

# BOARD OF ZONING APPEALS

## AGENDA

January 4, 2023

*-- NO SCHEDULED MEETING --*

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
January 11, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16, streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman's discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

NOMINATION OF OFFICERS

NOMINATION OF CLERK

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Ying Liu and Jian Zhou, VC-2022-DR-00018</b> to permit front yard area paved for parking exceeding 30 percent. Located at 6817 Churchill Rd., McLean, 22101 on approx. 11,250 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-2 ((4)) (B) 8.	Sunny Yang	Admin moved to 3/29/2023

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Bogle Telegraph Road Associates L.P., A 2019-LE-021</b> 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. <i>(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.) (Continued from 10/28/2020, 4/7/2021, 6/30/2021, 10/27/21, 6/8/2022, and 9/28/2022).</i>	Cathy S. Belgin	<i>Continued to 5/10/2023</i>
<b>Huda E. Abdulkader, SP 2022-SP-00028</b> to permit a home day care facility. Located at 8125 Cliffforest Dr., Springfield, 22153 on approx. 3,207 square feet of land zoned R-5. Springfield District. Tax Map 98-2 ((16)) 52A. <i>(Decision deferred from 11/2/2022)</i>	Sunny Yang	<b>Denied</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Bernhard A. Hoffmann, SP-2022-PR-00135</b> to permit a reduction of setback requirements to permit an addition (screened porch) 25.3 ft. from the front lot line adjacent to Adams Lane and a roofed deck (covered front porch) 22.9 ft. from the front lot line adjacent to Adams Lane. Located at 2908 Stuart Dr., Falls Church, 22042 on approx. 14,808 sq. ft. of land zoned R-4 and HC (pt.). Providence District. Tax Map 50-3 ((15)) 79.	Philip Isaiah	<b>Approved</b>
<b>Kristine Estioko and Nicholas J. Bader, SP-2021-SU-00135</b> to permit a reduction in setback requirements to permit an addition 21.1 ft. from the rear lot line. Located at 13512 Oak Ivy Ln., Fairfax, 22033 on approx. 12,920 sq. ft. of land zoned R-2 (Cluster) and WS. Sully District. Tax Map 35-3 ((10)) 130.	Kevin McMahan	<b>Approved</b>
<b>Charmaine Madison, SP-2022-SU-00142</b> to permit a reduction in setback requirements to permit an addition 20.9 ft. from the rear lot line and a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) 2.0 ft. from the northwestern side lot line and 2.0 ft. from the southwestern side lot line. Located at 13428 Muirkirk Ln., Herndon, 20171 on approx. 11,297 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 35-1 ((2)) 126.	Kevin McMahan	<b>Approved</b>
<b>Matthew A. Lyttle and Jessica L. Werder, VC 2022-MA-00017</b> to permit construction of a single-family detached dwelling 21.9 ft. from the front lot line adjacent to Seminole Ave. including a roofed deck (covered porch) 15.8 ft. from the front lot line adjacent to Seminole Ave. Located at 4859 Seminole Ave., Alexandria, 22312 on approx. 13,750 sq. ft. of land zoned R-2. Mason District. Tax Map 72-3 ((8)) (E) 66, 69, and 70.	Brandon McCadden	<b>Approved</b>
<b>WEARECITYLIGHT (a nonstock corporation), SPA-91-P-040-03</b> to amend SP-91-P-040 previously approved for a religious assembly with child care center to allow a change in permittee and modifications to development conditions. Located at 2929 Graham Rd., Falls Church, 22042, on approx. 1.91 ac. of land zoned R-4. Providence District. Tax Map 50-3 ((8)) 48.	Brandon McCadden	<b>Approved</b>

All persons wishing to present their views may do so by emailing [BZAClerkMail@fairfaxcounty.gov](mailto:BZAClerkMail@fairfaxcounty.gov), send via regular mail to Clerk, Board of Zoning Appeals, 12055 Government Center Parkway, Fairfax, VA 22035, and/or sign up to speak [online](#). It is recommended that all correspondence be received one week and one day prior to a hearing by 3 pm in order for the Board members to have a week to review materials. Correspondence can be accepted up to 3 pm the day before a hearing, but may not be forwarded to members until the evening before. If there are any questions, please call the Clerk's office at 703-324-1280.

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*-- NO SCHEDULED MEETING --*

**BOARD OF ZONING APPEALS AGENDA  
January 18, 2023**

**FAIRFAX COUNTY BOARD OF ZONING APPEALS**  
**MEETING AGENDA**  
**January 25, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16, streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman's discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Andrew T Ross, A 2022-PR-006</b> ( <i>Admin move from 9/14/2022, and 11/30/2022</i> )	Cathy S. Belgin	Admin moved to 3/29/2023
<b>Andreas Brandt, A 2022-PR-014</b> , Appeal of a determination that there are two complete and separate dwelling units contained within the principal structure, and that there is surfaced parking area in the front yard in excess of the maximum 30% permitted, in violation of Zoning Ordinance provisions. Located at 7306 Lee Highway, Falls Church, Virginia 22046, on approx. 10,244 sq. ft. of land zoned R 4, Providence District, Tax Map 50-1 ((9)) 85.	Cathy S. Belgin	Admin moved to 3/22/2023
<b>Olde Towne Pet Resort Springfield LLC, SP-2021-MV-00138</b> to permit a reduction in setback requirements based on errors in building location to allow building architectural features (awnings/canopies) to remain 5.07 ft. from the front lot line adjacent to Alban Rd. and 20.51 ft., 1.84 ft., and 21.33 ft. from the front lot line adjacent to Interstate 95 (Henry G. Shirley Memorial Highway). Located at 8101 Alban Rd., Springfield, 22150 on approx. 1.67 ac. of land zoned C-6. Mount Vernon District. Tax Map 99-1 ((17)) 6. (Concurrent with VC 2022-MV-00003). ( <i>Admin moved from 9/14/2022</i> ) ( <b><i>Deferred from 9/28/2022, and 11/30/2022</i></b> )	Kimia Zolfagharian	<b>Withdrawn</b>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Olde Towne Pet Resort Springfield LLC, VC 2022-MV-00003</b> to permit existing fences measuring 8.0 ft. in height to remain in the front yards adjacent to Alban Rd. and Interstate 95 (Henry G. Shirley Memorial Highway). Located at 8101 Alban Rd., Springfield, 22150 on approx. 1.67 ac. of land zoned C-6. Mount Vernon District. Tax Map 99-1 ((17)) 6. (Concurrent with SP 2021-MV-00138). ( <i>Admin moved from 9/14/2022</i> ) ( <b>Deferred from 9/28/2022, and 11/30/2022</b> )	Kimia Zolfagharian	<i>Deferred to 3/22/2023</i>
<b>Joseph B. Fienup and Jennifer S. Fienup, SP 2022-MV-00152</b> to permit a reduction in setback requirements to permit a roofed deck (covered porch) 22.2 ft. from the front lot line. Located at 1603 Revere Dr., Alexandria, 22308 on approx. 9,932 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-2 ((2)) (5) 8.	Philip Isaiah	<b>Approved</b>
<b>Eleni Shiferaw and Teshome Weldmichael, SP-2022-MV-00173</b> to permit a reduction in setback requirements to permit an addition 23.6 ft. from the rear lot line. Located at 8305 Covington Woods Ct., Springfield, 22153 on approx. 9,084 sq. ft. of land zoned R-3 (Cluster). Mount Vernon District. Tax Map 98-1 ((22)) 3.	Philip Isaiah	<b>Approved</b>
<b>James D. Cuthbertson and Sophie K. Cuthbertson, SP-2022-DR-00111</b> to permit a reduction in setback requirements to permit an addition 23.3 ft. from the rear lot line. Located at 2089 Grace Manor Ct., McLean, 22101 on approx. 21,379 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((33)) 1.	Kevin McMahan	<b>Approved</b>
<b>Chau Tran and Trang Tran, VC-2021-BR-00022</b> to permit construction of a single-family detached dwelling 10.1 ft. from the north side lot line and 10.6 ft. from the south side lot line. Located at 10133 Zion Dr., Fairfax, 22032 on approx. 43,952 sq. ft. of land zoned R-1. Braddock District. Tax Map 77-2 ((1)) 18. ( <i>Admin move from 10/19/2022, and 10/26/2022</i> )	Brandon McCadden	<b>Approved</b>
<b>Maria O. Ramos Vigil and Learn n' Play Bilingual Day Care, LLC, SP-2022-LE-00124</b> to permit a home day care facility and a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) to remain 1.2 ft. from the southeast side lot line. Located at 8116 Norwood Dr., Alexandria, 22309 on approx. 14,178 sq. ft. of land zoned R-3. Lee District. Tax Map 101-2 ((9)) 27.	Brandon McCadden	<b>Approved</b>

All persons wishing to present their views may do so by emailing [BZAClerkMail@fairfaxcounty.gov](mailto:BZAClerkMail@fairfaxcounty.gov), send via regular mail to Clerk, Board of Zoning Appeals, 12055 Government Center Parkway, Fairfax, VA 22035, and/or sign up to speak [online](#). It is recommended that all correspondence be received one week and one day prior to a hearing by 3 pm in order for the Board members to have a week to review materials. Correspondence can be accepted up to 3 pm the day before a hearing, but may not be forwarded to members until the evening before. If there are any questions, please call the Clerk's office at 703-324-1280.

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government meetings are closed captioned. For other accommodations, please call the Clerk to the Board of Zoning Appeals office, 703-324-1280, TTY: 711 (Virginia Relay Center), as soon as possible but no later than 48 hours before the public hearing.

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
February 1, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16](#), [streamed online](#), and available to [view on demand](#) following the meeting.

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**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Adam P. Garofalo, SP-2022-SP-00147</b> to permit a reduction in setback requirements to permit an addition 9.6 ft. from the north side lot line and a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) 1.5 ft. from the south side lot line. Located at 7238 Whitson Dr., Springfield, 22153 on approx. 9,319 sq. ft. of land zoned R-3. Springfield District. Tax Map 89-3 ((6)) 19.	<b>Kevin McMahan</b>	<b>Withdrawn</b>
<b>Trustees Of Saint Matthews United Methodist Church, SPA-80-A-087-05 amend SP 80-A-087</b> previously approved for a religious assembly with child care center to permit modifications to site and development conditions. Located at 8617 Little River Tpke., Annandale, 22003 on approx. 4.01 ac. of land zoned R-1. Braddock District. Tax Map 59-3 ((10)) 13. <i>(Admin moved from 11/2/2022)</i>	Sunny Yang	Admin moved to 3/29/2023
<b>Newer LLC, A 2020-MV-028</b> An appeal of a determination that the appellant is operating a kennel that includes outdoor play/exercise areas in the C-6 District, in violation of Zoning Ordinance provisions. Located at 8101 Alban Road, Springfield, VA 22150, 22074 on approx. 72,710 sq. ft. of land zoned C-6, Mount Vernon District. Tax. Map 99-1 ((17)) 6. <i>(Admin. moved from 3/31/2021, 5/26/21, 7/14/2021, 10/27/21, and 4/13/22) (Admin. moved to 4/13/22 but meeting canceled for BOS Budget Hearings) (Admin. Moved from 11/2/2022)</i>	Suzanne Gilbert	Admin moved To 6/28/2023
<b>6651 LLC and Campbell &amp; Ferrara Nurseries, Inc., A 2022-MV-015</b>	Cathy Belgin	Admin moved to 5/3/2023



**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Rink Management Services Corp, SP-2022-PR-00086</b> to permit a temporary use—a special event for more than 21 days—consisting of a roller-skating rink and ice-skating rink. Roller-skating rink located in Merrifield Town Center Drive (between District Avenue and Merrifield Cinema Drive). Ice-skating rink located in Penny Lane Park and in District Avenue (between Penny Lane and Merrifield Town Center Drive) in Fairfax, 22031 on approx. 5.9 acres of land zoned PRM and PDC. Providence District. Tax Map 49-3 ((37)) J (pt.), 49-3 ((37)) N (pt.), and 49-3 ((38)) (6) 1 (pt.). <b><i>(Continued from 7/13/2022) (Decision Deferred from 9/14/2022) (Continued from 10/19/2022)</i></b>	Brandon McCadden	<i>Continued to 6/14/2023</i>
<b>Muhammed Rafay Hassan, SPA-2020-DR-072</b> , to amend SP-2020-DR-072 previously approved for modifications to the provisions for the keeping of animals (chickens) to allow for modifications to development conditions. Located at 9608 Pembroke Pl., Vienna, 22182, on approx. 39,999 sq. ft. of land zoned R-1. Dranesville District. Tax Map 19-3 ((2)) 15.	Daniel Creed	<b>Approved</b>
<b>Gary M. and Jessica B. Horewitz, SP-2022-PR-00165</b> to permit a reduction of setback requirements to permit an addition 8.9 ft. from the west side lot line. Located at 9127 Saint Marks Pl., Fairfax, 22031 on approx. 20,028 sq. ft. of land zoned R-2. Providence District. Tax Map 58-2 ((9)) 107.	Philip Isaiah	<b>Approved</b>
<b>Shannon P. Callahan, SP-2022-LE-00104</b> to permit an increase in fence height in the front yard adjacent to Beechcraft Drive and Fordson Road. Located at 7500 Fordson Rd., Alexandria 22306 on approx. 13,292 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 92-4 ((3)) (5) 10.	Kevin McMahan	<b>Approved</b>
<b>George W. Turiansky, SP-2022-MA-00087</b> to permit a reduction in setback requirements to permit an addition 22.8 ft. from the rear lot line and to allow an accessory living unit exceeding 800 sq. ft. of gross floor area. Located at 6529 Crosswoods Dr., Falls Church, 22044 on approx. 1.15 ac. of land zoned R-2. Mason District. Tax Map 60-2 ((20)) 18.	Brandon McCadden	<b>Approved</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
February 8, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16, streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman's discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Joseph P. Clancy, VC-2021-MV-00024</b> to allow an accessory structure (detached carport) in a front yard (23.0 feet from the front lot line adjacent to Stafford Road) on a lot less than 36,000 sq. ft. in area. Located at 7314 Stafford Rd., Alexandria, 22307 on approx. 21,590 sq. ft. of land zoned R-2 and HD Mount Vernon District. Tax Map 93-3 ((4)) 58. <i>(Admin moved from 7/13/2022, 10/05/2022, and 11/30/2022)</i>	Kevin McMahan	Admin moved to 3/22/2023
<b>Trustees of Garfield Memorial Christian Church, SP 2022-DR-00143</b> , to permit the continuation of an existing religious assembly including construction of a new principal building, modification to site conditions, and deletion of land area. Located at 1731 Great Falls St., McLean, 22101 on approx. 4.10 ac. of land (0.87 acres proposed after deletion) zoned R-3. Dranesville District. Tax Map 30-3 ((1)) 21A. <i>(Admin move from 12/7/2022)</i>	Sunny Yang	Admin move to 4/19/2023
<b>David J. Zimmerman and Denna H. Zimmerman, SP-2021-SP-00143</b> to permit a detached accessory living unit. Located at 6400 Newman Rd., Clifton, 20124 on approx. 6.93 ac. of land zoned R-C and WS. Springfield District. Tax Map 75-2 ((1)) 4 <i>(Admin move from 10/5/22, and 11/30/2022)</i>	Sunny Yang	Admin moved to 3/22/2023

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>George F. Train, III and Laura B. Train, SP-2022-SP-00014</b> to permit a reduction in setback requirements to permit an addition 13.4 ft. from the rear lot line. Located at 7149 Game Lord Dr., Springfield, 22153 on approx. 10,539 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-4 ((5)) 220.	Philip Isaiah	Approved

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<p><b>David E. Schmitz, TR and Hollis A. Schmitz, TR, SP-2022-SP-00113</b> to permit an attached accessory living unit with greater than 800 sq. ft. of gross floor area and a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) to remain 3.2 ft. from the northwest side lot line. Located at 8137 Crestridge Rd., Fairfax Station, 22039 on approx. 5.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 95-4 ((1)) 10A. (<i>Admin move from 11/16/2022</i>)</p>	Kevin McMahan	<b>Approved</b>
<p><b>Mark T. Murphy and Jeanette B. Murphy, SP-2022-SU-00037</b> to permit a reduction in setback requirements to permit an addition (screen porch) 20.7 ft. from the rear lot line. Located at 13235 Stone Heather Dr., Herndon, 20171 on approx. 9,556 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 35-1 ((2)) 239.</p>	Brandon McCadden	<b>Approved</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
February 15, 2023**

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**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Protection of the Holy Mother of God Orthodox Church (St. Mary Orthodox Church), SP 2021-PR-00091</b> to permit building/site modifications to an existing religious assembly use, and an increase in fence height in the front yard adjacent to Roosevelt Avenue. Located at 7219 and 7223 Roosevelt Ave., Falls Church, 22042 on approx. 1.16 ac. of land zoned R-4. Providence District. Tax Map 50-3 ((9)) 56 and 50-3 ((1)) 9. (Admin Moved from 5/25/2022, 7/13/2022, 9/28/2022, and 11/16/2022)	Sunny Yang	Admin moved to 4/26/2023
<b>AAR Investment, LLC, A 2022-LE-012</b>	Cathy Belgin	Admin moved to 6/28/2023
<b>The Korean Evangelical Association of America, Inc. T/A Good Shepherd Evangelical Church of Washington, SPA-2007-SP-006 00091</b> to amend SP 2007-SP-006 previously approved for a religious assembly to allow for a change in permittee, the addition of an accessory child care center use, and modifications to site and development conditions. Located at 12609 Braddock Rd., Fairfax, 22030, on approx. 4.76 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((3)) 4.	Kevin McMahan	Admin moved to 5/3/2023

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>GBA Associates Limited Partnership, VC-2022-PR-00015</b> to permit a fence 8.0 ft. in height in the front yard adjacent to Arlington Blvd, the eastern and western side yards, and the rear yard. Located at 7700 Arlington Blvd., Falls Church, 22042 on approx. 43.6 ac. of land zoned I-3. Providence District. Tax Map 49-4 ((1)) 59A, B, and C.	Brandon McCadden	Deferred to 3/1/2023

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>First Christian Church of Falls Church, SP-2022-MA-00112</b> to permit the continuation of an existing religious assembly use after the deletion of land area. Located at 6165 Leesburg Pike, Falls Church, 22044 on approx. 2.79 ac. of land zoned R-3 and HC. Mason District. Tax Map 51-3 ((1)) 25 (pt.).	Sharon Williams	<b>Approved</b>
<b>Paul A. Cashin and Jane L. Cashin, SP-2022-DR-00162</b> to permit a reduction in setback requirements to permit an addition 17.1 ft. from the rear lot line. Located at 2238 Casemont Dr., Falls Church, 22046 on approx. 8,612 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-4 ((37)) 6.	Philip Isaiah	<b>Approved</b>
<b>Maria T. Stewart, SP-2022-SU-00174</b> to permit a home-based business (psychological therapy practice). Located at 11806 Waples Mill Rd., Oakton, 22124 on approx. 22,963 sq. ft. of land zoned R-1. Sully District. Tax Map 46-2 ((13)) 38.	Brandon McCadden	<b>Approved</b>

All persons wishing to present their views may do so by emailing [BZAClerkMail@fairfaxcounty.gov](mailto:BZAClerkMail@fairfaxcounty.gov), send via regular mail to Clerk, Board of Zoning Appeals, 12055 Government Center Parkway, Fairfax, VA 22035, and/or sign up to speak [online](#). It is recommended that all correspondence be received one week and one day prior to a hearing by 3 pm in order for the Board members to have a week to review materials. Correspondence can be accepted up to 3 pm the day before a hearing, but may not be forwarded to members until the evening before. If there are any questions, please call the Clerk's office at 703-324-1280.

