concurrent with SP 2019-LE-055). (*Admin. moved from 5/1/19 at appl. req.*) (*Admin. moved from 5/1/19 at appl. req.*)
- K. McMahan  
**Denied**
- 9 a.m. **Hernan De Los Reyes, SP 2019-SP-037** 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 dwelling to remain 15.2 ft. from one front lot line and 14.5 ft. from the other front lot line and provisions for increase in fence height to permit fence greater than 4.0 ft. in height to remain in front yard. Located at 8743 Ox Rd., Lorton, 22079 on approx. 1.15 ac. of land zoned R-1. Springfield District. Tax Map 106-1 ((2)) 5 B1.
- K. McMahan  
**Approved**

- 9 a.m. **Riffat Jabeen, SPA 2015-PR-020** Appl. under Sects. 3-803 and 8-305 of the Zoning Ordinance to amend SP 2015-PR-020 previously approved for a home child care facility to permit modification of development conditions. Located at 7850 Snead Ln., Falls Church, 22043 on approx. 1,760 sq. ft. of land zoned R-8 (Cluster). Providence District. Tax Map 49-2 ((22)) 61. *(Deferred from 7/10/19 at appl. req.)*
- K. McMahan  
**Approved**  
(for 8 children)
- 9 a.m. **Brandon and Kathy Eggleston, SP 2018-MV-105** *(Decision deferred from 3/6/19, 5/1/19, 5/22/19, 6/5/19, and 7/10/19.)* 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 (detached garage) to remain 14.7 ft. from the rear lot line and 10.2 ft. from the western side lot line. Located at 8109 Wellington Rd., Alexandria, 22308 on approx. 18,439 sq. ft. land zoned R-2. Mount Vernon District. Tax Map 102-2 ((12)) 184. *(Admin. moved from 2/6/19 at appl. req.)*
- K. McMahan  
**Approved**
- 9 a.m. **The Most Reverend Michael F. Burbidge, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office (St. Anthony of Padua Catholic Church and School), SPA 00-M-012-02** *(Decision deferred from 7/10/19.)* Appl. under Sects. 3-303, 8-301 and 8-308 of the Zoning Ordinance to amend SP 00-M-012 previously approved for place of worship and private school of general education to permit the addition of a nursery school and child care, site modifications and modifications of development conditions. Located at 3303 and 3305 Glen Carlyn Rd. and 3300 Magnolia Ave., Falls Church, 22041 on approx. 12.83 ac. of land zoned R-3, CRD and HC. Mason District. Tax Map 61-2 ((1)) 8, 8A and 10.
- K. McMahan  
**Approved**

**JOHN F. RIBBLE III, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA**  
**July 24, 2019**

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 24, 2019**, 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***

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***Administrative Items – 9 a.m.***

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Staff/Action

E. Estes **Stonebridge Investments, LLC, SPA 2016-SU-090** Appl. under Sects. 3-C03 and 8-609 of the Zoning Ordinance to amend SP 2016-SU-090 previously approved for a riding and boarding stable to permit a decrease in land area, site modifications and modification of development conditions. Located at 6780 Bull Run Post Office Rd., Centreville, 20120 on approx. 30.95 ac. of land zoned R-C and WS. Sully District. Tax Map 53-3 ((7)) 32Z and 33Z (pt.), 64-1 ((7)) 31Z (pt.), 35Z (pt.), 36Z, 37Z (pt.), 38Z (pt.) 39Z (pt.), 40Z (pt.) and 42Z (pt.). (*Associated with SE 2018-SU-027.*)

*Admin. Moved to 9/18/19 due to incorrect ad language*

***Public Hearings***

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Staff/Action

9 a.m. **David Franklin Felton, SP 2019-MV-040** Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7815 Midday Ln., Alexandria, 22306 on approx. 15,635 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-1 ((22)) (3) 17. (*Admin. moved from 7/17/19 at staff's req.*)

B. McCadden

*Deferred to 10/23/19 at appl. req.*

9 a.m. **Kyong Ho Ock, Pansoon Kim D/B/A Grace Kim Beauty Salon, SP 2019-MA-041** Appl. under Sect. 8-905 of the Zoning Ordinance to permit a beauty parlor. Located at 5020 Backlick Rd., Annandale, 22003 on approx. 25,000 sq. ft. of land zoned R-1. Mason District. Tax Map 71-4 ((21)) 43. (Concurrent with VC 2019-MA-007).

S. Yang

*Decision Deferred to 9/11/19*

9 a.m. **Kyong Ho Ock, Pansoon Kim D/B/A Grace Kim Beauty Salon, VC 2019-MA-007** Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit front yard coverage paved for parking exceeding 25 percent. Located at 5020 Backlick Rd., Annandale, 22003 on approx. 25,000 sq. ft. of land zoned R-1. Mason District. Tax Map 71-4 ((21)) 43. (Concurrent with SP 2019-MA-041).

S. Yang

*Decision Deferred to 9/11/19*

- 9 a.m. **Craycken Inc. D/B/A Release the Craycken, SPA 2011-MA-028** Appl. under Sects. 2-412 and 8-503 of the Zoning Ordinance to amend SP 2011-MA-028 previously approved for an indoor commercial recreation use (karaoke) to permit a change in permittee. Located at 4231 Markham St., Unit R, Annandale, 22003 on approx. 3.13 ac. of land zoned C-6, CRD, SC and HC. Mason District. Tax Map 71-1 ((20)) 3.  
D. Barlow  
**Approved**
- 9 a.m. **Sandeep Lohia, VC 2019-DR-006 (Decision deferred from 6/19/19.)** Appl. under Sects. 3-307 and 18-401 of the Zoning Ordinance to permit construction of a single-family detached dwelling 15.1 ft. from the front lot line adjacent to Hunting Avenue. Located at 1630 Great Falls St., McLean, 22101 on approx. 8,983 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-3 ((2)) 24.  
B. McCadden  
**Approved**
- 9 a.m. **Yelena Teterina, SP 2019-MA-042** 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 9.5 ft. from the rear lot line. Located at 4410 Rynex Dr., Alexandria, 22312 on approx. 17,016 sq. ft. of land zoned R-3. Mason District. Tax Map 72-2 ((1)) 10.  
B. McCadden  
**Approved**
- 9 a.m. **Fatima Landin, SP 2019-SU-038** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an addition (screened-in porch) 7 ft. from the east lot line and 13.9 ft. from the rear lot line. Located at 5827 Cub Stream Dr., Centreville, 20120 on approx. 6,079 sq. ft. of land zoned PDH-4, WS and AN. Sully District. Tax Map 53-2 ((6)) (11) 10A.  
K. McMahan  
**Approved**
- 9 a.m. **Valentyna Vorobyova/SWIS, LLC SPA 2015-PR-113-02**, Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to amend development conditions associated with SPA 2015-PR-113 to permit a home child care facility. 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  
**Approved**
- 9 a.m. **Abuchii LLC/Senait Sium D/B/A Bella Café and Lounge** SP 2019-MA-012 Appl. under Sects. 2-303, 4-603 and 8-503 of the Zoning Ordinance to permit an indoor commercial recreation use (hookah). Located at 3819-A South George Mason Dr., Falls Church, 22041 on approx. 1,105 sq. ft. of land zoned C-6, CRD and SC. Mason District. Tax Map 62-3 ((13)) 31 (pt.). (*Admin. moved from 5/8/19.*)  
K. McMahan  
**Approved**

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA**  
**July 31, 2019**

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 31, 2019**, 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***

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***Administrative Items – 9 a.m.***

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Staff/Action

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|---|---|
| <p>D. Barlow<br/> <i>Admin. Moved to 10/2/19 at appl. req.</i></p>  | <p><b>Hajuri Khadka d/b/a K &amp; K Family Day Home, SP 2019-DR-030</b> Appl. under Sects. 3-403, 8-305 and 8-914 of the Zoning Ordinance to permit a home child care facility and a reduction to the minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 6.4 ft. from the north side lot line and addition (deck with lattice) to remain 0.7 ft. from the south side lot line. Located at 1724 Olney Rd., Falls Church, 22043 on approx. 8,635 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-3 ((18)) 32. (<i>Admin. moved from 6/19/19 at staff's req.</i>)</p>   |
| <p>K. McMahan<br/> <i>Admin. Moved to 11/6/19 at appl. req.</i></p> | <p><b>Deborah P. Villagra And Green Frog LLC, SP 2014-SU-238</b> Appl. Under Sects. 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 and WS. Sully District. Tax Map 54-1 ((13)) (25) 39. (Concurrent with VC 2018-SU-010). (<i>Indefinitely deferred from 6/10/15 at staff's req.</i>) (<i>Reactivated on 7/23/15.</i>) (<i>Indefinitely deferred from 11/4/15 at staff's request.</i>) (<i>Reactivated 6/2/17.</i>) (<i>Admin. moved from 9/20/17, 11/1/17, and 12/6/17 at appl. req.</i>) (<i>Indefinite deferral from 1/24/18 at appl. req.</i>) (<i>Reactivated on 4/10/18.</i>) (<i>Admin. moved from 7/18/18, 10/3/18, 12/5/18, 1/9/19, 3/27/19, and 6/5/19 at appl. req.</i>)</p> |
| <p>K. McMahan<br/> <i>Admin. Moved to 11/6/19 at appl. req.</i></p> | <p><b>Deborah P. Villagra And Green Frog LLC, VC 2018-SU-010</b> Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit front yard coverage exceeding thirty percent, (paved for parking). Located at 14700 Braddock Rd., Centreville, 20120 on approx. 8,848 sq. ft. of land zoned R-3 and WS. Sully District. Tax Map 54-1 ((13)) (25) 39. (Concurrent with SP 2014-SU-238). (<i>Admin. moved from 7/18/18, 10/3/18, 12/5/18, 1/9/19, 3/27/19, and 6/5/19 at appl. req.</i>)</p>  |

