

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
January 3, 2024**

*-- NO SCHEDULED MEETING --*

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
January 10, 2024**

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 live 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  
APPOINTMENT OF INDIVIDUALS TO RECEIVE SERVICE OF PROCESS

**CONSENT AGENDA (ADMINISTRATIVE ITEMS)**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Aspect Tree Service, Inc, ZAPL-2023-MV-00012</b>	James Shields	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>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. (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.) <b>(Continued from 10/28/2020, 6/23/2021, 10/27/21, 6/8/2022, 11/2/2022, 3/29/2023, 5/24/2023, and 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.</b>	James Shields	Continued to 12/4/2024

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Tatiana Fernandez d/b/a Tatiana Fernandez Family Child Care, SP-2023-MV-00043</b> to permit a home day care facility. Located at 6719 Beddoo St., Alexandria, 22306 on approx. 10,894 sq. ft. of land zoned R-4 and HC. Mount Vernon District. Tax Map 93-1 ((1)) 76A.	Philip Isaiah	Continued to 2/14/2024
<b>Donald E. Miller, TR and Karen C. Miller, TR, SP-2022-PR-00215</b> to permit a reduction in setback requirements to permit a roofed deck (covered front porch) 21.1 ft. from front lot line adjacent to Chestnut Ave. and a reduction in setback requirements based on errors in building location to permit an accessory structure (shed) 2.8 ft. from the side lot line and 2.7 ft. from the rear lot line. Located at 6931 Chestnut Avenue., Falls Church, 22042 on approx. 10,114 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((16)) 71.	Philip Isaiah	<b>APPROVED</b>
<b>James P. Franca and Caryn M. Franca, SP-2023-SP-00107</b> to permit a detached accessory living unit. Located at 7017 Union Mill Rd., Clifton, 20124 on approx. 5.01 ac. of land zoned R-C and WS. Springfield District. Tax Map 75-1 ((6)) B1.	Brandon Lesko	<b>APPROVED</b>
<b>Najma Shah and Sprout Montessori LLC d/b/a Sprout Montessori Family Day Home, SP-2023-HM-00143</b> to permit a home day care facility. Located at 2306 Noble Victory Ct., Reston, 20191 on approx. 13,120 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 25-2 ((12)) 125.	Brandon McCadden	<b>APPROVED</b>
<b>Scott A. Patton, SP-2022-MV-00169</b> to permit a reduction of setback requirements to permit an addition 27.0 ft. from the front lot line and 8.0 ft. from the southwest side lot line. Located at 4106 Sulgrave Dr., Alexandria, 22309 on approx. 22,890 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 110-2 ((7)) 82.	Brandon McCadden	<b>APPROVED</b>
<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 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((2)) A. (Admin moved from 12/6/2023)	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  
January 17, 2024**

*-- NO SCHEDULED MEETING --*

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
January 24, 2024**

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 live 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>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) <i><b>*This hearing is in addition to one previously held on October 18, 2023; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</b></i>	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>Sandra Ninapaytan and Ohanas LLC, SPA-2020-MA-044</b> to amend SP-2020-MA-044, previously approved for a home day care to permit modifications to development conditions. Located at 3810 Lake Blvd., Annandale, 22003 on approx. 22,000 sq. ft. of land zoned R-2. Mason District. Tax Map 59-4 ((2)) 38.	Brandon Lesko	<b>APPROVED</b>
<b>David H. Dao, SP-2023-SP-00077</b> to permit a reduction in setback requirements based on errors in building location to permit an accessory structure (workshop) 8.6 ft. from the rear lot line and 7.4 ft. from the southeast side lot line to remain and a second accessory structure (shed) 1.4 ft. from the rear lot line and 3.1 ft. from the northwest side lot line to remain. Located at 13224 Pleasantview Ln., Fairfax, 22033 on approx. 9,072 sq. ft. of land zoned R-3C and WS. Springfield District. Tax Map 45-1 ((3)) (60) 35.	Philip Isaiah	<b>APPROVED</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Mohammed Rubel Miah and Anjuman Ara Siddique, SP-2023-MV-00064</b> to permit modifications to the provisions for the keeping of animals (chickens). Located at 3404 Little Hunting Creek Dr., Alexandria, 22309 on approx. 18,385 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 101-4 ((14)) 54.	Philip Isaiah	<b>APPROVED</b>
<b>Peter J. Rechter and Margaret M. Rechter, SP-2023-SP-00138</b> to permit a reduction in setback requirements to permit an addition 6.7 ft. from the side lot line. Located at 13901 Clear Springs Ln., Clifton, 20124 on approx. 14,484 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 65-4 ((2)) 123.	Brandon McCadden	<b>APPROVED</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, and 11/15/2023)	Brandon McCadden	<b>APPROVED</b>
<b>Saratoga Recreation Group Inc. ZAPL-2023-SP-00013</b> Appeal of a Notice of Violation that the appellant is maintaining a storage yard on a property in the R-8 District, in violation of Zoning Ordinance provisions. The property is located at 8070 Edinburgh Drive, Springfield, VA 22153, on approx. 153,424 sq. ft. of land zoned R-8, Springfield District, Tax Map 98-2 ((8)) F.	Jennan Qato	Continued to 3/6/2024

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
January 31, 2024**

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 live 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>Steven Pelak and Diane M. Carsten-Pelak, SP-2021-DR-00104</b>	Sharon Williams	Admin moved to 2/7/2024
<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, 6/28/2023, and 10/11/2023)</i>	Brandon McCadden	Admin moved to 4/24/2024
<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, 9/20/2023, and 10/25/2023)</i>	Ryan Johnson	<b>WITHDRAWN</b>
<b>Nabil Fahel, Zumot Real Estate Management, Inc, ZAPL-2023-FR-00019</b> Appeal of a Notice of Violation that the appellant is operating a storage yard which is not permitted in the I-4 District, allowing unscreened outdoor storage in excess of 500 square feet as well, allowing the outdoor storage of construction vehicles and equipment, and has constructed a fenced storage area without site plan approval, in violation of Zoning Ordinance provisions. Located at 6700 Springfield Center Drive, Springfield, VA 22150 on approx. 180,192 sq. ft. of land zoned I-4, Franconia District, Tax Map 90-4 ((1)) 11A.	Austin Gastrell	<b>WITHDRAWN</b>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>John R. Nolan and Ana M. Barbour, SP-2023-MV-00042</b> to permit a reduction in setback requirements to permit an open deck 30.3 ft. from the front lot line adjacent to Glasgow Rd. Located at 7211 Rebecca Dr., Alexandria, 22307 on approx. 19,253 sq. ft. of land zoned R-2, HD. Mount Vernon District. Tax Map 93-3 ((4)) 234.	Karen Yee	<b>APPROVED</b>
<b>Balgees Bano, SP-2022-LE-00211</b> to permit a home day care facility. Located at 6006 Hydrangea Dr., Alexandria, 22310 on approx. 1,500 sq. ft. of land zoned R-8. Franconia (Formerly Lee) District. Tax Map 81-4 ((34)) 239	Brandon Lesko	<b>APPROVED</b>
<b>Michael J. Kreizenbeck, SP-2023-MV-00012</b> to permit a reduction in setback requirements to permit an addition 7.2 ft. from the northwest side lot line. Located at 8009 New Market Rd., Alexandria 22308 on approx. 10,004 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-1 ((9)) (14) 15.	Philip Isaiah	<b>APPROVED</b>
<b>Kevin W. Burns and Melissa F. Burns, SP-2023-SP-00036</b> to permit a reduction of setback requirements to permit an addition 13.1 ft. from the rear lot line and to permit an increase in fence height in the front yard. Located at 7704 Middle Valley Dr., Springfield 22153 on approx. 10,001 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 98-1 ((5)) 21.	Philip Isaiah	<b>APPROVED</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. <i>(Admin moved from 12/6/2023)</i>	Philip Isaiah	<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. <i>(Admin moved from 10/11/2023) (Deferred from 10/18/2023) (Continued from 11/15/2023)</i>	Sara Morgan	<b>UPHELD</b>



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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
February 7, 2024**

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 live 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>Gissela C. Medina Maldonado, SP-2022-MA-00209</b>	Philip Isaiah	Admin moved to 2/28/2024
<b>Irfan K. Totonji, SP-2023-DR-00140</b> to permit modifications to the provisions for the keeping of animals (chickens). Located at 1149 Bellview Rd., McLean, 22102 on approx. 3.57 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((1)) 58A.	Emma Estes	<b>WITHDRAWN</b>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Steven Pelak and Diane M. Carsten-Pelak, SP-2021-DR-00104</b> (Admin moved from 1/31/2024)	Sharon Williams	Deferred to 3/20/2024
<b>JoJo Rapipong, SP-2023-FR-00142</b> to permit a reduction in setback requirements to permit a carport 7.6 ft. from the south side lot line and reduction in setback requirements based on errors in building location to permit an accessory structure (shed) 1.7 ft. from the rear lot line. Located at 7035 Swain Dr., Alexandria, 22306 on approx. 19,068 sq. ft. of land zoned R-2 and HC. Franconia District. Tax Map 92-2 ((19)) 106.	Sunny Yang	<b>APPROVED</b>
<b>Todd R. and Patricia Rossini, SP-2023-SU-00100</b> to permit an interior accessory living unit exceeding 800 sq. ft. in gross floor area. Located at 12500 Thompson Rd., Fairfax, 22033 on approx. 1.52 ac. of land zoned R-1, WS. Sully District. Tax Map 35-4 ((1)) 73.	Brandon Lesko	<b>APPROVED</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Michael D. Klein, SP-2023-MA-00069</b> to permit a reduction in setback requirements based on an error in building location to permit a deck to remain 4.0 ft. from the southwest side lot line. Located at 3719 Camelot Dr., Annandale, 22003 on approx. 15,662 sq. ft. of land zoned R-2. Mason District. Tax Map 59-4 ((13)) 118. (Concurrent with VC 2023-MA-00012).	Brandon McCadden	<b>APPROVED</b>
<b>Michael D. Klein, VC 2023-MA -00012</b> to permit a fence measuring 9.0 ft. in height to remain in the southwest side yard. Located at 3719 Camelot Dr., Annandale, 22003 approx. 15,662 sq. ft. of land zoned R-2. Mason District. Tax Map 59-4 ((13)) 118. (Concurrent with SP 2023-MA-00069).	Brandon McCadden	<b>DENIED</b>
<b>Nam N. Nguyen and Robyn J. Nguyen, SP-2023-DR-00113</b> to permit a reduction in setback requirements to permit an addition 22.8 ft. from the rear lot line. Located at 6802 Dillon Ave., McLean, 22101 on approx. 10,566 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-4 ((17)) 43.	Philip Isaiah	<b>APPROVED</b>
<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. (Concurrent with VC 2023-MV-00013). (Deferred from 10/18/2023)	Philip Isaiah	<b>APPROVED</b>
<b>Civic Association of Hollin Hills d/b/a Hollin Hills Pickleball &amp; Tennis Club, VC-2023-MV-00013</b> to permit light poles greater than 7 ft. in height associated with outdoor sport courts to be located in the minimum front setback 14.0 ft. and 15.4 ft. from the front lot line adjacent to Fort Hunt Road. 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. (Concurrent with SPA 68-V-888-02).	Philip Isaiah	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
February 14, 2024**

