

**BOARD OF ZONING APPEALS AGENDA
JANUARY 1, 2020**

-- NO SCHEDULED MEETING --

BOARD OF ZONING APPEALS AGENDA
January 8, 2020

--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 **January 8, 2020**, 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

K. McMahan
*Indefinite
 Deferral at
 appl. req.*

Subinita Chowdhuri/Holy Child Home Daycare LLC, SP 2019-DR-090 Appl. under Sects. 3-E03 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 11022 Georgetown Pike, Great Falls, 22066 on approx. 3.0 ac. of land zoned R-E. Dranesville District. Tax Map 12-1 ((1)) 2.

S. Yang
*Admin. Moved
 to 2/5/20 at
 staff's req.
 (Sign posting
 error)*

Kyle Metzroth, SP 2019-MV-091 Appl. under Sects. 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 10.2 ft. from the northern side lot line. Located at 8103 Kane Ct., Alexandria, 22308 on approx. 10,826 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-1 ((14)) (B) 2.

B. McCadden
*Admin. Moved
 to 2/5/20 at
 staff's req.
 (Sign posting
 error)*

Sanaz Daneshfar Hamrah, SP 2019-HM-092 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 a deck (patio/pool decking) to remain 1.8 ft. from the west side lot line and 1.3 ft. from the rear lot line and an accessory structure (fireplace) to remain 7.1 ft. from the west side lot line and to allow an increase in the percentage of coverage permitted in the minimum required rear yard. Located at 532 Druid Hill Rd., N.E., Vienna, 22180 on approx. 23,912 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 38-2 ((14)) 10.

B. McCadden
*Admin. Moved
 to 1/29/20 at
 staff's req.
 (Sign posting
 error)*

Blackfish Armory, LLC, SPA 89-S-007-03 Appl. under Sect. 5-503 of the Zoning Ordinance to amend SP 89-S-007 previously approved for an indoor firing range to permit a change in permittee. Located at 14725-I, J, K Flint Lee Rd., Chantilly, 20151 on approx. 6.08 ac. of land zoned I-5, WS and AN. Sully District. Tax Map 34-3 ((1)) 39C and 39D.

- S. Yang
Admin. Moved to 1/29/20 at appl. req.
Hazem Ezat Soliman, SP 2019-SU-093 Appl. under Sects. 8-914 and 8-923 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on an error in building location to permit an addition to remain 14.2 ft. from the northern side lot line and a fence greater than 4.0 ft. in height to remain in a front yard. Located at 4534 Cub Run Rd., Chantilly, 20151 on approx. 13,578 sq. ft. of land zoned R-C, AN and WS. Sully District. Tax Map 33-3 ((2)) 243. (Concurrent with VC 2019-SU-014).
- S. Yang
Admin. Moved to 1/29/20 at appl. req.
Hazem Ezat Soliman, VC 2019-SU-014 Appl. Under Sects. 10-104 and 18-401 of the Zoning Ordinance to allow an accessory storage structure to remain in a front yard of a lot containing 36,000 square ft. or less. Located at 4534 Cub Run Rd., Chantilly, 20151 on approx. 13,578 sq. ft. of land zoned R-C, AN and WS. Sully District. Tax Map 33-3 ((2)) 243. (Concurrent with SP 2019-SU-093).
- K. McMahan
Admin. Moved to 2/5/20 at staff's req. (Sign posting error)
Wei C. Sun, SP 2019-LE-094 Appl. under Sect. 8-914 of the Zoning Ordinance to permit reductions to minimum yard requirements based on errors in building location to permit an accessory storage structure to remain 4.1 ft. from the northwest side lot line and 5.7 ft. from the rear lot line, a roofed deck 3.6 ft. from the northwest side lot line and an addition (enclosed carport) to remain 8.2 ft. from the northwest side lot line. Located at 7210 Doncaster St., Springfield, 22150 on approx. 10,201 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((3)) (79) 18. (Concurrent with VC 2019-LE-015).
- K. McMahan
Admin. Moved to 2/5/20 at staff's req. (Sign posting error)
Wei C. Sun, VC 2019-LE-015 Appl. Under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit front yard coverage paved for parking exceeding 30 percent. Located at 7210 Doncaster St., Springfield, 22150 on approx. 10,201 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((3)) (79) 18. (Concurrent with SP 2019-LE-094).
- S. Farzboud
Admin. Moved to 1/29/20 at staff's req. (Sign posting error)
William F. Amon, III TR, SP 2019-SP-096 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 3.6 ft. from the west side lot line and 3.0 ft. from rear lot line and a second accessory storage structure to remain 0.0 ft. from the east side lot line. Located at 13312 Pennypacker Ln., Fairfax, 22033 on approx. 9,315 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-3 ((2)) (11) 15.
- J. Shields
Admin. Moved to 6/10/20 at appl. req.
Travis G. and Melinda M. Galey, A 2019-LE-013 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-5 District, without a short-term lodging permit, in violation of Zoning Ordinance provisions. Located at 5692 Medallion Court Alexandria, VA 22303 on approx. 1,296 sq. ft. of land zoned R-5 and Lee District Tax Map 82-2 ((21)) 90.
- L. Yegazu
Admin. Moved to 3/25/20 at appl. req.
Yvonne Trujillo, A 2019-LE-012 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a floral business from the home that includes storage of stock and trade, in the R-3 district, in violation of Zoning Ordinance provisions. Located at 4531 Lantern Place, Alexandria, VA 22306 on approx. 10,766 sq. ft. of land zoned R-3 and Lee District Tax Map 92-1 ((11)) 29.

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA January 15, 2020

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 15, 2020**, 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 told him he should not have sent it to 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

Nomination of Officers
Nomination of Clerk

Administrative Items – 9 a.m.

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 and 12/11/19 at appl. req.)*
Admin. Moved to 2/5/2020 at staff's req. (Sign posting error.)
- B. McCadden **Constantine P. Kalpaxis TR, SP 2019-DR-099** (Keeping of animals – chickens; NOV)
Admin. Moved to 2/5/2020 at appl. req.
- K. McMahan **Michael Groat and Denise Groat, SP 2019-SP-098** 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 24.7 ft. from the front lot line adjacent to John Jackson Ct. and a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 4.5 ft. from the southeast side lot line and 11.2 ft. from the northeast side lot line. Located at 11643 Havenner Rd., Fairfax Station, 22039 on approx. 21,385 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 76-4 ((9)) 1209.
Admin. Moved to 1/29/2020 at staff's req. (Sign posting error.)
- S. Yang **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. *(Admin. moved from 11/6/19 at appl. req.)*
Admin. Moved to 2/12/2020 at staff's req. (Sign posting error.)

- S. Yang
Admin. Moved to 2/5/2020 at staff's req. (Sign posting error.)
- Yanxiao Chen, SP 2019-SU-074** 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 12.7 ft. from the western side lot line and reduction to minimum yard requirements based on an error in building location to permit 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 and 12/4/19.)**
- S. Yang
Admin. Moved to 2/5/2020 at staff's req. (Sign posting error.)
- Susan Gordon Castle, SP 2019-DR-095** Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on an error in building location to permit an accessory storage structure (shed) to remain 4.2 ft. from the eastern side lot line. Located at 6627 Tucker Ave., McLean, 22101 on approx. 10,500 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((9)) 44A.
- S. Gilbert
Admin. Moved to 7/8/20 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. *(Admin. moved from 3/13/19 and 10/2/19 at appl. req.)*
- S. Gilbert
Admin. Moved to 4/22/20 at appl. req.
- Daniel J. and Lindsay L. Ricks, A 2018-PR-025** 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. *(Admin. moved from 2/6/19, 4/17/19, and 9/18/19 at appl. req.)*

Public Hearings

Staff/Action

- 9 a.m.
- S. Yang
Decision Deferred to 4/1/2020 at appl. req.
- 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). **(Decision deferred from 10/23/19.)**

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. **(Decision Deferral from 9/11/19, and 10/23/19.)**
D. Barlow
Denied

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.). **(Decision Deferred from 12/4/19.)**
K. McMahan
Approved

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA January 22, 2020

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 22, 2020**, 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

C.S. Belgin
Withdrawn **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. (*Admin. moved from 10/30/19 at staff's req.*)

Public Hearings

Staff/Action

9 a.m. **Anders Larson Trust, A 2019-DR-014** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of an August 21, 2019 determination of the Zoning Administrator that the proposed use of the property located at 1318 Kurtz Road, McLean, VA 22101 constitutes a group residential facility under the Zoning Ordinance. Located at 1318 Kurtz Road, McLean, VA 22101 on approx. 24,759 sq. ft. of land zoned R-2, Dranesville District. Tax. Map 30-2 ((13)) 36. (Concurrent with A 2019-DR-015 and A 2019-DR-016.)

C. S. Belgin
Decision
Deferral
to 3/11/2020

9 a.m. **Matthew Desch, Daniel Duval, and Jason Hein, A 2019-DR-015** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of an August 21, 2019 determination of the Zoning Administrator that the proposed use of the property located at 1318 Kurtz Road, McLean, VA 22101 constitutes a group residential facility under the Zoning Ordinance. Located at 1318 Kurtz Road, McLean, VA 22101 on approx. 24,759 sq. ft. of land zoned R-2, Dranesville District. Tax. Map 30-2 ((13)) 36. (Concurrent with A 2019-DR-014 and A 2019-DR-016.)

C. S. Belgin
Decision
Deferral
to 3/11/2020

9 a.m. **Victor T. Tsou and Janet C. Tsou, A 2019-DR-016** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of an August 21, 2019 determination of the Zoning Administrator that the proposed use of the property located at 1318 Kurtz Road, McLean, VA 22101 constitutes a group residential facility under the Zoning Ordinance. Located at 1318 Kurtz Road, McLean, VA 22101 on approx. 24,759 sq. ft. of land zoned R-2, Dranesville District. Tax. Map 30-2 ((13)) 36. (Concurrent with A 2019-DR-014 and A 2019-DR-015.)

C. S. Belgin
Decision
Deferral
to 3/11/2020

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA

January 29, 2020

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 29, 2020**, 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.C. Williams **Newco Investments VA LLC, Safford Hyundai, and Hauling Unlimited LLC,**
Admin. moved A 2019-LE-017
to 7/22/20 at
appl. req.

Public Hearings

Staff/Action

- 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. *(Continued from 11/20/19.)*
- S. Gilbert
Continued
to 3/18/2020
at staff's req.
- 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, 2/13/19, 5/22/19, and 10/23/19 at appl. req.)*
- S.C. Williams
Deferred
to 4/22/2020
at appl. req.
- 9 a.m. **William F. Amon, III TR, SP 2019-SP-096** Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 3.6 ft. from the west side lot line and 3.0 ft. from rear lot line and a second accessory storage structure to remain 0.0 ft. from the east side lot line. Located at 13312 Pennypacker Ln., Fairfax, 22033 on approx. 9,315 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-3 ((2)) (11) 15. *(Admin. moved from 1/8/2020 at staff's req. – sign posting error.)*
- B. Krasner
Decision
Deferred
to 3/18/2020

- 9 a.m. **Blackfish Armory, LLC, SPA 89-S-007-03** Appl. under Sect. 5-503 of the Zoning Ordinance to amend SP 89-S-007 previously approved for an indoor firing range to permit a change in permittee. Located at 14725-I, J, K Flint Lee Rd., Chantilly, 20151 on approx. 6.08 ac. of land zoned I-5, WS and AN. Sully District. Tax Map 34-3 ((1)) 39C and 39D. (Admin. moved from 1/8/2020 at staff's req. – sign posting error.)
- B. McCadden
Approved
- 9 a.m. **Scott and Melissa Messare, SP 2019-PR-104** 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 12.8 ft. from the east 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 8.9 ft. from the east side lot line. Located at 3122 Barbara Ln., Fairfax, 22031 on approx. 26,400 sq. ft. of land zoned R-1. Providence District. Tax Map 48-4 ((6)) 18.
- B. McCadden
Approved
- 9 a.m. **Michael Groat and Denise Groat, SP 2019-SP-098** 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 24.7 ft. from the front lot line adjacent to John Jackson Ct. and a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 4.5 ft. from the southeast side lot line and 11.2 ft. from the northeast side lot line. Located at 11643 Havenner Rd., Fairfax Station, 22039 on approx. 21,385 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 76-4 ((9)) 1209. (Admin. moved from 1/15/2020 at staff's req. – sign posting error.)
- K. McMahan
Approved
- 9 a.m. **Marites Silvestre, SP 2019-PR-101** Appl. under Sects. 3-203, 8-004 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2423 Cedar Ln., Vienna, 22180 on approx. 20,000 sq. ft. of land zoned R-2. Providence District. Tax Map 39-3 ((16)) 167.
- K. McMahan
Approved
- 9 a.m. **Ronald A. Kowalski and Kristy A. Kowalski, SP 2019-MV-097** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an accessory structure (detached garage) 11.1 ft. from the southern side lot line. Located at 8916 Kiger St., Lorton, 22079 on approx. 21,961 sq. ft. of land zoned R-1. Mount Vernon District. Tax Map 106-2 ((5)) 36.
- S. Yang
Approved
- 9 a.m. **David E. Blanchard, SP 2019-SU-102** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 5.0 ft. from the southern side lot line such that side yards total 19.4 ft. Located at 3205 Brynwood Pl., Herndon, 20171 on approx. 11,806 sq. ft. of land zoned PDH-2. Sully District. Tax Map 35-1 ((4)) (9) 34.
- S. Yang
Approved
- 9 a.m. **Hazem Ezat Soliman, SP 2019-SU-093** Appl. under Sects. 8-914 and 8-923 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on an error in building location to permit an addition to remain 14.2 ft. from the northern side lot line and a fence greater than 4.0 ft. in height to remain in a front yard. Located at 4534 Cub Run Rd., Chantilly, 20151 on approx. 13,578 sq. ft. of land zoned R-C, AN and WS. Sully District. Tax Map 33-3 ((2)) 243. (Concurrent with VC 2019-SU-014). (Admin. moved from 1/8/20 at appl. req.)
- S. Yang
Approved

9 a.m.
S. Yang
Denied

Hazem Ezat Soliman, VC 2019-SU-014 Appl. Under Sects. 10-104 and 18-401 of the Zoning Ordinance to allow an accessory storage structure to remain in a front yard of a lot containing 36,000 square ft. or less. Located at 4534 Cub Run Rd., Chantilly, 20151 on approx. 13,578 sq. ft. of land zoned R-C, AN and WS. Sully District. Tax Map 33-3 ((2)) 243. (Concurrent with SP 2019-SU-093). *(Admin. moved from 1/8/20 at appl. req.)*

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA February 5, 2020

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 5, 2020**, 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 6/3/2020 at appl. req. **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 and from 12/4/19 by appl.*)
- J. Shields
Admin. Moved to 7/8/20 at appl. req. **Giles Industrial LLC, A 2019-MV-007** (*Admin. moved from 10/2/19 and 12/4/19, at appl. req.*)
- C.S. Belgin
Withdrawn **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, 4/24/19, and 9/25/19 at appl. req.*)

Public Hearings

Staff/Action

- 9 a.m. **Van Duc Tu d/b/a Van Duc Tu Temple, SP 2019-MA-054** 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. (*Admin. moved from 9/18/19 and 11/20/19 at appl. req.*)
- B. McCadden
Deferred to 2/12/20 at appl. req.