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**BOARD OF ZONING APPEALS AGENDA**  
**February 22, 2023**

*-- NO SCHEDULED MEETING --*

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
March 1, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16, streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman's discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Tushar Bhardwaj, VC 2021-BR-00010</b> to permit construction of a single-family dwelling 19.7 ft. from the front lot line adjacent to Ox Road and 19.7 ft. from the side lot line. Located at 4700 Ox Road, Fairfax, 22030 on approx. 11,400 sq. ft. of land zoned R-1 and WS. Braddock District. Tax Map 68-1 ((3)) 1. <i>(Admin move from 12/8/2021, 2/9/2022, 3/23/2022, 5/4/2022, 6/15/2022, and 9/14/2022 (Admin move from 10/26/2022, and 2/22/2023)</i>	Sunny Yang	Admin moved to 5/10/2023

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Hector Saul Gomez and Patricia Yaneth Villalta, SP-2022-MV-00148</b> to permit an Increase in fence height in the front yard adjacent to Northumberland Road. Located at 7830 Godolphin Dr., Springfield, 22153 on approx. 23,713 sq. ft. of land zoned PDH-3 and NR. Mount Vernon District. Tax Map 98-4 ((6)) 152.	Kevin McMahan	<i>Deferred to 3/22/2023</i>
<b>GBA Associates Limited Partnership, VC-2022-PR-00015</b> to permit a fence 8.0 ft. in height in the front yard adjacent to Arlington Blvd, the eastern and western side yards, and the rear yard. Located at 7700 Arlington Blvd., Falls Church, 22042 on approx. 43.6 ac. of land zoned I-3. Providence District. Tax Map 49-4 ((1)) 59A, B, and C. <i>(Deferred from 2/15/2023)</i>	Brandon McCadden	Deferred to 3/29/2023



<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Gennaro Rucci III, SP 2021-MV-00114</b> to permit an increase in fence height in the - front yard adjacent to Laurel Road, an increase in the percentage of coverage permitted in the minimum required rear yard, and a reduction in setback requirements based on errors in building location to permit an accessory structure (pavilion) to remain 3.5 ft. from the rear lot line and a second accessory structure (detached garage) to remain 4.1 ft. from the rear lot line. Located at 4204 Laurel Rd., Alexandria, 22309 on approx. 21,412 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-3 ((8)) (G) 4. (Concurrent with VC 2021-MV-00018). <i>(Admin moved from 6/8/2022)(Continued from 7/27/2022, and 11/2/2022)</i>	Kevin McMahan	Continued to 5/24/2023
<b>Gennaro Rucci III, VC 2021-MV-00018</b> to allow an accessory structure (detached garage) to remain in the front yard adjacent to Laurel Road on a lot less than 36,000 sq. ft. in area. Located at 4204 Laurel Rd., Alexandria, 22309 on approx. 21,412 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-3 ((8)) (G) 4. (Concurrent with SP 2021-MV-00114). <i>(Admin moved from 6/8/2022)(Continued from 7/27/2022, and 11/2/2022)</i>	Kevin McMahan	Continued to 5/24/2023
<b>Oakton Swim and Racquet Club, Inc., SPA-82-C-067-04</b> to amend SP 82-C-067 previously approved for a community swim, tennis, and recreation club, to allow modifications to development conditions. Located at 11714 Flemish Mill Ct., Oakton, 22124 on approx. 6.75 ac. of land zoned R-1C. Sully District. Tax Map 46-2 ((13)) A2. <i>(Deferred from 11/16/2022)</i>	Sunny Yang	<b>Approved</b>
<b>Katina Marie Scott and Timothy Paul Chobot, SP-2022-BR-00121</b> to permit a reduction in setback requirements to permit an addition 7.9 ft. from the southwest side lot line such that side setbacks total of 19.7 ft. and a roofed deck (covered patio) 10.0 ft. from the southwest side lot line. Located at 4408 Random Ct., Annandale, 22003 on approx. 13,335 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 70-1 ((7)) 170.	Philip Isaiah	<b>Approved</b>
<b>Unitarian Universalist Congregation of Fairfax, SPA 83-P-053-04</b> Appl. to amend SP 83-P-053 previously approved for a religious assembly with child care center and private school of general education to permit modifications to development conditions. Located at 2709 Hunter Mill Rd., Oakton, 22124 on approx. 10.58 ac. of land zoned R-1. Providence District. Tax Map 37-4 ((1)) 23. <i>(Admin moved from 7/27/2022, 10/12/2022, and 12/7/2022)</i>	Brandon McCadden	<b>Approved</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
March 8, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16, streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman's discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Vine United Methodist Church, A 2022-PR-016</b>	Cathy Belgin	Admin moved to 5/10/2023

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Douglas M. Weinstein, SP-2022-SP-00195 00195</b> to allow modifications to the limitations on the keeping of animals (chickens). Located at 9053 Andromeda Dr., Burke, 22015 on approx. 8,910 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 78-4 ((6)) 132A.	Philip Isaiah	<b>Approved</b>
<b>Trustees of St. John's United Methodist Church, SP-2022-MA-00119</b> to permit the continuation of an existing religious assembly with the addition of a child care center. Located at 5312 and 5400 Backlick Rd. Springfield, 22151 on approx. 6.19 ac. of land zoned R-2 and HC. Mason District. Tax Map 80-2 ((4)) 7 and 8. ( <i>Admin move from 12/7/2023</i> )	Kevin McMahan	<b>Approved</b>
<b>Rosmary Vanessa Acosta Escate, SP-2021-MA-00095</b> to permit a home day care facility. Located at 8507 Woodbine Ln., Annandale, 22003 on approx. 10,544 sq. ft. of land zoned R-3. Mason District. Tax Map 59-3 ((16)) 23.	Kevin McMahan	<b>Approved</b>
<b>Dildora Rakhmatullaeva, Ibrokhim Rakhmatullaeva, and Ismoil Rakhmatullaeva, VC-2022-MA-00011</b> to permit surfaced area for a driveway or vehicle or trailer parking exceeding 25 percent of the front yard. Located at 7821 Ridgewood Dr., Annandale, 22003 on approx. 21,881 sq. ft. of land zoned R-2. Mason District. Tax Map 59-4 ((9)) 89.	Brandon McCadden	Continued to 4/26/2023

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
March 15, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16, streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman's discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Farzaneh Hajiaghabozorgi and Nini Daycare LLC, SP-2022-BR-00177</b>	Kevin McMahan	<b>Indefinite Deferral</b>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Edward J. Hanlon (Trustee for Hanlon Family Trust), SP-2022-PR-00200</b> to permit a reduction of setback requirement to permit an addition 12.6 ft. from the rear lot line. Located at 2904 Oakton Ridge Cir., Oakton, 22124 on approx. 27,740 sq. ft. of land zoned R-1 (Cluster). Providence District. Tax Map 37-3 ((17)) 54A.	Philip Isaiah	<b>Approved</b>
<b>Paul Michael, TR, Christina A. Michael, SP-2021-BR-00090</b> to permit a reduction of setback requirements to permit an addition 10.2 ft. from the east side lot line. Located at 11610 Leehigh Dr., Fairfax, 22030 on approx. 22,082 sq. ft. of land zoned R-1. Braddock District. Tax Map 56-4 ((2)) 31. <i>(Deferred from 12/7/2022)</i>	Kevin McMahan	<b>Denied</b>
<b>Jean Jiyoung Kim and Hyung Joon Kim, SP-2022-SU-00170</b> to permit a reduction in setback requirements to permit an addition 14.2 ft. from the rear lot line. Located at 3709 Broadrun Dr., Fairfax, 22033 on approx. 8,642 sq. ft. of land zoned PDH-3 and WS. Sully District. Tax Map 45-2 ((11)) 246.	Kevin McMahan	<b>Approved</b>
<b>Hong Chen and Kevin Hu, VC-2022-DR-00014</b> to permit construction of an uncovered stoop and stairs 23.7 ft. from the front lot line adjacent to Valley Avenue. Located at 1701 Valley Ave., McLean, 22101 on approx. 15,230 sq. ft. of land zoned R-1. Dranesville District. Tax Map 31-3 ((9)) (5) 3A.	Brandon McCadden	<b>Denied</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS**  
**MEETING AGENDA**  
**March 22, 2023**

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**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

**Application**

**Staff**

**Action**

**Joseph P. Clancy, VC-2021-MV-00024** to allow an accessory structure (detached carport) in a front yard (23.0 feet from the front lot line adjacent to Stafford Road) on a lot less than 36,000 sq. ft. in area. Located at 7314 Stafford Rd., Alexandria, 22307 on approx. 21,590 sq. ft. of land zoned R-2 and HD Mount Vernon District. Tax Map 93-3 ((4)) 58. (*Admin moved from 7/13/2022, 10/05/2022, 11/30/2022, and 2/1/2023*)

Kevin  
McMahan

*Admin moved  
to 5/17/2023*

**Karl E. and Kristen Duckworth, A 2022-LE-001** Appeal of a determination that an addition is located 5 feet from the side lot line, which does not meet the side setback requirement of 12 feet, in violation of Zoning Ordinance provisions. Located at 6420 Telegraph Road, Alexandria, Virginia 22310, on approx. 0.42 ac. of land zoned R-3, Lee District, Tax Map 82-3 ((1)) 54A. (*Admin moved from 6/29/2022, and 11/2/2022*)

Suzanne  
Gilbert

*Admin moved  
to 5/24/2023*

**Andreas Brandt, A 2022-PR-014**, Appeal of a determination that there are two complete and separate dwelling units contained within the principal structure, and that there is surfaced parking area in the front yard in excess of the maximum 30% permitted, in violation of Zoning Ordinance provisions. Located at 7306 Lee Highway, Falls Church, Virginia 22046, on approx. 10,244 sq. ft. of land zoned R 4, Providence District, Tax Map 50-1 ((9)) 85. (*Admin moved from 1/25/2023*)

Cathy S.  
Belgin

*Admin moved  
to 5/3/2023*

**David J. Zimmerman and Denna H. Zimmerman, SP-2021-SP-00143** to permit a detached accessory living unit. Located at 6400 Newman Rd., Clifton, 20124 on approx. 6.93 ac. of land zoned R-C and WS. Springfield District. Tax Map 75-2 ((1)) 4 (*Admin move from 10/5/22, 11/30/2022, and 2/8/2023*)

Sunny Yang

*Admin moved  
to 5/17/2023*

## ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Olde Towne Pet Resort Springfield LLC, VC 2022-MV-00003</b> to permit existing and proposed fences measuring 8.0 ft. in height in the front yards adjacent to Alban Road and Interstate 95 (Henry G. Shirley Memorial Highway) and to permit canopies/awnings 5.0 feet from the front lot line adjacent to Alban Road and 2.5 feet from the front lot line adjacent to Interstate 95 (Henry G. Shirley Memorial Highway). Located at 8101 Alban Road., Springfield, 22150 on approx. 1.67 ac. of land zoned C-6. Mount Vernon District. Tax Map 99-1 ((17)) 6. (Associated with SE 2021-MV-00018). <i>(Deferred from 9/28/2022, 11/30/2022, and 1/25/2023)</i>	Kimia Zolfagharian	<b>APPROVED</b>
<b>Benjamin Jones and Sarah B. Jones, SP-2022-LE-00172</b> to permit an interior accessory living unit with a modification to the on-site parking requirements and a reduction in setback requirements based on errors in building location to allow an accessory structure (shed) 2.8 ft. from the rear lot line and a second accessory structure (shed) 3.8 ft. from the rear lot line and 1.9 ft. from the east side lot line to remain. Located at 5903 Sandringham Ct., Alexandria, 22315 on approx. 9,663 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 91-4 ((4)) 611.	Philip Isaiah	<b>APPROVED</b>
<b>Ryan D. Swanson and Allison S. Swanson, SP-2021-BR-00112</b> to permit a reduction in setback requirements to permit an addition 19.2 ft. from the rear lot line. Located at 4121 Nutwood Way, Fairfax, 22032 on approx. 10,858 sq. ft. of land zoned R-3. Braddock District. Tax Map 58-3 ((13)) 39.	Philip Isaiah	<b>APPROVED</b>
<b>Hector Saul Gomez and Patricia Yaneth Villalta, SP-2022-MV-00148</b> to permit an Increase in fence height in the front yard adjacent to Northumberland Road. Located at 7830 Godolphin Dr., Springfield, 22153 on approx. 23,713 sq. ft. of land zoned PDH-3 and NR. Mount Vernon District. Tax Map 98-4 ((6)) 152. <i>(Deferred from 3/1/2023)</i>	Kevin McMahan	<b>APPROVED</b>
<b>Malini S. Cunje, TR and ABC Family Childcare LLC SPA-2002-PR-037</b> , to amend SP-2022-PR-037 previously approved for a home day care facility to permit a change in permittee and modifications to development conditions. Located at 2828 Cedar Ln., Vienna, 22180, on approx. 14,040 sq. ft. of land zoned R-1. Providence District. Tax Map 49-1 ((4)) 15.	Kevin McMahan	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
March 29, 2023**

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**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Ying Liu and Jian Zhou, VC-2022-DR-00018</b> to permit front yard area paved for parking exceeding 30 percent. Located at 6817 Churchill Rd., McLean, 22101 on approx. 11,250 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-2 ((4)) (B) 8. <i>(Admin moved from 1/11/2023)</i>	<b>Sunny Yang</b>	<b>Withdrawn</b>
<b>Abdul S. Ahmady and Amina Ahmady, VC-2022-MA-00020</b>	<i>Philip Isaiah</i>	<i>Admin moved to 5/17/2023</i>
<b>Andrew T Ross, A 2022-PR-006</b> <i>(Admin move from 9/14/2022, 11/30/2022, and 1/25/2023)</i>	Cathy S. Belgin	<i>Admin moved to 5/17/2023</i>
<b>Mision Evangelica Jerusalem LA Celestial, Inc., SP-2022-SU-00144</b> to permit construction of a religious assembly. Located at 6321 Old Centreville Rd., Centreville, 20121 on approx. 1.12 ac. of land zoned R-1 and WS. Sully District. Tax Map 65-1 ((1)) 8C.	Brandon McCadden	<i>Admin moved to 6/28/2023</i>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>North American Islamic Foundation, A 2021-DR-011</b> , Appeal of a determination that the appellant is operating a place of worship without a valid Non-Residential Use Permit (Non-RUP), in violation of Zoning Ordinance provisions. Located at 13515 Dulles Technology Drive, Suite 1, Herndon, Virginia 20170, on approx. 0 ac. of land, in a condominium consisting of 12,801 square feet of gross floor area zoned I-4, Dranesville District, Tax Map 16-3((19)) (C2)1. <i>(Admin. move from 10/06/2021, 3/23/2022, 6/8/2022, and 9/28/2022)</i>	Ryan Johnson	Deferred to 5/24/2023