## Public Hearings

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### Staff/Action

- 9 a.m. **American Legion Post 270, A 2019-DR-004** Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination issued by the Zoning Administrator on April 24, 2018, regarding Post 270, located at 1355 Balls Hill Road, McLean, VA, that the use of the property for private parties/events is not permitted under the approval granted in 1949 for the establishment of a club house for the exclusive use of Post 270 members and their guests and that such use is most similar to a commercial indoor recreation use. Located at 1355 Balls Hill Road McLean, VA 22101. On approx. 1.5 acres of land zoned R-3. Dranesville District. Tax Map 30-1 ((22)) 1A.  
S.C. Williams  
**Dismissed**
- 9 a.m. **Daniel Brace & Carolyn Brace, SP 2019-SP-046** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirement to permit construction of an addition 17.1 ft. from the rear lot line. Located at 9309 Janphil Ln., Springfield, 22153 on approx. 13,823 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 97-2 ((3)) 784.  
D. Barlow  
**Approved**
- 9 a.m. **Abida Munir d/b/a Galaxy Family Daycare, SP 2019-MV-023 (Decision Deferred from 6/26/19.)** Appl. under Sects. 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 1902 Sherwood Hall Ln., Alexandria, 22306 on approx. 42,671 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-1 ((46)) 2.  
B. McCadden  
**Approved**
- 9 a.m. **Rashida Perveen d/b/a ABC Home Daycare, SP 2019-LE-017** 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 to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 5.2 ft. from the north side lot line and to permit fence greater than 4.0 ft. in height in a front yard. Located at 4411 Eaton Pl., Alexandria, 22310 on approx. 13,816 sq. ft. land zoned R-3. Lee District. Tax Map 82-3 ((17)) (I) 1. (*Deferred from 6/5/19 at appl. req.*)  
B. McCadden  
**Approved**
- 9 a.m. **Andrew & Mary Anne Painter, SP 2019-PR-044** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of a second story addition 7.1 ft. from the N. side lot line and 8.9 ft. from the S. side lot line and a two-story addition at the rear of the dwelling 7.1 ft. from the N. side lot line and 6.9 ft. from the S. side lot line and a chimney 6.6 feet from the N. side lot line. Located at 2823 Marshall St., Falls Church, 22042 on approx. 6,250 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-2 ((4)) 18.  
B. McCadden  
**Approved**
- 9 a.m. **George E. Ludlow TR & Isin T. Ludlow TR, SP 2019-MV-045** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an addition 15.0 ft. from the front lot line, adjacent to Hillvale Place. Located at 6201 Hillvale Pl. and 6212 & 6216 Fort Hunt Rd., Alexandria, 22307 on approx. 28,755 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 83-3 ((14)) (8), 13A and 83-4 ((3)) (8) 7A and 9A.  
K. McMahan  
**Approved**
- 9 a.m. **Uzma Salam and Jumps and Jumps Limited Company, SP 2019-DR-043** Appl. under Sects. 3-E03 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 11819 Thomas Ave., Great Falls, 22066 on approx. 5.01 ac. of land zoned R-E. Dranesville District. Tax Map 6-1 ((2)) 16.  
S. Yang  
**Approved**

9 a.m.            **Ryan N. Hoover and Karalee Werning, A 2019-PR-006** Appl. under Sect. 18-301 of the  
S.C. Williams    Zoning Ordinance Appeal of a determination that a detached accessory structure  
**Upheld**            consisting of 2,460 square feet with a three bay garage and habitable space above the  
garage including a full bathroom is not-subordinate to the principal use of a dwelling which  
is approximately 2,516 sq. ft. in area; and that the accessory structure is located in the  
front yard of a lot that is less than 36,000 sq.ft. in area all in the R-1 District, in violation of  
Zoning Ordinance provisions. Located at 8616 McHenry St., Vienna, VA 22180 on  
approx. 22,00 sq. ft. of land zoned R-1. Providence District Tax Map 39-3 ((5)) (5) 43.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA**  
**September 4, 2019**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held on **September 4, 2019, at 10:00 A.M.** in Room 748 of the Herrity Building, 12055 Government Center Parkway, Fairfax, Virginia, the Board of Zoning Appeals members will receive administrative training. Any and all interested persons may attend. If you have questions or desire to be placed on an attendance list call the Special Permit and Variance Evaluation Branch of the Zoning Evaluation Division, Department of Planning and Development, at (703) 324-1280. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

## BOARD OF ZONING APPEALS AGENDA

### September 11, 2019

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 11, 2019**, 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***

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#### ***Administrative Items – 9 a.m.***

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Staff/Action

C. S. Belgin

**Withdrawn**

**International Town and Country Club, Inc. A 2018-SU-006** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has constructed an accessory structure on the property that is not included in the approval of the Special Exception SE 2003-SU-027, all in violation of Zoning Ordinance provisions. Located at 13200 Lee Jackson Memorial Hy, Fairfax 22033. on approx. 122.72 acres. of land zoned R-1 and H-C. Sully District. Tax Map 35-3 ((1)) 11 and 45-1 ((1)) 11. (*Admin. moved from 6/27/18, 9/26/18, 12/5/18, 3/20/19, and 6/26/19 at appl. req.*)

S.C. Williams

*Admin. Moved to 12/4/19 at appl. req.*

**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, 5/17/17, 9/27/17, 2/28/18, 5/9/18, 9/26/18, 12/12/18, and 3/13/19 at appl. req.*)

S.C. Williams

*Admin. Moved to 12/4/19 at appl. req.*

**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). (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, 5/17/17, 9/27/17, 2/28/18, 5/9/18, 9/26/18, 12/12/18, and 3/13/19 at appl. req.*)

## Public Hearings

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- 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.) (Continued from 9/20/17.) (Admin. moved from 3/21/18 due to inclement weather.) (Continued from 5/2/18 and 12/5/18.)*
- C.S. Belgin  
*Continued to 9/16/20 at appl. req.*
- 9 a.m. **Kyong Ho Ock, Pansoon Kim D/B/A Grace Kim Beauty Salon, SP 2019-MA-041** Appl. under Sect. 8-905 of the Zoning Ordinance to permit a beauty parlor. Located at 5020 Backlick Rd., Annandale, 22003 on approx. 25,000 sq. ft. of land zoned R-1. Mason District. Tax Map 71-4 ((21)) 43. (Concurrent with VC 2019-MA-007). ***(Decision Deferred from 7/24/19.)***
- S. Yang  
**Approved**
- 9 a.m. **Kyong Ho Ock, Pansoon Kim D/B/A Grace Kim Beauty Salon, VC 2019-MA-007** Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit front yard coverage paved for parking exceeding 25 percent. Located at 5020 Backlick Rd., Annandale, 22003 on approx. 25,000 sq. ft. of land zoned R-1. Mason District. Tax Map 71-4 ((21)) 43. (Concurrent with SP 2019-MA-041). ***(Decision Deferred from 7/24/19.)***
- S. Yang  
**Denied**
- 9 a.m. **Kimberly Faiks, SP 2019-HM-049** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an addition 15.4 ft. and deck with steps 16.1 ft. from a rear lot line. Located at 2641 Meadow Hall Dr., Herndon, 20171 on approx. 8,681 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 25-1 ((12)) 120.
- B. McCadden  
**Approved**
- 9 a.m. **Jeewani Muditha Kurukulasuriya D/B/A Stepping Stones Montessori, SP 2019-BR-047** Appl. under Sects. 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4636 Guinea Rd., Fairfax, 22032 on approx. 20,450 sq. ft. of land zoned R-2. Braddock District. Tax Map 69-2 ((6)) 39.
- K. McMahan  
**Approved**
- 9 a.m. **Brian B. Hagen, Jr., SP 2019-SP-052** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 7.1 ft. from the west side lot line such that side yards total 18.7 ft. Located at 9118 Steven Irving Ct., Springfield, 22153 on approx. 11,089 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-2 ((4)) 499.
- K. McMahan  
**Approved**
- 9 a.m. **Taryn and Michael Nader, SP 2019-PR-048** Appl. under Sect. 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain a front yard of a corner lot. Located at 2611 Oakton Glen Dr., Vienna, 22181 on approx. 12,398 sq. ft. of land zoned R-2 (Cluster). Providence District. Tax Map 37-4 ((16)) 60A.
- S. Yang  
**Approved**