- 9 a.m. **Debbie M. Quiroga, SP 2019-SU-100** Appl. under Sects. 8-914 and 8-926 of the Zoning Ordinance to allow an increase in the percentage of coverage permitted in the minimum required rear yard, and to permit a reduction to minimum yard requirements based on an error in building location to permit a (paved patio) deck to remain 2.8 ft. from the rear and northwest side lot lines. Located at 14702 Batavia Dr., Centreville, 20120 on approx. 8,913 sq. ft. of land zoned R-3 (Cluster), AN and WS. Sully District. Tax Map 44-3 ((2)) (37) 2.
- S. Yang
Deferred to 3/4/20 at appl. req.
- 9 a.m. **Yanxiao Chen, SP 2019-SU-074** 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 12.7 ft. from the western side lot line and reduction to minimum yard requirements based on an error in building location to permit 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 and 12/4/19.)** (Admin. moved from 1/15/2020—sign posting error.)
- S. Yang
Approved
- 9 a.m. **Duminda Prasad Athapaththu/Montessori School of Vienna, SP 2019-PR-106** Appl. under Sects. 3-103, 8-305 and 8-923 of the Zoning Ordinance to permit a home child care facility and to permit a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 2921 Sayre Rd., Fairfax, 22031 on approx. 23,511 sq. ft. of land zoned R-1. Providence District. Tax Map 48-3 ((4)) 28.
- J. Onyebuchi
Approved
- 9 a.m. **Sanaz Daneshfar Hamrah, SP 2019-HM-092** 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 a deck (patio/pool decking) to remain 1.8 ft. from the west side lot line and 1.3 ft. from the rear lot line and an accessory structure (fireplace) to remain 7.1 ft. from the west side lot line and to allow an increase in the percentage of coverage permitted in the minimum required rear yard. Located at 532 Druid Hill Rd., N.E., Vienna, 22180 on approx. 23,912 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 38-2 ((14)) 10. (Admin. moved from 1/8/2020 at staff's req.—sign posting error.)
- B. McCadden
Approved
- 9 a.m. **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 and 12/11/19 at appl. req.) (Admin. moved from 1/15/2020 at staff's req.—sign posting error.)
- B. McCadden
Approved
- 9 a.m. **Susan Gordon Castle, SP 2019-DR-095** Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on an error in building location to permit an accessory storage structure (shed) to remain 4.2 ft. from the eastern side lot line. Located at 6627 Tucker Ave., McLean, 22101 on approx. 10,500 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((9)) 44A. (Admin. moved from 1/15/2020 at staff's req.—sign posting error.)
- S. Yang
Approved
- 9 a.m. **Michael Mantooth, SP 2019-SP-105** Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit the construction of an addition 13.7 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 0.2 ft. from the south side lot line. Located at 6217 Garden Rd., Springfield, 22152 on approx. 22,647 sq. ft. of land zoned R-1. Springfield District. Tax Map 79-3 ((7)) 12.
- K. McMahan
Approved

- 9 a.m. **Wei C. Sun, SP 2019-LE-094** Appl. under Sect. 8-914 of the Zoning Ordinance to permit reductions to minimum yard requirements based on errors in building location to permit an accessory storage structure to remain 4.1 ft. from the northwest side lot line and 5.7 ft. from the rear lot line, a roofed deck 3.6 ft. from the northwest side lot line and an addition (enclosed carport) to remain 8.2 ft. from the northwest side lot line. Located at 7210 Doncaster St., Springfield, 22150 on approx. 10,201 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((3)) (79) 18. (Concurrent with VC 2019-LE-015). (*Admin. moved from 1/8/2020 at staff's req.—sign posting error.*)
- K. McMahan
Approved
- 9 a.m. **Wei C. Sun, VC 2019-LE-015** Appl. Under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit front yard coverage paved for parking exceeding 30 percent. Located at 7210 Doncaster St., Springfield, 22150 on approx. 10,201 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((3)) (79) 18. (Concurrent with SP 2019-LE-094). (*Admin. moved from 1/8/2020 at staff's req.—sign posting error.*)
- K. McMahan
Approved
- 9 a.m. **Constantine P. Kalpaxis TR, SP 2019-DR-099** Appl. under Sect. 8-917 of the Zoning Ordinance to permit modification to the limitation on the keeping of animals (chickens). Located at 225 Falcon Ridge Rd., Great Falls, 22066 on approx. 45,959 sq. ft. of land zoned R-E. Dranesville District. Tax Map 3-4 ((6)) 19.
- B. McCadden
Approved
- 9 a.m. **Kyle Metzroth, SP 2019-MV-091** Appl. under Sects. 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 10.2 ft. from the northern side lot line. Located at 8103 Kane Ct., Alexandria, 22308 on approx. 10,826 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-1 ((14)) (B) 2. (*Admin. moved from 1/8/2020 at staff's req.—sign posting error.*)
- S. Yang
Approved
- 9 a.m. **Russell Jumbelick, SP 2019-LE-064** Appl. under Sects. 8-914 and 8-926 of the Zoning Ordinance to permit reductions in minimum yard requirements based on errors in building location to permit an accessory structure (workshop) to remain 2.9 ft. from the southeast side lot line, 5.6 ft. from the rear lot line, 4.1 ft. from the northwest side lot line and an addition (enclosed carport) to remain 8.9 ft. from the north side lot line and a deck 0.5 ft. from the north side lot line and to permit an increase in the percentage of coverage in the minimum required 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). (*Admin. moved from 9/25/19 and 11/20/19 at appl. req.*)
- K. McMahan
Approved
- 9 a.m. **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 and 11/20/19 at appl. req.*)
- K. McMahan
Denied

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA February 12, 2020

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 12, 2020**, 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

- B. McCadden **Evan H. Farr, Trustee & Jeannie Farr SP 2019-MV-083** 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). (*Admin. moved from 11/20/19 at staff's req.*)
- B. McCadden **Evan H. Farr, Trustee & Jeannie Farr, VC 2019-MV-013** 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). (*Admin. moved from 11/20/19 at staff's req.*)
- J. Shields **Withdrawn** **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)) 5B. (*Admin. moved from 10/23/19 at appl. req.*)

Public Hearings

Staff/Action

- 9 a.m. **Kristin Kayes, SP 2019-LE-110** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 24.0 ft. from the front lot line adjacent to Elmwood Dr. and a second-story addition 9.8 ft. from the eastern side lot line. Located at 3417 Elmwood Dr., Alexandria, 22303 on approx. 9,242 sq. ft. of land zoned R-4. Lee District. Tax Map 82-2 ((13)) 38.
- B. McCadden **Approved**

- 9 a.m. **Richard Sather & Mariam Mostafa, SP 2019-MA-108** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an addition 10.5 ft. from the north side lot line. Located at 5302 Dublin Ave., Springfield, 22151 on approx. 10,946 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 71-4 ((4)) 2.
K. McMahan
Approved
- 9 a.m. **Subhi A. Mehdi TR, SP 2019-DR-107** Appl. under Sects. 2-502 and 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 1046 Carper St., McLean, 22101 on approx. 20,000 sq. ft. of land zoned R-2. Dranesville District. Tax Map 21-4 ((15)) 46.
S. Yang
Approved
- 9 a.m. **Silvia Villarruel, SP 2019-LE-109** Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6117 Marilyn Dr., Alexandria, 22310 on approx. 10,544 sq. ft. of land zoned R-3 and HC. Lee District. Tax Map 81-3 ((14)) 38.
S. Yang
Approved
- 9 a.m. **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. (*Admin. moved from 11/6/19 at appl. req. and 1/15/2020 by staff—posting error.*)
S. Yang
Approved
- 9 a.m. **Wilfredo and Katty Aliaga, SP 2019-PR-072** 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: 1.) (workshop) to remain 4.0 ft. from the rear lot line and 4.2 ft. from the north side lot line; 2.) (outdoor BBQ and flagstone patio) 3.1 ft. from the north side lot line; and, 3.) (multi-purpose sports court) 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.*) (**Decision Deferral from 12/4/19.**) (**Ad language changed on 1/9/20.**)
K. McMahan
Continued to 3/25/20
- 9 a.m. **Wilfredo and Katty Aliaga, VC 2019-PR-010** Appl. Under Sects. 2-505, 10-104 and 18-401 of the Zoning Ordinance to allow for landscaping shrubs greater than 3.5 ft. in height to remain within a sight distance triangle; to allow for rear yard coverage exceeding 60 percent in the minimum required rear yard; and to allow an accessory structure (multi-purpose sports court) to remain in the front yard of a lot containing 36,000 sq. ft. or less. 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.*) (**Decision Deferral from 12/4/19.**) (**Ad language changed on 1/9/20.**)
K. McMahan
Continued to 3/25/20
- 9 a.m. **Van Duc Tu d/b/a Van Duc Tu Temple, SP 2019-MA-054** 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. (*Admin. moved from 9/18/19 and 11/20/19 at appl. req.*) (**Deferred from 2/5/2020 at appl. req.**)
B. McCadden
Continued to 3/25/20

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
February 19, 2020

-- NO SCHEDULED MEETING --

BOARD OF ZONING APPEALS AGENDA February 26, 2020

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 26, 2020**, 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

B. McCadden
*Admin. Moved
to 4/22/2020
at appl. req.*

Centreville English Congregation of Jehovah's Witnesses, Inc., SPA 2011-SP-069-03 Appl. under Sect. 3-C03 of the Zoning Ordinance to amend SP 2011-SP-069 previously approved for a place of worship to permit site and development condition modifications. Located at 12901 Braddock Rd., Clifton, 20124 on approx. 4.18 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((2)) 3.

S.C. Williams
*Admin. Moved
to 3/25/2020
at staff's req.*

Rita M. Leach-Lewis, Trustee of the Rita M. Leach-Lewis Trust, A 2019-SU-018 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating an office use with employees from a single-family dwelling located in the R-C district without Special Exception approval from the Board of Supervisors, and that an accessory structure exceeding 8½ feet in height is located within the minimum required side yard and does not meet the location regulations, in violation of Zoning Ordinance provisions. Located at 6211 Knoll View Place, Centreville, VA 20120, on approx. 10,690 sq. ft. of land zoned R-C. Sully District. Tax. Map 53-4 ((5)) 92.

S.C. Williams
*Admin. Moved
to 3/25/2020
at staff's req.*

Rita M. Leach-Lewis, Trustee of the Rita M. Leach-Lewis Trust, A 2019-SU-019 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellant is operating an office use with employees from a single-family dwelling located in the R-C district without Special Exception approval from the Board of Supervisors, in violation of Zoning Ordinance provisions. Located at 6209 Knoll View Place, Centreville, VA 20120 on approx. 10,690 sq. ft. of land zoned R-C. Sully District. Tax. Map 53-4 ((5)) 91.

9 a.m.

Amar Singh & Ratna Leela Nair, SPA 2016-DR-115 Appl. under Sects. 8-918 and 8-923 of the Zoning Ordinance to amend development conditions associated with SP 2016-DR-115 previously approved for an accessory dwelling unit and to permit a fence greater than 4.0 ft. in height in the front yard. Located at 1107 Balls Hill Rd., McLean, 22101 on approx. 22,964 ac. of land zoned R-2. Dranesville District. Tax Map 21-3 ((3)) 7.

K. McMahan
Approved

Public Hearings

Staff/Action

- 9 a.m. **Esraa Al Khairi and Small World International School, LLC, SP 2019-PR-111** Appl. under Sects. 3-303, 8-305 and 8-923 of the Zoning Ordinance to permit a home child care facility and a fence greater than 4.0 ft. in height to remain in a front yard. Located at 8202 Bucknell Dr., Vienna, 22180 on approx. 10,691 sq. ft. of land zoned R-3. Providence District. Tax Map 49-1 ((9)) (D) 7.
- K. McMahan
Approved-In-Part
- 9 a.m. **Srinivas Akella and Krisna N. Kidambi, SP 2018-HM-006** Appl. under Sects. 8-914, 8-923 and 8-926 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in a front yard, rear yard coverage exceeding 30 percent, and a reduction in minimum yard requirements based on errors in building locations to permit 1.) an accessory structure (pergola) to remain 5.3 ft. from a rear lot line and 7.7 ft. from a side lot line, 2.) an accessory structure (screening panel) to remain 2.1 ft. from a rear lot line and 0.0 ft. from a side lot line, and 3.) a deck (slate patio) to remain 0.0 ft. from a side lot line and 4.0 ft. from a rear lot line. Located at 2723 Robaleed Way, Oak Hill, 20171 on approx. 10,530 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 25-4 ((21)) 1. (Concurrent with VC 2018-HM-001). **(Decision deferred from 4/18/18.) (Decision Indefinitely deferred from 5/16/18 at appl. req.) (Reactivated on 11/18/19.)**
- B. McCadden
Approved
- 9 a.m. **Srinivas Akella and Krisna N. Kidambi, VC 2018-HM-001** Appl. under Sects. 10-103, 10-104 and 18-401 of the Zoning Ordinance to permit accessory structures (slate patio and fire pit) and an accessory storage structure to remain in the front yard on a lot containing 36,000 sq. ft. or less. Located at 2723 Robaleed Way, Oak Hill, 20171 on approx. 10,530 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 25-4 ((21)) 1. (Concurrent with SP 2018-HM-006). **(Decision deferred from 4/18/18.) (Decision Indefinitely deferred from 5/16/18 at appl. req.) (Reactivated on 11/18/19.)**
- B. McCadden
Denied
- 9 a.m. **Patrick Craig Muldoon, SP 2019-LE-114** Appl. under Sects. 8-914 and 8-926 of the Zoning Ordinance to permit a reduction to minimum yard requirements based on an error in building location to permit an accessory structure (garage) to remain 8.1 ft. from the rear lot line and 9.4 ft. from the northern side lot line and an accessory storage structure to remain 5.9 ft. from the southern side lot line; and to allow an increase in the percentage of rear yard coverage permitted in the minimum required rear yard. Located at 6408 Higham Dr., Alexandria, 22310 on approx. 21,781 sq. ft. of land zoned R-1. Lee District. Tax Map 81-4 ((16)) 3.
- S. Yang
Approved
- 9 a.m. **Rosa Coreas Ramos, SP 2019-MA-113** 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 9.0 ft. from the northern side lot line and an accessory storage structure (shed) to remain 5.9 ft. from the rear lot line and 9.8 ft. from the northern side lot line. Located at 3916 Bryce Rd., Alexandria, 22312 on approx. 10,500 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 61-3 ((7)) (D) 6.
- S. Yang
Approved

9 a.m.

J. Shields
Upheld

John David Cooper and Tricia Cooper, A 2019-MA-022 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has, without building permit approval, constructed a detached accessory structure on the subject property that does not meet accessory structure location requirements, including minimum side yard requirements and front yard location requirements, in violation of Zoning Ordinance provisions. Located at 3821 Dade Drive, Annandale, VA 22003, approx. 19,114 sq. ft. of land zoned R-2. Mason District. Tax Map 60-3 ((49)) 4.

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA

March 4, 2020

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 4, 2020**, 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

- | | |
|--|--|
| <p>S. Yang
<i>Admin. Moved to 4/22/2020 at appl. req (ad language changed)</i></p> | <p>Debbie M. Quiroga, SP 2019-SU-100 Appl. under Sects. 8-914 and 8-926 of the Zoning Ordinance to allow an increase in the percentage of coverage permitted in the minimum required rear yard, and to permit a reduction to minimum yard requirements based on an error in building location to permit a (paved patio) deck to remain 2.8 ft. from the rear and northwest side lot lines. Located at 14702 Batavia Dr., Centreville, 20120 on approx. 8,913 sq. ft. of land zoned R-3 (Cluster), AN and WS. Sully District. Tax Map 44-3 ((2)) (37) 2. (<i>Deferred from 2/5/2020 at appl. req.</i>)</p> |
| <p>S. Gilbert
<i>Admin. Moved to 4/29/2020 at appl. req.</i></p> | <p>Mark J. Lane and Jeffrey V. Reynolds, A 2019-PR-023 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellant is allowing construction vehicles to be stored outdoors on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 2755 Greenway Boulevard, Falls Church, VA 22042 on approx. 7,250 sq. ft. of land and zoned C-8, H-C. Providence District Tax Map 50-2 ((5)) 95. (Concurrent with A 2019-PR-024 and A 2019-PR-025.)</p> |
| <p>S. Gilbert
<i>Admin. Moved to 4/29/2020 at appl. req.</i></p> | <p>Mark J. Lane and Jeffrey V. Reynolds, A 2019-PR-024 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellant is allowing construction vehicles to be stored outdoors on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 2756 Cameron Road, Falls Church, VA 22042 on approx. 7,250 sq. ft. of land and zoned C-8, R-4. Providence District Tax Map 50-2 ((5)) 45. (Concurrent with A 2019-PR-023 and A 2019-PR-025.)</p> |
| <p>S. Gilbert
<i>Admin. Moved to 4/29/2020 at appl. req.</i></p> | <p>Mark J. Lane and Jeffrey V. Reynolds, A 2019-PR-025 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellant is prohibited construction vehicles to be stored outdoors on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 2754 Cameron Road, Falls Church, VA 22042 on approx. 7,250 sq. ft. of land and zoned C-8, H-C. Providence District Tax Map 50-2 ((5)) 44. (Concurrent with A 2019-PR-023 and A 2019-PR-024.)</p> |

S.C. Williams
Admin. Moved
to 6/3/2020
at appl. req.

Bogle Telegraph Road Associates L.P., A 2019-LE-021 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has allowed 9 sea containers to be located on the property, including one located in the minimum required front yard, without site plan approval; has allowed the construction of a 600 square foot office structure without building permits or site plan approval; has allowed the conversion of 1800 square feet of an accessory structure (lumber shed) to an office/warehouse without building permits or site plan approval; has allowed the construction of a 400 square foot roof overhang without building permits; and has allowed the installation of 1,000 square feet of linear fence without site plan approval, all in violation of Zoning Ordinance provisions. Located at 6404 Telegraph Road, Alexandria, VA 22310, on approx. 67,954 sq. ft. of land zoned C-8, H-C and in Lee District Tax Map 82-3 ((4)) 2B.

Public Hearings

Staff/Action

- 9 a.m. **Bruce Miller and Ashleigh Miller, SP 2019-SP-115** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of a roofed deck 15.6 ft. and open deck with steps 12.5 ft. from the rear lot line. Located at 8102 Jeffrey Ct., Fairfax Station, VA 22039 on approx. 13,034 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-2 ((7)) 23.
- D. Martinez
Approved
- 9 a.m. **Isaac Ferreira, SP 2019-DR-112** Appl. under Sects. 8-918 and 8-922 of the Zoning Ordinance to permit an accessory dwelling unit, and reduction to certain yard requirements to permit construction of addition 16 ft. from the southern side lot line. Located at 920 Woburn Ct., McLean, 22102 on approx. 41,350 sq. ft. of land zoned R-1. Dranesville District. Tax Map 21-3 ((5)) 50.
- B. McCadden
Decision
Deferred
to 3/11/2020
- 9 a.m. **Iontaobhas LLC, SP 2019-SU-119** Appl. under Sect. 8-914 of the Zoning Ordinance to permit reduction to the minimum yard requirements based on an error in building location to permit an addition to remain 10.0 ft. from the eastern side lot line. Located at 11921 Vale Rd., Oakton, 22124 on approx. 21,022 sq. ft. of land zoned R-2. Sully District. Tax Map 46-1 ((8)) 92.
- S. Yang
Approved
- 9 a.m. **Tagg A. Timm TR, SP 2019-SU-116** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an accessory structure (workshop) 10.0 ft. from the north side lot line. Located at 13700 Leland Rd., Centreville, 20120 on approx. 1.71 ac. of land zoned R-1, WS and HD (pt.). Sully District. Tax Map 54-4 ((2)) 4.
- K. McMahan
Approved

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA March 11, 2020

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 11, 2020**, 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

9 a.m. **Janice A. Yates, A 2019-PR-026** Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellant is operating a home professional office without Special permit on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 1966 Yearling Court Vienna, VA 22182 on approx. 11,058 sq. ft. of land and zoned R-3. Providence District Tax Map 39-1 ((38)) 57.