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Giles Industrial LLC, A 2019-MV-007</b> 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. <i>(Admin. moved from 10/2/19, 12/4/19, 2/5/20, 6/24/20, 7/8/2020, and 9/16/2020 at appl. req.) (Continued from 10/28/2020, 6/23/2021, 10/27/21, 6/8/2022, and 11/2/2022 )</i>	James Shields	Continued to 5/24/2023
<b>William Navarro, SP-2022-MV-00156</b> to permit modifications to the provisions for the keeping of animals (chickens). Located at 3113 Woodland Ln., Alexandria, 22309 on approx. 17,908 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-4 ((12)) 4.	Kevin McMahan	Deferred to 6/7/2023
<b>Nandor Szuprics and Erika B. Szuprics, SP-2022-BR-00184</b> to permit a reduction in setback requirements based on an error in building location to permit an open deck to remain 4.8 ft. from the rear lot line. Located at 4800 Treasure Ct., Fairfax, 22032 on approx. 2,325 sq. ft. of land zoned R-20. Braddock District. Tax Map 68-2 ((5)) 2136.	Kevin McMahan	Deferred to 6/14/2023
<b>Trustees Of Saint Matthews United Methodist Church, SPA-80-A-087-05 amend SP 80-A-087</b> previously approved for a religious assembly with child care center to permit modifications to site and development conditions. Located at 8617 Little River Tpke., Annandale, 22003 on approx. 4.01 ac. of land zoned R-1. Braddock District. Tax Map 59-3 ((10)) 13. <i>(Admin moved from 11/2/2022, and 2/1/2023)</i>	Sunny Yang	Deferred to 5/17/2023
<b>GBA Associates Limited Partnership, VC-2022-PR-00015</b> to permit a fence 8.0 ft. in height in the front yard adjacent to Arlington Blvd, the eastern and western side yards, and the rear yard. Located at 7700 Arlington Blvd., Falls Church, 22042 on approx. 43.6 ac. of land zoned I-3. Providence District. Tax Map 49-4 ((1)) 59A, B, and C. <i>(Deferred from 2/15/2023, and 3/1/2023)</i>	Brandon McCadden	Deferred to 5/17/2023

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**BOARD OF ZONING APPEALS AGENDA**  
**April 6, 2023**

*-- NO SCHEDULED MEETING --*

**BOARD OF ZONING APPEALS AGENDA**  
**April 12, 2023**

*-- NO SCHEDULED MEETING --*

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
April 19, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16, streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman's discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Trustees of Shining Star Community Church, SP-2022-PR-00149</b>	Sunny Yang	Admin moved to 5/24/2023
<b>Trustees of Garfield Memorial Christian Church, SP 2022-DR-00143</b> , to permit the continuation of an existing religious assembly including construction of a new principal building, modification to site conditions, and deletion of land area. Located at 1731 Great Falls St., McLean, 22101 on approx. 4.10 ac. of land (0.87 acres proposed after deletion) zoned R-3. Dranesville District. Tax Map 30-3 ((1)) 21A. <i>(Admin move from 12/7/2022, and 2/8/2023)</i>	Sunny Yang	Admin moved to 5/24/2023
<b>The Most Reverend Michael F. Burbidge, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office (Historic St. Mary's Catholic Church), SPA-88-S-092</b> amend SP-88-S-092 previously approved for a place of worship (religious assembly) to allow for addition of land area and modifications to site conditions. Located at 5612 Ox Rd., 5607 Vogue Rd., and 5701 Vogue Rd., Fairfax Station, 22039, on approx. 2.94 ac. of land zoned R-C and WS. Springfield District. Tax Map 77-1 ((1)) 29, 30 and 31.	Brandon McCadden	Admin moved to 4/26/2023
<b>Hazem A. Elariny, ZAPL-2022-DR-00020 (concurrent with ZAPL-2022-DR-00017)</b> Appeal of a notice of violation (NOV) that the appellant is operating a short-term lodging (STL) use on the property in violation of the STL permit standards contained in the Zoning Ordinance; appeal of a denial of a request for renewal of the previously approved STL permit which expired on November 25, 2022. Located at 612 Rivercrest Drive, McLean, Virginia 22101, on approx. 1.2 ac. of land zoned R 1, Dranesville District, Tax Map 21-2 ((3)) 19R.	Lily Yegazu	Admin moved to 6/14/2023

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Hazem A. Elariny, ZAPL-2022-DR-00017 (concurrent with ZAPL-2022-DR-00020)</b> Appeal of a notice of violation (NOV) that the appellant is operating a short-term lodging (STL) use on the property in violation of the STL permit standards contained in the Zoning Ordinance; appeal of a denial of a request for renewal of the previously approved STL permit which expired on November 25, 2022. Located at 612 Rivercrest Drive, McLean, Virginia 22101, on approx. 1.2 ac. of land zoned R 1, Dranesville District, Tax Map 21-2 ((3)) 19R.	Lily Yegazu	Admin moved to 6/14/2023
<b>Masood M. Rahimi, ZAPL-2022-SP-00011</b> Appeal of a notice of violation (NOV) that the appellant's driveway exceeds the front yard coverage requirements in violation of subsection 6100.2.B(3) of the Zoning Ordinance. The appeal application identifies the subject property as 5513 Clifton Road, Clifton, Virginia 20124 on approx. 31,297 square feet of land zoned R 1, Braddock, Tax Map 55-3 ((4)) 23.	Jennan Gato	Admin moved to 6/7/2023
<b>Suzanne Schillmoeller, SP-2022-DR-00182</b> to permit a reduction to the minimum yard (setback) requirements based on an error in building location to permit an addition to remain 9.6 ft. from the southeast side lot line. Located at 1616 Great Falls St., McLean, 22101 on approx. 6,500 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-3 ((2)) 17.	Kevin McMahan	<b>WITHDRAWN</b>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Ghazala Tabassum, SP-2022-LE-00181</b> To permit a home child (day) care. Located at 6427 Silver Ridge Circle., Alexandria, 22315 on approx. 2,640 sq. ft. of land zoned R-8. Lee District. Tax Map 91-3 ((10)) 263.	Philip Isaiah	<b>Approved</b>
<b>Rain Investment And Trading LLC, SP-2022-MA-00034</b> to permit a reduction of certain yard (setback) requirements to permit a roofed deck (covered porch) 15.1 ft. from the front lot line, an addition (enclosed carport) 24.0 ft. from the front lot line, and a second addition 25.1 ft. from the front lot line. Located at 2839 Meadow Ln., Falls Church, 22042 on approx. 8,325 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((7)) 47.	Kevin McMahan	<b>Approved</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
April 26, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16, streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman’s discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Mark E. Yohn, SP-2022-BR-00185</b> Reduction in certain yard requirements to permit an addition 9.2 feet from the southeast side lot line and a Reduction of minimum yard requirements based on error in building location to permit an accessory storage structure (shed) 1.0 feet from the southeast side lot line to remain. Located at 5513 Ravenel Lane., Springfield, 22151, on approx. 11,460 sq. ft. of land zoned R-3. Braddock District. Tax Map 79-2 ((2)) (75) 3.	Philip Isaiah	Admin moved to 5/17/2023
<b>Protection of the Holy Mother of God Orthodox Church (St. Mary Orthodox Church), SP 2021-PR-00091</b> to permit building/site modifications to an existing place of worship (religious assembly) use. Located at 7219 and 7223 Roosevelt Ave., Falls Church, 22042 on approx. 1.16 ac. of land zoned R-4. Providence District. Tax Map 50-3 ((9)) 56 and 50-3 ((1)) 9. (Admin Moved from 5/25/2022, 7/13/2022, 9/28/2022, 11/16/2022, and 2/15/2023)	Sunny Yang	Admin moved to 6/7/2023

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Dildora Rakhmatullaeva, Ibrokhim Rakhmatullaeva, and Ismoil Rakhmatullaeva, VC-2022-MA-00011</b> to permit surfaced area for a driveway or vehicle or trailer parking exceeding 25 percent of the front yard. Located at 7821 Ridgewood Dr., Annandale, 22003 on approx. 21,881 sq. ft. of land zoned R-2. Mason District. Tax Map 59-4 ((9)) 89. <b>(Continued from 3/8/2023)</b>	Brandon McCadden	<i>Continued to 6/7/2023</i>



<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Richard J. Yuras and Sharon M. Yuras, SP-2022-DR-00084</b> Richard J. Yuras and Sharon M. Yuras, SP 2022-DR-00084 to permit a reduction in certain yard (setback) requirements to permit an addition 14.5 ft. from the rear lot line. Located at 12731 Builders Road., Herndon, 20170 on approx. 8,934 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 10-4 ((14)) 60.	Philip Isaiah	<b>Approved</b>
<b>The Most Reverend Michael F. Burbidge, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office (Historic St. Mary's Catholic Church), SPA-88-S-092</b> amend SP-88-S-092 previously approved for a place of worship (religious assembly) to allow for addition of land area and modifications to site conditions. Located at 5612 Ox Rd., 5607 Vogue Rd., and 5701 Vogue Rd., Fairfax Station, 22039, on approx. 2.94 ac. of land zoned R-C and WS. Springfield District. Tax Map 77-1 ((1)) 29, 30 and 31. <i>(Admin moved from 4/19/2023)</i>	Brandon McCadden	<b>Approved</b>
<b>Jimmy L. Phillips and Paula J. Phillips, SP-2023-SP-00003</b> to permit a reduction of certain yard requirements to permit an addition 14.5 ft. from the rear lot line and an increase in fence height in a front yard to allow a 6-foot-tall fence to remain. Located at 7213 Drifter Ct., Burke, 22015 on approx. 8,433 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-3 ((3)) 34.	Brandon McCadden	<b>Approved</b>
<b>Shringar Rana, SP-2021-BR-00145</b> to permit a home child (day) care facility. Located at 8113 Carrick Ln., Springfield, 22151 on approx. 10,800 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-4 ((8)) (7) 6.	Kevin McMahan	<b>Approved</b>
<b>SCI Virginia Funeral Services, LLC, SPA-83-L-100-05</b> to amend SP-83-L-100 previously approved for a cemetery and crematory to permit modifications to site and development conditions. Located at 6600 South Kings Hwy., Alexandria, 22306, on approx. 51.2 ac. of land zoned R-4. Lee District. Tax Map 92-2 ((1)) 23.	Kevin McMahan	<i>Decision Deferred to 6/7/2023</i>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
May 3, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16, streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman's discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>The Korean Evangelical Association of America, Inc. T/A Good Shepherd Evangelical Church of Washington, SPA-2007-SP-006</b> to amend SP 2007-SP-006 previously approved for a religious assembly to allow for a change in permittee, the addition of an accessory child care center use, and modifications to site and development conditions. Located at 12609 Braddock Rd., Fairfax, 22030, on approx. 4.76 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((3)) 4. <i>(Admin moved from 2/15/2022)</i>	Kevin McMahan	<i>Admin moved to 6/14/2023</i>
<b>6651 LLC and Campbell &amp; Ferrara Nurseries, Inc., A 2022-MV-015</b> <i>(Admin moved from 2/1/2023)</i>	Cathy Belgin	<i>Admin moved to 10/4/2023</i>
<b>Board of Trustees of Rajdhani Mandir, SP 2022-SU-00161 (concurrent with SPA-87-S-012-04)</b> to permit construction of a place of worship (religious assembly). Located at 4612 Pleasant Valley Rd., Chantilly, 20151 on approx. 9.70 ac. of land zoned R-C and WS. Sully District. Tax Map 33-3 ((1)) 13. (Concurrent with SPA 87-S-012-04).	Brandon McCadden	<i>Admin moved to 7/19/2023</i>
<b>Board of Trustees of Rajdhani Mandir, SPA-87-S-012-04 (concurrent with SP 2022-SU-00161)</b> to amend SP 87-S-012 previously approved for a place of worship (religious assembly) to allow modifications to site and development conditions. Located at 4525 Pleasant Valley Rd., Chantilly, 20151, on approx. 7.68 ac. of land zoned R-C and WS. Sully District. Tax Map 33-3 ((1)) 5A. (Concurrent with SP 2022-SU-00161).	Brandon McCadden	<i>Admin moved to 7/19/2023</i>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Andreas Brandt, A 2022-PR-014</b> , Appeal of a determination that there are two complete and separate dwelling units contained within the principal structure, and that there is surfaced parking area in the front yard in excess of the maximum 30% permitted, in violation of Zoning Ordinance provisions. Located at 7306 Lee Highway, Falls Church, Virginia 22046, on approx. 10,244 sq. ft. of land zoned R 4, Providence District, Tax Map 50-1 ((9)) 85. <i>(Admin moved from 1/25/2023, and 3/22/2023)</i>	Austin Gastrell	<i>Admin moved to 6/7/2023</i>

### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Capital Presbyterian Church, a mission church sponsored by McLean Presbyterian Church, SPA-85-D-009-09</b> a mission church sponsored by McLean Presbyterian Church, SPA 85-D-009-09, to amend SP 85-D-009 previously approved for a place of worship (religious assembly) with a private school of general education, and child care center to permit a change in permittee and modifications to development conditions. Located at 1545, 1549, and 1551 Dranesville Rd., Herndon, 20170 on approx. 5.64 ac. of land zoned R-3. Dranesville District. Tax Map 10-2 ((1)) 7 and 7A. <i>(Admin moved from 5/24/2023)</i>	Brandon McCadden	<b>Approved</b>
<b>Laura J. Bingaman and Seth A. Bingaman, SP-2022-MA-00210</b> to permit a reduction of certain yard requirements to permit an addition 10.3 ft. from the east side lot line and to permit an increase in fence height in the front yard. Located at 6308 Eppard St., Falls Church, 22044 on approx. 13,848 sq. ft. of land zoned R-3. Mason District. Tax Map 51-3 ((11)) 38.	Brandon McCadden	<b>Approved</b>
<b>Trustees of St. James Episcopal Church, SPA-86-V-052-04</b> to amend SP-86-V-052 previously approved for a place of worship (religious assembly) with child care center to allow for the deletion of land area and an increase in fence height in the front yard. Located at 5614 Old Mill Rd., Alexandria, 22309, on approx. 4.88 ac. of land zoned R-2. Mount Vernon District. Tax Map 110-1 ((1)) 4B.	Philip Isaiah	<b>Approved</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
May 10, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16, streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman's discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Bill H. Waller, SP-2022-MV-00107</b>	Kevin McMahan	<i>Admin moved to 5/17/2023</i>
<b>Vine United Methodist Church, A 2022-PR-016</b> ( <i>Admin moved from 3/8/2023</i> )	Cathy Belgin	<i>Admin moved to 6/28/2023</i>
<b>Kyu H. Chong, SP-2021-HM-00118 (Concurrent with VC 2021-HM-00020)</b> to permit an increase in fence height in the front yard adjacent to Higdon Dr. and a reduction in yard (setback) requirements based on errors in building location to permit an accessory storage structure (shed) to remain 2.2 ft. from the rear lot line and 2.8 ft. from the north side lot line. Located at 1645 Irvin St., Vienna, 22182 on approx. 26,116 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 28-4 ((10)) 49. (Concurrent with VC 2021-HM-00020).	Kevin McMahan	<b>Indefinite Deferral</b>
<b>Kyu H. Chong, VC 2021-HM-00020 (Concurrent with SP-2021-HM-00118)</b> to permit an accessory structure (tree/play house) in the front yard adjacent to Higdon Dr. on a lot less than 36,000 sq. ft. in area. Located at 1645 Irvin St., Vienna, 22182 on approx. 26,116 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 28-4 ((10)) 49. (Concurrent with SP 2021-HM-00118).	Kevin McMahan	<b>Indefinite Deferral</b>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Bogle Telegraph Road Associates L.P., A 2019-LE-021</b> 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.) <b>(Deferred from 7/8/2020 at staff's req.) (Continued from 10/28/2020, 4/7/2021, 6/30/2021, 10/27/21, 6/8/2022, and 9/28/2022, and 1/11/2023).</b>	Cathy S. Belgin	<i>Continued to 9/20/2023</i>
<b>Nabaraj Parajuli and Gayatra Parajuli, SP-2022-MA-00097</b> to permit a reduction in minimum yard (setback) requirements based on errors in building location to allow an addition 20.1 ft. from the rear lot line, accessory structure (playhouse) 4.6 ft. from the rear lot line, and an accessory storage structure (shed) 5.2 ft. from the northeast side lot line to remain. Located at 3116 Cofer Rd., Falls Church, 22042 on approx. 10,097 sq. ft. of land zoned R-3. Mason District. Tax Map 50-4 ((20)) 243.	Philip Isaiah	<i>Continued for information to 6/7/2023</i>
<b>Joy A. Wilder and Andrew H. Wilder, SPA 2018-LE-016</b> to amend SP 2018-LE-016 previously approved for a home child care facility to allow modifications to development conditions. Located at 5908 Bond Ct., Alexandria, 22315 on approx. 8,738 sq. ft. of land zoned R-3 (Cluster). Franconia District. Tax Map 100-2 ((2)) 558.	Philip Isaiah	<b>APPROVED</b>
<b>Piyush J. Goel, SP-2022-MV-00009</b> to permit an increase in fence or wall height in a front yard. Located at 2511 Brentwood Pl., Alexandria, 22306 on approx. 25,866 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-1 ((7)) (5) 505.	Kevin McMahan	<b>APPROVED</b>
<b>Tushar Bhardwaj, VC 2021-BR-00010</b> to permit construction of a single-family dwelling 19.7 ft. from the front lot line adjacent to Ox Road and 19.7 ft. from the side lot line. Located at 4700 Ox Road, Fairfax, 22030 on approx. 11,400 sq. ft. of land zoned R-1 and WS. Braddock District. Tax Map 68-1 ((3)) 1. (Admin move from 12/8/2021, 2/9/2022, 3/23/2022, 5/4/2022, 6/15/2022, and 9/14/2022) (Admin move from 10/26/2022, and 2/22/2023, and 3/1/2023)	Sunny Yang	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
May 17, 2023**

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**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Abdul S. Ahmady and Amina Ahmady, VC-2022-MA-00020</b> ( <i>Admin moved from 3/29/2023</i> )	Philip Isaiah	Admin move to 6/28/2023
<b>Joseph P. Clancy, VC-2021-MV-00024</b> to allow an accessory structure (detached carport) in a front yard (23.0 feet from the front lot line adjacent to Stafford Road) on a lot less than 36,000 sq. ft. in area. Located at 7314 Stafford Rd., Alexandria, 22307 on approx. 21,590 sq. ft. of land zoned R-2 and HD Mount Vernon District. Tax Map 93-3 ((4)) 58. ( <i>Admin moved from 7/13/2022, 10/05/2022, 11/30/2022, 2/1/2023, and 3/22/2023</i> )	Kevin McMahan	Admin move to 7/12/2023
<b>Andrew T Ross, A 2022-PR-006</b> ( <i>Admin move from 9/14/2022, 11/30/2022, 1/25/2023, and 3/29/2023</i> )	Cathy S. Belgin	Admin move to 7/12/2023
<b>David J. Zimmerman and Denna H. Zimmerman, SP-2021-SP-00143</b> to permit a detached accessory living unit (accessory dwelling unit). Located at 6400 Newman Rd., Clifton, 20124 on approx. 6.93 ac. of land zoned R-C and WS. Springfield District. Tax Map 75-2 ((1)) 4. ( <i>Admin move from 10/5/22, 11/30/2022, 2/8/2023, and 3/22/2023</i> )	Sunny Yang	Admin move to 7/12/2023