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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>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, and 11/29/2023</i> )	Curtis Rowlette	Admin moved to 4/10/2024

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Tatiana M. Fernandez Quisbert and Taty's Childcare, LLC, SP-2023-MV-00043</b> to permit a home day care facility. Located at 6719 Beddoo St., Alexandria, 22306 on approx. 10,894 sq. ft. of land zoned R-4 and HC. Mount Vernon District. Tax Map 93-1 ((1)) 76A. ( <i>Continued from 1/10/2024</i> ) <b><i>*This hearing is in addition to one previously held on October 18, 2023; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</i></b>	Philip Isaiah	<b>APPROVED</b>
<b>Marie de la Cruz, SP-2022-MA-00145</b> to permit an increase in fence height in the front yard and to permit a reduction in setback requirements based on an error in building location to allow an open deck to remain 12.8 ft. from the north side lot line. Located at 4417 Brookside Dr., Alexandria, 22312 on approx. 32,201 sq. ft. of land zoned R-1. Mason District. Tax Map 72-1 ((6)) 18B.	Andrew Stone	<b>APPROVED</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Patrick D. Scholl, Co-Trustee for the Scholl Family Trust, SP-2023-SP-00162</b> to permit a reduction in setback requirements to permit an addition 16.1 ft. from the rear lot line Located at 13926 Marblestone Dr., Clifton, 20124 on approx. 8,948 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 65-4 ((2)) 381.	Brandon Lesko	<b>APPROVED</b>
<b>Jason J. Mathews and Deeptikar B. Mathews, SP-2023-HM-00152</b> to permit a reduction in setback requirements to permit an addition 12.6 ft. from the rear lot line. Located at 12921 Cedar Glen Ln., Herndon, 20171 on approx. 9,452 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 25-1 ((18)) 40.	Brandon Lesko	<b>APPROVED</b>
<b>Linda K. Remick, SP-2023-MV-00103</b> to permit a reduction in setback requirements to permit an open deck (front porch and steps) 16.7 ft. from the front lot line and a reduction in setback requirements based on an error in building location to allow an accessory structure (shed) to remain 5.4 ft. from the rear lot line. Located at 6418 13 <sup>th</sup> St., Alexandria 22307 on approx. 10,500 ac. of land zoned R-3. Mount Vernon District. Tax Map 93-2 ((8)) (26) 21.	Philip Isaiah	Continued to 4/3/2024
<b>Rebecca A. Caruso, SP-2023-MV-00056</b> to permit a reduction in setback requirements to permit an addition 6.5 feet from the side lot line. Located at 1504 Wake Forest Dr., Alexandria 22307 on approx. 16,464 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 93-2 ((6)) (1) 17.	Philip Isaiah	<b>APPROVED</b>
<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. ( <i>Admin moved from 12/6/2023</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  
February 21, 2024**

*-- NO SCHEDULED MEETING --*

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
February 28, 2024**

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 live 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>Louanna S. Dorazio, SP-2023-SP-00165</b> to permit a reduction in setback requirements to permit an addition 5.0 ft. from the northwest side lot line such that side setbacks total 17.7 ft. Located at 8737 Cuttermill Pl., Springfield, 22153 on approx. 8,400 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 89-3 ((6)) 106.	Andrew Stone	<b>APPROVED</b>
<b>Larry J. Correll, SP-2023-MV-00168</b> to permit a reduction in setback requirements to permit a carport 6.6 ft. from the northwest side lot line. Located at 8105 Carlyle Pl., Alexandria, 22308 on approx. 11,499 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-1 ((9)) (10) 22.	Owen Albrecht	<b>APPROVED</b>
<b>Vernon K. Samuel Jr., SP-2023-SP-00014</b> to permit a reduction in setback requirements to permit an addition 19.1 ft. from the rear lot line. Located at 6203 Capella Ave., Burke, 22015 on approx. 9,250 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 78-3 ((5)) 162.	Brandon Lesko	<b>APPROVED</b>
<b>Gissela C. Medina Maldonado, SP-2022-MA-00209</b> to permit a home day care facility and an increase in fence height in the front yard adjacent to Gary Court. Located at 3212 Gary Ct., Falls Church, 22042 on approx. 13,523 sq. ft. of land zoned R-4. Mason District. Tax Map 60-1 ((22))(D) 15. ( <i>Admin moved from 2/7/2024</i> )	Philip Isaiah	<b>APPROVED</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Paul F. Precht and Katayoon T. Precht, SP-2023-MA-00153</b> to permit a reduction in setback requirements to permit an addition 8.9 ft. from the northwestern side lot line and 12.6 ft. from the southeastern side lot line and to permit a roofed deck (covered porch) 28.5 ft. from the front lot line, 12.9 ft. from the northwestern side lot line and 14.6 ft. from the southeastern side lot line. Located at 6924 Alpine Dr., Annandale, 22003 on approx. 14,328 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 71-2 ((2)) 36.	Philip Isaiah	<b>APPROVED</b>
<b>Grace Presbyterian Church, SPA-73-L-152-04</b> to amend SP 73-L-152 previously approved for a religious assembly with childcare center to allow modifications to development conditions and deletion of land area. Located at 7420 and 7434 Bath St. and 7409 Grace Street, Springfield, 22150 on approx. 4.63 ac. of land zoned R-3. Franconia District. Tax Map 80-3 ((1)) 1D, 80-3 ((2)) (54) 1 and 9.	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  
March 6, 2024**

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 live 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>Hazem A. Elariny, ZAPL-2023-DR-00006</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, VA 22101, on approx. 1.2 ac. of land zoned R-1, Dranesville District, Tax Map 21-2 ((3)) 19R.	Lily Yegazu	<b>WITHDRAWN</b>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></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. <i>(Admin moved from 10/11/2023) (Continued from 12/6/2023) *This hearing is in addition to one previously held on December 6, 2023; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</i>	Kevin McMahan	Deferred to 6/12/2024
<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. <i>(Deferred from 12/6/2023)</i>	Brandon Lesko	Deferred to 5/15/2024

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Saratoga Recreation Group Inc. ZAPL-2023-SP-00013</b> Appeal of a Notice of Violation that the appellant is maintaining a storage yard on a property in the R-8 District, in violation of Zoning Ordinance provisions. The property is located at 8070 Edinburgh Drive, Springfield, VA 22153, on approx. 153,424 sq. ft. of land zoned R-8, Springfield District, Tax Map 98-2 ((8)) F. <i>(Continued from 1/24/2024) *This hearing is in addition to one previously held on January 24, 2024; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</i>	Jennan Qato	<b>UPHELD</b>
<b>Barbara Rebecca Ellen Helvey and Matthew Gottlieb, SP-2023-PR-00112</b> to permit a reduction of setback requirements to permit an accessory structure (detached garage) 10.0 feet from the southwest side lot line. Located at 9105 Courtley Ct., Fairfax, 22031 on approx. 22,547 sq. ft. of land zoned R-1. Providence District. Tax Map 58-2 ((3)) 9.	Owen Albrecht	<b>APPROVED</b>
<b>Keyli Albania Soriano, SPA-2014-LE-077</b> to amend SP 2014-LE-077 previously approved for a home day care facility, to allow for change in permittee and modification to development conditions. Located at 6407 Kroy Dr., Springfield, 22150 on approx. 11,360 sq. ft. of land zoned R-3. Franconia District. Tax Map 81-3 ((15)) 39.	Brandon Lesko	<b>APPROVED</b>
<b>Matthew T. Osiecki and Courtney L. Osiecki, SP-2023-SU-00148</b> to permit a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) to remain 7.0 ft. from the rear lot line and 4.2 feet from the east side lot line. Located at 14915 Kamputa Dr., Centreville, 20120 on approx. 11,933 sq. ft. of land zoned R-3 (Cluster) and WS, AN. Sully District. Tax Map 53-2 ((3)) 68.	Brandon McCadden	<b>APPROVED</b>
<b>Brittany M. Baron and Warren D. Friedman, SP-2023-FR-00004</b> to permit an increase in fence height in the front yard adjacent to Marl-Pat Drive and a reduction in setback requirements based on an error in building location to allow an accessory structure (shed) to remain 0.2 ft. from the north side lot line. Located at 5825 Telegraph Rd & 3108 Marl-Pat Drive., Alexandria, 22310 on approx. 27,271 sq. ft. of land zoned R-4. Franconia District. Tax Map 82-4 ((10)) 25 and 26.	Philip Isaiah	Continued to 5/15/2024

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
March 13, 2024**

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 live 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>Gonzalo Alberto Acha Garcia, SP-2022-BR-00132</b> to permit a reduction in setback requirements to permit an addition 6.6 ft. from the southeast side lot line. Located at 7517 Hamlet St., Springfield, 22151 on approx. 10,800 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (62) 20.	Kevin McMahan	Admin moved to 6/26/2024

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Sonia Riaz and Happy Hearts Childcare, LLC, SP-2023-FR-00178</b> to permit a home day care facility. Located at 6918 Highland St., Springfield, 22150 on approx. 11,763 sq. ft. of land zoned R-4. Franconia District. Tax Map 80-4 ((2)) (12) 6.	Owen Albrecht	Deferred to 6/26/2024
<b>Mark Kim, SP-2023-SU-00139</b> to permit a reduction in setback requirements to permit an addition 17.8 ft. from the rear lot line. Located at 12605 Dusty Wheel Ln., Fairfax, 22033 on approx. 6,113 sq. ft. of land zoned PDH-3 and WS. Sully District. Tax Map 45-2 ((11)) 148.	Brandon Lekso	<b>APPROVED</b>
<b>Gloria Esperanza Bernal de Franco and Gloryber's Academy LLC, SP-2023-FR-00173</b> permit a home day care facility. Located at 3501 Groveton St., Alexandria, 22306 on approx. 18,750 sq. ft. of land zoned R-2. Franconia District. Tax Map 92-2 ((14)) 37.	Philip Isaiah	<b>APPROVED</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Alferlo D. Delos Angeles and The Kids Zone Junior LLC, SP-2023-PR-00156</b> to permit a home day care facility and a reduction in setback requirements based on errors in building location to allow an accessory structure (shed) to remain 2.3 ft. from the rear lot line and 2.4 ft. from the southeast side lot line. Located at 8336 Carnegie Dr., Vienna, 22180 on approx. 10,560 sq. ft. of land zoned R-3. Providence District. Tax Map 49-1 ((9)) (E) 34.	Brandon McCadden	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
March 20, 2024**

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 live 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>Aspect Tree Service, Inc, ZAPL-2023-MV-00012</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), in violation of Zoning Ordinance provisions. Located at 10118 Giles Run Road, Lorton, VA 22079 on approx. 40,200 sq. ft. of land zoned I-6, Mount Vernon District, Tax Map 113-2 ((3)) E5. (Admin moved from 1/10/2024)	James Shields	<b>WITHDRAWN</b>
<b>Steven Pelak and Diane M. Carsten-Pelak, SP-2021-DR-00104</b> to permit a reduction in setback requirements to permit an addition 21.6 ft. from the rear lot line. Located at 6326 Kellogg Dr., McLean, 22101 on approx. 11,127 sq. ft. of land zoned R-3. Dranesville District. Tax Map 31-3 ((19)) 69.(Admin moved from 1/31/2023, 2/7/24)	Sharon Williams	<b>INDEFINITE DEFERRAL</b>
<b>AAR Investment, LLC, A 2022-LE-012</b> (Admin moved from 2/15/2023, 6/28/2023, and 10/25/2023)	Cathy Belgin	Admin moved to 5/1/2024