J. Shields
Withdrawn

Public Hearings

Staff/Action

9 a.m. **Isaac Ferreira, SP 2019-DR-112** Appl. under Sects. 8-918 and 8-922 of the Zoning Ordinance to permit an accessory dwelling unit, and reduction to certain yard requirements to permit construction of addition 16 ft. from the southern side lot line. Located at 920 Woburn Ct., McLean, 22102 on approx. 41,350 sq. ft. of land zoned R-1. Dranesville District. Tax Map 21-3 ((5)) 50. ***(Decision deferred from 3/4/2020.)***

B. McCadden
Approved

9 a.m. **Hope Lutheran Church, SPA 80-A-055-02** Appl. under Sects. 2-412, 3-403 and 8-308 of the Zoning Ordinance to amend SP 80-A-055 previously approved for a place of worship and private school of general education to permit a change in permittee and modification of development conditions. Located at 4604 Ravensworth Rd., Annandale, 22003 on approx. 3.0 ac. of land zoned R-4. Mason District. Tax Map 71-1 ((1)) 57A and 62.

B. McCadden
Approved

9 a.m. **Shazia Younis, SP 2019-MV-117** Appl. under Sects. 3-103, 8-305 and 8-923 of the Zoning Ordinance to permit a home child care facility and to allow an existing fence greater than 4 ft. in height in a front yard to remain. Located at 9025 Kiger St., Lorton, 22079 on approx. 34,754 sq. ft. of land zoned R-1. Mount Vernon District. Tax Map 97-4 ((3)) 62.

K. McMahan
Approved-In-Part
(Fence was Denied)

9 a.m. **Olga Perederiy and Kiddies Learning Academy LLC, SP 2019-SP-118** Appl. under Sects. 3-103 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5801 Boothe Dr., Burke, 22015 on approx. 1.19 ac. of land zoned R-1. Springfield District. Tax Map 79-1 ((3)) 1A.

S. Yang
Approved

- 9 a.m. **Anders Larson Trust, A 2019-DR-014** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of an August 21, 2019 determination of the Zoning Administrator that the proposed use of the property located at 1318 Kurtz Road, McLean, VA 22101 constitutes a group residential facility under the Zoning Ordinance. Located at 1318 Kurtz Road, McLean, VA 22101 on approx. 24,759 sq. ft. of land zoned R-2, Dranesville District. Tax. Map 30-2 ((13)) 36. (Concurrent with A 2019-DR-015 and A 2019-DR-016.) **(Decision deferred from 1/22/2020.)**
- C. S. Belgin
Upheld
- 9 a.m. **Matthew Desch, Daniel Duval, and Jason Hein, A 2019-DR-015** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of an August 21, 2019 determination of the Zoning Administrator that the proposed use of the property located at 1318 Kurtz Road, McLean, VA 22101 constitutes a group residential facility under the Zoning Ordinance. Located at 1318 Kurtz Road, McLean, VA 22101 on approx. 24,759 sq. ft. of land zoned R-2, Dranesville District. Tax. Map 30-2 ((13)) 36. (Concurrent with A 2019-DR-014 and A 2019-DR-016.) **(Decision deferred from 1/22/2020.)**
- C. S. Belgin
Upheld
- 9 a.m. **Victor T. Tsou and Janet C. Tsou, A 2019-DR-016** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of an August 21, 2019 determination of the Zoning Administrator that the proposed use of the property located at 1318 Kurtz Road, McLean, VA 22101 constitutes a group residential facility under the Zoning Ordinance. Located at 1318 Kurtz Road, McLean, VA 22101 on approx. 24,759 sq. ft. of land zoned R-2, Dranesville District. Tax. Map 30-2 ((13)) 36. (Concurrent with A 2019-DR-014 and A 2019-DR-015.) **(Decision deferred from 1/22/2020.)**
- C. S. Belgin
Upheld
- 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, 4/17/19, 7/17/19, and 10/23/19 at appl. req.)*
- S.C. Williams
Continued to 7/22/2020
- 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, 4/17/19, 7/17/19, and 10/23/19 at appl. req.)*
- S.C. Williams
Continued to 7/22/2020

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
March 18, 2020

--MEETING CANCELLED--
Due to COVID-19 Pandemic

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 18, 2020**, 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

- J. Shields **Travis G. and Melinda M. Galey, A 2019-LE-013** 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-5 District, without a short-term lodging permit, in violation of Zoning Ordinance provisions. Located at 5692 Medallion Court Alexandria, VA 22303 on approx. 1,296 sq. ft. of land zoned R-5 and Lee District Tax Map 82-2 ((21)) 90. (*Admin. moved from 1/8/2020 at appl. req.*)
- Admin. Moved to 6/10/2020 at appl. req.*
- 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, 3/27/19, 6/5/19, and 7/31/19 at appl. req.*) (*Indefinite Deferral req. moved from 11/6/19 by Board.*) (*Board made decision to move forward on 11/20/19.*)
- Admin. Moved to 6/10/2020*
- 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) to remain. 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.*) (*Board made decision to move forward on 11/20/19.*)
- Admin. Moved to 6/10/2020*

- B. Krasner **William F. Amon, III TR, SP 2019-SP-096** Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 3.6 ft. from the west side lot line and 3.0 ft. from rear lot line and a second accessory storage structure to remain 0.0 ft. from the east side lot line. Located at 13312 Pennypacker Ln., Fairfax, 22033 on approx. 9,315 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-3 ((2)) (11) 15. (*Admin. moved from 1/8/2020 at staff's req. – sign posting error.*) (**Decision deferred from 1/29/2020.**)
- Admin. Moved to 6/10/2020*
- B. McCadden **Peter Li and Lin-Lin Li, SP 2019-DR-120** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of a deck located 8.0 ft. from the western side lot line. Located at 6899 Churchill Rd., McLean, 22101 on approx. 17,512 sq. ft. of land zoned R-3. Draneville District. Tax Map 30-2 ((3)) 10D.
- Admin. Moved to 6/10/2020*
- K. McMahan **Wesley H. Debrosse and Nancy E. Debrosse, SP 2020-SP-001** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 12.7 ft. from the rear lot line and a deck with steps 13.7 ft. from the rear lot line. Located at 8301 Holly Haven Ln., Fairfax Station, 22039 on approx. 11,728 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-3 ((13)) 123.
- Admin. Moved to 6/10/2020*
- S. Yang **Jennifer Ramella and Joseph J. Ramella, VC 2019-PR-016** Appl. Under Sects. 3-307 and 18-401 of the Zoning Ordinance to allow an increase in permitted building height for a single family detached dwelling. Located at 8039 Iliff Dr., Dunn Loring, 22027 on approx. 22,419 sq. ft. of land zoned R-3. Providence District. Tax Map 39-4 ((39)) A and 39-4 ((1)) 39B.
- Admin. Moved to 6/10/2020*
- S. Gilbert **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. (**Continued from 11/20/19 and 1/29/2020.**)
- Admin. Moved to 6/10/2020*

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
March 25, 2020

--MEETING CANCELLED--
Due to COVID-19 Pandemic

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 25, 2020**, 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

K. McMahan

*Admin. Moved
to 6/24/2020
at appl. req.*

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, 10/23/19, and 12/4/19 at appl. req.)*

B. McCadden

*Admin. Moved
to 4/22/2020
at appl. req.*

Evan H. Farr, Trustee & Jeannie Farr SP 2019-MV-083 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). *(Admin. moved from 11/20/19 and 2/12/2020 at staff's req.)*

B. McCadden

*Admin. Moved
to 4/22/2020
at appl. req.*

Evan H. Farr, Trustee & Jeannie Farr, VC 2019-MV-013 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). *(Admin. moved from 11/20/19 and 2/12/2020 at staff's req.)*

B. McCadden

*Admin.
Moved to
7/8/2020*

Van Duc Tu d/b/a Van Duc Tu Temple, SP 2019-MA-054 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. *(Admin. moved from 9/18/19 and 11/20/19 at appl. req.) (Deferred from 2/5/2020 at appl. req.) (Continued from 2/12/2020.)*

- B. McCadden **Edith A. Roscoe and Edie's Enrichment Program, Inc., SP 2020-SP-003** Appl. under Sects. 3-303, 8-914 and 8-305 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 7.2 ft. from the southwestern side lot line. Located at 6812 Bellamy Ave., Springfield, 22152 on approx. 11,671 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 89-2 ((7)) 13.
Indefinitely Deferred
- K. McMahan **Wilfredo and Katty Aliaga, SP 2019-PR-072** 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: 1.) (workshop) to remain 4.0 ft. from the rear lot line and 4.2 ft. from the north side lot line; 2.) (outdoor BBQ and flagstone patio) 3.1 ft. from the north side lot line; and, 3.) (multi-purpose sports court) 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.) **(Decision Deferral from 12/4/19.) (Ad language changed on 1/9/20.) (Continued from 2/12/2020.)**
Admin. Moved to 6/17/2020
- K. McMahan **Wilfredo and Katty Aliaga, VC 2019-PR-010** Appl. Under Sects. 2-505, 10-104 and 18-401 of the Zoning Ordinance to allow for landscaping shrubs greater than 3.5 ft. in height to remain within a sight distance triangle; to allow for rear yard coverage exceeding 60 percent in the minimum required rear yard; and to allow an accessory structure (multi-purpose sports court) to remain in the front yard of a lot containing 36,000 sq. ft. or less. 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.) **(Decision Deferral from 12/4/19.) (Ad language changed on 1/9/20.) (Continued from 2/12/2020.)**
Admin. Moved to 6/17/2020
- K. McMahan **Olga Sanguinetti and Tatitos Home Daycare LLC, SP 2020-SU-006** Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 14409 Coachway Dr., Centreville, 20120 on approx. 8,622 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 54-1 ((15)) 9.
Admin. Moved to 6/17/2020
- S. Yang **Helene Sheeran, SP 2020-DR-002** 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 to remain 2.0 ft. from the western side lot line and 2.1 ft. from the rear lot line. Located at 12331 Cliveden St., Herndon, 20170 on approx. 8,574 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 11-1 ((8)) (3) 69.
Admin. Moved to 6/10/2020
- L. Yegazu **Yvonne Trujillo, A 2019-LE-012** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a floral business from the home that includes storage of stock and trade, in the R-3 district, in violation of Zoning Ordinance provisions. Located at 4531 Lantern Place, Alexandria, VA 22306 on approx. 10,766 sq. ft. of land zoned R-3 and Lee District Tax Map 92-1 ((11)) 29. (Admin. moved from 1/8/20 at appl. req.)
Admin. Moved to 6/17/2020

S.C. Williams **Rita M. Leach-Lewis, Trustee of the Rita M. Leach-Lewis Trust, A 2019-SU-018** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating an office use with employees from a single-family dwelling located in the R-C district, which is not a permitted use, and that an accessory structure exceeding 8 ½ feet in height is located within the minimum required side yard and does not meet the location regulations, in violation of Zoning Ordinance provisions. Located at 6211 Knoll View Place, Centreville, VA 20120, on approx. 10,690 sq. ft. of land zoned R-C, Sully District. Tax. Map 53-4 ((5)) 92. *(Admin. moved from 2/26/2020 at staff's req.)*

*Admin.
Moved to
6/17/2020*

S.C. Williams **Rita M. Leach-Lewis, Trustee of the Rita M. Leach-Lewis Trust, A 2019-SU-019** Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellant is operating an office use with employees from a single-family dwelling located in the R-C district, which is not a permitted use, in violation of Zoning Ordinance provisions. Located at 6209 Knoll View Place, Centreville, VA 20120 on approx. 10,690 sq.ft. of land zoned R-C, Sully District. Tax. Map 53-4 ((5)) 91. *(Admin. moved from 2/26/2020 at staff's req.)*

*Admin.
Moved to
6/17/2020*

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
April 1, 2020

--MEETING CANCELLED--
Due to COVID-19 Pandemic

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 1, 2020**, 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

- | | |
|---|--|
| <p>D. Creed</p> <p><i>Indefinitely
Deferred</i></p> | <p>John Remein, SP 2020-MA-008 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirement to permit an addition 14.1 ft. from a side lot line. Located at 7116 Vellex Ln., Annandale, 22003 on approx. 21,800 sq. ft. of land zoned R-1. Mason District. Tax Map 71-3 ((9)) 13.</p> |
| <p>K. Posusney</p> <p><i>Admin.
Moved to
6/24/2020</i></p> | <p>Jessica Datta, SP 2020-MA-004 Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 4215 Summit Pl., Alexandria, 22312-1218 on approx. 19,500 sq. ft. of land zoned R-3. Mason District. Tax Map 72-1 ((7)) 84.</p> |
| <p>J. Onyebuchi</p> <p><i>Admin.
Moved to
6/17/2020</i></p> | <p>Carmen Margaret Mandeville & Kyle B Mandeville, SP 2020-BR-005 Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 11921 Appling Valley Rd., Fairfax, 22030 on approx. 37,203 sq. ft. of land zoned R-C and WS. Braddock District. Tax Map 56-3 ((6)) 59.</p> |
| <p>B. McCadden</p> <p><i>Admin.
Moved to
6/24/2020</i></p> | <p>Robert Estabrooke, SP 2020-BR-007 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 accessory structure (pool cabana) 10.5 ft. from the east side lot line, an error in building location to allow an accessory structure (play set) 1.6 ft. from the rear lot line and 4.1 ft. from the west side lot line, an accessory storage structure 0.1 ft. from the west side lot line; and a second accessory storage structure 11.4 ft. from the west side lot line, and a deck (at-grade patio) to remain 1.6 ft. from the east side lot line. Located at 12213 Hollow Tree Ln., Fairfax, 22030 on approx. 20,708 sq. ft. of land zoned R-C and WS. Braddock District. Tax Map 56-3 ((9)) 80.</p> |

- K. McMahan **Joseph Hallal, SP 2020-DR-009** Appl. under Sect. 8-923 of the Zoning Ordinance to permit an increase in fence height in a front yard. Located at 6040 Crimson Ct., McLean, 22101 on approx. 40,116 sq. ft. of land zoned R-1. Dranesville District. Tax Map 22-4 ((4)) 2.
Withdrawn
- S. Yang **Cecilio Marchante, SP 2019-MV-065** Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit an accessory storage structure (shed) 5.1 ft. from the eastern side lot line and to permit a reduction in minimum yard requirements based on an error in building location to permit a deck 0.2 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). **(VC was denied on 10/23/19). (SP was Decision deferred from 10/23/19 by Board and 1/15/2020 at appl. req. - new ad language/request)**
- Admin.
Moved to
6/24/2020*
- K. McMahan **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 (two-car garage) 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 storage structure (shed) 0.0 ft. from the northwest side lot line and an accessory structure (aviary) 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. **(Continued from 12/11/19 – new ad language/request.)**
- Admin.
Moved to
6/24/2020*

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
April 8, 2020

--MEETING CANCELLED--
[No hearings scheduled]

BOARD OF ZONING APPEALS AGENDA
April 15, 2020

-- MEETING CANCELLED --
(BOS Budget Hearings)

BOARD OF ZONING APPEALS AGENDA
April 22, 2020

--MEETING CANCELLED--
Due to COVID-19 Pandemic

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 22, 2020**, 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

9 a.m.

Farkhanda R. Khan, SP 2015-HM-078 Appl. under Sects. 6-303, 8-305 and 8-923 of the Zoning Ordinance to permit a home child care facility and to permit an increase in fence height in the front yard to allow an existing fence greater than 4 ft. high to remain.