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Mark E. Yohn, SP-2022-BR-00185</b> Reduction in certain yard requirements to permit an addition 9.2 feet from the southeast side lot line and a Reduction of minimum yard requirements based on error in building location to permit an accessory storage structure (shed) 1.0 feet from the southeast side lot line to remain. Located at 5513 Ravenel Lane., Springfield, 22151, on approx. 11,460 sq. ft. of land zoned R-3. Braddock District. Tax Map 79-2 ((2)) (75) 3. ( <i>Admin moved from 4/26/2023</i> )	Philip Isaiah	<b>APPROVED</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Dawei Xue and Christina Haung, SP-2022-SU-00206</b> to permit a reduction in minimum yard (setback) requirements based on an error in building location to permit an open deck 1.9 ft. from the side lot line to remain. Located at 13705 Frankford Cir., Centreville, 20120, on approx. 10,693 sq. ft. of land zoned R-3 (Cluster), WS. Sully District. Tax Map 54-2 ((4)) 276.	Philip Isaiah	<b>APPROVED</b>
<b>Bill H. Waller, SP-2022-MV-00107</b> to permit a reduction in minimum yard (setback) requirements based on errors in building location to permit an accessory structure (detached garage) to remain 4.4 ft. from the rear lot line and 4.9 ft. from the southwest side lot line and to permit an increase in fence height in the front yard. Located at 5651 Kathryn St., Alexandria, 22303 on approx. 7,209 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 83-1 ((2)) 15. (Admin moved from 5/10/2023) <i>(Admin moved from 5/10/2023)</i>	Kevin McMahan	<b>APPROVED</b>
<b>Trustees Of Saint Matthews United Methodist Church, SPA-80-A-087-05 amend SP 80-A-087</b> previously approved for a religious assembly with child care center to permit modifications to site and development conditions. Located at 8617 Little River Tpke., Annandale, 22003 on approx. 4.01 ac. of land zoned R-1. Braddock District. Tax Map 59-3 ((10)) 13. <i>(Admin moved from 11/2/2022, and 2/1/2023)</i> <i>(Deferred from 3/29/2023)</i>	Sunny Yang	<b>APPROVED</b>
<b>GBA Associates Limited Partnership, VC-2022-PR-00015</b> to permit a fence 8.0 ft. in height in the front yard adjacent to Arlington Blvd, the eastern and western side yards, and the rear yard. Located at 7700 Arlington Blvd., Falls Church, 22042 on approx. 43.6 ac. of land zoned I-3. Providence District. Tax Map 49-4 ((1)) 59A, B, and C. <i>(Deferred from 2/15/2023, and 3/1/2023, 3/29/2023)</i>	Brandon McCadden	<b>APPROVED</b>

All persons wishing to present their views may do so by emailing [BZAClerkMail@fairfaxcounty.gov](mailto:BZAClerkMail@fairfaxcounty.gov), send via regular mail to Clerk, Board of Zoning Appeals, 12055 Government Center Parkway, Fairfax, VA 22035, and/or sign up to speak [online](#). It is recommended that all correspondence be received one week and one day prior to a hearing by 3 pm in order for the Board members to have a week to review materials. Correspondence can be accepted up to 3 pm the day before a hearing, but may not be forwarded to members until the evening before. If there are any questions, please call the Clerk's office at 703-324-1280.

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
May 24, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16](#), [streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman's discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Capital Presbyterian Church, a mission church sponsored by McLean Presbyterian Church, SPA-85-D-009-09</b>	Brandon McCadden	Admin moved to 5/3/2023
<b>Karl E. and Kristen Duckworth, A 2022-LE-001</b> Appeal of a determination that an addition is located 5 feet from the side lot line, which does not meet the side setback requirement of 12 feet, in violation of Zoning Ordinance provisions. Located at 6420 Telegraph Road, Alexandria, Virginia 22310, on approx. 0.42 ac. of land zoned R-3, Lee District, Tax Map 82-3 ((1)) 54A. <i>(Admin moved from 6/29/2022, 11/2/2022, and 3/22/2023)</i>	Suzanne Gilbert	Admin moved to 9/13/2023

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Giles Industrial LLC, A 2019-MV-007</b> 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. <i>(Admin. moved from 10/2/19, 12/4/19, 2/5/20, 6/24/20, 7/8/2020, and 9/16/2020 at appl. req.) (Continued from 10/28/2020, 6/23/2021, 10/27/21, 6/8/2022, 11/2/2022, and 3/29/2023)</i>	James Shields	<i>Continued to 11/1/2023</i>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>North American Islamic Foundation, A 2021-DR-011</b> , Appeal of a determination that the appellant is operating a place of worship without a valid Non-Residential Use Permit (Non-RUP), in violation of Zoning Ordinance provisions. Located at 13515 Dulles Technology Drive, Suite 1, Herndon, Virginia 20170, on approx. 0 ac. of land, in a condominium consisting of 12,801 square feet of gross floor area zoned I-4, Dranesville District, Tax Map 16-3((19)) (C2)1. ( <i>Admin. move from 10/06/2021, 3/23/2022, 6/8/2022, and 9/28/2022</i> )( <b>Deferred from 3/29/2023</b> )	Ryan Johnson	<i>Deferred to 7/26/2023</i>
<b>Gennaro Rucci III, VC 2021-MV-00018</b> to allow an accessory structure (detached garage) to remain in the front yard adjacent to Laurel Road on a lot less than 36,000 sq. ft. in area. Located at 4204 Laurel Rd., Alexandria, 22309 on approx. 21,412 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-3 ((8)) (G) 4. (Concurrent with SP 2021-MV-00114). ( <i>Admin moved from 6/8/2022</i> )( <b>Continued from 7/27/2022, 11/2/2022, and 3/1/2023</b> )	Kevin McMahan	<i>Continued to 6/14/2023</i>
<b>Gennaro Rucci III, SP 2021-MV-00114</b> to permit an increase in fence height in the - front yard adjacent to Laurel Road, an increase in the percentage of coverage permitted in the minimum required rear yard, and a reduction in setback requirements based on errors in building location to permit an accessory structure (pavilion) to remain 3.5 ft. from the rear lot line and a second accessory structure (detached garage) to remain 4.1 ft. from the rear lot line. Located at 4204 Laurel Rd., Alexandria, 22309 on approx. 21,412 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-3 ((8)) (G) 4. (Concurrent with VC 2021-MV-00018). ( <i>Admin moved from 6/8/2022</i> )( <b>Continued from 7/27/2022, 11/2/2022, and 3/1/2023</b> )	Kevin McMahan	<i>Continued to 6/14/2023</i>
<b>Teresa M. Wilcox, Jonathan R. Wilcox, and Susan A. Wilcox, SP-2023-HM-00002</b> to permit a reduction in setback requirements to permit a roofed deck (covered porch) 43.2 ft. from the front lot line. Located at 10120 Westford Dr., Vienna, 22182 on approx. 1.84 ac. of land zoned R-E. Hunter Mill District. Tax Map 18-4 ((3)) 5.	Philip Isaiah	<b>APPROVED</b>
<b>Trustees of Garfield Memorial Christian Church, SP 2022-DR-00143</b> , to permit the continuation of an existing place of worship (religious assembly) including construction of a new principal building and modification to site conditions. Located at 1731 Great Falls St., McLean, 22101 on approx. 1.21 ac. of land zoned R-3. Dranesville District. Tax Map 30-3 ((1)) 21A (pt.). ( <i>Admin move from 12/7/2022, 2/8/2023, and 4/19/2023</i> )	Sunny Yang	<b>APPROVED</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<p><b>Farah Javid and Farah Home Daycare LLC, SPA-2014-LE-258</b>  amend SP-2014 LE-258 previously approved for a home child (day) care to allow a change in permittee and modifications to development conditions. Located at 7420 Beulah St., Alexandria, 22315, on approx. 1.50 ac. of land zoned R-1. Lee (now Franconia) District. Tax Map 91-3 ((1)) 23A.</p>	Kevin McMahan	<b>APPROVED</b>
<p><b>Khalida Naz and Bright Home Day Care LLC, SP-2022-SP-00186</b>  to permit a home child (day) care facility. Located at 7706 Tower Woods Dr., Springfield, 22153 on approx. 14,566 sq. ft. of land zoned R-3. Springfield District. Tax Map 98-1 ((13)) 17.</p>	Kevin McMahan	<b>APPROVED</b>
<p><b>Trustees of Shining Star Community Church, SP-2022-PR-00149</b>  To permit the continuation of an existing religious assembly (Place of Worship) with modifications to site conditions. Located at 2920, 2933, 2937, 2939 Strathmeade St. and 2917, 2919, 2921 Fairmont St., Falls Church, 22042 on approx. 3.88 acres of land zoned R-4. Providence District. Tax Map 50-3 ((16)) 3A, 50-3 ((17)) 35, 37, 39, 41, 43, 45A and 47. <i>(Admin moved from 4/19/2023)</i></p>	Sunny Yang	<b>APPROVED</b>

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**BOARD OF ZONING APPEALS AGENDA**  
**May 31, 2023**

*-- NO SCHEDULED MEETING --*

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
June 7, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16](#), [streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman's discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Andreas Brandt, A 2022-PR-014</b> , Appeal of a determination that there are two complete and separate dwelling units contained within the principal structure, and that there is surfaced parking area in the front yard in excess of the maximum 30% permitted, in violation of Zoning Ordinance provisions. Located at 7306 Lee Highway, Falls Church, Virginia 22046, on approx. 10,244 sq. ft. of land zoned R 4, Providence District, Tax Map 50-1 ((9)) 85. (Admin moved from 1/25/2023, and 3/22/2023, 5/2/2023)	Austin Gastrell	<i>Admin moved to 7/12/2023</i>
<b>Masood M. Rahimi, ZAPL-2022-SP-00011</b> Appeal of a notice of violation (NOV) that the surfaced area for driveway, vehicle, or trailer parking in the front yard exceeds 25% of the front yard, in the R-1 District, in violation of the Zoning Ordinance. Located at 5513 Clifton Road, Clifton, Virginia 20124, on approx. 31,297 sq. ft. of land zoned R 1, Springfield District, Tax Map 55-3 ((4)) 23. (Admin moved from 4/19/2023)	Jennan Qato	<i>Admin moved to 7/26/2023</i>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>David B. Pascoe and Kathleen A. Pascoe, SP-2022-MV-00213</b> To permit a reduction of setback requirements to permit an addition 19.7 ft. from the rear lot line and an open deck 11.5 ft. from the rear lot line. Located at 9403 Ludgate Dr., Alexandria, 22309 on approx. 15,984 sq. ft. of land zoned R-2 (Cluster). Mount Vernon District. Tax Map 110-4 ((11)) 32.	Philip Isaiah	<i>Deferred to 6/28/2023</i>

<p><b>Nabaraj Parajuli and Gayatra Parajuli, SP-2022-MA-00097</b> to permit a reduction in minimum yard (setback) requirements based on errors in building location to allow an addition 20.1 ft. from the rear lot line, accessory structure (playhouse) 4.6 ft. from the rear lot line, and an accessory storage structure (shed) 5.2 ft. from the northeast side lot line to remain. Located at 3116 Cofer Rd., Falls Church, 22042 on approx. 10,097 sq. ft. of land zoned R-3. Mason District. Tax Map 50-4 ((20)) 243. <b>(Continued for information from 5/10/2023)</b></p>	Philip Isaiah	<b>Continued to 9/20/2023</b>
<p><b>Dildora Rakhmatullaeva, Ibrokhim Rakhmatullaeva, and Ismoil Rakhmatullaeva, VC-2022-MA-00011</b> to permit surfaced area for a driveway or vehicle or trailer parking exceeding 25 percent of the front yard. Located at 7821 Ridgewood Dr., Annandale, 22003 on approx. 21,881 sq. ft. of land zoned R-2. Mason District. Tax Map 59-4 ((9)) 89. <b>(Continued from 3/8/2023, and 4/26/2023)</b></p>	Brandon McCadden	<b>Continued to 6/28/2023</b>
<p><b>SCI Virginia Funeral Services, LLC, SPA-83-L-100-05</b> to amend SP-83-L-100 previously approved for a cemetery and crematory to permit modifications to site and development conditions. Located at 6600 South Kings Hwy., Alexandria, 22306, on approx. 51.2 ac. of land zoned R-4. Lee District. Tax Map 92-2 ((1)) 23. <b>(Decision Deferred from 4/26/2023)</b></p>	Kevin McMahan	<b>APPROVED</b>
<p><b>William Navarro, SP-2022-MV-00156</b> to permit modifications to the provisions for the keeping of animals (chickens). Located at 3113 Woodland Ln., Alexandria, 22309 on approx. 17,908 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-4 ((12)) 4. <i>(Deferred from 3/29/2023)</i></p>	Kevin McMahan	<b>APPROVED</b>
<p><b>Abdollah Bahadorie, SP-2021-DR-00146</b> to permit a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) 1.9 ft. from the rear lot line. Located at 8009 Falstaff Rd., McLean, 22102 on approx. 13,631 sq. ft. of land zoned R-2 (Cluster). Dranesville District. Tax Map 29-2 ((3)) 348.</p>	Kevin McMahan	<b>APPROVED</b>
<p><b>Gjon A. Kadeli and Mary H. Kadeli, SP-2023-MA-00005</b> to permit a reduction in setback requirements to permit: 1.) an addition 19.1 ft. and a roofed deck (covered porch) 16.7 ft. from the front lot line adjacent to Holmes Run Drive, 2.) an addition (carport) 27.0 ft. from the front lot line adjacent to Executive Avenue, and 3.) an addition 8.7 ft. from the side lot line. Located at 3311 Executive Ave., Falls Church, 22042 on approx. 13,775 sq. ft. of land zoned R-3. Mason District. Tax Map 59-2 ((8)) (9) 13.</p>	Brandon McCadden	<b>APPROVED</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<p><b>Protection of the Holy Mother of God Orthodox Church (St. Mary Orthodox Church), SP 2021-PR-00091</b> to permit building/site modifications to an existing place of worship (religious assembly) use. Located at 7219 and 7223 Roosevelt Ave., Falls Church, 22042 on approx. 1.16 ac. of land zoned R-4. Providence District. Tax Map 50-3 ((9)) 56 and 50-3 ((1)) 9. (Admin Moved from 5/25/2022, 7/13/2022, 9/28/2022, 11/16/2022, 2/15/2023, and 4/26/2023)</p>	Sunny Yang	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
June 14, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16, streamed online](#), and available to [view on demand](#) following the meeting.