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Douglas B. Liszewski and Julia K. Roig, SP-2022-HM-00153</b> to permit a reduction in setback requirements based on errors in building location to permit an accessory structure (shed) 0.4 ft. from the rear lot line and 1.1 ft. from the side lot line, and a deck (patio) 0.9 ft. from the rear lot line and 0.3 ft. from the side lot line; and an increase in the limitations on coverage of the minimum rear setback. Located at 12037 Stuart Ridge Dr., Herndon, 20710 on approx. 9,365 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 11-3 ((3)) 106.	Brandon Lesko	Deferred to 4/10/2024

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Jose A. Cruz, SP-2023-MV-00038</b> to permit a reduction in setback requirement based on an error in building location to permit an accessory structure (detached garage) to remain 3.8 ft. from the northeast side lot line. Located at 10517 Alverton St., Lorton, 22079 on approx. 21,782 sq. ft. of land zoned R-E. Mount Vernon District. Tax Map 113-4 ((6)) 100.	Brandon Lesko	Deferred to 5/1/2024
<b>Richard D. McFarland, TR, SP-2023-MV-00078</b> to permit a reduction in setback requirements to permit an addition 21.2 ft. from the front lot line adjacent to Lee Avenue. Located at 7911 Washington Ave., Alexandria, 22308 on approx. 10,125 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-2 ((16)) 3.	Brandon McCadden	<b>APPROVED</b>
<b>Trustees Of Mount Vernon Methodist Church, a/k/a Mount Vernon United Methodist Church, SPA-80-V-089-03</b> to amend SP-80-V-089 previously approved for a religious assembly with child care center to allow modifications to development conditions, addition of land area, and a change in permittee. Located at 2006 Belle View Blvd. and 6500 Blue Wing Dr, Alexandria, 22307, on approx. 4.46 ac. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((25)) (4) 14 & 93-1 ((1)) 70.	Philip Isaiah	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
March 27, 2024**

*-- NO SCHEDULED MEETING --*

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
April 3, 2024**

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 live 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>
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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>Board of Trustees of Rajdhani Mandir, SPA-87-S-012-04</b> 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). <i>(Admin moved from 5/3/2023, and 7/19/2023)</i> <i>(Deferred from 11/1/2023)</i>	Brandon McCadden	Deferred to 7/10/2024
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<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> <i>(Deferred from 11/1/2023)</i>	Brandon McCadden	Deferred to 7/10/2024
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<b>Linda K. Remick, SP-2023-MV-00103</b> to permit a reduction in setback requirements to permit an open deck (front porch and steps) 16.7 ft. from the front lot line and a reduction in setback requirements based on an error in building location to allow an accessory structure (shed) to remain 5.4 ft. from the rear lot line. Located at 6418 13 <sup>th</sup> St., Alexandria 22307 on approx. 10,500 ac. of land zoned R-3. Mount Vernon District. Tax Map 93-2 ((8)) (26) 21. <i>(Continued from 2/14/2024)</i> <b>*This hearing is in addition to one previously held on February 14, 2024; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</b>	Philip Isaiah	<b>APPROVED</b>
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<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Geoffrey C. Lorenz and Alison H. Lorenz, SP-2022-MV-00150</b> to permit a reduction in setback requirements to permit an addition 6.0 ft. from the northwest side lot line and a reduction in setback requirements based on an error in building location to permit an open deck to remain 6.9 ft. from the northwest side lot line. Located at 8018 Wellington Rd., Alexandria, 22308 on approx. 7,150 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-2 ((3)) 135A.	Owen Albrecht	<b>APPROVED</b>
<b>Andrea Arias, SP-2023-PR-00182</b> to permit a reduction of setback requirements to permit an addition 9.3 ft. from the east side lot line. Located at 9309 Coronado Ter., Fairfax, 22031 on approx. 20,154 sq. ft. of land zoned R-2. Providence District. Tax Map 58-2 ((12)) 37.	Philip Isaiah	<b>APPROVED</b>
<b>Jeremy D. Barnes, SP-2023-MV-00020</b> to permit an increase in fence height in the front yard adjacent to Catskill Rd. and a reduction of setback requirements based on errors in building location to permit an open deck to remain 8.0 ft. from the side lot line, accessory structure (shed) to remain 2.9 ft. from the side lot line and an arbor to remain 0.4 ft. from the side lot line. Located at 8210 Higham Rd., Lorton, 22079 on approx. 25,209 sq. ft. of land zoned R-1. Mount Vernon District. Tax Map 99-4 ((3)) 33.	Brandon Lesko	Continued to 5/1/2024

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  
April 10, 2024**

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 live 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>Debre Bisrat St. Gabriel Ethiopian Orthodox Tewahedo Church Trust, SPA-78-L-021-02</b>	Philip Isaiah	Admin moved to 5/22/204

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Douglas B. Liszewski and Julia K. Roig, SP-2022-HM-00153</b> to permit a reduction in setback requirements based on errors in building location to permit an accessory structure (shed) 0.4 ft. from the rear lot line and 1.1 ft. from the side lot line, and a deck (patio) 0.9 ft. from the rear lot line and 0.3 ft. from the side lot line; and an increase in the limitations on coverage of the minimum rear setback. Located at 12037 Stuart Ridge Dr., Herndon, 20710 on approx. 9,365 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 11-3 ((3)) 106. <i>(Deferred from 3/20/2024)</i> <b><i>*This hearing is in addition to one previously held on March 20, 2024; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</i></b>	Brandon Lesko	Deferred to 5/8/2024
<b>Allison M. Kops, SP-2023-FR-00179</b> to permit a Home-Based Business (pediatric physical therapy practice). Located at 6011 Woodlake Ln., Alexandria, 22315 on approx. 8,323 sq. ft. of land zoned PDH-4. Franconia District. Tax Map 91-2 ((14)) (33) 4.	Owen Albrecht	<b>APPROVED</b>
<b>Patrick L. Gary, SP-2023-MV-00131</b> to permit a reduction in setback requirements to permit an addition (carport with storage) 7.9 ft. from the north side lot line. Located at 6501 Bluebill Ln., Alexandria, 22307 on approx. 10,892 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((26)) (1) 17.	Owen Albrecht	<b>APPROVED</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Robert Ellis and Kate Ellis, SP-2023-MV-00047</b> to permit a reduction in setback requirements to permit an addition 24.6 feet from the front lot line adjacent to Midday Lane and a reduction in setback requirements based on an error in building location to permit a roofed deck (pergola) 7.4 ft. from the southwest side lot line. Located at 7818 Evening Ln., Alexandria, 22306 on approx. 12,591 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-1 ((13)) 55A.	Brandon Lesko	<b>APPROVED</b>
<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, 11/29/2023, and 2/14/2024)</i>	Curtis Rowlette	<b>APPROVED</b>
<b>Michael Liuzza and Christian Liuzza, SP-2023-MA-00181</b> to permit a modification to the provisions for the keeping of animals (chickens). Located at 5009 Montgomery St., Annandale, 22003 on approx. 36,000 sq. ft. of land zoned R-2. Mason District. Tax Map 71-4 ((10)) 58.	Karen Yee	<b>APPROVED</b>
<b>Christian R. Quiroz and Nathalia J. Quiroz, SP-2022-FR-00105</b> to permit an increase in fence height in a front yard. Located at 6603 Bowie Dr., Springfield, 22150 on approx. 10,329 sq. ft. of land zoned R-4. Franconia District. Tax Map 80-4 ((5)) (19) 13. (Concurrent with VC 2023-FR-00002).	Brandon McCadden	Continued to 6/5/2024
<b>Christian R. Quiroz and Nathalia J. Quiroz, VC-2023-FR-00002</b> to permit a freestanding accessory structure (shed) in a front yard on a lot less than 36,000 sq. ft. in area. Located at 6603 Bowie Dr., Springfield, 22150 on approx. 10,329 sq. ft. of land zoned R-4. Franconia District. Tax Map 80-4 ((5)) (19) 13. (Concurrent with SP 2022-FR-00105).	Brandon McCadden	Continued to 6/5/2024

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS**  
**MEETING AGENDA**  
**April 17, 2024**

*-- NO SCHEDULED MEETING --*

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
April 24, 2024**

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 live 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 VICE CHAIRMAN**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Corsica Realty Group LLC and A Mission for Michael aka Virginia Mission Health Acquisitions, LLC - ZAPL-2024-HM-00002</b> An appeal of a Notice of Violation that the appellants are currently operating a congregate living facility without Special Exception approval, in violation of Zoning Ordinance provisions. Located at 9947 Corsica Street, Vienna, VA 22181. Approx. 26,283 sq ft of land, zoned R-2, Hunter Mill District, Tax Map 38-3 ((1)) 1E.	Sara Morgan	Admin moved to 7/10/2024
<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. 1.3 ac. of land zoned R-1 and WS. Sully District. Tax Map 65-1 ((1)) 8C and 8A1. <i>(Admin moved from 3/29/2023, 6/28/2023, 10/11/2023, and 1/31/2024)</i>	Brandon McCadden	Admin moved to 7/24/2024

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Rosa Luzmila Andia Romero d/b/a Rossy's Daycare, SP-2023-PR-00135</b> to permit a home day care facility. Located at 2807 Hogan Ct., Falls Church, 22043 on approx. 1,553 sq. ft. of land zoned R-8 and HC (pt.). Providence District. Tax Map 49-2 ((22)) 15.	Brandon Lesko	<b>APPROVED</b>
<b>Vicky M. Tsaparas and Glen E. Tsaparas, SP-2023-PR-00202</b> to permit a reduction in setback requirements to permit a roofed deck (covered porch) 22.6 ft. from the front lot line. Located at 6924 Chestnut Ave., Falls Church, 22042 on approx. 7,451 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((16)) 78.	Philip Isaiah	<b>APPROVED</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Russell Schmidt and Campbell Millar Schmidt, SP-2023-MV-00169</b> to permit a reduction in setback requirements to permit: 1.) a second story addition 8.8 ft. from the northwestern side lot line and 28.0 ft. from the front lot line, 2.) a second story addition 8.4 ft. from the southeastern side lot line and 28.4 ft. from the front lot line, and 3.) a roofed deck (covered porch) 5.3 ft. from the northwestern side lot line. Located at 2200 Foresthill Rd., Alexandria, 22307 on approx. 7,500 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 83-3 ((14)) (19) 12.	Philip Isaiah	<b>APPROVED</b>
<b>Jessica G. Christenson, SP-2023-PR-00144</b> to permit modifications to the provisions for the keeping of animals (chickens). Located at 3219 Wynford Dr., Fairfax, 22031 on approx. 27,144 sq. ft. of land zoned R-2. Providence District. Tax Map 59-1 ((18)) 35.	Owen Albrecht	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
May 1, 2024**