K. McMahan
Withdrawn

Located at 12265 Turkey Wing Ct., Reston, 20191 on approx. 3,027 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 26-1 ((10)) (13) 43A. (*Admin. moved from 8/5/15, 10/28/15, and 12/9/15 at appl. req.*) (*Indefinitely deferred from 2/10/16 at appl. req.*) (*Admin. moved from 2/28/17 and 3/28/18 at appl. req.*) (*Indefinitely deferred from 5/2/18 at appl. req.*)

S. Gilbert
Admin. Moved to 7/22/2020 at appl. req.

Daniel J. and Lindsay L. Ricks, A 2018-PR-025 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. (*Admin. moved from 2/6/19, 4/17/19, 9/18/19, and 1/15/20 at appl. req.*)

- 9 a.m. **Evan H. Farr, Trustee & Jeannie Farr SP 2019-MV-083** 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.) (*Admin. moved from 11/20/19, 2/12/2020, and 3/25/2020 at staff's req.*)
- B. McCadden
Admin.
Moved to
10/7/2020
- 9 a.m. **Evan H. Farr, Trustee & Jeannie Farr, VC 2019-MV-013** 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). (*Admin. moved from 11/20/19, 2/12/2020, and 3/25/2020 at staff's req.*)
- B. McCadden
Admin.
Moved to
10/7/2020
- 9 a.m. **Centreville English Congregation of Jehovah's Witnesses, Inc., SPA 2011-SP-069-03** Appl. under Sect. 3-C03 of the Zoning Ordinance to amend SP 2011-SP-069 previously approved for a place of worship to permit site and development condition modifications. Located at 12901 Braddock Rd., Clifton, 20124 on approx. 4.18 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((2)) 3. (*Admin. moved from 2/26/2020 at appl. req.*)
- B. McCadden
Admin.
Moved to
6/3/2020
- B. McCadden **Mohammad Aman, SP 2020-HM-010** Appl. under Sects. 2-416, 8-922 and 8-923 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit addition 12.7 ft. from the edge of pavement of the adjacent pipestem driveway and an increase in fence height in a front yard. Located at 12825 Pinecrest Rd., Herndon, 20171 on approx. 12,743 sq. ft. of land zoned R-2 (Cluster). Hunter Mill District. Tax Map 25-4 ((10)) 411.
- B. McCadden
Admin.
Moved to
9/30/2020
- K. McMahan **Nazim T. Arda, SP 2020-MV-011** 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 (shed) to remain 1.5 ft. from the west side lot line and 1.3 ft. from the rear lot line. Located at 6752 Blanche Dr., Lorton, 22079 on approx. 8,132 sq. ft. of land zoned R-5. Mount Vernon District. Tax Map 99-4 ((5)) 17.
- K. McMahan
Admin.
Moved to
7/8/2020
- 9 a.m. **Debbie M. Quiroga, SP 2019-SU-100** Appl. under Sects. 8-914, 8-917 and 8-926 of the Zoning Ordinance to permit an increase in the percentage of coverage permitted in the minimum required rear yard, to permit modifications to the limitations on the keeping of animals (dogs), and to permit a reduction to minimum yard requirements based on an error in building location to permit a deck (paved patio) to remain 2.8 ft. from the rear and western side lot lines. Located at 14702 Batavia Dr., Centreville, 20120 on approx. 8,913 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 44-3 ((2)) (37) 2. (*Deferred from 2/5/2020 at appl. req.*) (*Admin. moved from 3/4/2020 due to ad language change.*)
- S. Yang
Admin.
Moved to
7/8/2020

S. Yang
Admin.
Moved to
7/8/2020

Deberra Jones, SP 2020-SP-012 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an open deck with steps 13.8 ft. from the rear lot line and an addition (gazebo) 16.6 ft. from rear lot line. Located at 9003 Penn Manor Ct., Springfield, 22153 on approx. 9,235 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 97-2 ((3)) 689.

9 a.m.

S.C. Williams
Withdrawn

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, 5/22/19, 10/23/19, and 1/29/2020 at appl. req.*)

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
April 29, 2020

--MEETING CANCELLED--
Due to COVID-19 Pandemic

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 29, 2020**, 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. Gilbert

Admin.

Withdrawn

(NOV
Rescinded &
Reissued)

Mark J. Lane and Jeffrey V. Reynolds, A 2019-PR-023 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellant is allowing construction vehicles to be stored outdoors on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 2755 Greenway Boulevard, Falls Church, VA 22042 on approx. 7,250 sq. ft. of land and zoned C-8, H-C. Providence District Tax Map 50-2 ((5)) 95. *(Admin. moved from 3/4/2020 at staff's req.)*

S. Gilbert

Admin.

Withdrawn

(NOV
Rescinded &
Reissued)

Mark J. Lane and Jeffrey V. Reynolds, A 2019-PR-024 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellant is allowing construction vehicles to be stored outdoors on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 2756 Cameron Road, Falls Church, VA 22042 on approx. 7,250 sq. ft. of land and zoned C-8, R-4. Providence District Tax Map 50-2 ((5)) 45. *(Admin. moved from 3/4/2020 at staff's req.)*

S. Gilbert

Admin.

Withdrawn

(NOV
Rescinded &
Reissued)

Mark J. Lane and Jeffrey V. Reynolds, A 2019-PR-025 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellant is prohibited construction vehicles to be stored outdoors on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 2754 Cameron Road, Falls Church, VA 22042 on approx. 7,250 sq. ft. of land and zoned C-8, H-C. Providence District Tax Map 50-2 ((5)) 44. *(Admin. moved from 3/4/2020 at staff's req.)*

K. McMahan **Joshua J. Martin and Catherine A. Martin, SP 2020-SU-014 (50%)**
Admin.
Moved to
7/15/2020

S. Yang **Angel M. Suarez, Tr., SP 2020-MA-013 (50%)**
Admin.
Moved to
7/15/2020

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
May 6, 2020

--MEETING CANCELLED--
Due to COVID-19 Pandemic

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 6, 2020**, 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

- K. McMahan **Pickleballerz NCR LC, SP 2020-SU-018** Appl. under Sect. 8-501.4 of the Zoning Ordinance to permit commercial tennis courts or similar courts (pickleball). Located at 14424 Albemarle Point Pl., Chantilly, 20151 on approx. 19,287 sq. ft. of land zoned I-5 and WS. Sully District. Tax Map 34-3 ((1)) 34 (pt.).
Admin.
Moved to
6/24/2020
- B. McCadden **Harmony Hills Equestrian Center, Inc – Mason Neck, SPA 2018-MV-076** Appl. under Sects. 3-E03 and 8-609 of the Zoning Ordinance to amend SP 2018-MV-076 previously approved for a riding and boarding stable to add land area and permit site modifications. Located at 10704, 10706, 10712 & 10714 Harley Rd., Lorton, 22079 on approx. 14.86 ac. of land zoned R-E. Mount Vernon District. Tax Map 118-1 ((4)) 1, 2, 3 and 6.
Admin.
Moved to
6/17/2020 at
Appl. req.
- S. Yang **Max Avary, SP 2020-BR-017** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an addition 8.8 ft. from the northern side lot line and a roof 8.1 ft. from the northern side lot line. Located at 5415 Fremont St., North Springfield, 22151 on approx. 12,816 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (19) 8.
Admin.
Moved to
7/29/2020

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
May 13, 2020

--MEETING CANCELLED--
Due to COVID-19 Pandemic

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 13, 2020**, 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

B. McCadden **Matthew D. Johnson, SP 2020-LE-016** Appl. under Sect. 8-914 of the Zoning Ordinance reduction to the minimum yard requirements based on an error in building location to permit an accessory storage structure shed to remain 0.6 ft. from rear lot line and 0.3 ft. from the northwest side lot line. Located at 7828 Welch Ct., Alexandria, 22315 on approx. 8,553 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 100-2 ((2)) 444.

*Admin.
Moved to
7/29/2020*

K. McMahan **Peter J. Rigby, Jr, TR, SP 2020-SP-015** 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) 14.0 ft. from the rear lot line. Located at 13705 Stonehunt Ct., Clifton, 20124 on approx. 12,340 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 65-2 ((7)) 247.

*Admin.
Moved to
7/29/2020*

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
May 20, 2020

--MEETING CANCELLED--
Due to COVID-19 Pandemic

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 20, 2020**, 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

- J. Onyebuchi **Brenda Rowe, SP 2020-MV-021** Appl. under Sects. 8-914 and 8-926 of the Zoning Ordinance to permit an increase in the percentage of coverage permitted in the minimum required rear yard and a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 6.8 ft. from the west side lot line and 7.0 ft. from the rear lot line and a deck (concrete patio) to remain 1.2 ft. from the rear lot line. Located at 8506 Silverdale Rd., Lorton, 22079 on approx. 9,154 sq. ft. of land zoned R-3 cluster. Mount Vernon District. Tax Map 98-3 ((8)) 10.
- Admin.
Moved to
7/29/2020*
- D. Martinez **Paul and Natalie Camarata, SP 2020-SU-020** Appl. under Sects. 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 13.0 ft. from the north side lot line and a deck 11.7 ft. from the south side lot line. Located at 6195 Secret Hollow Ln., Centreville, 20120 on approx. 15,755 sq. of land zoned R-C and WS. Sully District. Tax Map 53-1 ((3)) (5) 17.
- Admin.
Moved to
7/29/2020*
- B. McCadden **Matthew Ribe, SP 2020-PR-019** Appl. under Sects. 8-914 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on an error in building location to permit an addition (enclosed carport) to remain 7.6 ft. from the east side lot line, an accessory structure (swing set) to remain 11.4 ft. from the east side lot line and 9.2 ft. from the rear lot line, and an accessory storage structure (shed) to remain 2.2 ft. from the west side lot line and 4.2 ft. from the rear lot line. Located at 8505 Quaint Ln., Vienna, 22182 on approx. 11,048 sq. of land zoned R-3. Providence District. Tax Map 39-1 ((15)) 11.
- Admin.
Moved to
7/8/2020*

- K. McMahan **Trustees of Mclean St. Thomas Episcopal Church, SPA 93-D-001-02** Appl. under Sects. 3-103 and 8-301 of the Zoning Ordinance for an amendment to SP 93-D-001 previously approved for a place of worship and a nursery school to permit a child care center and modification of development conditions. Located at 8991 Brook Rd., McLean, 22102 on approx. 4.46 ac. of land zoned R-1. Dranesville District. Tax Map 28-2 ((1)) 12 (pt.) and 28-2 ((5)) A.
- Admin.
Moved to
7/15/2020*
- 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, 9/18/19, and 12/4/19 at appl. req.*)
- Withdrawn**

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
May 27, 2020

-- NO MEETING SCHEDULED --

BOARD OF ZONING APPEALS AGENDA
June 3, 2020

--MEETING CANCELLED--
Incorrect date on Ad Language in Paper

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 3, 2020**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. This meeting may be cancelled or held electronically due to the State of Emergency caused by the COVID-19 pandemic. Please contact the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Development, at (703) 324-1280 or BZAClerkMail@FairfaxCounty.gov, or review on-line at <https://www.fairfaxcounty.gov/planning-development/board-zoning-appeals> at least one week prior to the meeting for additional information on the status of the meeting and how to provide comment or testify for each public hearing. The hearing will be viewable on Channel 16 or online at www.fairfaxcounty.gov/cableconsumer/channel-16/live-video-stream. If you desire to be placed on the speakers' list, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Development, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may, with advance notice, pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. Copies of the staff report are also available online at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items – 9 a.m.

Staff/Action

- B. McCadden **Centreville English Congregation of Jehovah's Witnesses, Inc., SPA 2011-SP-069-03** Appl. under Sect. 3-C03 of the Zoning Ordinance to amend SP 2011-SP-069 previously approved for a place of worship to permit site and development condition modifications. Located at 12901 Braddock Rd., Clifton, 20124 on approx. 4.18 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((2)) 3. (*Admin. moved from 2/26/2020 and 4/22/2020 at appl. req.*)
- Admin. moved to 9/30/2020 at appl. req.*
- A. Robinson **Peter Llanso and Loni Greenberg, SP 2020-PR-022** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 12.5 ft. from rear lot line and deck 19.5 ft. from rear lot line. Located at 7504 Venice Ct., Falls Church, 22043 on approx. 15,542 sq. ft. of land zoned R-3. Providence District. Tax Map 40-3 ((25)) 179.
- Admin. moved to 6/24/2020*
- B. McCadden **Adam Stone and Brenda Stone, SP 2020-PR-023** Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to a roofed deck (covered front porch) 22.8 ft. from the front lot line adjacent to Woodlawn Avenue, and 20.4 ft. from the front lot line adjacent to Chestnut Avenue and reduction to the minimum yard requirements based on an error in building location to permit an accessory structure (child's play structure) to remain 5.7 ft. from the rear lot line. Located at 2920 Woodlawn Ave., Falls Church, 22042 on approx. 9,469 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((6)) 97.
- Admin. moved to 7/8/2020 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 and from 12/4/19 and 2/5/20 by appl.)*
- Admin. moved to 6/24/2020*
- 9 a.m. **Bogle Telegraph Road Associates L.P., A 2019-LE-021** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has allowed 9 sea containers to be located on the property, including one located in the minimum required front yard, without site plan approval; has allowed the construction of a 600 square foot office structure without building permits or site plan approval; has allowed the conversion of 1800 square feet of an accessory structure (lumber shed) to an office/warehouse without building permits or site plan approval; and has allowed the construction of a 400 square foot roof overhang without building permits, all in violation of Zoning Ordinance provisions.. Located at 6404 Telegraph Road, Alexandria, VA 22310, on approx. 67,954 sq. ft. of land zoned C-8, H-C and in Lee District Tax Map 82-3 ((4)) 2B. *(Admin. moved from 3/4/2020 at appl. req.)*
- S.C. Williams
Admin. moved to 7/8/2020

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA June 10, 2020

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance, that at a meeting of the Fairfax County Board of Zoning Appeals (BZA) of said County, on **WEDNESDAY, JUNE 10, 2020 at 9:00 A.M.** the BZA will hold public hearings on the following applications at the time indicated. This meeting will be held electronically due to the State of Emergency caused by the COVID-19 pandemic and is available to view live on Channel 16 and stream live online at www.fairfaxcounty.gov/cableconsumer/channel-16/live-video-stream. Live audio of the meeting may be accessed at 703-324-5300. All persons wishing to present their views on these subjects may call the Clerk to the Board of Zoning Appeals at 703-324-1280 or register online at <https://www.fairfaxcounty.gov/planning-development/board-zoning-appeals> to be placed on the Speakers List, and may appear to be heard via telephone or pre-recorded video. Deadlines by type of testimony are on the website. In addition, written testimony and other submissions will be received at 12055 Government Center Parkway, Suite 801, Fairfax, 22035 and BZAClerkMail@FairfaxCounty.gov. The following is a descriptive summary only of the application and may not include every detail. Interested parties may review the application in detail on-line at ldsnet.fairfaxcounty.gov/ldsnet/. Copies of the staff report are also available online at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented by Board Members

Administrative Items – 9 a.m.

Staff/Action

S. Yang

Admin. Moved to 9/30/2020 at appl. req.

Hope United Church of Christ, SPA 96-L-047 Appl. under Sects. 3-303, 8-302 and 8-014 of the Zoning Ordinance to amend SP 96-L-047 previously approved for a place of worship and a private school of general education to permit site modifications and modification of development conditions. Located at 6130 Old Telegraph Rd., Alexandria, 22310 on approx. 4.94 ac. of land zoned R-3. Lee District. Tax Map 82-4 ((1)) 3.

Public Hearings

Staff/Action

9 a.m.

K. McMahan
Decision Deferred to 9/23/2020 at appl. req.

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 at Board's req., and 12/11/19 at appl. req.)***

9 a.m.

B. Krasner
Approved-In-Part
(Shed on east side lot line Denied.)

William F. Amon, III TR, SP 2019-SP-096 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 3.6 ft. from the west side lot line and 3.0 ft. from rear lot line and a second accessory storage structure to remain 0.0 ft. from the east side lot line. Located at 13312 Pennypacker Ln., Fairfax, 22033 on approx. 9,315 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-3 ((2)) (11) 15. *(Admin. moved from 1/8/2020 at staff's req. – sign posting error.) (Decision deferred from 1/29/2020.) (Dec. Deferral Admin. Moved from 3/18/2020 due to COVID-19 pandemic meeting cancellation.)*

- 9 a.m. **Peter Li and Lin-Lin Li, SP 2019-DR-120** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of a deck located 8.0 ft. from the western side lot line. Located at 6899 Churchill Rd., McLean, 22101 on approx. 17,512 sq. ft. of land zoned R-3. Draneville District. Tax Map 30-2 ((3)) 10D. *(Admin. Moved from 3/18/2020 due to COVID-19 pandemic meeting cancellation.)*
- B. McCadden
Approved
- 9 a.m. **Wesley H. Debrosse and Nancy E. Debrosse, SP 2020-SP-001** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 12.7 ft. from the rear lot line and a deck with steps 13.7 ft. from the rear lot line. Located at 8301 Holly Haven Ln., Fairfax Station, 22039 on approx. 11,728 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-3 ((13)) 123. *(Admin. Moved from 3/18/2020 due to COVID-19 pandemic meeting cancellation.)*
- K. McMahan
Approved
- 9 a.m. **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.) (Board made decision to move forward on 11/20/19.) (Admin. Moved from 3/18/2020 due to COVID-19 pandemic meeting cancellation.)*
- K. McMahan
Continued to 12/2/2020
- 9 a.m. **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) to remain. 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.) (Board made decision to move forward on 11/20/19.) (Admin. Moved from 3/18/2020 due to COVID-19 pandemic meeting cancellation.)*
- K. McMahan
Continued to 12/2/2020
- 9 a.m. **Helene Sheeran, SP 2020-DR-002** 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 to remain 2.0 ft. from the western side lot line and 2.1 ft. from the rear lot line. Located at 12331 Cliveden St., Herndon, 20170 on approx. 8,574 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 11-1 ((8)) (3) 69. *(Admin. Moved from 3/25/2020 due to COVID-19 pandemic meeting cancellation.)*
- S. Yang
Approved
- 9 a.m. **Jennifer Ramella and Joseph J. Ramella, VC 2019-PR-016** Appl. Under Sects. 3-307 and 18-401 of the Zoning Ordinance to allow an increase in permitted building height for a single family detached dwelling. Located at 8039 Iliff Dr., Dunn Loring, 22027 on approx. 22,419 sq. ft. of land zoned R-3. Providence District. Tax Map 39-4 ((39)) A and 39-4 ((1)) 39B. *(Admin. Moved from 3/18/2020 due to COVID-19 pandemic meeting cancellation.)*
- 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. **(Continued from 11/20/19 and 1/29/2020.)** (Admin. Moved from 3/18/2020 due to COVID-19 pandemic meeting cancellation.)
- S. Gilbert
Upheld
- 9 a.m. **Travis G. and Melinda M. Galey, A 2019-LE-013** 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-5 District, without a short-term lodging permit, in violation of Zoning Ordinance provisions. Located at 5692 Medallion Court Alexandria, VA 22303 on approx. 1,296 sq. ft. of land zoned R-5 and Lee District Tax Map 82-2 ((21)) 90. (Admin. moved from 1/8/2020 and 3/18/2020 at appl. req.)
- J. Shields
Deferred to 7/15/2020 at appl. req.