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**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Loic F. Hamon and Rebekka E. Laird, SP-2022-PR-00176</b>	Kevin McMahan	Admin moved to 6/28/2023
<b>The Korean Evangelical Association of America, Inc. T/A Good Shepherd Evangelical Church of Washington, SPA-2007-SP-006</b> to amend SP 2007-SP-006 previously approved for a religious assembly to allow for a change in permittee, the addition of an accessory child care center use, and modifications to site and development conditions. Located at 12609 Braddock Rd., Fairfax, 22030, on approx. 4.76 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((3)) 4. <i>(Admin moved from 2/15/2022, and 5/3/2023)</i>	Kevin McMahan	Admin moved to 7/26/2023

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Deborah L. Armenti, SP-2022-DR-00212</b> to permit an interior accessory living unit with greater than 800 sq. ft. of gross floor area. Located at 248 Bliss Ln., Great Falls, 22066 on approx. 5.00 ac. of land zoned R-E. Dranesville District. Tax Map 3-4 ((2)) C.	Philip Isaiah	<i>Deferred to 7/19/2023</i>
<b>Rink Management Services Corp, SP-2022-PR-00086</b> to permit a temporary use—a special event for more than 21 days—consisting of a roller-skating rink and ice-skating rink. Roller-skating rink located in Merrifield Town Center Drive (between District Avenue and Merrifield Cinema Drive). Ice-skating rink located in Penny Lane Park and in District Avenue (between Penny Lane and Merrifield Town Center Drive) in Fairfax, 22031 on approx. 5.9 acres of land zoned PRM and PDC. Providence District. Tax Map 49-3 ((37)) J (pt.), 49-3 ((37)) N (pt.), and 49-3 ((38)) (6) 1 (pt.). <i>(Continued from 7/13/2022) (Decision Deferred from 9/14/2022) (Continued from 10/19/2022, and 2/1/2023)</i>	Brandon McCadden	<b>INDEFINITELY DEFERRED</b>



<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Gennaro Rucci III, VC 2021-MV-00018</b> to allow an accessory structure (detached garage) to remain in the front yard adjacent to Laurel Road on a lot less than 36,000 sq. ft. in area. Located at 4204 Laurel Rd., Alexandria, 22309 on approx. 21,412 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-3 ((8)) (G) 4. (Concurrent with SP 2021-MV-00114). ( <i>Admin moved from 6/8/2022</i> )( <b>Continued from 7/27/2022, 11/2/2022, 3/1/2023, and 5/24/2023</b> )	Kevin McMahan	<i>Continued to 7/26/2023</i>
<b>Gennaro Rucci III, SP 2021-MV-00114</b> to permit an increase in fence height in the - front yard adjacent to Laurel Road, an increase in the percentage of coverage permitted in the minimum required rear yard, and a reduction in setback requirements based on errors in building location to permit an accessory structure (pavilion) to remain 3.5 ft. from the rear lot line and a second accessory structure (detached garage) to remain 4.1 ft. from the rear lot line. Located at 4204 Laurel Rd., Alexandria, 22309 on approx. 21,412 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-3 ((8)) (G) 4. (Concurrent with VC 2021-MV-00018). ( <i>Admin moved from 6/8/2022</i> )( <b>Continued from 7/27/2022, 11/2/2022, 3/1/2023, and 5/24/2023</b> )	Kevin McMahan	<i>Continued to 7/26/2023</i>
<b>Carlene M. Walker and Brock J. Walker, SP-2022-SU-00179</b> to permit a reduction of setback requirements to permit an addition 15.3 ft. from the rear lot line. Located at 13118 Applegrove Ln., Herndon, 20171 on approx. 10,493 sq. ft. of land zoned PDH-2. Sully District. Tax Map 35-1 ((4)) (15) 90.	Philip Isaiah	<b>APPROVED</b>
<b>Nandor Szuprics and Erika B. Szuprics, SP-2022-BR-00184</b> to permit a reduction to the minimum setback requirements based on an error in building location to permit an open deck to remain 4.8 ft. from the rear lot line. Located at 4800 Treasure Ct., Fairfax, 22032 on approx. 2,325 sq. ft. of land zoned R-20. Braddock District. Tax Map 68-2 ((5)) 2136. ( <i>Deferred from 3/29/2023</i> )	Kevin McMahan	<i>Continued to 7/12/2023</i>
<b>Rebecca Pomykala, SP-2022-MV-00205</b> to permit a reduction in setback requirements based on an error in building location to permit a roofed deck (front portico) 20.2 ft. from the front lot line and an increase in fence height in the front yard. Located at 6026 Grove Dr., Alexandria, 22307 on approx. 11,543 sq. ft. of land zoned R-4 and HC. Mount Vernon District. Tax Map 83-3 ((14)) (2) 36.	Kevin McMahan	<b>APPROVED</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Corinne Grommers, VCA-84-D-133</b> to amend to VC 84-D-133 previously approved for a single-story addition 5.5 ft. from the north side lot line to allow a second-story addition 5.5 ft. from the north side lot line such that side setbacks total 17.1 ft. Located at 8018 Falstaff Rd., McLean, 22102 on approx. 13,012 sq. ft. of land zoned R-2 (Cluster). Dranesville District. Tax Map 29-2 ((3)) 326.	Brandon McCadden	<b>APPROVED</b>
<b>Hazem A. Elariny, ZAPL-2022-DR-00020 (concurrent with ZAPL-2022-DR-00017)</b> Appeal of a notice of violation (NOV) that the appellant is operating a short-term lodging (STL) use on the property in violation of the STL permit standards contained in the Zoning Ordinance. Located at 612 Rivercrest Drive, McLean, Virginia 22101, on approx. 1.2 ac. of land zoned R 1, Dranesville District, Tax Map 21-2 ((3)) 19R. (Admin moved from 4/19/2023)	Lily Yegazu	<b>DENIED</b>
<b>Hazem A. Elariny, ZAPL-2022-DR-00017 (concurrent with ZAPL-2022-DR-00020)</b> Appeal of a denial of a request for renewal of the previously approved STL permit which expired on November 25, 2022. Located at 612 Rivercrest Drive, McLean, Virginia 22101, on approx. 1.2 ac. of land zoned R 1, Dranesville District, Tax Map 21-2 ((3)) 19R. (Admin moved from 4/19/2023)	Lily Yegazu	<b>UPHELD</b>

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**BOARD OF ZONING APPEALS AGENDA**  
**June 21, 2023**

*-- NO SCHEDULED MEETING --*

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
June 28, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16, streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman's discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Newer LLC, A 2020-MV-028</b> An appeal of a determination that the appellant is operating a kennel that includes outdoor play/exercise areas in the C-6 District, in violation of Zoning Ordinance provisions. Located at 8101 Alban Road, Springfield, VA 22150, 22074 on approx. 72,710 sq. ft. of land zoned C-6, Mount Vernon District. Tax. Map 99-1 ((17)) 6. (Admin. moved from 3/31/2021, 5/26/21, 7/14/2021, 10/27/21, and 4/13/22) (Admin. moved to 4/13/22 but meeting canceled for BOS Budget Hearings) (Admin. Moved from 11/2/2022, and 2/1/2023)	Suzanne Gilbert	<i>Admin moved to 9/13/2023</i>
<b>Mision Evangelica Jerusalem LA Celestial, Inc., SP-2022-SU-00144</b> to permit construction of a religious assembly. Located at 6321 Old Centreville Rd., Centreville, 20121 on approx. 1.12 ac. of land zoned R-1 and WS. Sully District. Tax Map 65-1 ((1)) 8C. (Admin moved from 3/29/2023)	Brandon McCadden	<i>Admin moved to 10/11/2023</i>
<b>Abdul S. Ahmady and Amina Ahmady, VC-2022-MA-00020</b> to permit construction of a single family detached dwelling 9.4 ft. from the front lot line. Located at 6624 Tunlaw Ct., Alexandria, 22312 on approx. 1.18 ac. of land zoned R-2. Mason District. Tax Map 71-4 ((1)) 69 and 71-4 ((14)) A. (Admin moved from 3/29/2023, and 5/17/2023)	Philip Isaiah	<i>Admin moved to 9/27/2023</i>
<b>AAR Investment, LLC, A 2022-LE-012</b> (Admin moved from 2/15/2023)	Cathy Belgin	<i>Admin moved To 10/25/2023</i>
<b>Vine United Methodist Church, A 2022-PR-016</b> (Admin moved from 3/8/2023, and 5/10/2023)	Cathy Belgin	<b>WITHDRAWN</b>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Dildora Rakhmatullaeva, Ibrokhim Rakhmatullaeva, and Ismoil Rakhmatullaeva, VC-2022-MA-00011</b> to permit surfaced area for a driveway or vehicle or trailer parking exceeding 25 percent of the front yard. Located at 7821 Ridgewood Dr., Annandale, 22003 on approx. 21,881 sq. ft. of land zoned R-2. Mason District. Tax Map 59-4 ((9)) 89. <b>(Continued from 3/8/2023, 4/26/2023, and 6/7/2023)</b>	Brandon McCadden	Continued to 7/12/2023
<b>Traysana Soudachanh and Grace Z. Liu, SP-2022-SP-00136</b> to permit a reduction in setback requirements to permit an addition 12.7 ft. from the rear lot line. Located at 5100 Myrtle Leaf Dr., Fairfax, 22030 on approx. 8,928 sq. ft. of land zoned PDH-2 and WS. Springfield District. Tax Map 55-3 ((10)) 82.	Brandon Lesko	<b>APPROVED</b>
<b>David B. Pascoe and Kathleen A. Pascoe, SP-2022-MV-00213</b> To permit a reduction of setback requirements to permit an addition 19.7 ft. from the rear lot line and an open deck 11.5 ft. from the rear lot line. Located at 9403 Ludgate Dr., Alexandria, 22309 on approx. 15,984 sq. ft. of land zoned R-2 (Cluster). Mount Vernon District. Tax Map 110-4 ((11)) 32. <i>(Deferred from 6/7/2023)</i>	Philip Isaiah	<b>APPROVED</b>
<b>Loic F. Hamon and Rebekka E. Laird, TR, SP-2022-PR-00176</b> to permit a reduction in setback requirements to permit a covered front porch (roofed deck) 20.2 ft. from the front lot line. Located at 2761 W George Mason Rd., Falls Church, 22042 on approx. 6,250 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-2 ((5)) 152. <i>(Admin moved from 6/14/2023)</i>	Kevin McMahan	<b>APPROVED</b>

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**BOARD OF ZONING APPEALS AGENDA**  
**July 5, 2023**

*-- NO SCHEDULED MEETING --*

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
July 12, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16](#), [streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman's discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Joseph P. Clancy, VC-2021-MV-00024</b> to allow an accessory structure (detached carport) in a front yard (23.0 feet from the front lot line adjacent to Stafford Road) on a lot less than 36,000 sq. ft. in area. Located at 7314 Stafford Rd., Alexandria, 22307 on approx. 21,590 sq. ft. of land zoned R-2 and HD Mount Vernon District. Tax Map 93-3 ((4)) 58. (Admin moved from 7/13/2022, 10/05/2022, 11/30/2022, 2/1/2023, 3/22/2023, and 5/17/2023)	Kevin McMahan	Admin moved to 10/11/2023
<b>David J. Zimmerman and Denna H. Zimmerman, SP-2021-SP-00143</b> to permit a detached accessory living unit. Located at 6400 Newman Rd., Clifton, 20124 on approx. 6.93 ac. of land zoned R-C and WS. Springfield District. Tax Map 75-2 ((1)) 4. (Admin move from 10/5/22, 11/30/2022, 2/8/2023, 3/22/2023, and 5/17/2023)	Sunny Yang	Admin moved to 10/4/2023
<b>Andreas Brandt, A 2022-PR-014</b> , Appeal of a determination that there are two complete and separate dwelling units contained within the principal structure, and that there is surfaced parking area in the front yard in excess of the maximum 30% permitted, in violation of Zoning Ordinance provisions. Located at 7306 Lee Highway, Falls Church, Virginia 22046, on approx. 10,244 sq. ft. of land zoned R 4, Providence District, Tax Map 50-1 ((9)) 85. (Admin moved from 1/25/2023, and 3/22/2023, 5/2/2023, and 6/7/2023)	Austin Gastrell	Admin moved to 9/13/2023
<b>Andrew T Ross, A 2022-PR-006</b> (Admin move from 9/14/2022, 11/30/2022, 1/25/2023, 3/29/2023, and 5/17/2023)	James Shields	<b>WITHDRAWN</b>
<b>Dildora Rakhmatullaeva, Ibrokhim Rakhmatullaeva, and Ismoil Rakhmatullaeva, VC-2022-MA-00011</b> to permit surfaced area for a driveway or vehicle or trailer parking exceeding 25 percent of the front yard. Located at 7821 Ridgewood Dr., Annandale, 22003 on approx. 21,881 sq. ft. of land zoned R-2. Mason District. Tax Map 59-4 ((9)) 89. (Continued from 3/8/2023, 4/26/2023, 6/7/2023, and 6/28/2023)	Brandon McCadden	Admin moved to 7/26/2023 New Hearing

**Nandor Szuprics and Erika B. Szuprics, SP-2022-BR-00184** to permit a reduction to the minimum setback requirements based on an error in building location to permit an open deck to remain 4.8 ft. from the rear lot line. Located at 4800 Treasure Ct., Fairfax, 22032 on approx. 2,325 sq. ft. of land zoned R-20. Braddock District. Tax Map 68-2 ((5)) 2136. *(Deferred from and 3/29/2023) (Continued from 6/14/2023)*

Kevin McMahan Admin moved to 9/20/2023 New Hearing

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<p><b>Roshan R. Patel Tr. and Meredith L. Patel Tr., SP-2022-MV-00197</b>                      To permit a reduction of setback requirements to permit: 1.) an addition 25.8 ft. from the front lot line and 6.6 ft. from the southeast side lot line, 2.) a roofed deck (covered porch) 16.2 ft. from the front lot line, and 3.) uncovered stoop and stairs 3.4 ft. from the southeast side lot line. Located at 6105 Vernon Ter., Alexandria, 22307 on approx. 8,400 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 83-3 ((14)) (4) 17.</p>	Brandon Lesko	<b>APPROVED</b>
<p><b>Elisabeth M. Kyle and Harbor View, LLC, SP-2023-MV-00031</b> to permit a reduction of setback requirements to permit a roofed deck (covered porch) 43.6 ft. from the front lot line. Located at 10621 Greene Dr., Lorton, 22079 on approx. 22,464 sq. ft. of land zoned R-E. Mount Vernon District. Tax Map 113-4 ((6)) 30.</p>	Brandon McCadden	<b>APPROVED</b>
<p><b>John H. Stevenson and Tracey Stevenson, SP-2023-SP-00010</b> to permit a reduction in setback requirements to permit an addition 9.4 ft. from the rear lot line and to allow an increase in the percentage of coverage permitted in the minimum rear setback. Located at 10501 Daysailer Dr., Fairfax Station, 22039 on approx. 20,295 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 87-4 ((3)) 65.</p>	Brandon McCadden	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
July 19, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16](#), [streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman's discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Marie Ann Fella, SP-2022-LE-00171</b>	Kevin McMahan	<i>Admin moved to 7/26/2023</i>
<b>Board of Trustees of Rajdhani Mandir, SPA-87-S-012-04 (concurrent with SP 2022-SU-00161)</b> to amend SP 87-S-012 previously approved for a place of worship (religious assembly) to allow modifications to site and development conditions. Located at 4525 Pleasant Valley Rd., Chantilly, 20151, on approx. 7.68 ac. of land zoned R-C and WS. Sully District. Tax Map 33-3 ((1)) 5A. (Concurrent with SP 2022-SU-00161). <i>(Admin moved from 5/3/2023)</i>	Brandon McCadden	<i>Admin moved to 11/1/2023</i>
<b>Board of Trustees of Rajdhani Mandir, SP 2022-SU-00161 (concurrent with SPA-87-S-012-04)</b> to permit construction of a place of worship (religious assembly). Located at 4612 Pleasant Valley Rd., Chantilly, 20151 on approx. 9.70 ac. of land zoned R-C and WS. Sully District. Tax Map 33-3 ((1)) 13. (Concurrent with SPA 87-S-012-04). <i>(Admin moved from 5/3/2023)</i>	Brandon McCadden	<i>Admin moved to 11/1/2023</i>
<b>Ashley E. Heineman and Gavin A. Dawson, SP-2023-MV-00009 (concurrent with VC 2022-MV-00006)(associated with SE 2023-MV- 00006)</b>	Philip Isaiah	<b>WITHDRAWN</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<p><b>Hajimohammad Revocable Trust, Mohammad Hajimohammad, Trustee and Flora Hajimohammad, Trustee, A 2012-LE-017</b> 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.) <b>(Continued from 5/2/18, 12/5/18, 9/11/19, 9/16/2020, 9/22/2021, 7/27/2022, and 12/7/2022)</b></p>	Cathy S. Belgin	<b>WITHDRAWN</b>

#### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<p><b>Charles F. Hill and Kelly Vanasche, SP-2022-MV-00199</b> To permit a reduction in setback requirements to permit a roofed deck (covered porch) 25.7 ft. from the front lot line and 8.7 ft. from west side lot line and a reduction of setback requirements based on an error in building location to permit an accessory structure (shed) 1.1 ft. from the west side lot line. Located at 1605 Concord Pl., Alexandria, 22308 on approx. 13,095 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-2 ((2)) (7) 3.</p>	Brandon Lesko	<b>APPROVED</b>
<p><b>Deborah L. Armenti, SP-2022-DR-00212</b> to permit an interior accessory living unit with greater than 800 sq. ft. of gross floor area. Located at 248 Bliss Ln., Great Falls, 22066 on approx. 5.00 ac. of land zoned R-E. Dranesville District. Tax Map 3-4 ((2)) C. (Deferred from 6/14/23).</p>	Philip Isaiah	<b>APPROVED</b>
<p><b>Ashley E. Heineman and Gavin A. Dawson, VC 2022-MV-00006 (associated with SE 2023-MV-00006)</b> To allow an accessory structure (detached two-story garage) in a front yard on a lot less than 36,000 square feet in area and to allow an accessory structure (detached two-story garage) 20.8 feet from the rear lot line and 8.9 feet from the side lot line. Located at 6417 14th St., Alexandria, 22307 on approx. 7,000 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 83-4 ((2)) (26) 15. (Associated with SE 2023-MV-00006).</p>	Philip Isaiah	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
July 26, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16, streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman's discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Masood M. Rahimi, ZAPL-2022-SP-00011</b> Appeal of a notice of violation (NOV) that the surfaced area for driveway, vehicle, or trailer parking in the front yard exceeds 25% of the front yard, in the R-1 District, in violation of the Zoning Ordinance. Located at 5513 Clifton Road, Clifton, Virginia 20124, on approx. 31,297 sq. ft. of land zoned R 1, Springfield District, Tax Map 55-3 ((4)) 23. <i>(Admin moved from 4/19/2023, and 6/7/2023)</i>	Jennan Qato	<i>Admin moved to 9/27/2023</i>
<b>Homa H. Alimi and Heavenly Home Childcare, LLC, SP-2022-MV-00191</b> to permit a home day care facility, an increase in coverage of the minimum rear setback, and a reduction of minimum setback requirements based on an error in building location to permit an accessory structure (shed) 0.6 ft. from the northwest side lot line. Located at 9217 Haines Dr., Lorton, 22079 on approx. 13,988 sq. ft. of land zoned R-1. Mount Vernon District. Tax Map 106-4 ((2)) 51.	Kevin McMahan	<i>Admin moved to 10/18/2023</i>
<b>The Korean Evangelical Association of America, Inc. T/A Good Shepherd Evangelical Church of Washington, SPA-2007-SP-006</b> to amend SP 2007-SP-006 previously approved for a religious assembly to allow for a change in permittee, the addition of an accessory child care center use, and modifications to site and development conditions. Located at 12609 Braddock Rd., Fairfax, 22030, on approx. 4.76 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((3)) 4. <i>(Admin moved from 2/15/2022, 5/3/2023, and 6/14/2023)</i>	Kevin McMahan	<i>Admin moved to 10/18/2023</i>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Dildora Rakhmatullaeva, Ibrokhim Rakhmatullaeva, and Ismoil Rakhmatullaeva, VC-2022-MA-00011</b> to permit surfaced area for a driveway or vehicle or trailer parking exceeding 25 percent of the front yard. Located at 7821 Ridgewood Dr., Annandale, 22003 on approx. 21,881 sq. ft. of land zoned R-2. Mason District. Tax Map 59-4 ((9)) 89. <b>(Continued from 3/8/2023, 4/26/2023, 6/7/2023, and 6/28/2023)(Admin moved from 7/12/2023)</b>	Brandon McCadden	<i>Deferred to 9/13/2023 New Hearing</i>
<b>Gennaro Rucci III, VC 2021-MV-00018</b> to allow an accessory structure (detached garage) to remain in the front yard adjacent to Laurel Road on a lot less than 36,000 sq. ft. in area. Located at 4204 Laurel Rd., Alexandria, 22309 on approx. 21,412 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-3 ((8)) (G) 4. (Concurrent with SP 2021-MV-00114). <i>(Admin moved from 6/8/2022)</i> <b>(Continued from 7/27/2022, 11/2/2022, 3/1/2023, 5/24/2023, and 6/14/2023)</b>	Kevin McMahan	<b>DENIED</b>
<b>Gennaro Rucci III, SP 2021-MV-00114</b> to permit an increase in fence height in the - front yard adjacent to Laurel Road, an increase in the percentage of coverage permitted in the minimum required rear yard, and a reduction in setback requirements based on errors in building location to permit an accessory structure (pavilion) to remain 3.5 ft. from the rear lot line and a second accessory structure (detached garage) to remain 4.1 ft. from the rear lot line. Located at 4204 Laurel Rd., Alexandria, 22309 on approx. 21,412 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-3 ((8)) (G) 4. (Concurrent with VC 2021-MV-00018). <i>(Admin moved from 6/8/2022)</i> <b>(Continued from 7/27/2022, 11/2/2022, 3/1/2023, 5/24/2023, and 6/14/2023)</b>	Kevin McMahan	<b>APPROVED</b>
<b>Clay H. Worley, TR and Claudia B. Worley, TR, SP-2022-SP-00189</b> to permit a reduction of setback requirements to permit an addition 16.8 ft. from the rear lot line. Located at 6619 Rock Lawn Dr., Clifton, 20124 on approx. 12,380 sq. ft. of land zoned PDH-2 and WS. Springfield District. Tax Map 65-4 ((7)) 191.	Karen Yee	<b>APPROVED</b>
<b>The Mid Atlantic District of the Christian and Missionary Alliance, Inc., SPA 2017-LE-116</b> to amend SP 2017-LE-116 previously approved for a religious assembly with child care center to permit a change in permittee, deletion of the child care center use, and modifications to development conditions. Located at 6315 Beulah St., Alexandria, 22310, on approx. 1.63 ac. of land zoned R-1 and HC (pt.). Franconia District. Tax Map 81-3 ((9)) 39.	Philip Isaiah	<b>APPROVED</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Marie Ann Fella, SP-2022-LE-00171</b> to permit a reduction in setback requirements based on an error in building location to permit an addition 21.8 ft. from the rear lot line. Located at 5303 Neville Ct., Alexandria, 22310 on approx. 11,260 sq. ft. of land zoned R-3. Franconia District. Tax Map 82-1 ((8)) 105. <i>(Admin moved from 7/19/2023)</i>	Kevin McMahan	<b>APPROVED</b>
<b>North American Islamic Foundation, A 2021-DR-011</b> , Appeal of a determination that the appellant is operating a place of worship without a valid Non-Residential Use Permit (Non-RUP), in violation of Zoning Ordinance provisions. Located at 13515 Dulles Technology Drive, Suite 1, Herndon, Virginia 20170, on approx. 0 ac. of land, in a condominium consisting of 12,801 square feet of gross floor area zoned I-4, Dranesville District, Tax Map 16-3((19)) (C2)1. <i>(Admin. move from 10/06/2021, 3/23/2022, 6/8/2022, and 9/28/2022)(Deferred from 3/29/2023, and 5/24/2023)</i>	Ryan Johnson	<i>Deferred to 9/20/2023 New Hearing</i>

All persons wishing to present their views may do so by emailing [BZAClerkMail@fairfaxcounty.gov](mailto:BZAClerkMail@fairfaxcounty.gov), send via regular mail to Clerk, Board of Zoning Appeals, 12055 Government Center Parkway, Fairfax, VA 22035, and/or sign up to speak [online](#). It is recommended that all correspondence be received one week and one day prior to a hearing by 3 pm in order for the Board members to have a week to review materials. Correspondence can be accepted up to 3 pm the day before a hearing, but may not be forwarded to members until the evening before. If there are any questions, please call the Clerk's office at 703-324-1280.

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
August 2, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16, streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman’s discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

**Application** **Staff** **Action**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**Application** **Staff** **Action**

**Application** **Staff** **Action**

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**BOARD OF ZONING APPEALS AGENDA**  
**September 6, 2023**

*-- NO SCHEDULED MEETING --*



**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
September 13, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16](#), [streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman's discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Karl E. and Kristen Duckworth, A 2022-LE-001</b> Appeal of a determination that an addition is located 5 feet from the side lot line, which does not meet the side setback requirement of 12 feet, in violation of Zoning Ordinance provisions. Located at 6420 Telegraph Road, Alexandria, Virginia 22310, on approx. 0.42 ac. of land zoned R-3, Lee District, Tax Map 82-3 ((1)) 54A. <i>(Admin moved from 6/29/2022, 11/2/2022, 3/22/2023, and 5/24/2023)</i>	Sara Morgan	<i>Admin moved to 12/6/2023</i>
<b>Newer LLC, A 2020-MV-028</b> An appeal of a determination that the appellant is operating a kennel that includes outdoor play/exercise areas in the C-6 District, in violation of Zoning Ordinance provisions. Located at 8101 Alban Road, Springfield, VA 22150, 22074 on approx. 72,710 sq. ft. of land zoned C-6, Mount Vernon District. Tax. Map 99-1 ((17)) 6. <i>(Admin. moved from 3/31/2021, 5/26/21, 7/14/2021, 10/27/21, and 4/13/22) (Admin. moved to 4/13/22 but meeting canceled for BOS Budget Hearings) (Admin. Moved from 11/2/2022, 2/1/2023, and 6/28/2023)</i>	Sara Morgan	<b>WITHDRAWN</b>
<b>Andreas Brandt, A 2022-PR-014</b> , Appeal of a determination that there are two complete and separate dwelling units contained within the principal structure, and that there is surfaced parking area in the front yard in excess of the maximum 30% permitted, in violation of Zoning Ordinance provisions. Located at 7306 Lee Highway, Falls Church, Virginia 22046, on approx. 10,244 sq. ft. of land zoned R 4, Providence District, Tax Map 50-1 ((9)) 85. <i>(Admin moved from 1/25/2023, and 3/22/2023, 5/2/2023, 6/7/2023, and 7/12/2023)</i>	Austin Gastrell	<b>WITHDRAWN</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>The Most Reverend Michael F. Burbidge, Bishop of the Catholic Diocese of Arlington, Virginia and his Successors in Office (St. Bernadette Catholic Church and School), SPA-78-S-276-03</b> amend SP 78-S-276 previously approved for areligious assembly, private school, and child care center to allow for modifications to site and development conditions. Located at 7600 Old Keene Mill Rd., Springfield, 22152 on approx. 24.41 ac. of land zoned R-2, PDH-3. Braddock and Franconia Districts. Tax Map 90-1 ((1)) 1.	Brandon McCadden	<i>Admin moved to 11/15/2023</i>

### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Dildora Rakhmatullaeva, Ibrokhim Rakhmatullaeva, and Ismoil Rakhmatullaeva, VC-2022-MA-00011</b> to permit surfaced area for a driveway or vehicle or trailer parking exceeding 25 percent of the front yard. Located at 7821 Ridgewood Dr., Annandale, 22003 on approx. 21,881 sq. ft. of land zoned R-2. Mason District. Tax Map 59-4 ((9)) 89. <i>(Continued from 3/8/2023, 4/26/2023, 6/7/2023, and 6/28/2023)(Admin moved from 7/12/2023)(Deferred from 7/26/2023)</i>	Brandon McCadden	Deferred to 10/11/2023 for new hearing
<b>Robin H. Thakur, SP-2023-FR-00033</b> to permit an addition with roofed deck above 8.1 ft. from the side lot line. Located at 6020 Grayson St., Springfield, 22150 on approx. 10,164 sq. ft. of land zoned R-4. Franconia District. Tax Map 80-3 ((2)) (23) 11.	Brandon Lesko	<b>APPROVED</b>
<b>Tracy Vaught, SP-2022-PR-00137</b> to permit an interior accessory living unit with a modification to the on-site parking requirements. Located at 3013 Rosemoor Ln., Fairfax, 22031 on approx. 7,110 sq. ft. of land zoned PDH-2. Providence District. Tax Map 49-3 ((30)) 13.	Philip Isaiah	<b>APPROVED</b>
<b>Salem G. Shaheen, SP-2023-DR-00017</b> to permit an increase in wall height in the front yard. Located at 1922 Rhode Island Ave., McLean, 22101 on approx. 10,450 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (5) 7.	Brandon McCadden	<b>DENIED</b>
<b>Duane L. Hemphill and Bethany L. Hemphill, VCA-97-D-118</b> to amend VC-97-D-118 previously approved to permit construction of a dwelling 11.6 ft. from the edge of the existing temporary construction turnaround and storm drainage easement line, to allow an addition 10.8 ft. from the edge of the existing temporary construction turnaround and storm drainage easement line. Located at 1515 Judd Ct., Herndon, 20170 on approx. 38,328 sq. ft. of land zoned R-1. Dranesville District. Tax Map 10-2 ((1)) 8.	Kevin McMahan	<b>APPROVED</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Mount Vernon Unitarian Church, a Virginia Corporation and the Trustees of the Mount Vernon Unitarian Church, SPA-82-V-069-04</b> to amend SP-82-V-069 previously approved for a church with a child care center to allow for a change in permittee and the addition of an accessory private school use. Located at 1909 Windmill Ln., Alexandria, 22307, on approx. 7.94 ac. of land zoned R-2. Mount Vernon District. Tax Map 93-3 ((1)) 10B and 93-3 ((18)) A.	Kevin McMahan	Deferred to 10/11/2023 for new hearing

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
September 20, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16](#), [streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman’s discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Bogle Telegraph Road Associates L.P., A 2019-LE-021</b> 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.) (Continued from 10/28/2020, 4/7/2021, 6/30/2021, 10/27/21, 6/8/2022, 9/28/2022, /11/2023, and 5/10/2023).	Cathy Belgin	<b>WITHDRAWN</b>
<b>Jacqueline Bach and Quang Bach, SP-2023-PR-00006</b> to permit an increase in fence height in a front yard. Located at 2429 Rockbridge St., Vienna, 22180 on approx. 10,550 sq. ft. of land zoned R-3. Providence District. Tax Map 39-3 ((16)) 133.	Brandon Lesko	<b>WITHDRAWN</b>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
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<p><b>North American Islamic Foundation, A 2021-DR-011</b>, Appeal of a determination that the appellant is operating a place of worship without a valid Non-Residential Use Permit (Non-RUP), in violation of Zoning Ordinance provisions. Located at 13515 Dulles Technology Drive, Suite 1, Herndon, Virginia 20170, on approx. 0 ac. of land, in a condominium consisting of 12,801 square feet of gross floor area zoned I-4, Dranesville District, Tax Map 16-3((19)) (C2)1. <i>(Admin. move from 10/06/2021, 3/23/2022, 6/8/2022, and 9/28/2022)</i> <b>(Deferred from 3/29/2023, 5/24/2023, and 7/26/2023)</b></p>	<p>Ryan Johnson</p>	<p><i>Deferred to 10/25/2023</i></p>
<p><b>Douglas A. Cohn and Kathryn J. Cohn, SP-2023-DR-00026</b> to permit a detached accessory living unit. Located at 6601 Georgetown Pike, McLean, 22101 on approx. 2.4 acres of land zoned R-1. Dranesville District. Tax Map 21-4 ((1)) 20A.</p>	<p>Brandon McCadden</p>	<p><i>Deferred to 11/1/2023</i></p>
<p><b>Nandor Szuprics and Erika B. Szuprics, SP-2022-BR-00184</b> to permit a reduction to the minimum setback requirements based on an error in building location to permit an open deck to remain 4.8 ft. from the rear lot line. Located at 4800 Treasure Ct., Fairfax, 22032 on approx. 2,325 sq. ft. of land zoned R-20. Braddock District. Tax Map 68-2 ((5)) 2136. <i>(Deferred from and 3/29/2023)</i> <b>(Continued from 6/14/2023) (Admin moved from 7/12/2023)</b></p>	<p>Kevin McMahan</p>	<p><b>APPROVED</b></p>
<p><b>Nabaraj Parajuli and Gayatra Parajuli, SP-2022-MA-00097</b> Reduction in setback requirements to permit an addition 20.1 feet from the rear lot line and a reduction in setback requirements based on an error in building location to allow an accessory structure (shed) 5.2 feet from the northwest side lot line to remain. Located at 3116 Cofer Rd., Falls Church, 22042 on approx. 10,097 sq. ft. of land zoned R-3. Mason District. Tax Map 50-4 ((20)) 243. <b>(Continued for information from 5/10/2023, and continued from 6/7/2023 for ad language change)</b></p>	<p>Philip Isaiah</p>	<p><b>APPROVED</b></p>
<p><b>Jaelen A. Gadson and Alaina J. Gadson, SP-2023-MV-00044</b> to permit modifications to the provisions on the limitations for the keeping of animals (chickens). Located at 8810 Falkstone Ln., Alexandria, 22309 on approx. 15,238 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 110-1 ((20)) (13) 2.</p>	<p>Brandon Lesko</p>	<p><b>APPROVED</b></p>
<p><b>Farzaneh Hajiaghazorgi and Nini Daycare LLC, SP 2022-BR-00177</b> to permit a home day care facility. Located at 5002 Wheatstone Dr., Fairfax, 22032 on approx. 13,167 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 68-4 ((6)) 871.</p>	<p>Kevin McMahan</p>	<p><b>APPROVED</b></p>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Sara Marie Burke dba BAMB: Burke Academy Mentoring Minds,	Kevin	<b>APPROVED</b>

**SP-2023-BR-00013** to permit a home day care facility. Located at McMahan  
6709 Caneel Ct., Springfield, 22152 on approx. 25,497 sq. ft. of land  
zoned R-3. Braddock District. Tax Map 89-2 ((2)) 24.

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
September 27, 2023**

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**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Abdul S. Ahmady and Amina Ahmady, VC-2022-MA-00020</b> to permit construction of a single family detached dwelling 9.4 ft. from the front lot line. Located at 6624 Tunlaw Ct., Alexandria, 22312 on approx. 1.18 ac. of land zoned R-2. Mason District. Tax Map 71-4 ((1)) 69 and 71-4 ((14)) A. <i>(Admin moved from 3/29/2023, 5/17/2023, and 6/28/2023)</i>	Philip Isaiah	Admin moved to 11/29/2023
<b>Masood M. Rahimi, ZAPL-2022-SP-00011</b> Appeal of a notice of violation (NOV) that the surfaced area for driveway, vehicle, or trailer parking in the front yard exceeds 25% of the front yard, in the R-1 District, in violation of the Zoning Ordinance. Located at 5513 Clifton Road, Clifton, Virginia 20124, on approx. 31,297 sq. ft. of land zoned R 1, Springfield District, Tax Map 55-3 ((4)) 23. <i>(Admin moved from 4/19/2023, 6/7/2023, and 7/26/2023)</i>	Jennan Qato	<b>WITHDRAWN</b>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Hina Kamran and Learn and Grow Home Day Care LLC, SP-2023-SP-00019</b> to permit a home day care facility. Located at 6706 Portree Ct., Springfield, 22152 on approx. 10,520 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 89-1 ((6)) 86.	Brandon Lesko	Continued to 11/1/2023 New Hearing
<b>Rory Cooper and Emily Cooper, SP-2022-DR-00201</b> to permit a reduction of setback requirements to permit an addition 12.8 ft. from the rear lot line. Located at 2205 North Trinidad St., Falls Church, 22043 on approx. 12,006 sq. ft. of land zoned R-4. Dranesville District. Tax Map 41-3 ((6)) 11.	Philip Isaiah	<b>APPROVED</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Malik B. Salifu and Maria R. Aguilar, SP-2022-MA-00214</b> to permit a reduction in setback requirements to permit an addition 19.5 ft. from the front lot line adjacent to Arnet Street and to permit an increase in fence height in a front yard. Located at 3720 Lacy Blvd., Falls Church, 22041 on approx. 17,885 sq. ft. of land zoned R-3. Mason District. Tax Map 61-4 ((1)) 67.	Kevin McMahan	<b>APPROVED</b>
<b>Leona T. Hammond, SP-2023-SU-00054</b> to permit a reduction in setback requirements to permit an open deck 8.1 ft. from the southeast side lot line. Located at 11828 Wayland St., Oakton, 22124 on approx. 20,841 sq. ft. of land zoned R-1C. Sully District. Tax Map 46-1 ((16)) 19A.	Kevin McMahan	<b>APPROVED</b>
<b>Eric A. Le and Stephanie M. Long, SP-2022-SU-00207</b> to permit a reduction in setback requirements to permit a roofed deck 4.7 ft. from the southwest side lot line. Located at 13348 Jasper Ct., Fairfax, 22033 on approx. 9,427 sq. ft. of land zoned R-3 (Cluster), HC and WS. Sully District. Tax Map 45-1 ((6)) 25.	Brandon McCadden	<b>APPROVED</b>
<b>Cristen O. Satre and Tyler C. Satre, VC-2023-SP-00009</b> to allow an increase in permitted building height for a single-family detached dwelling. Located at 12394 Caisson Rd., Fairfax, 22030 on approx. 1.78 ac. of land zoned R-C. Springfield District. Tax Map 56-3 ((1)) 36.	Brandon McCadden	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
October 4, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16, streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman’s discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>A Di Da Charitable Buddhist Association, SPA-2020-MA-065</b>	Kevin McMahan	Admin moved to 12/6/2023
<b>6651 LLC and Campbell &amp; Ferrara Nurseries, Inc., A 2022-MV-015</b> <i>(Admin moved from 2/1/2023, and 5/3/2023)</i>	James Shields	Admin moved to 11/15/2023
<b>Neyer A. Torrico and Yankarla Torrico, SP-2023-SP-00028</b> to permit modifications to the provisions for the keeping of animals (chickens). Located at 7516 Lee Chapel Rd., Fairfax, 22039 on approx. 1.24 ac. of land zoned R-1. Springfield District. Tax Map 88-3 ((1)) 11.	Curtis Rowlette	Admin moved to 11/29/2023