- 9 a.m. **Daniel P. Hurley & Leanne Hurley, SP 2019-MA-051** Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an addition (sunroom) 18.0 ft. from the rear lot line and a reduction in minimum yard requirements based on an error in building location to permit a carport addition to remain 4.8 ft. from the western side lot line. Located at 3419 Charleson St., Annandale, 22003 on approx. 15,818 sq. ft. of land zoned R-3 (Cluster). Mason District. Tax Map 60-1 ((30)) 10.
- S. Yang  
**Approved**
- 9 a.m. **Russell J. McConnell TR, SP 2019-MV-050** Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 6942 Inlet Cove Dr., Fort Belvoir, 22060 on approx. 4,455 sq. ft. of land zoned PDH-3. Mount Vernon District Tax Map 108-2 ((2)) 147.
- D. Barlow  
*Decision  
Deferred  
to 10/23/19*
- 9 a.m. **Ali Hooshmandnia, VC 2019-PR-004** Appl. under Sects. 2-414 and 18-401 of the Zoning Ordinance to permit construction of a single family detached dwelling less than 200 ft. from a principal arterial highway. Located at 2408 Spring St., Dunn Loring, 22027 on approx. 22,125 sq. ft. of land zoned R-3. Providence District. Tax Map 39-4 ((4)) (B) 5. (*Admin. moved from 6/12/19 at appl. request.*)
- B. McCadden  
**Approved**

**JOHN F. RIBBLE III, CHAIRMAN**

## BOARD OF ZONING APPEALS AGENDA

### September 18, 2019

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 18, 2019**, 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***

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#### ***Administrative Items – 9 a.m.***

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##### Staff/Action

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|---|--|
| <p>B. McCadden<br/><i>Admin. Moved to 11/20/19 at appl. req.</i></p>  | <p><b>Van Duc Tu d/b/a Van Duc Tu Temple, SP 2019-MA-054</b> Appl. under Sect. 3-203 of the Zoning Ordinance to permit a place of worship. Located at 3528 Gallows Rd., Annandale, 22003 on approx. 41,221 sq. ft. of land zoned R-2. Mason District. Tax Map 60-1 ((1)) 27.</p>   |
| <p>S.C. Williams<br/><i>Admin. Moved to 12/4/19 at appl. req.</i></p> | <p><b>Jihong Lao, A 2018-DR-020</b> Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has constructed an accessory structure (fence) on a vacant lot where there is no principal use, in violation of Zoning Ordinance provisions. Located at Tax Map No. 3-4 ((1)) 34A, McLean 20101, on approx. 5.0 acres. of land, zoned R-E. Dranesville District. (<i>Admin. moved from 10/24/18, 1/16/19, and 5/1/19 at appl. req.</i>)</p>   |
| <p>S. Gilbert<br/><i>Admin. Moved to 1/15/20 at appl. req.</i></p>    | <p><b>Daniel J. and Lindsay L. Ricks, A 2018-PR-025</b> Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure (basketball pole, backboard, and rim) exceeding seven (7) feet in height is located closer than the minimum required side yard to the side lot line and closer than a distance equal to the height of the structure from the rear lot line, a fence taller than seven (7) feet in height is located in the rear yard, and an outdoor light fixture that does not include fully cut-off or directionally-shielded fixtures and that exceeds initial light outputs of 2000 lumens or less on property in the R-1 District, in violation of Zoning Ordinance provisions. Located at 3699 Waples Crest Court, Oakton, VA 22124, on approx. 38,770 sq. ft. in the R-1 District, Providence District, Tax Map 46-4 ((12)) 10. (<i>Admin. moved from 2/6/19, and 4/17/19 at appl. req.</i>)</p> |
| <p>E. Estes<br/><i>Admin. Moved to 10/23/19 at appl. req.</i></p>     | <p><b>Stonebridge Investments, LLC, SPA 2016-SU-090</b> Appl. under Sects. 3-C03 and 8-609 of the Zoning Ordinance to amend SP 2016-SU-090 previously approved for a riding and boarding stable to permit a decrease in land area, site modifications and modification of development conditions. Located at 6780 Bull Run Post Office Rd., Centreville, 20120 on approx. 32.96 ac. of land zoned R-C and WS. Sully District. Tax Map 53-3 ((7)) 32Z and 33Z, 64-1 ((7)) 31Z (pt.), 35Z (pt.), 36Z, 37Z (pt.), 38Z (pt.) 39Z (pt.), 40Z (pt.) and 42Z (pt.). (Associated with SE 2018-SU-027.) (<i>Admin. moved from 7/24/19 due to incorrect ad language.</i>)</p>  |

**Public Hearings**

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- 9 a.m. **Gerald William Litzler & Amanda Owens Litzler, SP 2019-SU-057** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 15.7 ft. from the rear lot line. Located at 13423 Elliott An Ct., Herndon, 20171 on approx. 10,714 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 25-3 ((4)) 879.  
D. Barlow  
**Approved**
- 9 a.m. **Joseph D. Fraser and Rhonda W. Fraser, SP 2019-MV-025** Appl. under Sects. 8-922 and 8-924 of the Zoning Ordinance to permit construction of an addition 5.8 ft. from the front lot line adjacent to H Street to an existing single family detached dwelling which already extends into a minimum required yard by more than fifty (50) percent and to permit a reduction in certain yard requirements to allow construction of a roofed deck with steps 26.2 ft. from the front lot line adjacent to 15th Street. Located at 6413 15th St., Alexandria, 22307 on approx. 10,500 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 83-4 ((2)) (10) 14. (*Admin. moved from 6/26/19 at appl. req.*)  
S. Yang  
**Approved**
- 9 a.m. **Phong Tran H., SP 2019-SP-053** 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 garage addition to remain 12.3 ft. from the northern side lot line. Located at 6248 Woodfair Dr., Fairfax Station, 22039 on approx. 36,514 sq. ft. of land zoned R-1. Springfield District. Tax Map 77-3 ((3)) 7C.  
S. Yang  
**Denied**

**JOHN F. RIBBLE III, CHAIRMAN**

## BOARD OF ZONING APPEALS AGENDA

### September 25, 2019

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 25, 2019**, 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***

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#### ***Administrative Items – 9 a.m.***

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##### Staff/Action

K. McMahan **Russell Jumbelick, SP 2019-LE-064** Concurrent with **Russell Jumbelick, VC 2019-LE-008** (NOV – Error/Rear Yard Coverage)  
*Admin. Moved to 11/20/19 at appl. req.*

C.S. Belgin **Play N' Learn PC LLC, A 2017-SU-010** Appl. under Sect. 18-301 of the Zoning Ordinance. 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, H-C (pt.), AN, WS. Sully District. Tax Map 34-3 ((1)) 1C. (*Admin moved from 7/12/17, 10/4/17, 1/10/18, 3/28/18, 5/23/18, 8/1/18, 11/7/18, 1/30/19, and 4/24/19 at appl. req.*)  
*Admin. Moved to 2/5/20 at appl. req.*

### ***Public Hearings***

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##### Staff/Action

9 a.m. **Sudharani Nekkhalapudi, SP 2019-HM-063** Appl. under Sects. 3-103, 8-305 and 8-914 of the Zoning Ordinance to permit a home child care facility and a reduction to minimum yard requirements based on an error in building location to permit one deck (at grade patio) to remain 9.9 ft. from the west side lot line and a second deck (at grade patio) to remain 6.3 ft. from the eastern side lot line. Located at 12902 Dwight St., Herndon, 20171 on approx. 22,337 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 25-2 ((2)) 3.  
 D. Barlow *Decision Deferred to 10/23/19*

9 a.m. **Kevin Burns, SP 2019-HM-058** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 8.8 ft. from the north side lot line such that side yards total 20.9 ft. Located at 2331 Riviera Dr., Vienna, 22181 on approx. 11,225 sq. ft. of land zoned R-2. Hunter Mill District. Tax Map 38-1 ((22)) 49.  
**Approved**

- 9 a.m. **Joseph Brickey TR, SP 2019-SP-059** Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 13216 Johnny Moore Ln., Clifton, 20124 on approx. 5.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-3 ((3)) 7.
- B. McCadden  
*Decision*  
*Deferred*  
*to 10/23/19*
- 9 a.m. **George F. Alves and Solange F. Alves, SP 2019-LE-056** Appl. under Sects. 8-914, 8-922 and 8-926 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of a garage addition 7.3 ft. from the eastern side lot line such that side yards total 18 ft.; reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure (shed) to remain 3.0 ft. from the western side lot line and decks (at grade patios) to remain 0.5 ft. from the eastern side lot line and 1.1 ft. from the western side lot line and to permit provisions for increase in the percentage of minimum required rear yard coverage. Located at 5405 Baychester Ct., Alexandria, 22315 on approx. 9,309 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 91-4 ((5)) 81.
- S. Yang  
**Approved**
- 9 a.m. **Karen L. Drumond & Ricardo Drumond, SP 2019-BR-061** Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition (sunroom) 22.3 ft. from the rear lot line and a reduction in minimum yards requirements based on an error in building location to permit a deck with pergola and trellis to remain 6.2 ft. from the southern side lot line. Located at 9375 Tartan View Dr., Fairfax, 22032 on approx. 9,828 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 69-1 ((11)) 50.
- S. Yang  
**Approved**