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
June 17, 2020

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance, that at a meeting of the Fairfax County Board of Zoning Appeals (BZA) of said County, on **WEDNESDAY, JUNE 17, 2020 at 9:00 A.M.** the BZA will hold public hearings on the following applications at the time indicated. This meeting will be held electronically due to the State of Emergency caused by the COVID-19 pandemic and is available to view live on Channel 16 and stream live online at www.fairfaxcounty.gov/cableconsumer/channel-16/live-video-stream. Live audio of the meeting may be accessed at 703-324-5300. All persons wishing to present their views on these subjects may call the Clerk to the Board of Zoning Appeals at 703-324-1280 or register online at <https://www.fairfaxcounty.gov/planning-development/board-zoning-appeals> to be placed on the Speakers List, and may appear to be heard via telephone or pre-recorded video. Deadlines by type of testimony are on the website. In addition, written testimony and other submissions will be received at 12055 Government Center Parkway, Suite 801, Fairfax, 22035 and BZAClerkMail@FairfaxCounty.gov. The following is a descriptive summary only of the application and may not include every detail. Interested parties may review the application in detail on-line at ldsnet.fairfaxcounty.gov/ldsnet/. Copies of the staff report are also available online at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented by Board Members

Administrative Items – 9 a.m.

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 and 12/4/19 at appl. req.*)
*Admin.
 Moved to
 10/28/2020 at
 appl. req.*

Public Hearings

Staff/Action

9 a.m. **Stanley W. Koutstaal, SP 2020-SU-026** Appl. under Sect.8-913 of the Zoning Ordinance to permit modifications to the minimum yard requirements for certain R-C lots to permit an addition 16.0 ft. from the north side lot line. Located at 6507 Flowerdew Hundred Ct., Centreville, 20120 on approx. 14,000 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-3 ((4)) (2) 10.
 A. Robinson **Approved**

9 a.m. **Carmen Margaret Mandeville & Kyle B Mandeville, SP 2020-BR-005** Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 11921 Appling Valley Rd., Fairfax, 22030 on approx. 37,203 sq. ft. of land zoned R-C and WS. Braddock District. Tax Map 56-3 ((6)) 59. (*Admin. Moved from 4/1/2020 due to COVID-19 pandemic meeting cancellation.*)
 J. Onyebuchi **Approved**

9 a.m. **Louis Kay, SP 2020-MA-025** Appl. under Sect. 8-923 of the Zoning Ordinance to permit an increase in fence height in a front yard. Located at 4927 Sunset Ln., Annandale, 22003 on approx. 35,420 sq. ft. of land zoned R-2. Mason District. Tax Map 71-4 ((1)) 4 A1.
 D. Martinez *Dec. Deferred
 to 9/16/2020*

- 9 a.m. **Harmony Hills Equestrian Center, Inc – Mason Neck, SPA 2018-MV-076** Appl. under Sects. 3-E03 and 8-609 of the Zoning Ordinance to amend SP 2018-MV-076 previously approved for a riding and boarding stable to add land area and permit site modifications. Located at 10704, 10706, 10712 & 10714 Harley Rd., Lorton, 22079 on approx. 14.86 ac. of land zoned R-E. Mount Vernon District. Tax Map 118-1 ((4)) 1, 2, 3 and 6. *(Admin. moved from 5/6/2020 at appl. req.)*
- B. McCadden
Approved
- 9 a.m. **Olga Sanguinetti and Tatitos Home Daycare LLC, SP 2020-SU-006** Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 14409 Coachway Dr., Centreville, 20120 on approx. 8,622 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 54-1 ((15)) 9. *(Admin. Moved from 3/25/2020 due to COVID-19 pandemic meeting cancellation.)*
- K. McMahan
Approved
- 9 a.m. **Wilfredo and Katty Aliaga, SP 2019-PR-072** 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: 1.) (workshop) to remain 4.0 ft. from the rear lot line and 4.2 ft. from the north side lot line; 2.) (outdoor BBQ and flagstone patio) 3.1 ft. from the north side lot line; and, 3.) (multi-purpose sports court) 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.) (Decision Deferral from 12/4/19.) (Ad language changed on 1/9/20.) (Continued from 2/12/2020.) (Admin. Moved from 3/25/2020 due to COVID-19 pandemic meeting cancellation.)*
- K. McMahan
Continued to 9/23/2020
- 9 a.m. **Wilfredo and Katty Aliaga, VC 2019-PR-010** Appl. Under Sects. 2-505, 10-104 and 18-401 of the Zoning Ordinance to allow for landscaping shrubs greater than 3.5 ft. in height to remain within a sight distance triangle; to allow for rear yard coverage exceeding 60 percent in the minimum required rear yard; and to allow an accessory structure (multi-purpose sports court) to remain in the front yard of a lot containing 36,000 sq. ft. or less. 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.) *(Decision Deferral from 12/4/19.) (Ad language changed on 1/9/20.) (Continued from 2/12/2020.) (Admin. Moved from 3/25/2020 due to COVID-19 pandemic meeting cancellation.)*
- K. McMahan
Continued to 9/23/2020
- 9 a.m. **Fee Khoon Chin, SP 2020-DR-028** Appl. under Sect. 8-923 of the Zoning Ordinance to permit an increase in fence height in front yard. Located at 7748 Leesburg Pike, Falls Church, 22043 on approx. 10,253 sq. ft. of land zoned R-4 and HC. Dranesville District. Tax Map 39-2 ((6)) 81. (Concurrent with VC 2020-DR-002.)
- K. McMahan
Approved
- 9 a.m. **Fee Khoon Chin, VC 2020-DR-002** Appl. Under Sects. 2-505, 11-102 and 18-401 of the Zoning Ordinance to allow front yard coverage greater than 30 percent and to allow for a fence greater than 3.5 ft. in height to remain within a sight distance triangle. Located at 7748 Leesburg Pike, Falls Church, 22043 on approx. 10, 253 sq. ft. of land zoned R-4 and HC. Dranesville District. Tax Map 39-2 ((6)) 81. (Concurrent with SP 2020-DR-028.)
- K. McMahan
Approved

- 9 a.m. **Rita M. Leach-Lewis, Trustee of the Rita M. Leach-Lewis Trust, A 2019-SU-018** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating an office use with employees from a single-family dwelling located in the R-C district, which is not a permitted use, and that an accessory structure exceeding 8 ½ feet in height is located within the minimum required side yard and does not meet the location regulations, in violation of Zoning Ordinance provisions. Located at 6211 Knoll View Place, Centreville, VA 20120, on approx. 10,690 sq. ft. of land zoned R-C, Sully District. Tax. Map 53-4 ((5)) 92. *(Admin. moved from 2/26/2020 at staff's req.) (Admin. Moved from 3/25/2020 due to COVID-19 pandemic meeting cancellation.)*
- S.C. Williams
*Continued
to 9/23/2020*
- 9 a.m. **Rita M. Leach-Lewis, Trustee of the Rita M. Leach-Lewis Trust, A 2019-SU-019** Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellant is operating an office use with employees from a single-family dwelling located in the R-C district, which is not a permitted use, in violation of Zoning Ordinance provisions. Located at 6209 Knoll View Place, Centreville, VA 20120 on approx. 10,690 sq.ft. of land zoned R-C, Sully District. Tax. Map 53-4 ((5)) 91. *(Admin. moved from 2/26/2020 at staff's req.) (Admin. Moved from 3/25/2020 due to COVID-19 pandemic meeting cancellation.)*
- S.C. Williams
*Continued
to 9/23/2020*
- 9 a.m. **Yvonne Trujillo, A 2019-LE-012** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a floral business from the home that includes storage of stock and trade, in the R-3 district, in violation of Zoning Ordinance provisions. Located at 4531 Lantern Place, Alexandria, VA 22306 on approx. 10,766 sq. ft. of land zoned R-3 and Lee District Tax Map 92-1 ((11)) 29. *(Admin. moved from 1/8/20 at appl. req.) (Admin. Moved from 3/25/2020 due to COVID-19 pandemic meeting cancellation.)*
- L. Yegazu
*Continued
to 7/29/2020*

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA June 24, 2020

Matters Presented by Board Members

Administrative Items – 9 a.m.

Staff/Action

- B. McCadden **Matthew Lyttle and Jessica Werder, VC 2020-MA-001** Appl. Under Sects. 3-207 and 18-401 of the Zoning Ordinance to permit construction of a two-story dwelling 22.8 ft. from the western front lot line. Located at 4859 Seminole Ave., Alexandria, 22312 on approx. 13,750 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 72-3 ((8)) (E) 66, 69, 70.
Indefinitely Deferred
- 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 a renewal of an existing stone quarrying, crushing, 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, 10/23/19, 12/4/19, and 3/25/2020 at appl. req.*)
Admin. Moved to 7/22/2020

Public Hearings

Staff/Action

- 9 a.m. **Peter Llanso and Loni Greenberg, SP 2020-PR-022** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 12.5 ft. from rear lot line and deck 19.5 ft. from rear lot line. Located at 7504 Venice Ct., Falls Church, 22043 on approx. 15,542 sq. ft. of land zoned R-3. Providence District. Tax Map 40-3 ((25)) 179. (*Admin. Moved from 6/3/2020, due to meeting cancelling because of incorrect advertising in paper.*)
A. Robinson **Approved**
- 9 a.m. **Gregory and Sarah Parris, SP 2020-BR-024** Appl. under Sects. 8-913 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 13.3 ft. from rear lot line. Located at 10907 Rippon Lodge Dr., Fairfax, 22032 on approx. 8,400 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 68-3 ((11)) 21.
J. Onyebuchi **Approved**
- 9 a.m. **Jessica Datta, SP 2020-MA-004** Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 4215 Summit Pl., Alexandria, 22312-1218 on approx. 19,500 sq. ft. of land zoned R-3. Mason District. Tax Map 72-1 ((7)) 84. (*Admin. moved from 4/1/2020 due to COVID-19 pandemic meeting cancellation.*)
K. Posusney **Approved**
- 9 a.m. **Robert Estabrooke, SP 2020-BR-007** 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 accessory structure (pool cabana) 10.5 ft. from the east side lot line, an error in building location to allow an accessory structure (play set) 1.6 ft. from the rear lot line and 4.1 ft. from the west side lot line, an accessory storage structure 0.1 ft. from the west side lot line; and a second accessory storage structure 11.4 ft. from the west side lot line, and a deck (at-grade patio) to remain 1.6 ft. from the east side lot line. Located at 12213 Hollow Tree Ln., Fairfax, 22030 on approx. 20,708 sq. ft. of land zoned R-C and WS. Braddock District. Tax Map 56-3 ((9)) 80. (*Admin. Moved from 4/1/2020 due to COVID-19 pandemic meeting cancellation.*)
B. McCadden **Approved**

- 9 a.m. **Pickleballerz NCR LC, SP 2020-SU-018** Appl. under Sect. 8-501.4 of the Zoning Ordinance to permit commercial tennis courts or similar courts (pickleball). Located at 14424 Albemarle Point Pl., Chantilly, 20151 on approx. 19,287 sq. ft. of land zoned I-5 and WS. Sully District. Tax Map 34-3 ((1)) 34 (pt.). *(Admin. Moved from 5/6/2020 due to COVID-19 pandemic meeting cancellation.)*
- K. McMahan
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 (two-car garage) 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 storage structure (shed) 0.0 ft. from the northwest side lot line and an accessory structure (aviary) 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. ***(Continued from 12/11/19 – new ad language/request.)*** *(Admin. Moved from 4/1/2020 due to COVID-19 pandemic meeting cancellation.)*
- K. McMahan
Continued to 7/29/2020
- 9 a.m. **Cecilio Marchante, SP 2019-MV-065** Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit an accessory storage structure (shed) 5.1 ft. from the eastern side lot line and to permit a reduction in minimum yard requirements based on an error in building location to permit a deck 0.2 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). (VC was denied on 10/23/19). (SP was Decision deferred from 10/23/19 by Board and 1/15/2020 at appl. req. - new ad language/request) (Admin. Moved from 4/1/2020 due to COVID-19 Pandemic meeting cancellation.)*
- S. Yang
Approved
- 9 a.m. **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 and from 12/4/19 and 2/5/20 by appl.) (Admin. moved from 6/3/2020 by staff due to incorrect date on ad language in paper.)*
- S. Yang
Decision Deferred to 9/23/2020
- 9 a.m. **Hollin Meadows Swim and Tennis Club, Inc., SPA 84-V-012-02** Appl. under Sects. 3-203 and 8-401 of the Zoning Ordinance to amend SP 84-V-012 previously approved for a community swim and tennis club to permit site modifications and modifications to development conditions. Located at 2500 Woodlawn Trail, Alexandria, 22306 on approx. 5.32 ac. of land zoned R-2.
- S. Yang
Approved

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
July 1, 2020

-- NO MEETING SCHEDULED --

BOARD OF ZONING APPEALS AGENDA
July 8, 2020

Matters Presented by Board Members

Administrative Items – 9 a.m.

Staff/Action

J. Shields **Giles Industrial LLC, A 2019-MV-007** (*Admin. moved from 10/2/19, 12/4/19, and 2/5/20 at appl. req.*)

Admin. Moved to 9/16/2020 at appl. req.

S. Gilbert **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. (*Admin. moved from 3/13/19, 10/2/19, and 1/15/20 at appl. req.*)

Admin. Moved to 12/2/2020 at appl. req.

Public Hearings

Staff/Action

9 a.m. **Bogle Telegraph Road Associates L.P., A 2019-LE-021** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has allowed 9 sea containers to be located on the property, including one located in the minimum required front yard, without site plan approval; has allowed the construction of a 600 square foot office structure without building permits or site plan approval; has allowed the conversion of 1800 square feet of an accessory structure (lumber shed) to an office/warehouse without building permits or site plan approval; and has allowed the construction of a 400 square foot roof overhang without building permits, all in violation of Zoning Ordinance provisions. Located at 6404 Telegraph Road, Alexandria, VA 22310, on approx. 67,954 sq. ft. of land zoned C-8, H-C and in Lee District Tax Map 82-3 ((4)) 2B. (*Admin. moved from 3/4/2020 at appl. req., and 6/3/2020 due to meeting cancellation for incorrect ads.*)

C.S. Belgin
Deferred to 10/28/2020 at staff's req.

9 a.m. **Matthew Ribe, SP 2020-PR-019** Appl. under Sects. 8-914 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on an error in building location to permit an addition (enclosed carport) to remain 7.6 ft. from the east side lot line, an accessory structure (swing set) to remain 11.4 ft. from the east side lot line and 9.2 ft. from the rear lot line, and an accessory storage structure (shed) to remain 2.2 ft. from the west side lot line and 4.2 ft. from the rear lot line. Located at 8505 Quaint Ln., Vienna, 22182 on approx. 11,048 sq. of land zoned R-3. Providence District. Tax Map 39 1 ((15)) 11. (*Admin. moved from 5/20/2020 due to COVID-19 pandemic meeting cancellation.*)

B. McCadden
Approved

- 9 a.m. **Van Duc Tu d/b/a Van Duc Tu Temple, SP 2019-MA-054** 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. **Approved** (Admin. moved from 9/18/19 and 11/20/19 at appl. req.) (Deferred from 2/5/2020 at appl. req.) **(Continued from 2/12/2020.)** (Admin. Moved from 3/25/2020 due to COVID-19 pandemic meeting cancellation.)
- 9 a.m. **Adam Stone and Brenda Stone, SP 2020-PR-023** Appl. under Sects.8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to a roofed deck (covered front porch) 22.8 ft. from the front lot line adjacent to Woodlawn Avenue, and 20.4 ft. from the front lot line adjacent to Chestnut Avenue and reduction to the minimum yard requirements based on an error in building location to permit an accessory structure (child's play structure) to remain 5.7 ft. from the rear lot line. Located at 2920 Woodlawn Ave., Falls Church, 22042 on approx. 9,469 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((6)) 97. (Admin. Moved from 6/3/2020 due to incorrect date noted in Ad.) **Approved**
- 9 a.m. **Nazim T. Arda, SP 2020-MV-011** 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 (shed) to remain 1.5 ft. from the west side lot line and 1.3 ft. from the rear lot line. Located at 6752 Blanche Dr., Lorton, 22079 on approx. 8,132 sq. ft. of land zoned R-5. Mount Vernon District. Tax Map 99-4 ((5)) 17. (Admin. moved from 4/22/2020 due to COVID-19 pandemic meeting cancellation.) **Decision Deferred to 9/30/2020**
- 9 a.m. **Debbie M. Quiroga, SP 2019-SU-100** Appl. under Sects. 8-914, 8-917 and 8-926 of the Zoning Ordinance to permit an increase in the percentage of coverage permitted in the minimum required rear yard, to permit modifications to the limitations on the keeping of animals (dogs), and to permit a reduction to minimum yard requirements based on an error in building location to permit a deck (paved patio) to remain 2.8 ft. from the rear and western side lot lines. Located at 14702 Batavia Dr., Centreville, 20120 on approx. 8,913 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 44-3 ((2)) (37) 2. (Deferred from 2/5/2020 at appl. req.) (Admin. moved from 3/4/2020 due to ad language change.) (Admin. moved from 4/22/2020 due to COVID-19 Pandemic meeting cancellation.) **Approved-In-Part (Patio denied)**
- 9 a.m. **Deberra Jones, SP 2020-SP-012** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an open deck with steps 13.8 ft. from the rear lot line and an addition (gazebo) 16.6 ft. from rear lot line. Located at 9003 Penn Manor Ct., Springfield, 22153 on approx. 9,235 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 97-2 ((3)) 689. (Admin. moved from 4/22/2020 due to COVID-19 Pandemic meeting cancellation.) **Approved**

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
July 15, 2020

Matters Presented By Board Members

Administrative Items – 9 a.m.