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 live 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>Erik S. and Lauren C. Fisher, SP-2023-SU-00176</b>	Owen Albrecht	<b>WITHDRAWN</b>
<b>AAR Investment, LLC, A 2022-LE-012</b> (Admin moved from 2/15/2023, 6/28/2023, 10/25/2023, and 3/20/2024)	Cathy Belgin	Admin moved to 7/31/2024

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Jeremy D. Barnes, SP-2023-MV-00020</b> to permit an increase in fence height in the front yard adjacent to Catskill Rd. and Higham Road and a reduction of setback requirements based on errors in building location to permit an open deck to remain 8.0 ft. from the side lot line, accessory structure (shed) to remain 2.9 ft. from the side lot line and an arbor to remain 0.4 ft. from the side lot line. Located at 8210 Higham Rd., Lorton, 22079 on approx. 25,209 sq. ft. of land zoned R-1. Mount Vernon District. Tax Map 99-4 ((3)) 33. <b><i>*This hearing is in addition to one previously held on April 3, 2024; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</i></b>	Brandon Lesko	Deferred to 5/15/2024
<b>Good Shepherd Lutheran Church, SPA-2002-HM-045</b> to amend SP 2002-HM-045, previously approved for a religious assembly with child care center, to allow modifications to development conditions. Located at 1133 Reston Ave., Herndon, 20170 on approx. 7.9 ac. of land zoned R-1. Hunter Mill District. Tax Map 11-2 ((1)) 34C and 35.	Brandon McCadden	Deferred to 6/5/2024

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Jose A. Cruz, SP-2023-MV-00038</b> to permit a reduction in setback requirement based on an error in building location to permit an accessory structure (detached garage) to remain 3.8 ft. from the northeast side lot line. Located at 10517 Alverton St., Lorton, 22079 on approx. 21,782 sq. ft. of land zoned R-E. Mount Vernon District. Tax Map 113-4 ((6)) 100. <i>(Deferred from 3/20/2024)</i> <b>*This hearing is in addition to one previously held on March 20, 2024; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</b>	Brandon Lesko	<b>DENIED</b>
<b>Karoline Patricia Pershell - SP-2024-BR-00004</b> to permit modifications to the provisions for the keeping of animals (chickens). Located at 7914 Greeley Blvd., Springfield, 22152 on approx. 12,686 sq. ft. of land zoned R-3. Braddock District. Tax Map 89-2 ((4)) (10) 14.	Katie Quinn	<b>APPROVED</b>
<b>Saima Naheed and A One Daycare LLC, SP-2023-MV-00083</b> to permit a home day care facility. Located at 9529 Shepherd Hills Dr., Lorton, 22079 on approx. 2,263 sq. ft. of land zoned R-8. Mount Vernon District. Tax Map 107-4 ((14)) 49A.	Brandon Lesko	<b>APPROVED</b>
<b>Susan M. Knowles, SP-2023-DR-00190</b> to permit modifications to the provisions for the keeping of animals (dogs). Located at 1429 Cellar Creek Wy., Herndon, 20170 on approx. 9,984 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 10-2 ((14)) 64.	Philip Isaiah	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
May 8, 2024**

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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>Christian P. and Kara M. Kaldes - ZAPL-2024-DR-00004</b> An appeal of a Notice of Violation that the subject property has approximately 2,647.60 sq. ft. of the front yard covered with pavement, which exceeds the maximum of 30 percent coverage allowed in the front yard on a property in the R-3 District, in violation of Zoning Ordinance provisions. Located at 7132B Old Dominion Drive, McLean, VA 22101, on approx. 12,062 sq. ft. of land zoned R-3, Dranesville District, Tax Map 30-1 ((1)) 79D.	Christopher Evans	Admin move to 7/17/2024
<b>Mohamed A. Chenini and Fadila Ezzekmi - SP 2023-MA-00149</b>	Katie Quinn	Admin moved to 7/24/2024

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Douglas B. Liszewski and Julia K. Roig, SP-2022-HM-00153</b> to permit a reduction in setback requirements based on errors in building location to permit an accessory structure (shed) 0.4 ft. from the rear lot line and 1.1 ft. from the side lot line, and a deck (patio) 0.9 ft. from the rear lot line and 0.3 ft. from the side lot line; and an increase in the limitations on coverage of the minimum rear setback. Located at 12037 Stuart Ridge Dr., Herndon, 20710 on approx. 9,365 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 11-3 ((3)) 106. <i>(Deferred from 3/20/2024, and 4/10/2024) *This hearing is in addition to those previously held on March 20, 2024 and April 10, 2024; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</i>	Brandon Lesko	<b>APPROVED</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Aaron Matthew Gow and Katherine Elaine Campana - SP-2023-MV-00185</b> to permit a reduction in setback requirements to permit addition 10.3 ft. from the northeast side lot line. Located at 3807 Sulgrave Dr., Alexandria, 22309 on approx. 21,798 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 110-2 ((7)) 119.	Owen Albrecht	<b>APPROVED</b>
<b>Tyler W. Wolverton and Jill G. Wolverton, SP-2023-BR-00201</b> to permit a reduction in setback requirements to allow an addition 7.1 ft. from the south side lot line. Located at 4717 Trotting Ln., Annandale, 22003 on approx. 17,353 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-1 ((6)) 53.	Brandon Lesko	<b>APPROVED</b>
<b>Steve Scully and Kathryn R. Scully - SP-2023-SP-00205</b> to permit a reduction in setback requirements to permit an addition 21.3 ft. from the rear lot line. Located at 8306 Greenside Dr., Fairfax, 22039 on approx. 12,753 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-3 ((13)) 20.	Brandon Lesko	<b>APPROVED</b>
<b>Robert E. Carpenter Jr. and Maureen D. Carpenter - VC-2024-SU-00001</b> to permit a single-family detached dwelling to remain 34.7 ft. from the front lot line adjacent to Vale Rd. Located at 3001 Fox Den Ln., Oakton, 22124 on approx. 2.05 ac. of land zoned R-1. Sully District. Tax Map 36-4 ((3)) 56.	Brandon McCadden	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
May 15, 2024**

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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>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. <i>(Deferred from 12/6/2023, and 3/6/2024)</i>	Brandon Lesko	Admin moved to 6/26/2024

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Lilly, Parker, Trustee of the Lilly Parker Revocable Living Trust, ZAPL-2023-DR-00021</b> An appeal of a Notice of Violation that riprap was installed in a channel on the referenced property preventing adequate drainage and causing water to pond on a neighboring property, in violation of Zoning Ordinance provisions. Located at 7309 Dulany Drive, McLean, VA 22101. Approx. 2.085 acres of land zoned R-1, Dranesville Tax Map 30-1 ((2)) 11.	Austin Gastrell	Deferred to 6/26/2024
<b>Jeremy D. Barnes, SP-2023-MV-00020</b> to permit an increase in fence height in the front yard adjacent to Catskill Rd. and Higham Road and a reduction of setback requirements based on errors in building location to permit an open deck to remain 8.0 ft. from the side lot line, accessory structure (shed) to remain 2.9 ft. from the side lot line and an arbor to remain 0.4 ft. from the side lot line. Located at 8210 Higham Rd., Lorton, 22079 on approx. 25,209 sq. ft. of land zoned R-1. Mount Vernon District. Tax Map 99-4 ((3)) 33. (Admin moved from 5/1/2024) <b><i>*This hearing is in addition to one previously held on April 3, 2024;</i></b>	Brandon Lesko	<b>APPROVED</b>

***anyone who testified in that previous hearing is on record and need not testify again at this new hearing.***

May 15, 2024

Page 2 of 2

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Brittany M. Baron and Warren D. Friedman, SP-2023-FR-00004</b> to permit an increase in fence height in the front yard adjacent to Marl-Pat Drive and a reduction in setback requirements based on an error in building location to allow an accessory structure (shed) to remain 0.2 ft. from the north side lot line. Located at 5825 Telegraph Rd & 3108 Marl-Pat Drive., Alexandria, 22310 on approx. 27,271 sq. ft. of land zoned R-4. Franconia District. Tax Map 82-4 ((10)) 25 and 26. <i>(Continued from 3/6/2024) *This hearing is in addition to one previously held on March 6, 2024; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</i>	Philip Isaiah	<b>APPROVED</b>
<b>Robert T. Gardell and Rachel A. Gardel - SP-2023-MA-00191</b> to permit a reduction in setback requirements based on errors in building location to allow an accessory structure (shed/workshop) to remain 1.7 ft. from the rear lot line and 4.3 ft. from the northeast side lot line. Located at 6244 Cheryl Dr., Falls Church, 22044 on approx. 10,530 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 51-3 ((24)) 2.	Brandon Lesko	<b>DENIED</b>
<b>Ujwal Johnson TR and Michael Johnson TR, Trustees of The Johnson Revocable Living Trust - SP-2024-HM-00014</b> to permit a reduction in setback requirements to permit an addition 20.6 ft. from the rear lot line. Located at 2505 Branding Iron Ct., Herndon, 20171 on approx. 9,196 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 25-1 ((14)) 89.	Philip Isaiah	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
May 22, 2024**

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 live 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>Gloria Elizabeth Franco Bernal and Gloryber's Spanish Academy of Alexandria, LLC, SP-2023-FR-00206</b>	Philip Isaiah	<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>Huda Ebrahim Abdulkader, SP-2023-SP-00195</b> to permit a home day care facility. Located at 8125 Cliffcrest Dr., Springfield, 22153 on approx. 3,207 sq. ft. of land zoned R-5. Springfield District. Tax Map 98-2 ((16)) 52A.	Sunny Yang	<b>APPROVED</b>
<b>Mark D. West and Carolyn F. West, SP-2024-DR-00018</b> to permit a reduction of setback requirements to permit an addition of 15.6 ft. from the rear lot line. Located at 10320 Eclipse Ln., Great Falls, 22066 on approx. 21,968 sq. ft. of land zoned R-1 (Cluster), Dranesville District. Tax Map 12-4 ((7)) 77.	Karen Yee	<b>APPROVED</b>
<b>Michelle Binder and Richard Snyder, SP-2023-PR-00200</b> to permit a reduction in setback requirements to permit an addition 22.8 ft. from the front lot line and a reduction in setback requirements based on errors in building location to allow an existing dwelling to remain 13.0 feet from the rear lot line and 9.8 feet from the south side lot line. Located at 2770 Winchester Way, Falls Church, 22042 on approx. 7,814 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-2 ((6)) 397A.	Owen Albrecht	<b>APPROVED</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Jared N. Shryock, SP-2023-PR-00061</b> to permit a reduction of setback requirements to permit: 1.) a two-story addition 5.0 feet from the side lot line, 2.) a one-story addition (screened porch) 23.6 feet from the front lot line adjacent to Marhsall Street, and 3.) a roofed deck (covered front porch) 23.6 feet from the front lot line adjacent to Marshall Street.. Located at 2901 Marshall St., Falls Church, 22042 on approx. 8,914 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((15)) 128.	Brandon Lesko	<b>APPROVED</b>
<b>Debre Bisrat St. Gabriel Ethiopian Orthodox Tewahedo Church Trust, SPA-78-L-021-02</b> to amend SP-78-L-021, previously approved for a Religious Assembly, to allow for a change in permittee and modifications to development conditions. Located at 5940, 5942 and 5944 Telegraph Rd., Alexandria, 22310 on approx. 2.40 ac. of land zoned R-2. Franconia District. Tax Map 82-4 ((1)) 36, 37 and 38. <i>(Admin moved from 4/10/2024)</i>	Philip Isaiah	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
May 29, 2024**