**JOHN F. RIBBLE III, CHAIRMAN**

## BOARD OF ZONING APPEALS AGENDA

### October 2, 2019

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 2, 2019**, 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***

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#### ***Administrative Items – 9 a.m.***

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#### Staff/Action

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| <p>D. Barlow<br/><i>Indefinitely<br/>Deferred</i></p>  | <p><b>Hajuri Khadka d/b/a K &amp; K Family Day Home, SP 2019-DR-030</b> Appl. under Sects. 3-403, 8-305 and 8-914 of the Zoning Ordinance to permit a home child care facility and a reduction to the minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 6.4 ft. from the north side lot line and addition (deck with lattice) to remain 0.7 ft. from the south side lot line. Located at 1724 Olney Rd., Falls Church, 22043 on approx. 8,635 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-3 ((18)) 32. (<i>Admin. moved from 6/19/19 at staff's req.</i>)</p> |
| <p>B. McCadden<br/><i>Admin. Moved<br/>to 12/11/19 at<br/>appl. req.</i></p>                   | <p><b>Thomas M. and Trippi V. Penland, SP 2019-MA-060</b> Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an addition 27.9 ft. from the front lot line. Located at 6305 Waterway Dr., Falls Church, 22044 on approx. 15,900 sq. ft. of land zoned R-2. Mason District. Tax Map 61-1 ((11)) 681.</p>  |
| <p>K. McMahan<br/><i>Admin. Moved<br/>to 10/23/19 due<br/>to incorrect<br/>ad language</i></p> | <p><b>Kent Logsdon, SP 2019-DR-067</b> Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition (screened-in porch) 13.0 ft. from the rear lot line. Located at 6443 Overbook St., Falls Church, 22043 on approx. 11,652 sq. ft. of land zoned R-4. Dranesville District. Tax Map 41-1 ((17)) 31.</p>   |
| <p>S. Yang<br/><i>Admin. Moved<br/>to 12/4/19 at<br/>appl. req.</i></p>                        | <p><b>Board of Trustees of Columbia Baptist Church, SP 2019-MA-062</b> (Church Nursery School)</p>  |
| <p>J. Shields<br/><i>Admin. Moved<br/>to 12/4/19 at<br/>appl. req.</i></p>                     | <p><b>Giles Industrial LLC, A 2019-MV-007</b></p>   |

S. Gilbert **Evan H. Farr, Trustee & Jeannie Farr, A 2018-MV-027** Appl. under Sect. 18-301 of the  
*Admin. Moved* Zoning Ordinance. Appeal of a determination that an accessory structure which exceeds  
*to 1/15/20* eight and one half (8 1/2) feet in height and that is located in the minimum required side  
*at appl. req.* yard in the R-E District is in violation of Zoning Ordinance provisions. Located at 5758  
Mallow Trail, Lorton, VA 22079, R-E District. Tax Map No.119-4 ((2)) (20) 1, on approx.  
15,800 sq. ft. of land, Mt. Vernon District. (*Admin. moved from 3/13/19 at appl. req.*)

### ***Public Hearings***

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#### Staff/Action

9 a.m. **Robert Baldwin, SP 2019-SU-069** Appl. under Sect. 8-913 of the Zoning Ordinance to  
permit modifications to the minimum yard requirements for certain R-C lots to permit  
construction of an addition 11.5 ft. from the northern side lot line. Located at 15403  
D. Barlow **Approved** Snowhill Ln., Centreville, 20120 on approx. 14,942 sq. ft. of land zoned R-C and WS.  
Sully District. Tax Map 53-2 ((5)) (5) 84.

9 a.m. **Nataly L. Rocha de Alcocer, SP 2019-BR-066** Appl. under Sect. 8-914 of the Zoning  
Ordinance to permit a reduction to minimum yard requirements based on error in building  
location to permit an addition to remain 17.7 ft. from the rear lot line and an accessory  
B. McCadden **Approved** storage structure to remain 1.9 ft. from the rear lot line and 2.5 ft. from the southern side  
lot line. Located at 5303 Moultrie Rd., Springfield, 22151 on approx. 10,755 sq. ft. of land  
zoned R-3. Braddock District. Tax Map 70-4 ((8)) (10) 2.

9 a.m. **Asha Arora and Tiny Town LLC t/a Tiny Town Child Care Center, SP 2019-MV-068**  
Appl. under Sects. 3-103 and 8-305 of the Zoning Ordinance to permit a home child care  
K. McMahan **Approved** facility. Located at 8029 Winstead Manor Ln., Lorton, 22079 on approx. 36,864 sq. ft. of  
land zoned R-1. Mount Vernon District. Tax Map 99-2 ((17)) (2) 4.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA**  
**October 23, 2019**

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 23, 2019**, 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***

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***Administrative Items – 9 a.m.***

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**Staff/Action**

- K. Poususney **Trustees of St. Paul's Lutheran Church, SPA 93-P-046-03** (Place of Worship-Site and DC modifications) (Associated with RZ/FDP 2019-PR-008.)  
*Admin. Moved to 12/4/19 at appl. req.*
- K. McMahan **Luck Stone Corporation, SPA 81-S-064-11** Appl. under Sects. 7-305 and 8-104 of the Zoning Ordinance to amend SP 81-S-064 to permit renewal of existing quarrying, sales and ancillary use. Located at 15717 Lee Hwy., Centreville, 20121, on approx. 210.25 ac. of land zoned R-C, NR and WS. Sully District. Tax Map 64-1 ((1)) 1, 4, 13, 14, 15, 17pt., 33A, 38pt., 39pt. and 64-1 ((4)) 7A. (*Admin. moved from 10/24/18, 12/12/18, 2/27/19, and 6/12/19 at appl. req.*)
- K. McMahan **Wilfredo and Katty Aliaga, SP 2019-PR-072** (Error/50%) (Concurrent with VC 2019-PR-010)  
*Admin. Moved to 12/4/19 at appl. req.*
- K. McMahan **Wilfredo and Katty Aliaga, VC 2019-PR-010** (Error/50%) (Concurrent with SP 2019-PR-072)  
*Admin. Moved to 12/4/19 at appl. req.*
- E. Estes **Stonebridge Investments, LLC, SPA 2016-SU-090** Appl. under Sects. 3-C03 and 8-609 of the Zoning Ordinance to amend SP 2016-SU-090 previously approved for a riding and boarding stable to permit a decrease in land area, site modifications and modification of development conditions. Located at 6780 Bull Run Post Office Rd., Centreville, 20120 on approx. 32.96 ac. of land zoned R-C and WS. Sully District. Tax Map 53-3 ((7)) 32Z and 33Z, 64-1 ((7)) 31Z (pt.), 35Z (pt.), 36Z, 37Z (pt.), 38Z (pt.) 39Z (pt.), 40Z (pt.) and 42Z (pt.). (Associated with SE 2018-SU-027.) (*Admin. moved from 7/24/19 due to incorrect ad language.*) (*Admin. moved from 9/18/19.*)



J. Shields  
Admin. Moved  
to 2/12/20 at  
appl. req.

**Advance Towing, A 2019-LE-010** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a storage yard on property in the C-6 District in violation of Zoning Ordinance provisions. Located at 7616 Backlick Road, Springfield, VA 22150 on approx. 132,043 sq. ft. of land zoned C-6, Lee District Tax Map 90-4 ((1)).

### **Public Hearings – 9 a.m.**

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#### Staff/Action

B. McCadden  
Indefinitely  
Deferred at  
appl. req.

**Joseph Brickey TR, SP 2019-SP-059** Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 13216 Johnny Moore Ln., Clifton, 20124 on approx. 5.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-3 ((3)) 7. **(Decision Deferred from 9/25/19.)**

S.C. Williams  
Deferred to  
1/29/20 at  
appl. req.

**Win & Archery, LLC, A 2017-SU-006** Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellant is operating an indoor archery range in the I-5 District without approval of a Group 5 Special Permit; and without a Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 14101 Sullyfield Circle, Suite 300 Chantilly, 20151 on approx. 4.18 acres. of land zoned I 5, AN, H-C, and WS. Sully District. Tax Map 34-4 ((11)) F1. *(Admin. moved from 6/21/17, 9/13/17, 1/10/18, 3/28/18, and 5/2/18 at appl. req.) (Deferred from 7/25/18, 11/28/18, 2/13/19, and 5/22/19 at appl. req.)*

S.C. Williams  
Deferred to  
3/11/20 at  
appl. req.

**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, 7/19/17, 11/29/17, 3/7/18, and 5/16/18 at appl. req.) (Deferred from 6/27/18 at staff's req., and 10/24/18, 1/9/19, 4/17/19, and 7/17/19 at appl. req.)*

S.C. Williams  
Deferred to  
3/11/20 at  
appl. req.