NONE

Public Hearings

Staff/Action

- 9 a.m. **Aliyah Pandolfi and Ronald Pandolfi, SP 2020-DR-029** Appl. under Sect.8-917 of the Zoning Ordinance to modification to the limitation on the keeping of animals (chickens). Located at 824 Constellation Dr., Great Falls, 22066 on approx. 22,100 sq. ft. of land zoned R-2. Dranesville District. Tax Map 13-1 ((3)) 42.
D. Martinez
Approved
- 9 a.m. **Iain and Laura Cameron, SP 2020-LE-032** Appl. under Sect. 8-923 of the Zoning Ordinance to permit an increase in fence height in a front yard. Located at 4512 Kerrybroke Dr., Alexandria, 22310 on approx. 15,012 sq. ft. of land zoned R-3. Lee District. Tax Map 82-1 ((12)) 40A.
D. Martinez
Approved
- 9 a.m. **Kevin T. Sutton, SP 2020-MV-031** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition (screened porch) 4.1 ft. from the western side lot line. Located at 7911 Saint George Ct., Springfield, 22153 on approx. 12,901 sq. ft. of land zoned R-3 (Cluster). Mount Vernon District. Tax Map 98-2 ((6)) 248.
B. McCadden
Approved
- 9 a.m. **Joshua J. Martin and Catherine A. Martin, SP 2020-SU-014** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition (screened porch) 16.5 ft. from the rear lot line and a deck with steps 15.0 ft. from the rear lot line. Located at 12713 Hunt Manor Ct., Fairfax, 22033 on approx. 13,382 sq. ft. of land zoned R-2 (Cluster) and WS. Sully District. Tax Map 45-2 ((13)) 28. (*Admin. moved from 5/20/2020 due to COVID-19 meeting cancellation.*)
K. McMahan
Approved
- 9 a.m. **Trustees of Mclean St. Thomas Episcopal Church, SPA 93-D-001-02** Appl. under Sects. 3-103 and 8-301 of the Zoning Ordinance for an amendment to SP 93-D-001 previously approved for a place of worship and a nursery school to permit a child care center and modification of development conditions. Located at 8991 Brook Rd., McLean, 22102 on approx. 4.46 ac. of land zoned R-1. Dranesville District. Tax Map 28-2 ((1)) 12 (pt.) and 28-2 ((5)) A. (*Admin. moved from 5/20/2020 due to COVID-19 meeting cancellation.*)
K. McMahan
Approved
- 9 a.m. **Hang Thi Le Tran, SP 2020-MA-030** 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 deck to remain 7.5 ft. from the south side lot line. Located at 4022 Annandale Rd., Annandale, 22003 on approx. 19,460 sq. ft. of land zoned R-4. Mason District. Tax Map 60-3 ((52)) 2.
K. McMahan
Denied

- 9 a.m. **Baoyue Ke, SP 2020-LE-033** Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on an error in building location to permit an addition (enclosed carport) to remain 4.5 ft. from the south side lot line, and an accessory storage structure (shed) to remain 2.3 ft. from the rear lot line and 0.7 ft. from the north side lot line. Located at 6210 Pioneer Dr., Springfield, 22150 on approx. 8,475 sq. ft. of land zoned R-4. Lee District. Tax Map 80-4 ((5)) (9) 24.
K. McMahan
Approved
- 9 a.m. **Angel M. Suarez, Tr., SP 2020-MA-013** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an addition (sunroom) 21.3 ft. from the rear lot line. Located at 7865 Thor Dr., Annandale, 22003 on approx. 8,588 sq. ft. of land zoned R-3 (Cluster). Mason District. Tax Map 59-4 ((17)) 42. *(Admin. moved from 5/20/2020 due to COVID-19 meeting cancellation.)*
S. Yang
Approved
- 9 a.m. **Travis G. and Melinda M. Galey, A 2019-LE-013** 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-5 District, without a short-term lodging permit, in violation of Zoning Ordinance provisions. Located at 5692 Medallion Court, Alexandria, VA 22303 on approx. 1,296 sq. ft. of land zoned R-5 and Lee District Tax Map 82-2 ((21)) 90. *(Admin. moved from 1/8/2020 and 3/18/2020 at appl. req.) (Deferred from 6/10/2020.)*
J. Shields
(C. Belgin)
Upheld

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
July 22, 2020

Matters Presented by Board Members

Administrative Items – 9 a.m.

Staff/Action

S.C. Williams **Newco Investments VA LLC, Safford Hyundai, and Hauling Unlimited LLC, A 2019-LE-017** (*Admin. moved from 1/29/20 at appl. req.*)

Admin. Moved to 9/23/2020 at appl. req.

S. Gilbert

Admin. Moved to 12/9/2020 at appl. req.

Daniel J. and Lindsay L. Ricks, A 2018-PR-025 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. (*Admin. moved from 2/6/19, 4/17/19, 9/18/19, 1/15/20, and 4/22/2020 at appl. req.*)

Public Hearings

Staff/Action

9 a.m.

S.C. Williams
Continued to 11/4/2020

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, 7/17/19, and 10/23/19 at appl. req.*) (*Continued from 3/11/2020.*)

- 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, 4/17/19, 7/17/19, and 10/23/19 at appl. req.*) (*Continued from 3/11/2020.*)
- S.C. Williams
Continued to 11/4/2020
- 9 a.m. **Russell F. Ventimiglia Jr. and Kristen P. Ventimiglia, SP 2020-BR-034** 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 9333 Raintree Rd., Burke, 22015 on approx. 11,565 sq. ft. of land zoned PDH-3. Braddock District. Tax Map 78-2 ((7)) 111.
- K. McMahan
Approved
- 9 a.m. **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 a renewal of an existing stone quarrying, crushing, 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, 10/23/19, 12/4/19, 3/25/2020, and 6/24 at appl. req.*)
- K. McMahan
Decision Deferred to 10/7/2020

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
July 29, 2020

Matters Presented by Board Members

Administrative Items – 9 a.m.

Staff/Action

S. Yang

Chinese Christian Church of Virginia, SPA 94-M-025 Appl. under Sects. 3-303 of the Zoning Ordinance to amend SP 94-M-025 previously approved for a place of worship to permit building additions and site modifications. Located at 6071 Leesburg Pike, Falls Church, 22041 on approx. 3.03 ac. of land zoned R-3 and HC. Mason District. Tax Map 61-2 ((1)) 3 and 3A and 61-2 ((9)) 1.

Admin. Moved to 9/23/2020 at appl. req.

S.C. Williams

Withdrawn

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.*) (*Deferred from 12/4/19 at appl. req.*)

S.C. Williams

Withdrawn

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.*) (*Deferred from 12/4/19 at appl. req.*)

Public Hearings

Staff/Action

9 a.m.

J. Onyebuchi
Decision Deferred to 10/21/2020

Brenda Rowe, SP 2020-MV-021 Appl. under Sects. 8-914 and 8-926 of the Zoning Ordinance to permit an increase in the percentage of coverage permitted in the minimum required rear yard and a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 6.8 ft. from the west side lot line and 7.0 ft. from the rear lot line and a deck (concrete patio) to remain 1.2 ft. from the rear lot line. Located at 8506 Silverdale Rd., Lorton, 22079 on approx. 9,154 sq. ft. of land zoned R-3 cluster. Mount Vernon District. Tax Map 98-3 ((8)) 10. (*Admin. Moved from 5/20/2020 due to COVID-19 Pandemic meeting cancellation.*)

- 9 a.m. **Paul and Natalie Camarata, SP 2020-SU-020** Appl. under Sects. 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 13.0 ft. from the north side lot line and a deck 11.7 ft. from the south side lot line. Located at 6195 Secret Hollow Ln., Centreville, 20120 on approx. 15,755 sq. of land zoned R-C and WS. Sully District. Tax Map 53-1 ((3)) (5) 17. *(Admin. Moved from 5/20/2020 due to COVID-19 Pandemic meeting cancellation.)*
- D. Martinez
Approved
- 9 a.m. **Matthew D. Johnson, SP 2020-LE-016** Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 0.6 ft. from the rear lot line and 0.3 ft. from the northwest side lot line. Located at 7828 Welch Ct., Alexandria, 22315 on approx. 8,553 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 100-2 ((2)) 444. *(Admin. Moved from 5/13/2020 due to COVID-19 Pandemic meeting cancellation.)*
- B. McCadden
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 (two-car garage) 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 storage structure (shed) 0.0 ft. from the northwest side lot line and an accessory structure (aviary) 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. *(Continued from 12/11/19 – new ad language/request.) (Admin. Moved from 4/1/2020 due to COVID-19 pandemic meeting cancellation.) (Continued from 6/24/2020.)*
- K. McMahan
Approved-In-Part
- 9 a.m. **Peter J. Rigby, Jr, TR, SP 2020-SP-015** 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) 14.0 ft. from the rear lot line. Located at 13705 Stonehunt Ct., Clifton, 20124 on approx. 12,340 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 65-2 ((7)) 247. *(Admin. Moved from 5/13/2020 due to COVID-19 Pandemic meeting cancellation.)*
- K. McMahan
Approved
- 9 a.m. **Max Avary, SP 2020-BR-017** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an addition 8.8 ft. from the northern side lot line and a roof 8.1 ft. from the northern side lot line. Located at 5415 Fremont St., North Springfield, 22151 on approx. 12,816 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (19) 8. *(Admin. Moved from 5/6/2020 due to COVID-19 Pandemic meeting cancellation.)*
- S. Yang
Approved
- 9 a.m. **Yvonne Trujillo, A 2019-LE-012** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a floral business from the home that includes storage of stock and trade, in the R-3 district, in violation of Zoning Ordinance provisions. Located at 4531 Lantern Place, Alexandria, VA 22306 on approx. 10,766 sq. ft. of land zoned R-3 and Lee District Tax Map 92-1 ((11)) 29. *(Admin. moved from 1/8/20 at appl. req.) (Admin. Moved from 3/25/2020 due to COVID-19 pandemic meeting cancellation.) (Continued from 6/17/2020.)*
- L. Yegazu
Decision Deferred to 9/30/2020

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
August 5, 2020

--MEETING CANCELLED--

NO HEARINGS SCHEDULED

BOARD OF ZONING APPEALS AGENDA
August 12, 2020
August 19, 2020
August 26, 2020
September 2, 2020

-- RECESS --

BOARD OF ZONING APPEALS AGENDA
September 9, 2020

-- NO MEETING SCHEDULED --

BOARD OF ZONING APPEALS AGENDA
September 16, 2020

Matters Presented by Board Members

Administrative Items – 9 a.m.

Staff/Action

J. Shields **Giles Industrial LLC, A 2019-MV-007** (*Admin. moved from 10/2/19, 12/4/19, 2/5/20, and 7/8/2020 at appl. req.*)
 Admin. Moved to 10/28/2020 at appl. req.

Public Hearings

Staff/Action

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, 12/5/18, and 9/11/19.***)

9 a.m. **Louis Kay, SP 2020-MA-025** Appl. under Sect. 8-923 of the Zoning Ordinance to permit an increase in fence height in a front yard. Located at 4927 Sunset Ln., Annandale, 22003 on approx. 35,420 sq. ft. of land zoned R-2. Mason District. Tax Map 71-4 ((1)) 4 A1. (***Decision deferred from 6/17/2020.***)

9 a.m. **Gary and Maria Frankel, SP 2020-SU-035** Appl. under Sect. 8-917 of the Zoning Ordinance to permit modification to the limitations on keeping of animals (chickens). Located at 15036 Greymont Dr., Centreville, 20120 on approx. 18,772 sq. ft. of land zoned R-2 (Cluster) and WS. Sully District. Tax Map 53-2 ((2)) (18) 63A.

9 a.m. **Calvary Hill Baptist Church, SP 2020-BR-039** Appl. under Sects. 3-103 and 8-308 of the Zoning Ordinance to permit church with child care center. Located at 9301 Little River Turnpike, Fairfax, 22031 on approx. 5.79 ac. of land zoned R-1. Braddock District. Tax Map 58-4 ((1)) 38.

9 a.m. **Matthew and Leanne Lee, SP 2020-PR-041** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of a roofed deck 27.2 ft. from the front lot line. Located at 6818 Jackson Ave., Falls Church, 22042 on approx. 7,330 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((15)) 113.

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
September 23, 2020

Matters Presented By Board Members

Administrative Items – 9 a.m.

Staff/Action

- K. McMahan **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 at Board's req., and 12/11/19 and 6/10/2020 at appl. req.)***
- Withdrawn**
- K. McMahan **Wilfredo and Katty Aliaga, VC 2019-PR-010** Appl. Under Sects. 2-505, 10-104 and 18-401 of the Zoning Ordinance to allow for landscaping shrubs greater than 3.5 ft. in height to remain within a sight distance triangle; to allow for rear yard coverage exceeding 60 percent in the minimum required rear yard; and to allow an accessory structure (multi-purpose sports court) to remain in the front yard of a lot containing 36,000 sq. ft. or less. 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.) *(Decision Deferral from 12/4/19.) (Ad language changed on 1/9/20.) (Continued from 2/12/2020.) (Admin. Moved from 3/25/2020 due to COVID-19 pandemic meeting cancellation.) (Continued from 6/17/2020.)*
- Withdrawn**
- K. McMahan **Wilfredo and Katty Aliaga, SP 2019-PR-072** 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: 1.) (workshop) to remain 4.0 ft. from the rear lot line and 4.2 ft. from the north side lot line; 2.) (outdoor BBQ and flagstone patio) 3.1 ft. from the north side lot line; and, 3.) (multi-purpose sports court) 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.) (Decision Deferral from 12/4/19.) (Ad language changed on 1/9/20.) (Continued from 2/12/2020.) (Admin. Moved from 3/25/2020 due to COVID-19 pandemic meeting cancellation.) (Continued from 6/17/2020.)*
- Admin moved to 10/28/20 at appl req. (new ad lang)*
- J. Shields **Newco Investments VA LLC, Safford Hyundai, and Hauling Unlimited LLC A 2019-LE-017** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that a contractor's office and shop is operating on the property, which is not permitted in the C-6 District, and that the property is being used for new vehicle storage without meeting the use limitations requiring it to be located within a structure that is accessory to another use, and without site plan approval or a Non-Residential Use Permit (Non-RUP), in violation of Zoning Ordinance provisions. Located at 6235 Brandon Avenue, Springfield, VA 22150, on approx. 62,174sq.ft. of land zoned C-6, Lee District. Tax. Map 80-4 ((1)) 5C2. *(Admin. moved from 1/29/20, and 7/22/2020 at appl. req.)*
- Withdrawn**

Public Hearings

Staff/Action

- 9 a.m. **James L. Trent III, SP 2020-LE-036** Appl. under Sect. 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals. Located at 6122 Stegen Dr., Alexandria, 22310 on approx. 9,635 sq. ft. of land zoned R-4. Lee District. Tax Map 82-4 ((23)) 14.
D. Martinez Approved
- 9 a.m. **Bin Zhang, SP 2020-DR-038** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 20.7 ft. from the front lot line. Located at 1654 Kirby Rd., McLean, 22101 on approx. 10,958 sq. ft. of land zoned R-1. Dranesville District. Tax Map 31-3 ((1)) 124. (Concurrent with VC 2020-DR-003).
K. McMahan Decision Deferred to 11/4/2020
- 9 a.m. **Bin Zhang and Ying Yao, VC 2020-DR-003** Appl. Under Sects.11-102 and 18-401 of the Zoning Ordinance to allow for front yard coverage in excess of twenty five percent. Located at 1654 Kirby Rd., McLean, 22101 on approx. 10,958 sq. ft. of land zoned R-1. Dranesville District. Tax Map 31-1 ((1)) 124. (Concurrent with SP 2020-DR-038).
K. McMahan Decision Deferred to 11/4/2020
- 9 a.m. **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 and from 12/4/19 and 2/5/20 by appl.*) (*Admin. moved from 6/3/2020 by staff due to incorrect date on ad language in paper.*) (**Decision deferred from 6/24/2020.**)
S. Yang Decision Deferred to 10/21/2020 at appl. req.
- 9 a.m. **Chinese Christian Church of Virginia, SPA 94-M-025** Appl. under Sects. 3-303 of the Zoning Ordinance to amend SP 94-M-025 previously approved for a place of worship to permit building additions and site modifications. Located at 6071 Leesburg Pike, Falls Church, 22041 on approx. 3.03 ac. of land zoned R-3 and HC. Mason District. Tax Map 61-2 ((1)) 3 and 3A and 61-2 ((9)) 1. (*Admin. moved from 7/29/2020 at appl. req.*)
S. Yang Approved
- 9 a.m. **Rita M. Leach-Lewis, Trustee of the Rita M. Leach-Lewis Trust, A 2019-SU-018** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating an office use with employees from a single-family dwelling located in the R-C district, which is not a permitted use, and that an accessory structure exceeding 8 ½ feet in height is located within the minimum required side yard and does not meet the location regulations, in violation of Zoning Ordinance provisions. Located at 6211 Knoll View Place, Centreville, VA 20120, on approx. 10,690 sq. ft. of land zoned R-C, Sully District. Tax. Map 53-4 ((5)) 92. (*Admin. moved from 2/26/2020 at staff's req.*) (*Admin. Moved from 3/25/2020 due to COVID-19 pandemic meeting cancellation.*) (**Continued from 6/17/2020.**)
C.S. Belgin Upheld

9 a.m.