*-- NO SCHEDULED MEETING --*

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
June 5, 2024**

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 live 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>Daniel K. Van Brunt and Arika J. Van Brunt, SP-2023-BR-00196</b> to permit a reduction in setback requirements based on errors in building location to permit: 1.) an accessory structure (outdoor fireplace) 3.9 ft. from the southwest side lot line, 2.) an accessory structure (frame shed) 3.0 ft. from the northeast side lot line, and 3.) an accessory structure (shed) 4.1 ft. from the northeast side lot line. Located at 5613 Heming Ave., Springfield, 22151 on approx. 13,840 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (68) 4.	Brandon Lesko	Admin moved to 7/17/2024 due to notices

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Good Shepherd Lutheran Church, SPA-2002-HM-045</b> to amend SP 2002-HM-045, previously approved for a religious assembly with child care center, to allow modifications to development conditions. Located at 1133 Reston Ave., Herndon, 20170 on approx. 7.9 ac. of land zoned R-1. Hunter Mill District. Tax Map 11-2 ((1)) 34C and 35. (Deferred from 5/1/2024)	Brandon McCadden	Deferred to 7/10/2024
<b>Christian R. Quiroz and Nathalia J. Quiroz, SP-2022-FR-00105</b> to permit an increase in fence height in a front yard. Located at 6603 Bowie Dr., Springfield, 22150 on approx. 10,329 sq. ft. of land zoned R-4. Franconia District. Tax Map 80-4 ((5)) (19) 13. (Concurrent with VC 2023-FR-00002). )(Continued from 4/10/2024) <b><i>*This hearing is in addition to one previously held on April 10, 2024; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</i></b>	Brandon McCadden	<b>DENIED</b>



<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Christian R. Quiroz and Nathalia J. Quiroz, VC-2023-FR-00002</b> to permit a freestanding accessory structure (shed) in a front yard on a lot less than 36,000 ft. in area. Located at 6603 Bowie Dr., Springfield, 22150 on approx. 10,329 sq. ft. of land zoned R-4. Franconia District. Tax Map 80-4 ((5)) (19) 13. (Concurrent with SP 2022-FR-00105). ) (Continued from 4/10/2024) <b><i>*This hearing is in addition to one previously held on April 10, 2024; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</i></b>	Brandon McCadden	<b>DENIED</b>
<b>Nebiat Gebregziabher d/b/a Future Hope Home Childcare, SP-2024-MV-00013</b> to permit a home day care facility. Located at 2484 Windbreak Dr., Alexandria, 22306 on approx. 2,426 sq. ft. of land zoned R-8. Mount Vernon District. Tax Map 93-3 ((26)) 66.	Owen Albrecht	<b>APPROVED</b>
<b>Anthony Garman Ho and Ashleigh Drexler, SP-2024-PR-00017</b> to permit a reduction in setback requirements to permit an addition 14.1 feet from the rear lot line. Located at 2771 Oakton Plantation Ln., Vienna, 22181 on approx. 10,917 sq. ft. of land zoned R-3. Providence District. Tax Map 47-2 ((44)) 15.	Philip Isaiah	<b>APPROVED</b>
<b>Yesenia Y. Cafferatta Vargas, SPA 2017-MA-029 (formerly SP 2023-MA-00045)</b> to amend SP 2017-MA-029 previously approved for a home day care facility, an error in building location to permit a deck (at-grade patio) to remain 3.6 ft. from a side lot line, and a fence greater than 4.0 ft. in height to remain in a front yard, to allow a change in permittee and modification of development conditions. Located at 3713 Terrace Dr., Annadale, 22003 on approx. 11,465 sq. ft. of land zoned R-3. Mason District. Tax Map 60-4 ((3)) 91.	Brandon McCadden	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
June 12, 2024**

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 live 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>Aspect Tree Service, Inc., ZAPL-2024-MV-00007</b> Appeal of a Notice of Violation that the appellant is operating a storage yard, with outdoor storage, without the required site plan and Nonresidential Use Permit (NonRUP) approvals, in violation of Zoning Ordinance provisions. Located at 10118 Giles Run Road, Lorton, VA 22079 on approx. 40,200 sq. ft. of land zoned I-6, Mount Vernon District, Tax Map 113-2 ((3)) E5.	James Sheilds	<b>WITHDRAWN</b>
<b>Pauline B. George and David R. Klingler, SP-2023-MA-00164</b>	Brandon McCadden	Admin moved to 6/26/2024
<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. (Admin moved from 12/6/2023)	Christopher Evans	Admin moved to 9/11/2024

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></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. <i>(Admin moved from 10/11/2023) (Continued from 12/6/2023)(Deferred from 3/6/2024) *This hearing is in addition to one previously held on December 6, 2023; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</i>	Kevin McMahan	Deferred to 9/25/2024
<b>Katherine E. Cox and Daniel G. Lamothe, SPA-87-L-053</b> to amend SP-87-L-053 previously approved for an error in building location to allow an addition to remain 19.6 ft. from the rear lot line, to permit a reduction in setback requirements based on error in building location for an accessory structure (shed) to remain 9.7 ft. from the rear lot line and 5.0 ft. from the north side lot line. Located at 5833 Bethel Rd., Alexandria, 22310 on approx. 17,918 sq. ft. of land zoned R-2. Franconia District. Tax Map 82-4 ((8)) 17. (Concurrent with VC 2024-FR-00004).	Brent Krasner	Continued to 7/24/2024
<b>Katherine E. Cox and Daniel G. Lamothe, VC-2024-FR-00004</b> to permit an addition 18.1 ft. from the rear lot line and 10.6 ft. from the southeast side lot line. Located at 5833 Bethel Rd., Alexandria, 22310 on approx. 17,918 sq. ft. of land zoned R-2. Franconia District. Tax Map 82-4 ((8)) 17. (Concurrent with SPA 87-L-053).	Brent Krasner	<b>APPROVED</b>
<b>Karen B. Apsel and Steven E. Apsel, SP-2024-MA-00020</b> to permit a reduction in setback requirements to permit an addition 7.7 ft. from the southeast side lot line. Located at 6241 Edgewater Dr., Falls Church, 22041 on approx. 16,100 sq. ft. of land zoned R-2. Mason District. Tax Map 61-1 ((11)) 1006.	Brandon Lesko	<b>APPROVED</b>
<b>Laura Sossa and The Reggio-Inspired Day Home LLC, SP-2024-BR-00027</b> to permit a home day care facility. Located at 5750 Heming Ave., Springfield 22151 on approx. 10,005 sq. ft. of land zoned R-4. Braddock District. Tax Map 80-1 ((9)) 42.	Phillip Isaiah	<b>APPROVED</b>
<b>Brenda L. Crist, VC-2024-FR-00005</b> to permit a detached accessory structure (shed with covered porch) in a front yard on a lot less than 36,000 sq. ft. in area. Located at 7510 Berwick Ct., Alexandria, 22315 on approx. 12,225 sq. ft. of land zoned R-3 (Cluster). Franconia District. Tax Map 91-4 ((4)) 51A.	Brandon McCadden	<b>DENIED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
June 19, 2024**

*-- NO SCHEDULED MEETING --*

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
June 26, 2024**

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 live 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>Corey Brandt Dutko, TR and Ryla Naweed Dutko, TR, Trustees of the Dutko Family Revocable Trust, SP-2024-BR-00012</b>	Philip Isaiah	Admin moved to 7/10/2024
<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 12/4/2024
<b>6651 LLC, ZAPL-2023-MV-00022 (Concurrent with ZAPL-2023-MV-00023)</b> Appeal of Notice of Violation that the appellants are allowing outdoor storage and display of goods, and outdoor storage/parking of construction equipment, vehicles, and machinery in violation of Zoning Ordinance provisions. Located on 8351 and 8357 Richmond Highway and 8334 Washington Avenue, Alexandria, VA 22309 on approx. 65,858 sq. ft. of land zoned C-8. Mount Vernon District. Tax Map 101-3 ((8)) (C) 1; 101-3 ((8)) (C) 2; 101-3 ((1)) 20.	James Shields	Admin moved to 10/9/2024
<b>Campbell and Ferrara Nurseries, Inc. ZAPL-2023-MV-00023 (Concurrent with ZAPL-2023-MV-00022)</b> Appeal of Notice of Violations that the appellants are allowing outdoor storage and display of goods, and outdoor storage/parking of construction equipment, vehicles, and machinery in violation of Zoning Ordinance provisions. Located on 8351 and 8357 Richmond Highway and 8334 Washington Avenue, Alexandria, VA 22309 on approx. 65,858 sq. ft. of land zoned C-8. Mount Vernon District. Tax Map 101-3 ((8)) (C) 1; 101-3 ((8)) (C) 2; 101-3 ((1)) 20.	James Shields	Admin moved to 10/9/2024

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Sonia Riaz and Happy Hearts Childcare, LLC, SP-2023-FR-00178</b> to permit a home day care facility. Located at 6918 Highland St., Springfield, 22150 on approx. 11,763 sq. ft. of land zoned R-4. Franconia District. Tax Map 80-4 ((2)) (12) 6. (Deferred from 3/13/2024)	Brandon Lesko	Admin moved to 7/17/2024
<b>Gonzalo Alberto Acha Garcia, SP-2022-BR-00132</b> to permit a reduction in setback requirements to permit an addition 6.6 ft. from the southeast side lot line. Located at 7517 Hamlet St., Springfield, 22151 on approx. 10,800 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (62) 20. (Admin moved from 3/13/2024)	Kevin McMahan	Admin moved to 10/2/2024
<b>Rose Mary Toranzo de Vance (aka Rosemary Toranzo) and Rosemary's Daycare, LLC, SPA-2016-MA-088</b> to amend SP-2016-MA-088, previously approved for a home day care facility, to permit a change in permittee and modifications to development conditions. Located at 3215 Magnolia Ave., Falls Church, 22041 on approx. 21,822 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((28)) 3.	Philip Isaiah	Admin moved to 7/17/2024
<b>Steven R. Forrer and Cynthia R. Forrer, VC-2024-DR-00002</b> to permit a freestanding accessory structure (garage/workshop), 24.0 ft. in height, 5.0 ft. from the north side lot line. Located at 905 Lynton Pl., McLean, 22102 on approx. 40,085 sq. ft. of land zoned R-1. Dranesville District. Tax Map 20-4 ((4)) 14.	Brandon McCadden	<b>INDEFINITE DEFERRAL</b>

### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<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. (Deferred from 12/6/2023, and 3/6/2024)(Admin moved from 5/15/2024) <b>*This hearing is in addition to those previously held December 6, 2023 and March 6, 2024; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</b>	Brandon Lesko	Deferred to 7/31/2024
<b>Lilly, Parker, Trustee of the Lilly Parker Revocable Living Trust, ZAPL-2023-DR-00021</b> An appeal of a Notice of Violation that riprap was installed in a channel on the referenced property preventing adequate drainage and causing water to pond on a neighboring property, in violation of Zoning Ordinance provisions. Located at 7309 Dulany Drive, McLean, VA 22101. Approx. 2.085 acres of land zoned R-1, Dranesville Tax Map 30-1 ((2)) 11. (Deferred from 5/15/2024)	Austin Gastrell	Deferred to 10/2/2024