**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, 7/19/17, 11/29/17, 3/7/18, and 5/16/18 at appl. req.) (Deferred from 6/27/18 at staff's req., and 10/24/18, 1/9/19, 4/17/19, and 7/17/19 at appl. req.)*

D. Barlow  
Decision  
Deferred to  
1/15/20 at  
appl. req.

**Russell J. McConnell TR, SP 2019-MV-050** Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 6942 Inlet Cove Dr., Fort Belvoir, 22060 on approx. 4,455 sq. ft. of land zoned PDH-3. Mount Vernon District Tax Map 108-2 ((2)) 147. **(Decision Deferral from 9/11/19.)**

- D. Barlow  
*Decision*  
*Deferred to*  
*12/4/19 at*  
*appl. req.*      **Sudharani Nekkhalapudi, SP 2019-HM-063** Appl. under Sects. 3-103, 8-305 and 8-914 of the Zoning Ordinance to permit a home child care facility and a reduction to minimum yard requirements based on an error in building location to permit one deck (at grade patio) to remain 9.9 ft. from the west side lot line and a second deck (at grade patio) to remain 6.3 ft. from the eastern side lot line. Located at 12902 Dwight St., Herndon, 20171 on approx. 22,337 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 25-2 ((2)) 3. (**Decision Deferred from 9-25-19.**)
- K. McMahan  
*Deferred to*  
*11/20/19 at*  
*appl. req.*      **Kent Logsdon, SP 2019-DR-067** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition (screened-in porch) 13.0 ft. from the rear lot line. Located at 6443 Overbrook St., Falls Church, 22043 on approx. 11,652 sq. ft. of land zoned R-4. Dranesville District. Tax Map 41-1 ((17)) 31. (*Admin. moved from 10/2/19 due to incorrect ad language.*)
- J. Onyebuchi  
**Approved**      **Stefan Cottle, SP 2019-PR-070** 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. and deck 17.9 ft. from the rear lot line. Located at 8218 Labbe Ln., Vienna, 22182 on approx. 10,500 sq. ft. of land zoned R-2 (Cluster). Providence District. Tax Map 39-3 ((39)) 8.
- D. Barlow  
**Approved**      **Ruth E. and Alfred J. Straub, SP 2019-SP-071** Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 14.1 ft. from the rear lot line and a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure (shed) to remain 1.9 ft. from the side and 1.8 ft. from the rear lot line. Located at 9134 Rockefeller Ln., Springfield, 22153 on approx. 16,180 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-4 ((4)) 181.
- B. McCadden  
**Approved**      **David Franklin Felton, SP 2019-MV-040** Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7815 Midday Ln., Alexandria, 22306 on approx. 15,635 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-1 ((22)) (3) 17. (*Admin. moved from 7/17/19 at staff's req.*) (*Deferred from 7/24/19 at appl. req.*)
- K. McMahan  
*Decision*  
*Deferred*  
*to 12/11/19*      **Lamarise Veney and Morningwood Lane LLC., SPA 2018-DR-030** Appl. under Sect. 8-914 of the Zoning Ordinance to amend SP 2018-DR-030 previously approved for a reduction in certain yard requirements to permit an accessory storage structure (shed) 6.0 ft. from the southeast side lot line to permit a reduction in minimum yard requirements based on an error in building location to allow an accessory storage structure (shed) to remain 3.9 ft. from the north side lot line and 0.5 ft. from the rear lot line. Located at 1119 Morningwood Ln., Great Falls, 22066 on approx. 25,407 sq. ft. of land zoned R-1 (Cluster). Dranesville District. Tax Map 12-3 ((6)) 7.
- 9 a.m.  
  
S. Yang  
*Decision*  
*Deferred*  
*to 1/15/20*      **Cecilio Marchante, SP 2019-MV-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 (shed) to remain 3.3 ft. from the eastern side lot line, deck 0.2 ft. from the northern side lot line and an accessory structure (detached carport) to remain 0.3 ft. from the northern side lot line. Located at 6005 Bangor Dr., Alexandria, 22303 on approx. 6,405 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 83-3 ((9)) (5) 32. (Concurrent with VC 2019-MV-009).

9 a.m.  
S. Yang  
**Denied**

**Cecilio Marchante, VC 2019-MV-009**, Appl. Under Sects. 10-104 and 18-401 of the Zoning Ordinance to permit an accessory structure (detached carport) to remain in the minimum required front yard and an accessory storage structure (shed) to remain in the front yard of a lot containing 36,000 sq. ft. or less. Located at 6005 Bangor Dr., Alexandria, 22303 on approx. 6,405 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 83-3 ((9)) (5) 32. (Concurrent with SP 2019-MV-065).

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA**  
**October 30, 2019**

**--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 **October 30, 2019**, 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***

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***Administrative Items – 9 a.m.***

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Staff/Action

C.S. Belgin  
*Admin. Moved  
to 1/22/20 at  
staff's req.*

**Virginia Health Operations, LLC & Monroe RE, LLC D/B/A Newport Academy,**  
**A 2019-DR-009** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a May 15, 2019 determination of the Zoning Administrator that the properties located at 1624, 1622, and 1620 Davidson Road, McLean constitute a congregate living facility under the Zoning Ordinance. Located at 1624, 1622, and 1620 Davidson Road, McLean, VA 22101 on approx. 162,882 sq. ft. of land zoned R-3, Dranesville District. Tax. Map 30-3 ((1)) 30A1, 30B1, 30C1.

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA**

**November 6, 2019**

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 6, 2019**, 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***

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***Administrative Items – 9 a.m.***

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Staff/Action

S. Yang  
*Admin. moved to 1/15/20 at appl. req.*  
**Ana Vargas, SPA 2014-BR-111** Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to amend SP 2014-BR-111 previously approved for home child care facility to permit modifications to development conditions. Located at 7803 Harwood Pl., Springfield, 22152 on approx. 16,457 sq. ft. of land zoned R-3. Braddock District. Tax Map 89-2 ((5)) 290.

***Public Hearings***

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Staff/Action

9 a.m.  
 E. Estes  
*Indefinite Deferral req. moved to 11/20/19 by Board*  
**Stonebridge Investments, LLC, SPA 2016-SU-090** Appl. under Sects. 3-C03 and 8-609 of the Zoning Ordinance to amend SP 2016-SU-090 previously approved for a riding and boarding stable to permit a decrease in land area, site modifications and modification of development conditions. Located at 6780 Bull Run Post Office Rd., Centreville, 20120 on approx. 32.96 ac. of land zoned R-C and WS. Sully District. Tax Map 53-3 ((7)) 32Z and 33Z, 64-1 ((7)) 31Z (pt.), 35Z (pt.), 36Z, 37Z (pt.), 38Z (pt.) 39Z (pt.), 40Z (pt.) and 42Z (pt.). (Associated with SE 2018-SU-027.) (*Admin. moved from 7/24/19 due to incorrect ad language.*) (*Admin. moved from 9/18/19, and 10/23/19.*)

9 a.m.  
 K. McMahan  
*Indefinite Deferral req. moved to 11/20/19 by Board*  
**Deborah P. Villagra and Green Frog LLC, SP 2014-SU-238** Appl. Under Sects. 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 and WS. Sully District. Tax Map 54-1 ((13)) (25) 39. (Concurrent with VC 2018-SU-010). (*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.*) (*Admin. moved from 9/20/17, 11/1/17, and 12/6/17 at appl. req.*) (*Indefinite deferral from 1/24/18 at appl. req.*) (*Reactivated on 4/10/18.*) (*Admin. moved from 7/18/18, 10/3/18, 12/5/18, 1/9/19, 3/27/19, 6/5/19, and 7/31/19 at appl. req.*)

9 a.m.  
 K. McMahan  
*Indefinite Deferral req. moved to 11/20/19 by Board*  
**Deborah P. Villagra and Green Frog LLC, VC 2018-SU-010** Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit front yard coverage exceeding thirty percent, (paved for parking). Located at 14700 Braddock Rd., Centreville, 20120 on approx. 8,848 sq. ft. of land zoned R-3 and WS. Sully District. Tax Map 54-1 ((13)) (25) 39. (Concurrent with SP 2014-SU-238). (*Admin. moved from 7/18/18, 10/3/18, 12/5/18, 1/9/19, 3/27/19, 6/5/19, and 7/31/19 at appl. req.*)