C.S. Belgin
Upheld

Rita M. Leach-Lewis, Trustee of the Rita M. Leach-Lewis Trust, A 2019-SU-019 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellant is operating an office use with employees from a single-family dwelling located in the R-C district, which is not a permitted use, in violation of Zoning Ordinance provisions. Located at 6209 Knoll View Place, Centreville, VA 20120 on approx.10,690 sq.ft. of land zoned R-C, Sully District. Tax. Map 53-4 ((5)) 91. *(Admin. moved from 2/26/2020 at staff's req.) (Admin. Moved from 3/25/2020 due to COVID-19 pandemic meeting cancellation.) (Continued from 6/17/2020.)*

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA September 30, 2020

Matters Presented by Board Members

Administrative Items – 9 a.m.

Staff/Action

B. McCadden
*Indefinitely
Deferred*

Centreville English Congregation of Jehovah’s Witnesses, Inc., SPA 2011-SP-069-03 Appl. under Sect. 3-C03 of the Zoning Ordinance to amend SP 2011-SP-069 previously approved for a place of worship to permit site and development condition modifications. Located at 12901 Braddock Rd., Clifton, 20124 on approx. 4.18 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((2)) 3. *(Admin. moved from 2/26/2020, 4/22/2020, and 6/3/2020 at appl. req.)*

B. McCadden
*Admin. Moved
to 12/2/2020
at appl. req.*

Mohammad Aman, SP 2020-HM-010 Appl. under Sects. 2-416, 8-922 and 8-923 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit addition 12.7 ft. from the edge of pavement of the adjacent pipestem driveway and an increase in fence height in a front yard. Located at 12825 Pinecrest Rd., Herndon, 20171 on approx. 12,743 sq. ft. of land zoned R-2 (Cluster). Hunter Mill District. Tax Map 25-4 ((10)) 411. *(Admin. moved from 4/22/2020 due to COVID-19 pandemic meeting cancellation.)*

R. Johnson
*Admin. Moved
to 11/4/2020 -
Ad language
Revision*

Telegraph Road Development LLC, A 2020-LE-004 Appl. under Sect. 18-301 of the Zoning Ordinance. This is an appeal of a January 30, 2020 determination by the Zoning Administrator calculating the permitted residential density on the property identified as Tax Map 92-1 ((6)) A. Located at 6620 Telegraph Rd., Alexandria, VA 22310 on approx. 36.40 acres of land, zoned R-3, Lee District, Tax Map Ref. 92-1 ((6)) A.

Public Hearings

Staff/Action

9 a.m.

Hope United Church of Christ, SPA 96-L-047 Appl. under Sects. 3-303, 8-302 and 8-014 of the Zoning Ordinance to amend SP 96-L-047 previously approved for a place of worship and a private school of general education to permit site modifications and modification of development conditions. Located at 6130 Old Telegraph Rd., Alexandria, 22310 on approx. 4.94 ac. of land zoned R-3. Lee District. Tax Map 82-4 ((1)) 3. *(Admin. moved from 6/10/2020 at appl. req.)*

S. Yang
*Deferred to
10/28/2020 at
appl. req.*

9 a.m.

Nazim T. Arda, SP 2020-MV-011 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 (shed) to remain 1.5 ft. from the west side lot line and 1.3 ft. from the rear lot line. Located at 6752 Blanche Dr., Lorton, 22079 on approx. 8,132 sq. ft. of land zoned R-5. Mount Vernon District. Tax Map 99-4 ((5)) 17. *(Admin. moved from 4/22/2020 due to COVID-19 pandemic meeting cancellation.) (Decision Deferred from 7/8/2020.)*

K. McMahan
Approved

- 9 a.m. **Yvonne Trujillo, A 2019-LE-012** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a floral business from the home that includes storage of stock and trade, in the R-3 district, in violation of Zoning Ordinance provisions. Located at 4531 Lantern Place, Alexandria, VA 22306 on approx. 10,766 sq. ft. of land zoned R-3 and Lee District Tax Map 92-1 ((11)) 29. *(Admin. moved from 1/8/20 at appl. req.) (Admin. Moved from 3/25/2020 due to COVID-19 pandemic meeting cancellation.) (Continued from 6/17/2020.) (Decision deferred from 7/29/2020.)*
- L. Yegazu
Decision
Deferred to
10/21/2020 at
appl. req.
- 9 a.m. **Nickolas A Ploutis & Gissel Ploutis, A 2020-MV-005** 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), without a short-term lodging permit, in the R-4 District in violation of Zoning Ordinance provisions. Located at 2520 Belleview Ave., Alexandria, VA 22303, on approx. 6,270 sq.ft. of land zoned R-4, Mount Vernon District, Tax Map 83-3 ((9)) (4) 7. (Concurrent with A 2020-MV-012.)
- J. Shields
Upheld
- 9 a.m. **Nickolas A Ploutis & Gissel Ploutis, A 2020-MV-012** 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), without a short-term lodging permit, in the R-4 District in violation of Zoning Ordinance provisions. Located at 6105 North Kings Hwy, Alexandria, VA 22303 on approx. 6,836 sq. ft. of land, zoned R-4, Mount Vernon District, Tax Map 83-3 ((9)) (3) 18. (Concurrent with A 2020-MV-005.)
- J. Shields
Upheld

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
October 7, 2020

Matters Presented by Board Members

Administrative Items – 9 a.m.

Staff/Action

- R. Johnson
Admin. Moved to 4/7/2021 **Virginia University of Science & Technology, A 2020-HM-008** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination by the Zoning Administrator that the Virginia University of Science and Technology is considered a college/university, which requires special exception approval in the C-3 District. Located at 2070 Chain Bridge Rd., Vienna, VA 22182, zoned C-3. Providence District. Tax. Map 29-3 ((1)) 30D.
- C. Block
Withdrawn **Happy Tails c/o Aydin Gurtali A 2020-PR-007** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a kennel with an outdoor area in the C-8 District in violation of Zoning Ordinance provisions. Located at 7646 Lee Hwy., Alexandria, VA 22042, zoned C-8. Providence District. Tax. Map 49-2 ((9)) 1B.

Public Hearings

Staff/Action

- 9 a.m. **Ayesha Sheikh, SP 2020-BR-043** Appl. under Sects. 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 9610 Braddock Rd., Fairfax, 22032 on approx. 11,093 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 69-1 ((4)) 127.
- D. Martinez
Approved
- 9 a.m. **Evan H. Farr, Trustee & Jeannie Farr SP 2019-MV-083** 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 studio) to remain 2.3 ft. from the east side 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). *(Admin. moved from 11/20/19, 2/12/2020, and 3/25/2020 at staff's req.) (Admin. Moved from 4/22/2020 due to COVID-19 pandemic meeting cancellation.)*
- B. McCadden
Approved
- 9 a.m. **Evan H. Farr, Trustee & Jeannie Farr, VC 2019-MV-013** Appl. Under Sects.10-104 and 18-401 of the Zoning Ordinance to permit accessory structures (elevated pool deck and 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). *(Admin. moved from 11/20/19, 2/12/2020, and 3/25/2020 at staff's req.) (Admin. Moved from 4/22/2020 due to COVID-19 pandemic meeting cancellation.)*
- B. McCadden
Approved
- 9 a.m. **Karimatu Pate and Star Beginnings LLC, SP 2020-DR-042** Appl. under Sects. 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6125 Old Dominion Dr., McLean, 22101 on approx. 1.00 ac. of land zoned R-2. Dranesville District. Tax Map 41-1 ((23)) 9.
- K. McMahan
Approved

- 9 a.m. **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 a renewal of an existing stone quarrying, crushing, 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, 10/23/19, 12/4/19, 3/25/2020, and 6/24 at appl. req.) (Decision Deferred from 7/22/2020.)*
- K. McMahan
Approved
- 9 a.m. **Catherine Chapman, SP 2020-MV-052** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 5 ft., 10 inches (5.83 feet) from the southern side lot line. Located at 6023 Woodmont Rd., Alexandria, 22307 on approx. 6,029 sq. ft. of land zoned R-4 and HC. Mount Vernon District. Tax Map 83-4 ((3)) (1) 32.
- S. Yang
Approved

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
October 14, 2020

-- NO MEETING SCHEDULED --

BOARD OF ZONING APPEALS AGENDA October 21, 2020

Matters Presented by Board Members

Administrative Items

- L. Yegazu
Withdrawn **Yvonne Trujillo, A 2019-LE-012** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a floral business from the home that includes storage of stock and trade, in the R-3 district, in violation of Zoning Ordinance provisions. Located at 4531 Lantern Place, Alexandria, VA 22306 on approx. 10,766 sq. ft. of land zoned R-3 and Lee District Tax Map 92-1 ((11)) 29. *(Admin. moved from 1/8/20 at appl. req.) (Admin. Moved from 3/25/2020 due to COVID-19 pandemic meeting cancellation.) (Continued from 6/17/2020.) (Decision deferred from 7/29/2020 and 9/30/2020.)*

Public Hearings

Staff/Action

- 9 a.m. **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 and from 12/4/19 and 2/5/20 by appl.) (Admin. moved from 6/3/2020 by staff due to incorrect date on ad language in paper.) (Decision deferred from 6/24/2020 and 9/23/2020.)*
- S. Yang
Decision Deferred to 11/18/2020 at appl. req.
- 9 a.m. **Brenda Rowe, SP 2020-MV-021** Appl. under Sects. 8-914 and 8-926 of the Zoning Ordinance to permit an increase in the percentage of coverage permitted in the minimum required rear yard and a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 6.8 ft. from the west side lot line and 7.0 ft. from the rear lot line and a deck (concrete patio) to remain 1.2 ft. from the rear lot line. Located at 8506 Silverdale Rd., Lorton, 22079 on approx. 9,154 sq. ft. of land zoned R-3 cluster. Mount Vernon District. Tax Map 98-3 ((8)) 10. *(Admin. Moved from 5/20/2020 due to COVID-19 Pandemic meeting cancellation.) (Decision deferred from 7/29/2020.)*
- J. Onyebuchi
Decision Deferred to 1/6/2021
- 9 a.m. **Sandra Ninapaytan and Ohanas LLC, SP 2020-MA-044** Appl. under Sects. 3-203 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 storage structure to remain 7.0 ft. from rear lot line and 12.0 ft. from side lot line. Located at 3810 Lake Blvd., Annandale, 22003 on approx. 22,000 sq. ft. of land zoned R-2. Mason District. Tax Map 59-4 ((2)) 38.
- D. Martinez
Approved
- 9 a.m. **Mitchell Martin, SP 2020-HM-047** Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 2909 Dan Patch Ct., Herndon, 20171 on approx. 6.56 ac. of land zoned R-1. Hunter Mill District. Tax Map 36-1 ((2)) 8.
- B. McCadden
Approved

- 9 a.m. **Keith Tetter, SP 2020-DR-048** Appl. under Sect. 8-923 of the Zoning Ordinance to permit an increase in fence height in a front yard. Located at 1653 Valley Ave., McLean, 22101 on approx. 18,408 sq. ft. of land zoned R-1. Dranesville District. Tax Map 31-3 ((9)) (3) 1A.
B. McCadden
Approved
- 9 a.m. **Jay and Karen Corwin, SP 2020-SU-045** Appl. under Sect. 8-914 of the Zoning Ordinance to permit reduction to the minimum yard requirements based on an error in building location to permit an accessory storage structure (shed) to remain 1.8 ft. from the rear lot line and 2.0 ft. from the southeast side lot line. Located at 14706 Crenshaw Dr., Centreville, 20120 on approx. 8,740 sq. ft. of land zoned R-3 and WS. Sully District. Tax Map 44-3 ((2)) (27) 10.
K. McMahan
Approved
- 9 a.m. **Michael L. Boyer and Penelope Nellie J. Boyer, SP 2020-MV-051** Appl. under Sect. 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals (chickens). Located at 2000 Rampart Dr., Alexandria, 22308 on approx. 11,972 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-3 ((15)) 8.
K. McMahan
Approved
- 9 a.m. **Belle Haven Professional Condominium, A 2020-MV-002** Appl. under Sect. 18-301 of the Zoning Ordinance. This is an appeal of a determination that the appellant has installed a freestanding sign, without having frontage on a primary highway or major thoroughfare, in the C-2 District, in violation of Zoning Ordinance provisions. Located at 1451 Belle Haven Rd., Alexandria, VA 22307, zoned C-2, Mount Vernon District. Tax. Map 83-4 ((6)) 105-440.
A. Gastrell
Approved
- 9 a.m. **Mark J. Lane and Jeffrey V. Reynolds A 2020-PR-009** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing a contractor's office and shop to operate without a valid Non-Residential Use Permit; the prohibited outdoor storage of construction vehicles; the outdoor storage of materials and equipment without site plan approval; 13 building-mounted signs without sign permits; and have allowed disturbance of over 2,500 square feet of land area without grading plan or site plan approval, all on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 2755 Greenway Blvd., Falls Church, VA 22042 on approx. 7,250 sq. ft. of land zoned C-8 and H-C, Providence District, Tax. Map 50-2 ((5)) 95.
S. Gilbert
Upheld
(Concurrent with A 2020-PR-010 and A 2020-PR-011.)
- 9 a.m. **Mark J. Lane and Jeffrey V. Reynolds A 2020-PR-010** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing a contractor's office and shop to operate without a valid Non-Residential Use Permit; the prohibited outdoor storage of construction vehicles; the outdoor storage of materials and equipment without site plan approval; a building-mounted sign without a sign permit; and have allowed disturbance of over 2,500 square feet of land area without grading plan or site plan approval, all on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 2754 Cameron Rd., Falls Church, VA 22042 on approx. 7,250 sq. ft. of land zoned C-8 and H-C, Providence District, Tax. Map 50-2 ((5)) 44. **(Concurrent with A 2020-PR-009 and A 2020-PR-011.)**
S. Gilbert
Upheld

9 a.m. **Mark J. Lane and Jeffrey V. Reynolds A 2020-PR-011** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing the occupancy of a contractor's office and shop without a valid Non-Residential Use Permit; the prohibited outdoor storage of construction vehicles; the outdoor storage of materials and equipment without site plan approval; the occupancy of a non-conforming residential use in violation of the development conditions of Special Exception SE 88-P-091; and have allowed disturbance of over 2,500 square feet of land area without grading plan or site plan approval, all on property in the C-8 and R-4 Districts in violation of Zoning Ordinance provisions. Located at 2756 Cameron Road, Falls Church, VA 22042 on approx. 7,250 sq. ft. of land zoned C-8, R-4, and H-C Providence District, Tax. Map 50-2 ((5)) 45. **(Concurrent with A 2020-PR-009 and A 2020-PR-010.)**

S. Gilbert
Upheld

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA October 28, 2020

Matters Presented by Board Members

Administrative Items – 9 a.m.

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, 12/4/19, and 6/17/2020 at appl. req.*)
Indefinitely Deferred at appl. req.

B. McCadden **Islamic Seminary, Inc., SP 2020-SP-040** (New Place of Worship)
Admin. Moved to 3/3/21 at appl. req.

Public Hearings

Staff/Action

9 a.m. **Wilfredo and Katty Aliaga, SP 2019-PR-072** 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 accessory structures: 1.) (Outdoor cooking area and flagstone patio) 3.1 ft. from the north side lot line and 2.) (multi-purpose court) 2.6 ft. from the rear lot line; and to allow an increase in the percentage of rear yard coverage permitted in the minimum required rear yard. 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. (*Admin. moved from 10/23/19 at appl. req.*) (*Decision Deferral from 12/4/19.*) (*Ad language changed on 1/9/20.*) (*Continued from 2/12/2020.*) (*Admin. Moved from 3/25/2020 due to COVID-19 pandemic meeting cancellation.*) (*Continued from 6/17/2020.*) (*Admin. Moved from 9/23/2020 at appl. req. due to revised ad language.*)

9 a.m. **Dana C. Brotman & Michael L. Krass, SP 2020-PR-046** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 7.9 ft. from the south side lot line. Located at 3415 Executive Ave., Falls Church, 22042 on approx. 25,510 sq. ft. of land zoned R-3. Providence District. Tax Map 59-2 ((8)) (G) 12A.
K. McMahan **Approved**

9 a.m. **John E. Shields, SP 2020-PR-053** Appl. under Sect. 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height in a front yard. Located at 7818 Holmes Run Dr., Falls Church, 22042 on approx. 15,488 sq. ft. of land zoned R-3. Providence District. Tax Map 59-2 ((8)) (1) 24.
K. McMahan **Approved**

9 a.m. **George and Rebecca Allen, SP 2020-MV-050** Appl. under Sect. 8-917 of the Zoning Ordinance to permit modifications to limitations on the keeping of animals (chickens). Located at 10838 Greene Dr., Lorton, 22079 on approx. 22,000 sq. ft. of land zoned R-E. Mount Vernon District. Tax Map 117-2 ((2)) 168.
S. Yang **Approved**

- 9 a.m. **Hope United Church of Christ, SPA 96-L-047** Appl. under Sects. 3-303, 8-302 and 8 014 of the Zoning Ordinance to amend SP 96-L-047 previously approved for a place of worship and a private school of general education to permit site modifications and modification of development conditions. Located at 6130 Old Telegraph Rd., Alexandria, 22310 on approx. 4.94 ac. of land zoned R-3. Lee District. Tax Map 82-4 ((1)) 3. *(Admin. moved from 6/10/2020 at appl. req.) (Deferred from September 30, 2020.)*
- S. Yang
Approved
- 9 a.m. **Bogle Telegraph Road Associates L.P., A 2019-LE-021** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has allowed 9 sea containers to be located on the property, including one located in the minimum required front yard, without site plan approval; has allowed the construction of a 600 square foot office structure without building permits or site plan approval; has allowed the conversion of 1800 square feet of an accessory structure (lumber shed) to an office/warehouse without building permits or site plan approval; and has allowed the construction of a 400 square foot roof overhang without building permits, all in violation of Zoning Ordinance provisions. Located at 6404 Telegraph Road, Alexandria, VA 22310, on approx. 67,954 sq. ft. of land zoned C-8, in Lee District Tax Map 82-3 ((4)) 2B. *(Admin. moved from 3/4/2020 at appl. req., and 6/3/2020 due to meeting cancellation for incorrect ads.) (Deferred from 7/8/2020 at staff's req)*
- C.S. Belgin
Continued to 4/7/21
- 9 a.m. **Giles Industrial LLC, A 2019-MV-007** Appl. under Sect. 18-301 of the Zoning Ordinance. This is an Appeal of a determination that appellant is allowing an excavating business to be operated on the property, which includes an accessory storage structure, accessory vehicle repair, and an accessory storage yard; without site plan approval, building permit approval, or a Non-Residential Use Permit, in the I-6 District, in violation of Zoning Ordinance provisions. Located at 10125 Giles Run Rd Lorton 22079, approx. 3.36 acres. of land zoned I-6. Mount Vernon District. Tax Map 113-2 ((3)) D2. *(Admin. moved from 10/2/19, 12/4/19, 2/5/20, 7/8/2020, and 9/16/2020 at appl. req.)*
- J. Shields
Continued to 6/23/21

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA November 4, 2020

Matters Presented by Board Members

Administrative Items – 9 a.m.