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>David J. Zimmerman and Denna H. Zimmerman, SP-2021-SP-00143</b> to permit a detached accessory living unit. Located at 6400 Newman Rd., Clifton, 20124 on approx. 6.93 ac. of land zoned R-C and WS. Springfield District. Tax Map 75-2 ((1)) 4. <i>(Admin move from 10/5/22, 11/30/2022, 2/8/2023, 3/22/2023, and 5/17/2023, and 7/12/2023)</i>	Sunny Yang	<b>APPROVED</b>
<b>David and Caitlin Mayo, SP-2023-MV-00059</b> to permit a reduction of setback requirements to permit an addition 9.4 ft. from the southeast side lot line and a reduction of setback requirements based on errors in building location to allow an accessory structure (shed) to remain 3.4 ft. from the rear lot line and 3.3 ft. from the northwest side lot line. Located at 2214 Cavendish Dr., Alexandria, 22308 on approx. 11,475 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-3 ((2)) (23) 4.	Brandon Lesko	<b>APPROVED</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<p><b>Haeng Ok Lin, SP-2023-SU-00025</b> to permit a home-based business (hair salon) and a reduction in setback requirements based on errors in building location to allow an accessory structure (shed) to remain 3.1 ft. from the rear lot line and 3.3 ft. from the southwest side lot line. Located at 13101 Coralberry Dr., Fairfax, 22033 on approx. 15,622 sq. ft. of land zoned R-2 (Cluster) and WS. Sully District. Tax Map 35-3 ((19)) 6.</p>	Philip Isaiah	<b>APPROVED</b>
<p><b>Patricia Elizabeth Moya Cortez and Spanish Multicultural Academy, SP-2022-LE-00125</b> to permit a home day care facility and a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) 2.1 ft. from the side lot line. Located at 7921 Ashboro Dr., Alexandria, 22309 on approx. 15,518 sq. ft. of land zoned R-3. Franconia District. Tax Map 101-1 ((3)) 291</p>	Brandon McCadden	<b>APPROVED</b>

All persons wishing to present their views may do so by emailing [BZAClerkMail@fairfaxcounty.gov](mailto:BZAClerkMail@fairfaxcounty.gov), send via regular mail to Clerk, Board of Zoning Appeals, 12055 Government Center Parkway, Fairfax, VA 22035, and/or sign up to speak [online](#). It is recommended that all correspondence be received one week and one day prior to a hearing by 3 pm in order for the Board members to have a week to review materials. Correspondence can be accepted up to 3 pm the day before a hearing, but may not be forwarded to members until the evening before. If there are any questions, please call the Clerk's office at 703-324-1280.

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
October 11, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16, streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman's discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Yan and Mindy Cheng, ZAPL-2023-DR-00005</b>	Sara Morgan	<i>Admin moved to 10/18/2023</i>
<b>Joseph P. Clancy, VC-2021-MV-00024</b> to allow an accessory structure (detached carport) in a front yard (23.0 feet from the front lot line adjacent to Stafford Road) on a lot less than 36,000 sq. ft. in area. Located at 7314 Stafford Rd., Alexandria, 22307 on approx. 21,590 sq. ft. of land zoned R-2 and HD Mount Vernon District. Tax Map 93-3 ((4)) 58. ( <i>Admin moved from 7/13/2022, 10/05/2022, 11/30/2022, 2/1/2023, 3/22/2023, 5/17/2023, and 7/12/2023</i> )	Kevin McMahan	<b>WITHDRAWN</b>
<b>Kaveh Sari, SP-2023-MV-00057</b> to permit a reduction in setback requirements based on errors in building location to permit an accessory structure (two-story detached garage) to remain 28.8 ft from the front lot line and 17.8 ft. from the east side lot line. Located at 8926 Khalsa Ct., Lorton, 22079 on approx. 36,420 sq. ft. of land zoned R-1. Mount Vernon District. Tax Map 106-2 ((15)) 1.	Kevin McMahan	<i>Admin moved to 12/6/2023</i>
<b>Mision Evangelica Jerusalem LA Celestial, Inc., SP-2022-SU-00144</b> to permit construction of a religious assembly. Located at 6321 Old Centreville Rd., Centreville, 20121 on approx. 1.12 ac. of land zoned R-1 and WS. Sully District. Tax Map 65-1 ((1)) 8C. ( <i>Admin moved from 3/29/2023, and 6/28/2023</i> )	Brandon McCadden	<i>Admin moved to 1/31/2024</i>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Dildora Rakhmatullaeva, Ibrokhim Rakhmatullaeva, and Ismoil Rakhmatullaeva, VC-2022-MA-00011</b> to permit surfaced area for a driveway or vehicle or trailer parking exceeding 25 percent of the front yard. Located at 7821 Ridgewood Dr., Annandale, 22003 on approx. 21,881 sq. ft. of land zoned R-2. Mason District. Tax Map 59-4 ((9)) 89. <i>(Continued from 3/8/2023, 4/26/2023, 6/7/2023, and 6/28/2023)(Admin moved from 7/12/2023)(Deferred from 7/26/2023 and 9/13/2023 new hearing)</i> <b>*This hearing is in addition to one previously held on September 27, 2023; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</b>	Brandon McCadden	<b>APPROVED</b>
<b>Mount Vernon Unitarian Church, a Virginia Corporation and the Trustees of the Mount Vernon Unitarian Church, SPA-82-V-069-04</b> to amend SP-82-V-069 previously approved for a church with a child care center to allow for a change in permittee and the addition of an accessory private school use. Located at 1909 Windmill Ln., Alexandria, 22307, on approx. 7.94 ac. of land zoned R-2. Mount Vernon District. Tax Map 93-3 ((1)) 10B and 93-3 ((18)) A. <i>(Deferred from 9/13/2023 new hearing)</i> . <b>*This hearing is in addition to one previously held on September 27, 2023; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</b>	Kevin McMahan	<b>APPROVED</b>
<b>Matthew L. Baker, SP-2023-PR-00055</b> to permit an increase in fence height in the front yard adjacent to Buckelew Drive. Located at 7314 Hughes Ct., Falls Church, 22046 on approx. 12,039 sq. ft. of land zoned R-4. Providence District. Tax Map 40-3 ((18)) 1.	Brandon Lesko	<b>APPROVED</b>
<b>Sanjay Daga, SP-2023-MA-00062</b> to permit a reduction in setback requirements based on errors in building location to permit an addition 10.3 ft. from the north side lot line and an accessory structure (shed) 2.9 ft. from the south side lot line. Located at 5503 Blacksburg Rd., Springfield, 22151 on approx. 10,500 sq. ft. of land zoned R-3. Mason District. Tax Map 80-2 ((2)) 123.	Brandon McCadden	<b>APPROVED</b>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<p><b>James R. Gladden II, TR and Donna M. Forsht, TR, SP-2023-DR-00029</b> to permit a reduction in setback requirements to permit an addition 20.0 ft. from rear lot line and reduction in setback requirements based on an error in building location to permit an open deck to remain 9.0 ft. from the rear lot line. Located at 7111 Penguin Pl., Falls Church, 22043 on approx. 10,500 sq. ft. of land zoned R-2 (Cluster). Dranesville District. Tax Map 40-1 ((9)) 17.</p>	<p>Philip Isaiah</p>	<p><b>APPROVED</b></p>
<p><b>Gennadiy Perederiy and OLGA LLC, SP-2023-SP-00022</b> to permit a home day care facility. Located at 5809 Boothe Dr., Burke, 22015 on approx. 35,838 sq. ft. of land zoned R-1. Springfield District. Tax Map 79-1 ((3)) 2A.</p>	<p>Philip Isaiah</p>	<p><b>APPROVED</b></p>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
October 18, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16, streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman’s discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
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**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
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<b>Yan and Mindy Cheng, ZAPL-2023-DR-00005</b> Appl. Under Sect. 18-301 of the 1978 Zoning Ordinance, that was in effect prior to May 10, 2023. Appeal of a determination that the proposed “A Mission for Michael” facility would be a group residential facility, which is a by-right use in the R-E District. Located at 11301 Kellie Jean Court, Great Falls, Virginia 22066 on approx. 84,104 square feet of land zoned R-E, Dranesville, Tax Map 6-4 ((2)) 17C. (Admin moved from 10/11/2023)	Sara Morgan	Deferred to 11/15/2023
<b>Civic Association of Hollin Hills d/b/a Hollin Hills Pickleball &amp; Tennis Club, SPA-68-V-888-02</b> , to amend SP 68-V-888 previously approved for a community swim and tennis club to allow site modifications (sport court lighting) and a change in permittee. Located at 1601 Paul Spring Rd., Alexandria, 22307 on approx. 2.95 ac. of land zoned R-2 and HD. Mount Vernon District. Tax Map 93-4 ((5)) A.	Philip Isaiah	Deferred to 2/7/2024
<b>David A. Wheeler and Johanna A. Reyes, SP-2023-FR-00024</b> to permit a reduction in setback requirements to permit an addition 16.1 feet from the rear lot line. Located at 4606 Eaton Pl., Alexandria, 22310 on approx. 11,379 sq. ft. of land zoned R-3. Franconia District Tax Map 82-3 ((17)) (D) 20.	Andrew Stone	<b>APPROVED</b>
<b>Timothy C. Rooney and Sheeba H. Rooney, SP-2022-HM-00164</b> to permit a reduction in setback requirements to permit an addition 9.8 ft. from the southwest side lot line. Located at 9708 Cymbal Dr., Vienna, 22182 on approx. 15,099 sq. ft. of land zoned R-2. Hunter Mill District. Tax Map 28-3 ((11)) 303.	Brandon Lesko	<b>APPROVED</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Robert A. Polite and Ida M. Polite, SP-2022-MV-00203</b> to permit a reduction in setback requirements to permit an addition 8.5 ft. from the west side lot line. Located at 4005 Mavis Ct., Alexandria, 22309 on approx. 21,448 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 110-4 ((3)) 99.	Brandon McCadden	<b>APPROVED</b>
<b>Sunsook Lee and Nori LLC, SP 2021-PR-029</b> to permit a home day care facility and increase in fence height in a front yard. Located at 2911 Swanee Ln., Fairfax, 22031 on approx. 23,174 sq. ft. of land zoned R-1and H-C (pt.). Providence District. Tax Map 48-2 ((7)) (33) 14.	Brandon McCadden	<b>APPROVED</b>
<b>Homa H. Alimi and Heavenly Home Childcare, LLC, SP-2022-MV-00191</b> to permit a home day care facility and an increase in coverage of the minimum rear setback. Located at 9217 Haines Dr., Lorton, 22079 on approx. 13,988 sq. ft. of land zoned R-1. Mount Vernon District. Tax Map 106-4 ((2)) 51. (Admin moved from 7/26/2023)	Kevin McMahan	Continued to 1/24/2024
<b>The Korean Evangelical Association of America, Inc. T/A Good Shepherd Evangelical Church of Washington, SPA-2007-SP-006</b> to amend SP 2007-SP-006 previously approved for a religious assembly to allow for a change in permittee, the addition of an accessory child care center use, and modifications to site and development conditions. Located at 12609 Braddock Rd., Fairfax, 22030, on approx. 4.76 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((3)) 4. (Admin moved from 2/15/2022, 5/3/2023, 6/14/2023, and 7/26/2023)	Kevin McMahan	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
October 25, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16](#), [streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman's discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Karl E. Duckworth and Kristin Duckworth, SP-2022-LE-00116</b>	Kevin McMahan	Admin moved To 11/1/2023
<b>AAR Investment, LLC, A 2022-LE-012</b> (Admin moved from 2/15/2023, and 6/28/2023)	Cathy Belgin	Admin moved To 3/20/2024

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>North American Islamic Foundation, A 2021-DR-011</b> , Appeal of a determination that the appellant is operating a place of worship without a valid Non-Residential Use Permit (Non-RUP), in violation of Zoning Ordinance provisions. Located at 13515 Dulles Technology Drive, Suite 1, Herndon, Virginia 20170, on approx. 0 ac. of land, in a condominium consisting of 12,801 square feet of gross floor area zoned I-4, Dranesville District, Tax Map 16-3((19)) (C2)1. <i>(Admin. move from 10/06/2021, 3/23/2022, 6/8/2022, and 9/28/2022)(Deferred from 3/29/2023, 5/24/2023, 7/26/2023, and 9/20/2023)</i>	Ryan Johnson	Deferred to 1/31/2024
<b>Catherine Ashley Schmidt and Tristan Roger Goget, SP-2023-HM-00001</b> to permit a reduction of setback requirements to permit an open deck 2.5 ft. from the rear lot line. Located at 11633 Springhouse Pl., Reston, 20194 on approx. 10,727 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 11-4 ((14)) (2) 22.	Brandon Lesko	<b>APPROVED</b>
<b>Selamawit T. Seifu, SP-2023-FR-00081</b> to permit a home day care facility. Located at 7311 Crestleigh Cir., Alexandria, 22315 on approx. 1,600 sq. ft. of land zoned R-5. Franconia District. Tax Map 90-4 ((10)) 222.	Brandon Lesko	<b>APPROVED</b>



<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Keith Gary Vetreno, SP-2023-DR-00071</b> to permit an interior accessory living unit with greater than 800 square feet of gross floor area. Located at 637 Innsbruck Ave., Great Falls, 22066 on approx. 5.19 ac. of land zoned R-E. Dranesville District. Tax Map 13-1 ((6)) 6A.	Philip Isaiah	<b>APPROVED</b>
<b>Christina P. Clapp and Roger B. Clapp, SP-2023-DR-00076</b> to permit a detached accessory living unit. Located at 624 Springvale Rd., Great Falls, 22066 on approx. 2.09 ac. of land zoned R-E. Dranesville District. Tax Map 7-4 ((1)) 15.	Kevin McMahan	<b>APPROVED</b>
<b>Simple Changes Farm LLC, SP-2023-MV-00060</b> to permit a riding or boarding stable with residences for a manager or employee. Located at 10800 Belmont Blvd., Lorton, 22079 on approx. 5.36 ac. of land zoned R-E. Mount Vernon District. Tax Map 118-1 ((1)) 2.	Kevin McMahan	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
November 1, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16, streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman's discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
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**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
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**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, 6/24/20, 7/8/2020, and 9/16/2020 at appl. req.) (Continued from 10/28/2020, 6/23/2021, 10/27/21, 6/8/2022, 11/2/2022, 3/29/2023, and 5/24/2023)*

James  
Shields

Continued to  
1/10/2024

**Board of Trustees of Rajdhani Mandir, SPA-87-S-012-04** to amend SP 87-S-012 previously approved for a religious assembly to allow modifications to site and development conditions. Located at 4525 Pleasant Valley Rd., Chantilly, 20151, on approx. 7.68 ac. of land zoned R-C and WS. Sully District. Tax Map 33-3 ((1)) 5A. (Concurrent with SP 2022-SU-00161). *(Admin moved from 5/3/2023, and 7/19/2023)*

Brandon  
McCadden

Deferred to  
4/03/2024

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Board of Trustees of Rajdhani Mandir, SP 2022-SU-00161</b> to permit construction of a religious assembly. Located at 4612 Pleasant Valley Rd., Chantilly, 20151 on approx. 9.70 ac. of land zoned R-C and WS. Sully District. Tax Map 33-3 ((1)) 13. (Concurrent with SPA 87-S-012-04). ( <i>Admin moved from 5/3/2023, and 7/19/2023</i> )	Brandon McCadden	Deferred to 4/03/2024
<b>Creepy Greens Entertainment Inc., SPA-2016-SU-058-02</b> to amend SP-2016-SU-058 previously approved for an indoor commercial recreation use to allow a change in permittee and modification of development conditions. Located at 14130G Sullyfield Cir., Chantilly, 20151 on approx. 5.09 ac. of land zoned I-5, HC, WS, and AN. Sully District. Tax Map 34-3 ((5)) E4.	Brandon McCadden	Deferred to 11/29/2023
<b>Hina Kamran and Learn and Grow Home Day Care LLC, SP-2023-SP-00019</b> to permit a home day care facility. Located at 6706 Portree Ct., Springfield, 22152 on approx. 10,520 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 89-1 ((6)) 86. (Continued from 9/27/2023 new hearing) <b><i>*This hearing is in addition to one previously held on September 27, 2023; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</i></b>	Brandon Lesko	<b>APPROVED</b>
<b>Marwa Abdelbaki and Birds Nest Daycare LLC, SP-2023-HM-00074</b> to permit a home day care facility. Located at 9905 Montclair Ct., Vienna, 22181 on approx. 33,210 sq. ft. of land zoned R-2. Hunter Mill District Tax Map 38-3 ((20)) 67.	Brandon Lesko	<b>APPROVED</b>
<b>Douglas A. Cohn and Kathryn J. Cohn, SP-2023-DR-00026</b> to permit a detached accessory living unit. Located at 6601 Georgetown Pike, McLean, 22101 on approx. 2.4 acres of land zoned R-1. Dranesville District. Tax Map 21-4 ((1)) 20A. (Deferred from 9/20/2023)	Brandon McCadden	Continued to 12/6/2023
<b>Ramadevi Manthena and Ramadevi Mathena LLC, SP-2023-HM-00016</b> to permit a home day care facility. Located at 2298 Hitchcock Dr., Reston, 20191 on approx. 15,774 sq. ft. of land zoned R-3C. Hunter Mill District. Tax Map 16-4 ((9)) (2C) 33.	Philip Isaiah	<b>APPROVED</b>
<b>Anil K. Sharma, SP-2022-DR-00204</b> to permit a reduction in setback requirements to allow uncovered stoop and stairs 6.4 ft. from the side lot line and an increase in fence height in the front yard adjacent to Griffith Rd. Located at 1910 Griffith Rd., Falls Church, 22043 on approx. 12,169 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((2)) 65. (Concurrent with VC 2023-DR-00008).	Philip Isaiah	Continued to 11/29/2023