- 9 a.m. **Chae M. Ko, SP 2019-BR-075** Appl. under Sects. 8-914 and 8-918 of the Zoning Ordinance to permit an accessory dwelling unit and a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 4.1 ft. from the rear lot line and 3.3 ft. from the north side lot line. Located at 4903 King Richard Dr., Annandale, 22003 on approx. 10,500 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 70-3 ((5)) 206.
- B. McCadden  
**Approved**
- 9 a.m. **Ashenafi Z. Worku, SP 2019-LE-077** Appl. under Sects. 3-103, 8-305 and 8-914 of the Zoning Ordinance to permit a home child care facility and reduction to the minimum yard requirements based on an error in building location to permit an accessory structure (child's playset) to remain 10.5 ft. from the northern side lot line. Located at 6505 Inwood Dr., Springfield, 22150 on approx. 19,893 sq. ft. of land zoned R-1 and HC. Lee District. Tax Map 91-1 ((2)) 9.
- S. Yang  
**Approved**
- 9 a.m. **Carla S. Maldonado, SP 2019-MV-076** Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7819 O'Dell St., Springfield, 22153 on approx. 10,963 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 98-2 ((12)) 10A.
- K. McMahan  
**Approved**
- 9 a.m. **Christina Hancox Strelow and Nathan Scott Strelow, SP 2019-PR-073** Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 7.9 ft. from the southern side lot line and a reduction to the minimum yard requirements based on an error in building location to permit an accessory storage structure (shed) to remain 14.5 ft. from the northern side lot line. Located at 8702 Pembridge Ct., Fairfax, 22031 on approx. 20,012 sq. ft. of land zoned R-2. Providence District. Tax Map 59-1 ((18)) 24.
- K. McMahan  
**Approved**
- 9 a.m. **Tomas Vargas d/b/a My Little Tree House Daycare, SP 2019-DR-033** Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 1337 Balls Hill Rd., McLean, 22101 on approx. 26,789 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((1)) 49. (*Deferred from 7/10/19 at appl. req.*)
- B. McCadden  
**Approved**
- 9 a.m. **Yanxiao Chen, SP 2019-SU-074** 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 addition (sunroom) to remain 6.0 ft. from the western side lot line and a deck with steps to remain 20.3 ft. from a front lot line. Located at 4338 Carls Ct., Chantilly, 20151 on approx. 12,109 sq. ft. of land zoned R-C, WS and AN. Sully District. Tax Map 33-4 ((2)) 214.
- S. Yang  
*Continued to 12/4/19*

**JOHN F. RIBBLE III, CHAIRMAN**

**BOARD OF ZONING APPEALS AGENDA****November 6, 2019**

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 6, 2019**, 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 – 9 a.m.*****Staff/Action**

S. Yang  
Admin. moved  
to 1/15/20 at  
appl. req.

**Ana Vargas, SPA 2014-BR-111** Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to amend SP 2014-BR-111 previously approved for home child care facility to permit modifications to development conditions. Located at 7803 Harwood Pl., Springfield, 22152 on approx. 16,457 sq. ft. of land zoned R-3. Braddock District. Tax Map 89-2 ((5)) 290.

***Public Hearings*****Staff/Action**

9 a.m.

E. Estes  
Indefinite  
Deferral req.  
moved to  
11/20/19  
by Board

**Stonebridge Investments, LLC, SPA 2016-SU-090** Appl. under Sects. 3-C03 and 8-609 of the Zoning Ordinance to amend SP 2016-SU-090 previously approved for a riding and boarding stable to permit a decrease in land area, site modifications and modification of development conditions. Located at 6780 Bull Run Post Office Rd., Centreville, 20120 on approx. 32.96 ac. of land zoned R-C and WS. Sully District. Tax Map 53-3 ((7)) 32Z and 33Z, 64-1 ((7)) 31Z (pt.), 35Z (pt.), 36Z, 37Z (pt.), 38Z (pt.) 39Z (pt.), 40Z (pt.) and 42Z (pt.). (Associated with SE 2018-SU-027.) (*Admin. moved from 7/24/19 due to incorrect ad language.*) (*Admin. moved from 9/18/19, and 10/23/19.*)

9 a.m.

K. McMahan  
Indefinite  
Deferral req.  
moved to  
11/20/19  
by Board

**Deborah P. Villagra and Green Frog LLC, SP 2014-SU-238** Appl. Under Sects. 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 and WS. Sully District. Tax Map 54-1 ((13)) (25) 39. (Concurrent with VC 2018-SU-010). (*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.*) (*Admin. moved from 9/20/17, 11/1/17, and 12/6/17 at appl. req.*) (*Indefinite deferral from 1/24/18 at appl. req.*) (*Reactivated on 4/10/18.*) (*Admin. moved from 7/18/18, 10/3/18, 12/5/18, 1/9/19, 3/27/19, 6/5/19, and 7/31/19 at appl. req.*)

9 a.m.

K. McMahan  
Indefinite  
Deferral req.  
moved to  
11/20/19  
by Board

**Deborah P. Villagra and Green Frog LLC, VC 2018-SU-010** Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit front yard coverage exceeding thirty percent, (paved for parking). Located at 14700 Braddock Rd., Centreville, 20120 on approx. 8,848 sq. ft. of land zoned R-3 and WS. Sully District. Tax Map 54-1 ((13)) (25) 39. (Concurrent with SP 2014-SU-238). (*Admin. moved from 7/18/18, 10/3/18, 12/5/18, 1/9/19, 3/27/19, 6/5/19, and 7/31/19 at appl. req.*)

- 9 a.m. **Chae M. Ko, SP 2019-BR-075** Appl. under Sects. 8-914 and 8-918 of the Zoning Ordinance to permit an accessory dwelling unit and a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 4.1 ft. from the rear lot line and 3.3 ft. from the north side lot line. Located at 4903 King Richard Dr., Annandale, 22003 on approx. 10,500 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 70-3 ((5)) 206.
- B. McCadden  
**Approved**
- 9 a.m. **Ashenafi Z. Worku, SP 2019-LE-077** Appl. under Sects. 3-103, 8-305 and 8-914 of the Zoning Ordinance to permit a home child care facility and reduction to the minimum yard requirements based on an error in building location to permit an accessory structure (child's playset) to remain 10.5 ft. from the northern side lot line. Located at 6505 Inwood Dr., Springfield, 22150 on approx. 19,893 sq. ft. of land zoned R-1 and HC. Lee District. Tax Map 91-1 ((2)) 9.
- S. Yang  
**Approved**
- 9 a.m. **Carla S. Maldonado, SP 2019-MV-076** Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7819 O'Dell St., Springfield, 22153 on approx. 10,963 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 98-2 ((12)) 10A.
- K. McMahan  
**Approved**
- 9 a.m. **Christina Hancox Strelow and Nathan Scott Strelow, SP 2019-PR-073** Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 7.9 ft. from the southern side lot line and a reduction to the minimum yard requirements based on an error in building location to permit an accessory storage structure (shed) to remain 14.5 ft. from the northern side lot line. Located at 8702 Pembridge Ct., Fairfax, 22031 on approx. 20,012 sq. ft. of land zoned R-2. Providence District. Tax Map 59-1 ((18)) 24.
- K. McMahan  
**Approved**
- 9 a.m. **Tomas Vargas d/b/a My Little Tree House Daycare, SP 2019-DR-033** Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 1337 Balls Hill Rd., McLean, 22101 on approx. 26,789 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((1)) 49. (*Deferred from 7/10/19 at appl. req.*)
- B. McCadden  
**Approved**
- 9 a.m. **Yanxiao Chen, SP 2019-SU-074** 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 addition (sunroom) to remain 6.0 ft. from the western side lot line and a deck with steps to remain 20.3 ft. from a front lot line. Located at 4338 Carls Ct., Chantilly, 20151 on approx. 12,109 sq. ft. of land zoned R-C, WS and AN. Sully District. Tax Map 33-4 ((2)) 214.
- S. Yang  
*Continued to 12/4/19*

**JOHN F. RIBBLE III, CHAIRMAN**



**BOARD OF ZONING APPEALS AGENDA**  
**November 27, 2019**

*-- NO SCHEDULED MEETING --*

**BOARD OF ZONING APPEALS AGENDA  
November 20, 2019**

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 20, 2019**, 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***

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***Administrative Items – 9 a.m.***

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Staff/Action

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|---|--|
| <p>B. McCadden<br/><i>Admin. Moved to 2/5/20 at appl. req.</i></p>  | <p><b>Van Duc Tu d/b/a Van Duc Tu Temple, SP 2019-MA-054</b> Appl. under Sect. 3-203 of the Zoning Ordinance to permit a place of worship. Located at 3528 Gallows Rd., Annandale, 22003 on approx. 41,221 sq. ft. of land zoned R-2. Mason District. Tax Map 60-1 ((1)) 27. (<i>Admin. moved from 9/18/19 at appl. req.</i>)</p>  |
| <p>B. McCadden<br/><i>Admin. Moved to 2/12/20 at appl. req.</i></p> | <p><b>Evan H. Farr, Trustee &amp; Jeannie Farr SP 2019-MV-083</b> 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: 1.) an accessory structure (detached studio) to remain 2.3 ft. from the east side lot line and 2.) an accessory structure (elevated pool deck) to remain 9.7 ft. from a rear lot line. Located at 5758 Mallow Trail, Lorton, 22079 on approx. 15,800 sq. ft. of land zoned R-E. Mount Vernon District. Tax Map 119-4 ((2)) (20) 1. (Concurrent with VC 2019-MV-013).</p>  |
| <p>B. McCadden<br/><i>Admin. Moved to 2/12/20 at appl. req.</i></p> | <p><b>Evan H. Farr, Trustee &amp; Jeannie Farr, VC 2019-MV-013</b> Appl. Under Sects.10-104 and 18-401 of the Zoning Ordinance to permit an accessory structure (stone barbecue grill) and accessory storage structures in the front yard on a lot measuring less than 36,000 sq. ft. Located at 5758 Mallow Trail, Lorton, 22079 on approx. 15,800 sq. ft. of land zoned R-E. Mount Vernon District. Tax Map 119-4 ((2)) (20) 1. (Concurrent with SP 2019-MV-083).</p>  |
| <p>K. McMahan<br/><i>Admin. Moved to 2/5/20 at appl. req.</i></p>   | <p><b>Russell Jumbelick, SP 2019-LE-064</b> Appl. under Sects. 8-914 and 8-926 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit an accessory structure (workshop) to remain 2.9 ft. from the east side lot line 5.6 ft. from the rear lot line and 4.1 ft. from west side lot line and to permit a deck to remain 0.5 ft. from the north side lot line; and to allow an increase in the percentage of coverage permitted in the minimum rear yard. Located at 7203 Doncaster St., Springfield, 22150 on approx. 8,416 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((3)) (78) 13. (Concurrent with VC 2019-LE-008). (<i>Admin. moved from 9/25/19 at appl. req.</i>)</p> |