Staff/Action

K. McMahan **Brookhaven, LLC, SP 2020-DR-055** (NOV – Fence in Front Yard)

Withdrawn

D. Martinez **Benjamin A. Brown and Mieko W. Brown, SP 2020-SP-054** Appl. under Sect. 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on an error in building location to allow an open deck to remain 0.5 ft. from a side lot line, and reduction to certain yard requirements to allow an addition 4.0 ft. from a side lot line. Located at 9115 Steven Irving Ct., Springfield, 22153 on approx. 11,490 sq. ft. of land zoned R-2. Springfield District. Tax Map 88-2 ((4)) 493.

Admin. Moved to 11/18/2020 for ad language change

Public Hearings

Staff/Action

- 9 a.m. **Miriam Medina and Miriam’s Daycare Inc., SP 2020-MA-057** Appl. under Sect. 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3233 Nealon Dr., Falls Church, 22042 on approx. 10,002 sq. ft. of land zoned R-4. Mason District. Tax Map 60-1 ((18)) 33.
- B. McCadden *Deferred to 1/6/2021 at appl. req.*
- 9 a.m. **Suzanne B. Kozic, SP 2020-DR-058** Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on an error in building location to permit an accessory structure (freestanding canopy over hot tub) to remain 0.9 ft. from the side lot line and roofed deck to remain 4.7 ft. from the side lot line. Located at 12737 Builders Rd, Herndon, 20170 on approx. 12,299 sq. ft. of land zoned R-3 Cluster. Dranesville District. Tax Map 10-3 ((7)) 25. (Concurrent with VC 2020-DR-004)
- B. McCadden *Deferred to 1/13/2021 at appl. req.*
- 9 a.m. **Suzanne B. Kozic, VC 2020-DR-004** Appl. Under Sect 18-401 of the Zoning Ordinance to allow an accessory storage structure in a front yard of a lot less than 36,000 sq. ft. in area. Located at 12737 Builders Rd., Herndon, 20170 on approx. 12,299 sq. ft. of land zoned R-3 Cluster. Dranesville District. Tax Map 10-3 ((7)) 25. (Concurrent with SP 2020-DR-058)
- B. McCadden *Deferred to 1/13/2021 at appl. req.*
- 9 a.m. **Bin Zhang, SP 2020-DR-038** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 20.7 ft. from the front lot line. Located at 1654 Kirby Rd., McLean, 22101 on approx. 10,958 sq. ft. of land zoned R-1. Dranesville District. Tax Map 31-3 ((1)) 124. (Concurrent with VC 2020-DR-003). **(Decision deferred from 9/23/2020.)**
- K. McMahan **Approved**

- 9 a.m. **Bin Zhang and Ying Yao, VC 2020-DR-003** Appl. Under Sects.11-102 and 18-401 of the Zoning Ordinance to allow for front yard coverage in excess of twenty five percent. Located at 1654 Kirby Rd., McLean, 22101 on approx. 10,958 sq. ft. of land zoned R-1. Dranesville District. Tax Map 31-1 ((1)) 124. (Concurrent with SP 2020-DR-038). **(Decision deferred from 9/23/2020.)**
K. McMahan
Approved
- 9 a.m. **Luz M. Vega a/k/a Luz M. Vega Melo and Mama Luz Family Daycare LLC, SPA 2018-MA-103** Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to amend SP 2018-MA-103 previously approved for a home child care facility to permit a modification of development conditions. Located at 6046 Brook Dr., Falls Church, 22044 on approx. 11,023 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((3)) 97.
K. McMahan
Approved
- 9 a.m. **Thu Thi Pham, SP 2020-BR-056** Appl. under Sects. 8-914 and 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals (chickens) and a reduction to the minimum yard requirements based on an error in building location to allow an addition (covered patio) to remain 6.0 ft. from the northern side lot line. Located at 9249 Kristin Ln., Fairfax, 22032 on approx. 14,855 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 69-2 ((10)) 70.
S. Yang
Approved
- 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, 4/17/19, 7/17/19, and 10/23/19 at appl. req.) (Continued from 3/11/2020, and 7/22/2020.)*
C.S. Belgin
Overtured
- 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, 4/17/19, 7/17/19, and 10/23/19 at appl. req.) (Continued from 3/11/2020, and 7/22/2020.)*
C.S. Belgin
Overtured
- 9 a.m. **Telegraph Road Development LLC, A 2020-LE-004** Appl. under Sect. 18-301 of the Zoning Ordinance. This is an appeal of a January 30, 2020 determination by the Zoning Administrator calculating the permitted residential density on the property identified as Tax Map 92-1 ((6)) A. Located at 6620 Telegraph Rd., Alexandria, VA 22310 on approx. 36.40 acres of land , zoned R-3, Lee District, Tax Map Ref. 92-1 ((6)) A. *(Admin. Moved from 9/30/2020 – ad language revision.)*
R. Johnson
Upheld

9 a.m.
S. Gilbert
Upheld

Robert & Susan Boggs A 2020-DR-014 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination by the Zoning Administrator that Highland Terrace is not a pipestem driveway, in accordance with Zoning Ordinance provisions. Located at 2310 Highland Terrace, Falls Church, VA 22046 on approx. 16,548 sq. ft. of land zoned R-3, Dranesville District, Tax Map 40-4 ((19)) (G) 16A.

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
November 11, 2020

-- NO MEETING SCHEDULED --

BOARD OF ZONING APPEALS AGENDA November 18, 2020

Matters Presented by Board Members

Administrative Items – 9 a.m.

Staff/Action

K. McMahan
*Admin. Moved
to 2/3/2021 at
appl. req.*

H. Jason Schneider, SP 2020-LE-060 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 deck and steps to remain 1.3 ft. from the rear lot line and a patio to remain 0.0 ft. from the rear lot line. Located at 6631 Castle Bar Ct., Alexandria, 22315 on approx. 4,452 sq. ft. of land zoned PDH-4. Lee District. Tax Map 91-2 ((12)) (43) 76.

S. Yang
*Admin. Moved
to 1/27/2021 at
appl. req.*

La Biblia Church Ministries, Inc., SP 2020-SP-049 Appl. under Sect. 3-C03 and Sect. 8-301 of the Zoning Ordinance to permit a place of worship. Located at 11600 Popes Head Rd., Fairfax, 22030 on approx. 15.78 ac. of land zoned R-C & WS. Springfield District. Tax Map 67-2 ((1)) 34B, 34C and 36.

Public Hearings

Staff/Action

9 a.m.

S. Yang
*Decision
Deferred to
2/10/2021 at
appl. req.*

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 and from 12/4/19 and 2/5/20 by appl.*) (*Admin. moved from 6/3/2020 by staff due to incorrect date on ad language in paper.*) (***Decision deferred from 6/24/2020, 9/23/2020, and 10/21/2020.***)

9 a.m.

D. Martinez
Approved

Benjamin A. Brown and Mieko W. Brown, SP 2020-SP-054 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an addition 5.0 ft. from the east side lot line such that the side yards total 20.9 feet and to permit a reduction to minimum yard requirements based on an error in building location to allow an open deck to remain 0.4 ft. from the west side lot line,. Located at 9115 Steven Irving Ct., Springfield, 22153 on approx. 11,490 sq. ft. of land zoned R-2 Cluster. Springfield District. Tax Map 88-2 ((4)) 493. (*Admin. moved from 11/4/2020 for ad language change.*)

9 a.m.

D. Martinez
Approved

Jeffrey D. Miller and Johnny R. Hunt, SP 2020-DR-059 Appl. under Sects. 8-922 and 8-923 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of an addition 9.7 ft. from the east side lot line and an increase in fence height in a front yard. Located at 3820 North Dickerson St., Arlington (Fairfax County), 22207 on approx. 15,426 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-4 ((21)) 7A.

- 9 a.m. **Sandra Velasquez D/B/A Sandra's Professional Child Care, SP 2017-MA-053** Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5229 Forman Ct., Springfield, 22151 on approx. 11,583 sq. ft. of land zoned R-3. Mason District. Tax Map 71-4 ((5)) (17) 174. *(Indefinitely deferred from 9/13/17 at appl. req.) (Reactivated on 7/30/2020.)*
- K. McMahan
Approved
- 9 a.m. **Afm Sohel Mahmud, SP 2020-MA-061** Appl. under Sect. 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals (chickens). Located at 6807 Gouthier Rd., Falls Church, 22042 on approx. 7,364 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((20)) 290.
- K. McMahan
Denied
- 9 a.m. **Deanna L. and Norman A. Nelson, SP 2020-DR-062** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an addition 12.0 ft. from the eastern side lot line and 17.9 ft. from the western side lot line such that side yards total 29.9 ft.. Located at 9423 Vernon Dr., Great Falls, 22066 on approx. 20,045 sq. ft. of land zoned R-1C. Dranesville District. Tax Map 19-4 ((17)) 8.
- S. Yang
Approved
- 9 a.m. **Derek and Yongxia Cosby, SP 2020-BR-063** 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 allow an accessory storage structure (shed) to remain 2.6 feet from the rear lot line. Located at 4819 Ponderosa Dr., Annandale, 22003 on approx. 16,124 sq. ft. of land zoned R-3C. Braddock District. Tax Map 70-1 ((10)) 277.
- S. Yang
Approved
- 9 a.m. **Sidney Harris, A 2020-SP-015** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected multiple structures without building permits or inspections on property in the R-C District without a principal use in violation of Zoning Ordinance provisions. Located at 5615 Hope Park Road, Fairfax, VA 22030 on approx. 6 acres of land zoned R-C, Springfield District, Tax Map 67-1 ((1)) 72.
- S. Gilbert
Upheld
- 9 a.m. **Fabian Reynoso A 2020-MV-016** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory storage structure (shed) which exceeds 8½ feet in height does not meet the minimum required side yard and does not meet the location regulations for the minimum required distance to the rear lot line, in violation of Zoning Ordinance provisions. Located at 2234 Roanoke Drive, Alexandria, VA 22307 on approx. 3,600 sq. ft. of land, zoned R-8, Mount Vernon District, Tax Map 93-1 ((12D)) 51B.
- R. Johnson
Upheld

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
November 25, 2020

-- NO MEETING SCHEDULED --

BOARD OF ZONING APPEALS AGENDA December 2, 2020

Matters Presented by Board Members

Administrative Items – 9 a.m.

Staff/Action

S. Gilbert

Withdrawn

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. *(Admin. moved from 3/13/19, 10/2/19, 1/15/20, and 7/8/2020 at appl. req.)*

J. Shields

*Admin. Moved
to 2/24/2021 at
appl. req.*

NV Flagging LLC, A 2020-LE-017 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a storage yard, which is a permitted use in the I-5 District, without a Non-Residential Use Permit, in violation of Zoning Ordinance provisions. Located at 7813 Cinder Bed Road Lorton, VA 22079 on approx. 87,120 sq. ft. of land zoned I-5, Lee District, Tax. Map 99-2 ((1)) 26.

Public Hearings

Staff/Action

9 a.m.

Adam G. Lenfestey and Julie B. Lenfestey, SP 2020-SU-066 Appl. under Sect. 8-913 of the Zoning Ordinance to permit modifications to the minimum yard requirements for certain R-C lots to permit an addition 10.6 ft. from the north side lot line. Located at 15413 Martins Hundred Dr., Centreville, 20120 on approx. 13,000 sq. ft. of land zoned RC and WS. Sully District. Tax Map 53-1 ((3)) (6) 69.

D. Martinez

Approved

9 a.m.

Maria Elena Lopez-Lira and Learning Wonderland Academy, Inc., SP 2020-MA-068 Appl. under Sects. 3-103 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 (pool equipment canopy) to remain 8.6 ft. from the west side lot line. Located at 7237 Auburn St., Annandale, 22003 on approx. 43,710 sq. ft. of land zoned R-1. Mason District. Tax Map 71-1 ((8)) 83.

D. Martinez

Approved

9 a.m.

Mohammad Aman, SP 2020-HM-010 Appl. under Sects. 2-416, 8-922 and 8-923 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 12.7 ft. from the edge of pavement of the adjacent pipestem driveway and an increase in fence height in a front yard. Located at 12825 Pinecrest Rd., Herndon, 20171 on approx. 12,743 sq. ft. of land zoned R-2 (Cluster). Hunter Mill District. Tax Map 25-4 ((10)) 411. *(Admin. Moved from 4/22/2020 due to COVID-19 pandemic meeting cancellation.)*
(Admin. Moved from 9/30/2020 at appl. req.)

B. McCadden

**Approved-
In-Part**

*(addition
denied)*

- 9 a.m. **Dulcie Larsen, SP 2020-MV-067** Appl. under Sect. 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals (chickens). Located at 9015 Jameson St., Lorton, 22079 on approx. 21,780 sq. ft. of land zoned R-1. Mount Vernon District. Tax Map 106-2 ((5)) 74.
B. McCadden
*Decision
Deferred
to 2/10/2021*
- 9 a.m. **Warren Detrick, SP 2020-LE-070** Appl. under Sect. 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit an addition 6.0 ft. from the western side lot line. Located at 4517 Apple Tree Dr., Alexandria, 22310 on approx. 10,560 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((13)) 85.
B. McCadden
*Continued
to 2/3/2021*
- 9 a.m. **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.) (Board made decision to move forward on 11/20/19.) (Admin. Moved from 3/18/2020 due to COVID-19 pandemic meeting cancellation.) (Continued from 6/10/2020.)*
K. McMahan
Approved
- 9 a.m. **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) to remain. 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.) (Board made decision to move forward on 11/20/19.) (Admin. Moved from 3/18/2020 due to COVID-19 pandemic meeting cancellation.) (Continued from 6/10/2020.)*
K. McMahan
Denied
- 9 a.m. **A Di Da Charitable Buddhist Association, SP 2020-MA-065** Appl. under Sect. 3-203 of the Zoning Ordinance to permit a place of worship. Located at 6818 and 6822 Columbia Pike, Annandale, 22003 on approx. 32,688 ac. of land zoned R-2 and HC. Mason District. Tax Map 60-4 ((1)) 12A and 13A.
K. McMahan
*Deferred
to 1/27/2021
at appl. req.*
- 9 a.m. **James Gorlinsky, SP 2020-SU-069** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition (screened porch) 18.4 ft. from the rear lot line. Located at 6366 Lee Forest Path, Centreville, 20120 on approx. 13,003 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((8)) 428.
S. Yang
Approved

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
December 9, 2020

Matters Presented by Board Members

Administrative Items – 9 a.m.

Staff/Action

S. Gilbert
*Admin. Moved
to 5/12/21 at
appl. req.*

Daniel J. and Lindsay L. Ricks, A 2018-PR-025 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. (*Admin. moved from 2/6/19, 4/17/19, 9/18/19, 1/15/20, 4/22/2020, and 7/22/2020 at appl. req.*)

Public Hearings

Staff/Action

9 a.m.

R. Johnson
*Decision
Deferred
to 4/28/2021*

Somsre Gaston, A 2020-LE-018 Appl. under Sect. 18-301 of the Zoning Ordinance. This is an appeal of a determination that the appellant is operating a personal service establishment (beauty salon) on property in the R-3 District, in violation of Zoning Ordinance provisions. Located at 6230 Valley View Drive Alexandria, VA 22310 on approx. 1.1119 acres of land zoned R-3, Lee District, Tax. Map 81-3 ((4)) 4.

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
December 16, 2020

No Hearings Scheduled

-- MEETING CANCELLED --

BOARD OF ZONING APPEALS AGENDA
December 23 and 30, 2020

-- WINTER BREAK --