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Anil K. Sharma, VC 2023-DR-00008</b> to permit freestanding accessory structures (two pergolas) in the front yard adjacent to Leonard Rd. on a lot less than 36,000 sq. ft. in area. Located at 1910 Griffith Rd., Falls Church, 22043 on approx. 12,169 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((2)) 65. (Concurrent with SP 2022-DR-00204).	Philip Isaiah	Continued to 11/29/2023
<b>Alan N. Ram and Karen R. Ram, SP-2023-DR-00032</b> to permit a reduction in setback requirements to permit an addition 12.9 ft. from the rear lot line. Located at 2033 Stephanie Marie Dr., Falls Church, 22043 on approx. 23,169 sq. ft. of land zoned R-2. Dranesville District. Tax Map 40-1 ((37)) 3.	Kevin McMahan	<b>APPROVED</b>
<b>Karl E. Duckworth and Kristin Duckworth, SP-2022-LE-00116</b> to permit a reduction in setback requirements based on an error in building location to permit an addition 3.3 ft. from the northeast side lot line. Located at 6420 Telegraph Rd., Alexandria, 22310 on approx. 19,841 sq. ft. of land zoned R-3. Franconia District (Formerly Lee District). Tax Map 82-3 ((1)) 54A. ( <i>Admin moved from 10/25/2023</i> )	Kevin McMahan	<b>APPROVED</b>

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**BOARD OF ZONING APPEALS AGENDA**  
**November 8, 2023**

*-- NO SCHEDULED MEETING --*

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
November 15, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16](#), [streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman’s discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Lilly Parker, ZAPL-2023-DR-00001</b>	Austin Gastrell	<b>WITHDRAWN</b>
<b>6651 LLC and Campbell &amp; Ferrara Nurseries, Inc., A 2022-MV-015</b> <i>(Admin moved from 2/1/2023, 5/3/2023, and 10/4/2023)</i>	James Shields	<b>WITHDRAWN</b>
<b>The Most Reverend Michael F. Burbidge, Bishop of the Catholic Diocese of Arlington, Virginia and his Successors in Office (St. Bernadette Catholic Church and School), SPA-78-S-276-03</b> amend SP 78-S-276 previously approved for areligious assembly, private school, and child care center to allow for modifications to site and development conditions. Located at 7600 Old Keene Mill Rd., Springfield, 22152 on approx. 24.41 ac. of land zoned R-2, PDH-3. Braddock and Franconia Districts. Tax Map 90-1 ((1)) 1. (Admin moved from 9/13/2023)	Brandon McCadden	Admin moved to 1/24/2024
<b>Ronald Anthony Luczak, TR and Kristel Marie Luczak, TR, SP-2023-MV-00023</b> To permit a reduction in setback requirements to permit an addition 7.3 feet from the side lot line. Located at 8507 Crowley Pl., Alexandria, 22308 on approx. 10,576 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-4 ((5)) (13) 17	Philip Isaiah	Admin moved to 11/29/2023

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Mayur Joshi and Srilatha Janakaraj, SP-2023-PR-00073</b> to permit a reduction of setback requirement to permit an addition 17.9 ft. from the rear lot line. Located at 10511 Miller Rd., Oakton, 22124 on approx. 38,948 sq. ft. of land zoned PDH-4. Providence District. Tax Map 47-2 ((28)) (1A) 3.	Karen Yee	<b>APPROVED</b>
<b>Heather Y. Winter and Scott F. Winter, SP-2023-MA-00102</b> to permit a reduction in setback requirements to permit an addition 18.3 ft. from the rear lot line. Located at 3267 Holly Berry Ct., Falls Church, 22042 on approx. 8,758 sq. ft. of land zoned R-3 (Cluster). Mason District. Tax Map 59-2 ((21)) 82.	Brandon Lesko	<b>APPROVED</b>
<b>Shahbaz Ahmed and Farzana Saleem, SP-2023-SP-00082</b> to permit a reduction in setback requirements to permit an addition 16.3 ft. from the rear lot line. Located at 5339 Ashleigh Rd., Fairfax, 22030 on approx. 14,542 sq. ft. of land zoned R-2 (Cluster) and WS. Springfield District. Tax Map 55-4 ((7)) 544.	Philip Isaiah	<b>APPROVED</b>
<b>Terry Z. Long and Carol Petro-Long, SP-2023-MV-00106</b> to permit a reduction in setback requirements to permit an addition 12.5 ft. from the rear lot line and an increase in fence height in the front yard adjacent to I St. Located at 6420 16th St., Alexandria, 22307 on approx. 10,792 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 93-1 ((1)) 73B.	Brandon McCadden	<b>APPROVED</b>
<b>Yan and Mindy Cheng, ZAPL-2023-DR-00005</b> Appl. Under Sect. 18-301 of the 1978 Zoning Ordinance, that was in effect prior to May 10, 2023. Appeal of a determination that the proposed "A Mission for Michael" facility would be a group residential facility, which is a by-right use in the R-E District. Located at 11301 Kellie Jean Court, Great Falls, Virginia 22066 on approx. 84,104 square feet of land zoned R-E, Dranesville, Tax Map 6-4 ((2)) 17C. (Admin moved from 10/11/2023) (Deferred from 10/18/2023)	Sara Morgan	Continued to 1/31/2024 New Hearing

All persons wishing to present their views may do so by emailing [BZAClerkMail@fairfaxcounty.gov](mailto:BZAClerkMail@fairfaxcounty.gov), send via regular mail to Clerk, Board of Zoning Appeals, 12055 Government Center Parkway, Fairfax, VA 22035, and/or sign up to speak [online](#). It is recommended that all correspondence be received one week and one day prior to a hearing by 3 pm in order for the Board members to have a week to review materials. Correspondence can be accepted up to 3 pm the day before a hearing, but may not be forwarded to members until the evening before. If there are any questions, please call the Clerk's office at 703-324-1280.

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**BOARD OF ZONING APPEALS AGENDA**  
**November 22, 2023**

*-- NO SCHEDULED MEETING --*



**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
November 29, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16, streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman's discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Abdul S. Ahmady and Amina Ahmady, VC-2022-MA-00020</b> to permit construction of a single family detached dwelling 9.4 ft. from the front lot line. Located at 6624 Tunlaw Ct., Alexandria, 22312 on approx. 1.18 ac. of land zoned R-2. Mason District. Tax Map 71-4 ((1)) 69 and 71-4 ((14)) A. ( <i>Admin moved from 3/29/2023, 5/17/2023, 6/28/2023, and 9/27/2023</i> )	Philip Isaiah	<b>INDEFINITELY DEFERRED</b>
<b>Mary Street Complex, LLC, Andrew T. Ross, Ross Tree Expert Company (aka RTEC Treecare), ZAPL-2023-PR-00016</b> Appeal of a Notice of Violation that the appellant is operating a contractor's office and shop without the required Nonresidential Use Permit (NonRUP) and allowing the outdoor storage of construction vehicles and equipment, in violation of Zoning Ordinance provisions. Located at 2824, 2828, and 2830 Mary Street, Falls Church, VA 22042 on approx. 14,355 sq. ft. of land zoned C-8, Providence District, Tax Map 49-2 ((11)) 13.	James Shields	Admin moved to 6/26/2024
<b>Neyer A. Torrico and Yankarla Torrico, SP-2023-SP-00028</b> to permit modifications to the provisions for the keeping of animals (chickens). Located at 7516 Lee Chapel Rd., Fairfax, 22039 on approx. 1.24 ac. of land zoned R-1. Springfield District. Tax Map 88-3 ((1)) 11. ( <i>Admin moved from 10/4/2023</i> )	Curtis Rowlette	Admin moved to 2/14/2024

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<p><b>Anil K. Sharma, SP-2022-DR-00204</b> to permit a reduction in setback requirements to allow uncovered stoop and stairs 6.4 ft. from the side lot line and an increase in fence height in the front yard adjacent to Griffith Rd. Located at 1910 Griffith Rd., Falls Church, 22043 on approx. 12,169 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((2)) 65. (Concurrent with VC 2023-DR-00008). (Continued from 11/1/2023) <b><i>*This hearing is in addition to one previously held on November 1, 2023; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</i></b></p>	Philip Isaiah	<b>APPROVED</b>
<p><b>Anil K. Sharma, VC 2023-DR-00008</b> to permit freestanding accessory structures (two pergolas) in the front yard adjacent to Leonard Rd. on a lot less than 36,000 sq. ft. in area. Located at 1910 Griffith Rd., Falls Church, 22043 on approx. 12,169 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((2)) 65. (Concurrent with SP 2022-DR-00204). (Continued from 11/1/2023) <b><i>*This hearing is in addition to one previously held on November 1, 2023; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</i></b></p>	Philip Isaiah	<b>DENIED</b>
<p><b>Russell Marino and Russell Marino Photography, LLC, and Eugenia Marino, SP-2022-SP-00167</b> to permit a home based business (photography studio) with on-site customers or clients, a reduction in setback requirements based on an errors in building to allow an accessory structure (shed) 0.0 ft. from the north side lot line; and an increase in fence or wall height in the front yard adjacent to Arrington Dr. Located at 6108 Arrington Dr., Fairfax Station, 22039 on approx. 18,482 sq. ft. of land zoned R-C and WS. Springfield District Tax Map 77-3 ((6)) 959.</p>	Brandon Lesko	<b>APPROVED</b>
<p><b>Ronald Anthony Luczak, TR and Kristel Mari Luczak, TR, SP-2023-MV-00023</b> To permit a reduction in setback requirements to permit an addition 7.3 feet from the side lot line. Located at 8507 Crowley Pl., Alexandria, 22308 on approx. 10,576 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-4 ((5)) (13) 17 (Admin moved from 11/15/2023)</p>	Philip Isaiah	<b>APPROVED</b>
<p><b>The Pickleball Club of Tysons, LLC, SP-2023-PR-00108</b> to permit an indoor commercial recreation facility (pickleball courts). Located at 8528 Tyco Rd., Suites A,B,C, Vienna, 22182 on approx. 5.49 ac. of land zoned I-4 and HC (pt.), SC (pt.). Providence District. Tax Map 29-1 ((1)) 22A.</p>	Philip Isaiah	<b>APPROVED</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Creepy Greens Entertainment Inc., SPA-2016-SU-058-02</b> to amend SP-2016-SU-058 previously approved for an indoor commercial recreation use to allow a change in permittee and modification of development conditions. Located at 14130G Sullyfield Cir., Chantilly, 20151 on approx. 5.09 ac. of land zoned I-5, HC, WS, and AN. Sully District. Tax Map 34-3 ((5)) E4. (Deferred from 11/1/2023)	Brandon McCadden	<b>APPROVED</b>
<b>Michael Americo Leguia Arbieto, SP-2023-FR-00105</b> to permit modifications to the provisions for the keeping of animals (dogs). Located at 4916 Treetop Ln., Alexandria, 22310 on approx. 11,563 sq. ft. of land zoned R-3. Franconia District. Tax Map 82-3 ((11)) 7.	Brandon McCadden	<b>APPROVED</b>
<b>Brent W. Merchant and Anne C. Merchant, SP-2023-MV-00133</b> to permit a reduction in setback requirements based on an error in building location to allow an addition (screen porch) 22.5 feet from the rear lot line to remain. Located at 8708 Parry Ln., Alexandria, 22308 on approx. 8,400 sq. ft. of land zoned R-3C. Mount Vernon District. Tax Map 111-2 ((8)) 541. (Concurrent with VC 2023-MV-00010).	Brandon McCadden	<b>APPROVED</b>
<b>Brent W. Merchant and Anne C. Merchant, VC-2023-MV-00010</b> to permit an addition 7.6 ft. from the front lot line adjacent to a pipestem driveway on a lot contiguous to a pipestem driveway. Located at 8708 Parry Ln., Alexandria, 22308 on approx. 8,400 sq. ft. of land zoned R-3C. Mount Vernon District. Tax Map 111-2 ((8)) 541. (Concurrent with SP 2023-MV-00133).	Brandon McCadden	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
December 6, 2023**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised on Channel 16, streamed online](#), and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman's discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Ken Biberaj and Valeria Biberaj Revocable Trust, ZAPL-2023-PR-00017</b> Appeal of a Notice of Violation that the appellant has constructed a fence exceeding four feet in height in the front yard of a corner lot on property located in the R-1 District, in violation of Zoning Ordinance provisions. Located at 9100 Glenbrook Road, Fairfax, VA 22031 on approx. 63,618 sq. ft. of land zoned R-1, Providence District, Tax Map 58-2 ((4)) 2.	Christopher Evans	Admin moved to 6/12/2024
<b>Lift Me Up!, SP-2023-DR-00041</b> to permit a riding or boarding stable. Located at 1051 Kelso Rd., Great Falls, 22066 on approx. 6.02 of land zoned R-E. Dranesville District. Tax Map 19-2 ((2)) A.	Brandon McCadden	Admin moved to 1/10/2024
<b>Karl E. and Kristen Duckworth, A 2022-LE-001</b> Appeal of a determination that an addition is located 5 feet from the side lot line, which does not meet the side setback requirement of 12 feet, in violation of Zoning Ordinance provisions. Located at 6420 Telegraph Road, Alexandria, Virginia 22310, on approx. 0.42 ac. of land zoned R-3, Lee District, Tax Map 82-3 ((1)) 54A. ( <i>Admin moved from 6/29/2022, 11/2/2022, 3/22/2023, 5/24/2023, and 9/13/2023</i> )	Sara Morgan	<b>WITHDRAWN</b>
<b>Cornerstone Church of Christ Bibleway World Wide Inc., SP-2022-MV-00202</b> to permit a religious assembly. Located at 7900 Fordson Rd., Alexandria, 22306 on approx. 28,989 sq. ft. of land zoned R-3 and HC. Mount Vernon District. Tax Map 102-1 ((1)) 63.	Philip Isaiah	Admin moved to 1/31/2024
<b>Trustees of the Church of the Good Shepherd, SPA-81-A-025-02</b> to amend SP 81-A-025 previously approved for Religious Assembly and Child Care Center, to permit site modifications and deletion of land area. Located at 9350 Braddock Rd., Burke, 22015 on approx. 10.3 ac. of land zoned R-1. Braddock District. Tax Map 69-4 ((1)) 6A.	Brandon McCadden	Admin moved to 2/14/2024

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Plymouth Haven Baptist Church, SPA-91-V-071-05</b> , amend SP 91-V-071 previously approved for religious assembly with child care center to permit addition of a private school and modification of development conditions. Located at 8600 Plymouth Rd., Alexandria, 22308 on approx. 6.06 ac. of land zoned R-3. Mount Vernon District. Tax Map 102-4 ((2)) 601B and 102-4 ((3)) A2.	Brandon Lesko	Deferred to 3/6/2024
<b>Kaveh Sari, SP-2023-MV-00057</b> to permit a reduction in setback requirements based on errors in building location to permit an accessory structure (two-story detached garage) to remain 28.8 ft from the front lot line and 17.8 ft. from the east side lot line. Located at 8926 Khalsa Ct., Lorton, 22079 on approx. 36,420 sq. ft. of land zoned R-1. Mount Vernon District. Tax Map 106-2 ((15)) 1. <i>(Admin moved from 110/11/2023)</i>	Kevin McMahan	Continued to 3/6/2024
<b>Andrew N. Golkin and Khrystyna Mysiuga Golkin, SP-2023-SP-00068</b> , to permit an interior accessory living unit with greater than 800 sq. ft. of gross floor area. Located at 13100 Cedar Ridge Dr., Clifton, 20124 on approx. 5.93 ac. of land zoned R-C and WS. Springfield District. Tax Map 75-1 ((8)) 1.	Karen Yee	<b>APPROVED</b>
<b>A Di Da Charitable Buddhist Association, SPA-2020-MA-065</b> to amend SP-2020-MA-065 previously approved for a religious assembly to allow for modifications to the approved site layout. Located at 6818 and 6822 Columbia Pike, Annandale, 22003, on approx. 32,688 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 60-4 ((1)) 12A and 13A. <i>(Admin moved from 10/4/2023)</i>	Kevin McMahan	<b>APPROVED</b>
<b>Douglas A. Cohn and Kathryn J. Cohn, SP-2023-DR-00026</b> to permit a detached accessory living unit and to permit a reduction in setback requirements based on an error in building location to permit a detached accessory structure (garden house) to remain 14.3 feet from the west side lot line. Located at 6601 Georgetown Pike, McLean, 22101 on approx. 2.4 acres of land zoned R-1. Dranesville District. Tax Map 21-4 ((1)) 20A. <i>(Deferred from 9/20/2023) (Continued from 11/1/2023) *This hearing is in addition to one previously held on November 1, 2023; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</i>	Brandon McCadden	<b>DENIED</b>

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