- K. McMahan  
*Admin. Moved to 2/5/20 at appl. req.*  
**Russell Jumbelick, VC 2019-LE-008** Appl. under Sects. 10-104 and 18-401 of the Zoning Ordinance to permit a fence greater than 7 ft. in height to remain in the rear and side yards. Located at 7203 Doncaster St., Springfield, 22150 on approx. 8,416 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((3)) (78) 13. (Concurrent with SP 2019-LE-064). (*Admin. moved from 9/25/19 at appl. req.*)
- K. McMahan  
*Admin. Moved to 12/11/19 - notices incorrect*  
**Ronald L. Kronz TR and Annetta K. Kronz TR, SP 2019-SP-079** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an addition 19.5 ft. from the rear lot line. Located at 4228 Minstrell Ln., Fairfax, 22033 on approx. 9,072 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-4 ((3)) (32) 41.

### Public Hearings

#### Staff/Action

- 9 a.m.  
E. Estes  
*Indefinitely Deferred*  
**Stonebridge Investments, LLC, SPA 2016-SU-090** Appl. under Sects. 3-C03 and 8-609 of the Zoning Ordinance to amend SP 2016-SU-090 previously approved for a riding and boarding stable to permit a decrease in land area, site modifications and modification of development conditions. Located at 6780 Bull Run Post Office Rd., Centreville, 20120 on approx. 32.96 ac. of land zoned R-C and WS. Sully District. Tax Map 53-3 ((7)) 32Z and 33Z, 64-1 ((7)) 31Z (pt.), 35Z (pt.), 36Z, 37Z (pt.), 38Z (pt.) 39Z (pt.), 40Z (pt.) and 42Z (pt.). (Associated with SE 2018-SU-027.) (*Admin. moved from 7/24/19 due to incorrect ad language.*) (*Admin. moved from 9/18/19, and 10/23/19.*) (*Indefinite Deferral req. moved from 11/6/19 by Board.*)
- 9 a.m.  
K. McMahan  
*Indefinite Deferral req. Denied Hearing on 3/18/20*  
**Deborah P. Villagra and Green Frog LLC, SP 2014-SU-238** Appl. Under Sects. 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 and WS. Sully District. Tax Map 54-1 ((13)) (25) 39. (Concurrent with VC 2018-SU-010). (*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.*) (*Admin. moved from 9/20/17, 11/1/17, and 12/6/17 at appl. req.*) (*Indefinite deferral from 1/24/18 at appl. req.*) (*Reactivated on 4/10/18.*) (*Admin. moved from 7/18/18, 10/3/18, 12/5/18, 1/9/19, 3/27/19, 6/5/19, and 7/31/19 at appl. req.*) (*Indefinite Deferral req. moved from 11/6/19 by Board.*)
- 9 a.m.  
K. McMahan  
*Indefinite Deferral req. Denied Hearing on 3/18/20*  
**Deborah P. Villagra and Green Frog LLC, VC 2018-SU-010** Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit front yard coverage exceeding thirty percent, (paved for parking). Located at 14700 Braddock Rd., Centreville, 20120 on approx. 8,848 sq. ft. of land zoned R-3 and WS. Sully District. Tax Map 54-1 ((13)) (25) 39. (Concurrent with SP 2014-SU-238). (*Admin. moved from 7/18/18, 10/3/18, 12/5/18, 1/9/19, 3/27/19, 6/5/19, and 7/31/19 at appl. req.*) (*Indefinite Deferral req. moved from 11/6/19 by Board.*)
- 9 a.m.  
K. McMahan  
**Approved**  
**Kent Logsdon, SP 2019-DR-067** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition (screened-in porch) 13.0 ft. from the rear lot line. Located at 6443 Overbrook St., Falls Church, 22043 on approx. 11,652 sq. ft. of land zoned R-4. Dranesville District. Tax Map 41-1 ((17)) 31. (*Admin. moved from 10/2/19 due to incorrect ad language.*) (*Deferred from 10/23/19 at appl. req.*)

- 9 a.m. **Karun V. Sharma, SP 2019-DR-078** 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 a patio to remain 0.6 ft. from the south side lot line and an accessory storage structure (shed) to remain 8.4 ft. from the east side lot line and 7.4 ft. from rear lot line. Located at 1315 Daviswood Dr., McLean, 22102 on approx. 43,752 sq. ft. of land zoned R-1. Dranesville District. Tax Map 29-1 ((9)) 45A.
- B. McCadden  
**Approved**
- 9 a.m. **Rainmaker Automotive LLC, VC 2019-MA-012** Appl. Under Sects.10-104 and 18-401 of the Zoning Ordinance to permit a fence greater than 6.0 ft. in height in front yards located on the southern and western property lines adjacent to the outlet road and along Statecrest Drive, and fence greater than 7.0 ft. in height in side yards located on the northwest and southeast property lines. Located at 3453 Annandale Rd., Falls Church, 22042 on approx. 29,670 sq. ft. of land zoned R-3. Mason District. Tax Map 60-1 ((1)) 51B.
- B. McCadden  
**Approved**
- 9 a.m. **Arthur W. Hillman, TR. and Abby W. Hillman, TR., SP 2019-SP-081** Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7433 Clifton Rd., Clifton, 20124 on approx. 5.20 ac. of land zoned R-C and WS. Springfield District. Tax Map 86-3 ((1)) 7B.
- S. Yang  
**Approved**
- 9 a.m. **Elias S. Danho, VC 2019-MV-011** Appl. Under Sects. 3-E07 and 18-401 of the Zoning Ordinance to permit construction of a single-family detached dwelling 38.5 ft. from the front lot line and 24 ft. from the rear lot line. Located at 6050 Fox Glove Trail, Lorton, 22079 on approx. 20,000 sq. ft. of land zoned R-E. Mount Vernon District. Tax Map 119-4 ((2)) (56) 11.
- S. Yang  
**Approved**
- 9 a.m. **Sidney Harris, A 2019-SP-011** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a junk yard and a storage yard on property in the R-C District in violation of Zoning Ordinance provisions. Located at 5615 Hope Park Road, Fairfax, VA 22030 on approx. 6 acres of land zoned R-C and WS, Springfield District Tax Map 67-1 ((1)) 72.
- S. Gilbert  
*Continued to  
1/29/20*

**JOHN F. RIBBLE III, CHAIRMAN**

## BOARD OF ZONING APPEALS AGENDA December 4, 2019

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 4, 2019**, 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***

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#### ***Administrative Items – 9 a.m.***

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#### Staff/Action

- K. Poususney **Trustees of St. Paul's Lutheran Church, SPA 93-P-046-03** (Place of Worship-Site and DC modifications) (Associated with RZ/FDP 2019-PR-008.) (*Admin. moved from 10/23/19 at appl. req.*)
- K. McMahan **Luck Stone Corporation, SPA 81-S-064-11** Appl. under Sects. 7-305 and 8-104 of the Zoning Ordinance to amend SP 81-S-064 to permit renewal of existing quarrying, sales and ancillary use. Located at 15717 Lee Hwy., Centreville, 20121, on approx. 210.25 ac. of land zoned R-C, NR and WS. Sully District. Tax Map 64-1 ((1)) 1, 4, 13, 14, 15, 17pt., 33A, 38pt., 39pt. and 64-1 ((4)) 7A. (*Admin. moved from 10/24/18, 12/12/18, 2/27/19, 6/12/19, and 10/23/19 at appl. req.*)
- S. Yang **Board of Trustees of Columbia Baptist Church, SP 2019-MA-062** Appl. under Sect. 2-513, 3-303 and 8-300 of the Zoning Ordinance to permit a place of worship with a nursery school and child care center. Located at 3241 and 3245 Glen Carlyn Rd., Falls Church, 22041 on approx. 3.16 ac. of land zoned R-3, HC and CRD. Mason District. Tax Map 61-2 ((1)) 9 and 11. (*Admin. moved from 10/2/19 by staff.*)
- J. Shields **Giles Industrial LLC, A 2019-MV-007** (*Admin. moved from 10/2/19 at appl. req.*)
- S.C. Williams **Jihong Lao, A 2018-DR-020** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has constructed an accessory structure (fence) on a vacant lot where there is no principal use, in violation of Zoning Ordinance provisions. Located at Tax Map No. 3-4 ((1)) 34A, McLean 20101, on approx. 5.0 acres. of land, zoned R-E. Dranesville District. (*Admin. moved from 10/24/18, 1/16/19, 5/1/19, and 9/18/19 at appl. req.*)