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Rachel Ann White, SP-2023-DR-00066</b> to permit a reduction in setback requirement to permit an addition 22.3 ft. from the rear lot line. Located at 12713 Garberry Ct., Herndon, 20170 on approx. 9,431 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 10-2 ((3)) 258.	Brandon Lesko	Continued to 7/31/2024
<b>Pauline B. George and David R. Klingler, SP-2023-MA-00164</b> to permit a reduction in setback requirements to permit an addition 6.0 ft. from the northeast side lot line and a reduction in setback requirements based on an error in building location to permit an open deck to remain 1.3 ft. from the rear lot line. Located at 4008 Ancient Oak Ct., Annandale, 22003 on approx. 12,291 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 60-4 ((29)) 5. (Admin moved from 6/12/2024)	Brandon McCadden	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
July 3, 2024**

*-- NO SCHEDULED MEETING --*

**FAIRFAX COUNTY BOARD OF ZONING APPEALS**  
**MEETING AGENDA**  
**July 10, 2024**

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 live 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>Yangxin Ou and Yu Tan, VC-2024-BR-00006</b>	Brandon McCadden	Admin moved to 7/24/2024
<b>Corsica Realty Group LLC and A Mission for Michael aka Virginia Mission Health Acquisitions, LLC - ZAPL-2024-HM-00002</b> An appeal of a Notice of Violation that the appellants are currently operating a congregate living facility without Special Exception approval, in violation of Zoning Ordinance provisions. Located at 9947 Corsica Street, Vienna, VA 22181. Approx. 26,283 sq ft of land, zoned R-2, Hunter Mill District, Tax Map 38-3 ((1)) 1E. (Admin moved from 4/24/2024)	Sara Morgan	<b>WITHDRAWN</b>
<b>Board of Trustees of Rajdhani Mandir, SPA-87-S-012-04</b> 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) (Deferred from 11/1/2023, and 4/3/2024)	Brandon McCadden	Admin moved to 10/30/2024
<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). (Admin moved from 5/3/2023, and 7/19/2023)(Deferred from 11/1/2023, and 4/3/2024)	Brandon McCadden	Admin moved to 10/30/2024

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Good Shepherd Lutheran Church, SPA-2002-HM-045</b> to amend SP 2002-HM-045, previously approved for a religious assembly with child care center, to allow modifications to development conditions. Located at 1133 Reston Ave., Herndon, 20170 on approx. 7.9 ac. of land zoned R-1. Hunter Mill District. Tax Map 11-2 ((1)) 34C and 35. (Deferred from 5/1/2024) (Admin moved from 6/5/2024)	Brandon McCadden	<b>APPROVED</b>
<b>William M. Poe and Linda B. Poe, SP-2024-SU-00019</b> to permit a reduction of setback requirements to permit an addition 12.5 ft. from the rear lot line. Located at 12616 Misty Creek Ln., Fairfax, 22033 on approx. 11,450 sq. ft. of land zoned PDH-3 and WS. Sully District. Tax Map 45-2 ((11)) 55B.	Andrew Stone	<b>APPROVED</b>
<b>Jose Revollo Salazar and Wendy L. Aguillar Montalvo, SP-2024-MA-00003</b> to permit a reduction of setback requirements to permit an addition 17.9 ft. from the rear lot line and reduction in setback requirements based on an error in building location to permit an accessory structure (shed) to remain 2.9 ft. from the southwest side lot line. Located at 6932 Westmoreland Rd., Falls Church, 22042 on approx. 8,836 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((17)) 253.	Philip Isaiah	<b>APPROVED</b>
<b>Corey Brandt Dutko, TR and Ryla Naweed Dutko, TR, Trustees of the Dutko Family Revocable Trust, SP-2024-BR-00012</b> to permit a reduction in setback requirements to permit an addition 7.4 ft. from the northeast side lot line. Located at 5645 Ravenel Ln., Springfield, 22151 on approx. 14,923 sq. ft. of land zoned R-3. Braddock District. Tax Map 79-2 ((3)) (26) 24. (Admin moved from 6/26/24)	Philip Isaiah	<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  
July 17, 2024**

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 live 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>Christian P. and Kara M. Kaldes - ZAPL-2024-DR-00004</b> An appeal of a Notice of Violation that the subject property has approximately 2,647.60 sq. ft. of the front yard covered with pavement, which exceeds the maximum of 30 percent coverage allowed in the front yard on a property in the R-3 District, in violation of Zoning Ordinance provisions. Located at 7132B Old Dominion Drive, McLean, VA 22101, on approx. 12,062 sq. ft. of land zoned R-3, Dranesville District, Tax Map 30-1 ((1)) 79D. (Admin moved from 5/8/2024)	Christopher Evans	Admin moved to 9/11/2024
<b>Hisham Abdo Kahin, SP-2023-PR-00189</b> to permit a reduction in setback requirements to permit an addition 6.0 from the southwest side lot line and an increase in fence height in the front yard adjacent to Westford Court. Located at 7922 Landing Ln., Falls Church, 22043 on approx. 11,706 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((23)) 18. (Admin. move from 7/24/24, and 7/17/2024)	Ciarra Downing	Admin moved to 9/25/2024

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Daniel K. Van Brunt and Arika J. Van Brunt, SP-2023-BR-00196</b> to permit a reduction in setback requirements based on errors in building location to permit: 1.) an accessory structure (outdoor fireplace) 3.9 ft. from the southwest side lot line, 2.) an accessory structure (frame shed) 3.0 ft. from the northeast side lot line, and 3.) an accessory structure (shed) 4.1 ft. from the northeast side lot line. Located at 5613 Heming Ave., Springfield, 22151 on approx. 13,840 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (68) 4. (Deferred from 6/5/2024) <b><i>*This hearing is in addition to those previously held June 5, 2024; 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>Brian D. Shannon and Laura B. Shannon, SP-2024-PR-00040</b> to permit a reduction in setback requirement to permit an addition 15.0 ft. from the side lot line and reduction in setback requirements based on error in building location to permit an accessory structure (shed) 3.6 ft. from the rear lot line to remain. Located at 8506 Redwood Dr., Vienna, 22180 on approx. 18,749 sq. ft. of land zoned R-1. Providence District. Tax Map 39-3 ((7)) 10.	Andrew Stone	<b>APPROVED</b>
<b>Sonia Riaz and Happy Hearts Childcare, LLC, SP-2023-FR-00178</b> to permit a home day care facility. Located at 6918 Highland St., Springfield, 22150 on approx. 11,763 sq. ft. of land zoned R-4. Franconia District. Tax Map 80-4 ((2)) (12) 6. (Deferred from 3/13/2024) (Admin moved from 6/26/2024)	Brandon Lesko	<b>APPROVED</b>
<b>Rose Mary Toranzo de Vance (aka Rosemary Toranzo) and Rosemary's Daycare, LLC, SPA 2016-MA-088</b> to amend SP-2016-MA-088, previously approved for a home day care facility, to permit a change in permittee and modifications to development conditions. Located at 3215 Magnolia Ave., Falls Church, 22041 on approx. 21,822 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((28)) 3. (Admin moved from 6/26/2024)	Philip Isaiah	Admin moved to 9/18/2024

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  
July 24, 2024**

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 live 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>Hisham Abdo Kahin, SP-2023-PR-00189</b> to permit a reduction in setback requirements to permit an addition 6.0 from the southwest side lot line and an increase in fence height in the front yard adjacent to Westford Court. Located at 7922 Landing Ln., Falls Church, 22043 on approx. 11,706 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((23)) 18. ( <i>Admin. move from 7/24/24, and 7/17/2024</i> )	Ciarra Downing	Admin moved to 9/25/2024
<b>Maria J. Vorel, SP 2018-MV-123</b>	Kevin McMahan	Admin moved to 9/25/2024
<b>Maria J. Vorel, VC 2018-MV-022</b>	Kevin McMahan	Admin moved to 9/25/2024
<b>Katherine E. Cox and Daniel G. Lamothe, SPA-87-L-053</b> to amend SP-87-L-053 previously approved for an error in building location to allow an addition to remain 19.6 ft. from the rear lot line, to permit a reduction in setback requirements based on error in building location for an accessory structure (shed) to remain 9.7 ft. from the rear lot line and 5.0 ft. from the north side lot line. Located at 5833 Bethel Rd., Alexandria, 22310 on approx. 17,918 sq. ft. of land zoned R-2. Franconia District. Tax Map 82-4 ((8)) 17. (Concurrent with VC 2024-FR-00004). (Continued from 6/12/2024) <b><i>*This hearing is in addition to those previously held June 12, 2024; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</i></b>	Brent Krasner	<b>WITHDRAWN</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<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. 1.3 ac. of land zoned R-1 and WS. Sully District. Tax Map 65-1 ((1)) 8C and 8A1. <i>(Admin moved from 3/29/2023, 6/28/2023, 10/11/2023, 1/31/2024, and 4/24/2024)</i>	Brandon McCadden	Admin moved to 10/16/2024

### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Mohamed A. Chenini and Fadila Ezzekmi, SP 2023-MA-00149</b> to permit: 1.) a reduction in setback requirement to allow an addition 8.8 ft. from the northeast side lot line, 2.) an increase in fence height in a front yard, and 3.) a reduction in setback requirements based on errors in building location to allow two accessory structures (sheds) to remain 1.5 ft. and 2.9 ft., respectively, from the northeast side lot line. Located at 4605 Randolph Dr., Annandale, 22003 on approx. 26,125 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 71-2 ((11)) 4. <i>(Admin moved from 5/8/2024)</i>	Katie Quinn	<b>APPROVED</b>
<b>Yangxin Ou and Yu Tan, VC-2024-BR-00006</b> to permit an increase in permitted building height for a single-family detached dwelling. Located at 4309 Holly Ln., Annandale, 22003 on approx. 41,074 sq. ft. of land zoned R-2. Braddock District. Tax Map 70-2 ((2)) 34. <i>(Admin moved from 7/20/2024)</i>	Brandon McCadden	Continued to 9/18/2024
<b>Andrew B. Nozik, SP-2024-SP-00061</b> to permit modifications to the provisions for the keeping of animals (chickens). Located at 6919 Spur Rd., Springfield, 22153 on approx. 14,775 sq. ft. of land zoned R-2. Springfield District. Tax Map 88-2 ((4)) 471.	Brandon Lesko	<b>APPROVED</b>
<b>Puria Djafari, SP-2023-PR-00207</b> to permit reduction of setback requirements to permit an addition 6.0 ft. from the northwest side lot line. Located at 2642 Bowling Green Dr., Vienna 22180 on approx. 10,545 sq. ft. of land zoned R-3. Providence District. Tax Map 49-1 ((9)) (P) 2.	Philip Isaiah	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
July 31, 2024**