## Public Hearings

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- 9 a.m. **Sudharani Nekkhalapudi, SP 2019-HM-063** Appl. under Sects. 3-103, 8-305 and 8-914 of the Zoning Ordinance to permit a home child care facility and a reduction to minimum yard requirements based on an error in building location to permit one deck (at grade patio) to remain 9.9 ft. from the west side lot line and a second deck (at grade patio) to remain 6.3 ft. from the eastern side lot line. Located at 12902 Dwight St., Herndon, 20171 on approx. 22,337 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 25-2 ((2)) 3. **(Decision Deferred from 9/25/19, and 10/23/19.)**
- D. Barlow  
**Approved**
- 9 a.m. **James R. Harvey and Colleen M. Harvey, SP 2019-MV-080** 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 one accessory storage structure (shed) to remain 3.6 ft. from the eastern side lot line, a second shed 3.6 ft. from the eastern side lot line and 4.6 ft. from the rear lot line and a deck 5.0 ft. from the eastern side lot line. Located at 8101 Wingfield Pl., Alexandria, 22308 on approx. 10,882 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-2 ((2)) (10) 16.
- S. Yang  
**Approved**
- 9 a.m. **Haze Hookah Café 2, SP 2019-BR-082** Appl. under Sect. 4-603 of the Zoning Ordinance to permit an indoor commercial recreation use (hookah lounge). Located at 9565 Braddock Rd., Fairfax, 22032 on approx. 2,000 sq. ft. of land zoned C-6. Braddock District. Tax Map 69-3 ((1)) 18A (pt.).
- K. McMahan  
*Decision Deferred to 1/15/20*
- 9 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, 5/17/17, 9/27/17, 2/28/18, 5/9/18, 9/26/18, 12/12/18, 3/13/19, and 9/11/19 at appl. req.)*
- S.C. Williams  
*Deferred to 7/29/20 at appl. req.*
- 9 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, 5/17/17, 9/27/17, 2/28/18, 5/9/18, 9/26/18, 12/12/18, 3/13/19, and 9/11/19 at appl. req.)*
- S.C. Williams  
*Deferred to 7/29/20 at appl. req.*
- 9 a.m. **Yanxiao Chen, SP 2019-SU-074** 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 addition (sunroom) to remain 6.0 ft. from the western side lot line and a deck with steps to remain 20.3 ft. from a front lot line. Located at 4338 Carls Ct., Chantilly, 20151 on approx. 12,109 sq. ft. of land zoned R-C, WS and AN. Sully District. Tax Map 33-4 ((2)) 214. **(Continued from 11/6/19.)**
- S. Yang  
*Continued to 1/15/20*

- 9 am  
S. Yang  
**Approved**
- Trustees of Dranesville United Methodist Church, SPA 83-D-022-07** Appl. under Sects. 3-103, 8-011, 8-014 and 9-309 of the Zoning Ordinance to amend SP 83-D-022 previously approved for place of worship, private school of general education, telecommunication facilities and columbarium to permit a nursery school and child care center in place of the private school of general education use. Located at 1089 Liberty Meeting Ct., Herndon, 20170 on approx. 8.11 ac. of land zoned R-1. Dranesville District. Tax Map 6-4 ((1)) 66B and 70A and 6-4 ((14)) A.
- 9 a.m.  
K. McMahan  
*Decision  
Deferral  
to 2/12/20*
- Wilfredo and Katty Aliaga, SP 2019-PR-072** 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: 1.) a detached workshop to remain 4.0 ft. from the rear lot line and 4.2 ft. from the north side lot line; 2.) an outdoor cooking area and flagstone patio to remain 3.1 ft. from the north side lot line; and, 3.) sports court to remain 2.6 ft. from the rear lot line. Located at 8650 Dogwood Ln., Fairfax, 22031 on approx. 36,000 sq. ft. of land zoned R-1 and HC. Providence District. Tax Map 49-3 ((6)) 31 and 32. (Concurrent with VC 2019-PR-010). (*Admin. moved from 10/23/19 at appl. req.*)
- 9 a.m.  
K. McMahan  
*Decision  
Deferral  
to 2/12/20*
- Wilfredo and Katty Aliaga, VC 2019-PR-010** Appl. Under Sects. 2-505, 10-103, 10-104 and 18-401 of the Zoning Ordinance to permit an accessory structure (sports court) in the minimum required front yard of a lot containing 36,000 sq. ft. or less, fence and shrubs greater than 3.5 ft. in height in a sight distance triangle, and coverage of the minimum required rear yard exceeding 60 percent. Located at 8650 Dogwood Ln., Fairfax, 22031 on approx. 36,000 sq. ft. of land zoned R-1 and HC. Providence District. Tax Map 49-3 ((6)) 31 and 32. (Concurrent with SP 2019-PR-072). (*Admin. moved from 10/23/19 at appl. req.*)

**JOHN F. RIBBLE III, CHAIRMAN**

## BOARD OF ZONING APPEALS AGENDA December 11, 2019

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 11, 2019**, 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***

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#### ***Administrative Items – 9 a.m.***

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##### Staff/Action

- B. McCadden **Thomas M. and Trippi V. Penland, SP 2019-MA-060** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an addition 27.9 ft. from the front lot line. Located at 6305 Waterway Dr., Falls Church, 22044 on approx. 15,900 sq. ft. of land zoned R-2. Mason District. Tax Map 61-1 ((11)) 681. (*Admin. moved from 10/2/19 at appl. req.*)
- K. McMahan **Stephen Potter and Carter Shields, SP 2019-PR-084** 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 6.8 ft. from the north side lot line and 8.5 ft. from the south side lot line and a reduction in minimum yard requirements based on an error in building location to permit an accessory structure (greenhouse) to remain 1.7 ft. from the south 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.
- Withdrawn**

### ***Public Hearings***

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- 9 a.m. **Lamarise Veney and Morningwood Lane LLC., SPA 2018-DR-030** Appl. under Sect. 8-914 of the Zoning Ordinance to amend SP 2018-DR-030 previously approved for a reduction in certain yard requirements to permit an accessory storage structure (shed) 6.0 ft. from the southeast side lot line to permit a reduction in minimum yard requirements based on an error in building location to allow an accessory storage structure (shed) to remain 3.9 ft. from the north side lot line and 0.5 ft. from the rear lot line. Located at 1119 Morningwood Ln., Great Falls, 22066 on approx. 25,407 sq. ft. of land zoned R-1 (Cluster). Dranesville District. Tax Map 12-3 ((6)) 7. (***Decision deferred from 10/23/19.***)
- K. McMahan **Decision Deferred to 6/10/2020**
- 9 a.m. **Ronald L. Kronz TR and Annetta K. Kronz TR, SP 2019-SP-079** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an addition 19.5 ft. from the rear lot line. Located at 4228 Minstrell Ln., Fairfax, 22033 on approx. 9,072 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-4 ((3)) (32) 41. (*Admin. moved from 11/20/19 due to notices sent incorrectly.*)
- K. McMahan **Approved**



- 9 a.m. **Jan & Julia Kowal, SP 2019-SU-087** Appl. under Sect. 8-913 of the Zoning Ordinance to permit a modification to the minimum yard requirements for certain R-C lots to permit construction of an addition 13.2 ft. from the north side lot line. Located at 15606 Meherrin Dr., Centreville, 20120 on approx. 33,540 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-3 ((4)) (4) 12.  
K. McMahan  
**Approved**
- 9 a.m. **Sayed Aziz Azimi & Badria Aziz Azimi, SP 2019-MA-089** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 27.0 ft. from front lot line. Located at 6524 Lakeview Dr., Falls Church, 22041 on approx. 19,074 sq. ft. of land zoned R-2. Mason District. Tax Map 60-4 ((13)) 390.  
B. McCadden  
**Approved**
- 9 a.m. **Teresa Vanderford, SP 2019-SP-088** Appl. under Sect. 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals (chickens). Located at 10858 Hampton Rd., Fairfax Station, 22039 approx. 1.14 ac. of land zoned R-C and WS. Springfield District. Tax Map 96-3 ((4)) 5.  
S. Yang  
**Approved**
- 9 a.m. **Richard R. Stone, SP 2019-MV-086** Appl. under Sects. 8-914, 8-917, 8-922 and 8-923 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit an addition 18.0 ft. from the front lot line adjacent to Sprayer St.; a reduction to the minimum yard requirements based on an error in building location to permit an accessory structure (chicken coop) to remain 0.0 ft. from the northwest side lot line; a fence greater than 4 ft. in height to remain in a front yard; and a modification to the limitation on the keeping of animals (chickens). Located at 8204 Keeler St., Alexandria, 22309 on approx. 15,084 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 101-3 ((16)) 168.  
K. McMahan  
*Continued to  
4/1/2020*

**JOHN F. RIBBLE III, CHAIRMAN**