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 live 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>AAR Investment, LLC, A 2022-LE-012</b> An appeal of a Notice of Violation that the appellants have installed an asphalt access road and gravel parking lot and have removed and replaced culvert pipes with a stream crossing within the floodplain, without approval, in violation of Zoning Ordinance provisions. Located at 7812 Cinder Bed Road, Lorton, VA 22079. Approx. 7 ac of land, zoned I-5, Franconia District, Tax Map 99-2 ((1)) 12. (Admin moved from 2/15/2023, 6/28/2023, 10/25/2023, 3/20/2024, and 5/1/2024) (Admin moved from 2/15/2023, 6/28/2023, 10/25/2023, 3/20/2024, and 5/1/2024)	James Shields	Admin moved to 9/11/2024

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Rachel Ann White, SP-2023-DR-00066</b> to permit a reduction in setback requirement to permit an addition 22.3 ft. from the rear lot line. Located at 12713 Garberry Ct., Herndon, 20170 on approx. 9,431 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 10-2 ((3)) 258. (Continued from 6/26/2024)	Brandon Lesko	<b>APPROVED</b>
<b>Centreville Islamic Center, LLC, SPA-2007-SU-125</b> to Amend SP-2007-SU-125, previously approved for a Religious Assembly, to permit a change in permittee and modifications to site and development conditions. Located at 7127 Ordway Rd., Centreville, 20121 on approx. 5.95 ac. of land zoned R-C and WS. Sully District. Tax Map 74-1 ((1)) 2.	Sunny Yang	<b>APPROVED</b>



<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Craig S. Kim and Ha Yan Kim, SP-2024-DR-00056</b> to permit a reduction in setback requirements to permit an open deck 5.3 ft. from the side lot line. Located at 2006 Dexter Dr., Falls Church, 22043 on approx. 14,067 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((2)) 91.	Brandon Lesko	<b>APPROVED</b>
<b>Keith A. Caldwell, SP-2023-MA-00039</b> to permit an increase in fence height in the front yard adjacent to Cherokee Avenue and an increase in the limitations on coverage of the minimum rear setback. Located at 5225 Cherokee Ave., Alexandria, 22,769 sq. ft. of land zoned R-2. Mason District. Tax Map 72-3 ((11)) 32.	Karen Yee	Deferred to 9/18/2024
<b>John C. Menocal and Anna E. Ricklin, SP-2023-PR-00084</b> to permit reduction in setback requirements to permit an addition 24.9 ft. from the front lot line adjacent to Carlton Avenue and to permit an increase in fence height in the front yard adjacent to Carlton Avenue. Located at 2913 Marshall St., Falls Church, 22042, 8,914 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((15)) 122.	Brandon McCadden	<b>APPROVED</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. <i>(Deferred from 12/6/2023, 3/6/2024, and 6/26/2024)(Admin moved from 5/15/2024) *This hearing is in addition to those previously held December 6, 2023, March 6, 2024, and June 26, 2024; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</i>	Brandon Lesko	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
Break 8/7 - 8/28**

*-- NO SCHEDULED MEETING --*

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
September 4, 2024**

*-- NO SCHEDULED MEETING --*

**FAIRFAX COUNTY BOARD OF ZONING APPEALS**  
**MEETING AGENDA**  
**September 11, 2024**

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 live 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>AAR Investment, LLC, A 2022-LE-012</b> An appeal of a Notice of Violation that the appellants have installed an asphalt access road and gravel parking lot and have removed and replaced culvert pipes with a stream crossing within the floodplain, without approval, in violation of Zoning Ordinance provisions. Located at 7812 Cinder Bed Road, Lorton, VA 22079. Approx. 7 ac of land, zoned I-5, Franconia District, Tax Map 99-2 ((1)) 12. (Admin moved from 2/15/2023, 6/28/2023, 10/25/2023, 3/20/2024, and 5/1/2024) (Admin moved from 2/15/2023, 6/28/2023, 10/25/2023, 3/20/2024, and 5/1/2024) (Admin moved from 2/15/2023, 6/28/2023, 10/25/2023, 3/20/2024, 5/1/2024, and 7/31/2024)	James Shields	Admin moved to 11/20/2024
<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. (Admin moved from 12/6/2023, and 6/12/2024)	Christopher Evans	Admin moved to 11/20/2024
<b>Christian P. and Kara M. Kaldes - ZAPL-2024-DR-00004</b> An appeal of a Notice of Violation that the subject property has approximately 2,647.60 sq. ft. of the front yard covered with pavement, which exceeds the maximum of 30 percent coverage allowed in the front yard on a property in the R-3 District, in violation of Zoning Ordinance provisions. Located at 7132B Old Dominion Drive, McLean, VA 22101, on approx. 12,062 sq. ft. of land zoned R-3, Dranesville District, Tax Map 30-1 ((1)) 79D. (Admin moved from 5/8/2024, and 7/17/2024)	Christopher Evans	<b>WITHDRAWN</b>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Victoria Tringali, SP 2024-BR-00067</b> to permit modifications to the provisions for the keeping of animals (chickens). Located at 5507 Ravenel Ln., Springfield, 22151 on approx. 10,660 sq. ft. of land zoned R-3. Braddock District. Tax Map 79-2 ((2)) (75) 6.	Karen Yee	<b>APPROVED</b>
<b>Hemnath Kunthu, SP-2023-SU-00203</b> to permit a reduction in setback requirements to permit an addition 14.2 ft. from the rear lot line. Located at 5512 Village Center Dr., Centreville, 20120 on approx. 4,864 sq. ft. of land zoned PDH-3 and WS. Sully District. Tax Map 54-1 ((17)) (6) 33.	Brandon Lesko	<b>APPROVED</b>
<b>Robert and Tara Soligan, SP-2024-PR-00044</b> to permit a reduction in setback requirements to permit an addition 9.3 ft. from the east side lot line. Located at 3321 Mantua Dr., Fairfax 22031 on approx. 15,238 sq. ft. of land zoned R-2. Providence District. Tax Map 58-2 ((18)) 10.	Philip Isaiah	<b>APPROVED</b>
<b>Subbareddy Pulakandam, SPA-2022-HM-001</b> to amend SP-2022-HM-001 previously approved for a reduction in setback requirements to permit one-story additions and an open deck 5.0 ft. from the rear lot line, to allow modifications to the approved design to permit a two-story addition and an open deck 5.8 ft. from the rear lot line. Located at 2638 Iron Forge Rd., Herndon, 20171 on approx. 11,098 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 25-1 ((14)) 195.	Brandon McCadden	<b>APPROVED</b>
<b>Laura E. Raives and Neil E. Raives, SPA-83-C-081</b> to amend SP-83-C-081 previously approved for an error in building location to allow a deck to remain 14.0 ft. from the rear lot line to permit a reduction in setback requirements to construct an addition (screen porch) 14.1 ft. from the rear lot line. Located at 3904 Bokel Dr., Chantilly, 20151 on approx. 10,951 sq. ft. of land zoned R-3 (Cluster), HC and WS. Sully District. Tax Map 35-3 ((7)) 43.	Brandon McCadden	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
September 18, 2024**

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 live 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>Carl J. Lampe III, SP-2024-PR-00063</b>	Tabitha Cole	Admin moved to 10/2/2024

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Yangxin Ou and Yu Tan, VC-2024-BR-00006</b> to permit an increase in permitted building height for a single-family detached dwelling. Located at 4309 Holly Ln., Annandale, 22003 on approx. 41,074 sq. ft. of land zoned R-2. Braddock District. Tax Map 70-2 ((2)) 34. (Admin moved from 7/20/2024) (Continued from 7/24/2024)	Brandon McCadden	<b>APPROVED</b>
<b>Keith A. Caldwell, SP-2023-MA-00039</b> to permit an increase in fence height in the front yard adjacent to Cherokee Avenue and an increase in the limitations on coverage of the minimum rear setback. Located at 5225 Cherokee Ave., Alexandria, 22,769 sq. ft. of land zoned R-2. Mason District. Tax Map 72-3 ((11)) 32. (Deferred from 7/31/2024)	Karen Yee	<b>APPROVED</b>
<b>Rose Mary Toranzo de Vance (aka Rosemary Toranzo) and Rosemary's Daycare, LLC, SPA 2016-MA-088</b> to amend SP-2016-MA-088, previously approved for a home day care facility, to permit a change in permittee and modifications to development conditions. Located at 3215 Magnolia Ave., Falls Church, 22041 on approx. 21,822 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((28)) 3. (Admin moved from 6/26/2024, and 7/17/2024)	Philip Isaiah	<b>APPROVED</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Ameena Al-Hujazi and Mohammad Hijazi, SP-2024-SP-00054</b> to permit modifications to the provisions for the keeping of animals (chickens). Located at 9120 Steven Irving Ct. Springfield, 22153 on approx. 13,829 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-2 ((4)) 498.	Sunny Yang	<b>APPROVED</b>
<b>Meghean Melendrez and Paul Melendrez, SP-2024-SP-00041</b> to permit a reduction of setback requirements based on errors in building location to permit an accessory structure (shed) to remain 2.1 ft. from the east side lot line and 1.7 ft. from the rear lot line. Located at 8905 Longmead Ct., Burke, 22015 on approx. 10,400 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 78-4 ((8)) 58.	Brandon Lesko	<b>APPROVED</b>
<b>Mesrake Tsehay Kidus Teklehaymanot - Ethiopian Orthodox Tewahido Church (MTKT EOTC), SPA-95-S-050-02</b> , to amend SPA-95-S-050 previously approved for a religious assembly with a child care center to permit a change in permittee and modifications to development conditions. Located at 13421 Twin Lakes Dr., Clifton, 20124 on approx. 3.76. of land zoned R-C and WS. Springfield District. Tax Map 66-3 ((1)) 39A and 66-1 ((1)) 17.	Brandon Lesko	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
September 25, 2024**

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 live 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 Joseph Lipsky and Micael J. Rich, SP-2024-MV-00001</b>	Philip Isaiah	Admin moved to 10/9/2024

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></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. <i>(Admin moved from 10/11/2023) (Continued from 12/6/2023)(Deferred from 3/6/2024, and 6/26/2024)</i>	Kevin McMahan	Deferred to 1/15/2025
<b>Lucia R. De Aguiar, SP-2023-SP-00204</b> to permit a detached accessory living unit. Located at 7643 Clifton Rd., Fairfax Station, 22039 on approx. 5.08 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-3 ((2)) (1) 15.	Brandon McCadden	Deferred to 10/23/2024
<b>Maria J. Vorel, SP 2018-MV-123</b> to permit an increase in the limitations on coverage of the minimum rear setback. Located at 3212 Woodland Ln., Alexandria, 22309 on approx. 18,405 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-3 ((4)) 53. (Concurrent with VC 2018-MV-022). (Admin moved from 7/24/2024)	Kevin McMahan	<b>APPROVED</b>



<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Maria J. Vorel VC, 2018-MV-022</b> to permit an accessory structure in a front yard of a lot containing 36,000 sq. ft. or less. Located at 3212 Woodland Ln., Alexandria, 22309 on approx. 18,405 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-3 ((4)) 53. (Concurrent with SP 2018-MV-123). (Admin moved from 7/24/2024)	Kevin McMahan	<b>APPROVED</b>
<b>Hisham Abdo Kahin, SP-2023-PR-00189</b> to permit a reduction in setback requirements to permit an addition 6.0 ft. from the southwest side lot line and 18.8 ft. from the rear lot line and an increase in fence height in the front yard adjacent to Westford Court. Located at 7922 Landing Ln., Falls Church, 22043 on approx. 11,706 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((23)) 18. ( <i>Admin. move from 7/24/24, and 7/17/2024</i> )	Ciarra Downing	<b>APPROVED</b>
<b>Nabia Pirzada and Bright Beginning, LLC, SP-2024-FR-00039</b> to permit a home day care facility and an increase in fence height in a front yard. Located at 4300 Aspen Dr., Alexandria, 22309 on approx. 20,000 sq. ft. of land zoned R-3. Franconia District. Tax Map 101-3 ((13)) 4.	Brandon Lesko	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
October 2, 2024**

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 live 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>Gonzalo Alberto Acha Garcia, SP-2022-BR-00132</b> to permit a reduction in setback requirements to permit an addition 6.6 ft. from the southeast side lot line. Located at 7517 Hamlet St., Springfield, 22151 on approx. 10,800 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (62) 20. <i>(Admin moved from 3/13/2024, and 6/26/2024)</i>	Kevin McMahan	<b>INDEFINITE DEFERRAL</b>
<b>Lilly, Parker, Trustee of the Lilly Parker Revocable Living Trust, ZAPL-2023-DR-00021</b> An appeal of a Notice of Violation that riprap was installed in a channel on the referenced property preventing adequate drainage and causing water to pond on a neighboring property, in violation of Zoning Ordinance provisions. Located at 7309 Dulany Drive, McLean, VA 22101. Approx. 2.085 acres of land zoned R-1, Dranesville Tax Map 30-1 ((2)) 11. <i>(Deferred from 5/15/2024, and 6/26/2024)</i>	Austin Gastrell	<b>WITHDRAWN</b>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Carl J. Lampe III, SP-2024-PR-00063</b> to permit modifications to the provisions for the keeping of animals (chickens). Located at 2944 Woodlawn Ave., Falls Church, 22042 on approx. 7,208 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((6)) 144. <i>(Admin moved from 9/18/2024)</i>	Tabitha Cole	<b>APPROVED</b>
<b>Mary's Comfort, SP-2024-FR-00084</b> to permit a Group Household. Located at 5804 Craig St., Springfield, 22150 on approx. 22,290 sq. ft. of land zoned R-4. Franconia District. Tax Map 80-1 ((5)) (7) 1A.	Brandon McCadden	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
October 9, 2024**

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 live 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>Christopher T. Morgan and Sumrall J. Morgan, SP-2024-MV-00094</b>	Karen Yee	Admin moved to 10/16/2024
<b>6651 LLC, ZAPL-2023-MV-00022 (Concurrent with ZAPL-2023-MV-00023)</b> Appeal of Notice of Violation that the appellants are allowing outdoor storage and display of goods, and outdoor storage/parking of construction equipment, vehicles, and machinery in violation of Zoning Ordinance provisions. Located on 8351 and 8357 Richmond Highway and 8334 Washington Avenue, Alexandria, VA 22309 on approx. 65,858 sq. ft. of land zoned C-8. Mount Vernon District. Tax Map 101-3 ((8)) (C) 1; 101-3 ((8)) (C) 2; 101-3 ((1)) 20. (Admin moved from 6/26/2024)	James Shields	Admin moved to 11/20/2024
<b>Campbell and Ferrara Nurseries, Inc. ZAPL-2023-MV-00023 (Concurrent with ZAPL-2023-MV-00022)</b> Appeal of Notice of Violations that the appellants are allowing outdoor storage and display of goods, and outdoor storage/parking of construction equipment, vehicles, and machinery in violation of Zoning Ordinance provisions. Located on 8351 and 8357 Richmond Highway and 8334 Washington Avenue, Alexandria, VA 22309 on approx. 65,858 sq. ft. of land zoned C-8. Mount Vernon District. Tax Map 101-3 ((8)) (C) 1; 101-3 ((8)) (C) 2; 101-3 ((1)) 20. (Admin moved from 6/26/2024)	James Shields	Admin moved to 11/20/2024

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>James J. Cutting and Petra E. Cutting, SP-2024-SP-00026</b> to permit reduction in setback requirements to permit an addition 12.5 ft. from the rear lot line and an open deck 9.0 ft. from the rear lot line. Located at 8106 Bellingham Ct., Fairfax Station, 22039 on approx. 11,624 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-4 ((13)) 287.	Brandon Lesko	<b>APPROVED</b>
<b>Bill Joseph Lipsky and Michael J. Rich, SP-2024-MV-00001</b> to permit reduction in setback requirements to permit an addition 7.5 ft. from the southwest side lot line and an addition (carport) 7.5 ft. from the northeast side lot line. Located at 2310 Sherwood Hall Ln., Alexandria, 22306 on approx. 16,522 sq. ft. of land zoned R-2 and HD. Mount Vernon District. Tax Map 102-1 ((20)) 13. (Admin moved from 9/25/2024)	Philip Isaiah	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
October 16, 2024**

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 live 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>Christopher T. Morgan and Sumrall J. Morgan, SP-2024-MV-00094</b> to permit modifications to the provisions for the keeping of animals (chickens). Located at 8701 Thomas J. Stockton Pkwy, Alexandria, 22308 on approx. 11,362 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 111-1 ((6)) (17) 6. (Admin moved from 10/9/2024)	Karen Yee	Admin moved to 11/20/2024
<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. 1.3 ac. of land zoned R-1 and WS. Sully District. Tax Map 65-1 ((1)) 8C and 8A1. (Admin moved from 3/29/2023, 6/28/2023, 10/11/2023, 1/31/2024, 4/24/2024, and 7/24/2024))	Brandon McCadden	Admin moved to 2/5/2025
<b>Elena Stoliar and Metaphor Family Daycare LLC, SPA-2018-MA-020</b> to amend SP-2018-MA-020 previously approved for a home day care facility and an increase in fence height in the front yard adjacent to Regent Ln. to allow for a change in permittee and modifications to development conditions. Located at 6936 Regent Ln., Falls Church, 22042 on approx. 10,701 sq. ft. of land zoned R-4. Mason District. Tax Map 50-5 ((17)) 195.	Philip Isaiah	Admin moved to 4/2/2025

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
October 23, 2024**

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 live 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>Lucia R. De Aguiar, SP-2023-SP-00204</b> to permit a detached accessory living unit. Located at 7643 Clifton Rd., Fairfax Station, 22039 on approx. 5.08 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-3 ((2)) (1) 15. (Deferred from 9/25/2024)	Brandon McCadden	Deferred to 2/12/2025
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<b>Ken and Valerie Biberaj, Trustees of the Ken Biberaj and Valerie Biberaj Revocable Trust, SP-2024-PR-00015</b> to permit an increase in fence height in the front yard adjacent to Glenbrook Rd. and Barkley Dr. Located at 9100 Glenbrook Rd., Fairfax, 22031 on approx. 1.46 ac. of land zoned R-1. Providence District. Tax Map 58-2 ((4)) 2	Brando Lesko	<b>APPROVED</b>
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<b>Kyle S. Urda, SP-2024-HM-00077</b> to permit a reduction in setback requirements to permit an addition 9.9 ft. from the southwest side lot line. Located at 9518 Rockport Rd., Vienna, 22180 on approx. 11,374 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 38-1 ((17)) 24.	Brandon Lekso	<b>APPROVED</b>
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<b>SMOK'D LLC - SP-2024-PR-00097</b> to permit an indoor commercial recreation use (indoor shooting range) and smoking lounge. Located at 8453 Tyco Rd. Suites C, J, and K, Vienna 22182 on approx. 5,500 sq. ft. of land zoned I-5. Providence District. Tax Map 29-1 ((8)) 3, 10 and 11.	Philip Isaiah	<b>APPROVED</b>
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<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>John C. Shaw III, SP-2024-BR-00071</b> to permit a reduction in setback requirements to permit an addition 9.3 ft. from the northwest side lot line. Located at 7422 Axton St., Springfield, 22151 on approx. 14,160 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (17) 22.	Brandon McCadden	<b>APPROVED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
October 30, 2024**

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 live 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>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). (Admin moved from 5/3/2023, 7/19/2023, and 7/10/2024)(Deferred from 11/1/2023, and 4/3/2024)	Brandon McCadden	Deferred to 1/15/2025
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<b>Board of Trustees of Rajdhani Mandir, SPA-87-S-012-04</b> 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, and 7/10/2024) (Deferred from 11/1/2023, and 4/3/2024)	Brandon McCadden	Deferred to 1/15/2025
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<b>David Y. Chang, SP-2024-MA-00081</b> to permit an increase in fence height in the front yard adjacent to Brad Street and Brandy Court. Located at 3304 Brandy Ct., Falls Church, 22042 on approx. 11,185 sq. ft. of land zoned R-4. Mason District. Tax Map 60-1 ((16)) 28.	Brandon Lekso	<b>APPROVED</b>
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<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Margaret P. Weed, TR, SP-2023-SP-00166</b> to permit a reduction in setback requirements to permit an accessory structure (detached garage) 10.0 feet from the west side lot line. Located at 11526 Fairfax Station Rd., Fairfax Station, 22039 on approx. 1.11 ac. of land zoned R-C and WS. Springfield District. Tax Map 76-2 ((1)) 6.	Philip Isaiah	<b>APPROVED</b>
<b>Kayla A. Robison and Vitality Integrated Physical Therapy, LLC, SP-2024-BR-00052</b> to permit a home-based business (physical therapy practice) and to permit an increase in fence height in the front yard. Located at 5509 Sideburn Rd., Fairfax, 22032 on approx. 9,944 sq. ft. of land zoned PRC. Braddock District. Tax Map 77-2 ((7)) 2.	Philip Isaiah	<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  
November 6, 2024**

*-- NO SCHEDULED MEETING --*

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
November 13, 2024**

*-- NO SCHEDULED MEETING --*

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
November 20, 2024**

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 live 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>6651 LLC, ZAPL-2023-MV-00022 (Concurrent with ZAPL-2023-MV-00023)</b> Appeal of Notice of Violation that the appellants are allowing outdoor storage and display of goods, and outdoor storage/parking of construction equipment, vehicles, and machinery in violation of Zoning Ordinance provisions. Located on 8351 and 8357 Richmond Highway and 8334 Washington Avenue, Alexandria, VA 22309 on approx. 65,858 sq. ft. of land zoned C-8. Mount Vernon District. Tax Map 101-3 ((8)) (C) 1; 101-3 ((8)) (C) 2; 101-3 ((1)) 20. (Admin moved from 6/26/2024, and 10/9/2024)	James Shields	Admin moved to 9/10/2025
<b>Campbell and Ferrara Nurseries, Inc. ZAPL-2023-MV-00023 (Concurrent with ZAPL-2023-MV-00022)</b> Appeal of Notice of Violations that the appellants are allowing outdoor storage and display of goods, and outdoor storage/parking of construction equipment, vehicles, and machinery in violation of Zoning Ordinance provisions. Located on 8351 and 8357 Richmond Highway and 8334 Washington Avenue, Alexandria, VA 22309 on approx. 65,858 sq. ft. of land zoned C-8. Mount Vernon District. Tax Map 101-3 ((8)) (C) 1; 101-3 ((8)) (C) 2; 101-3 ((1)) 20. (Admin moved from 6/26/2024, and 10/9/2024)	James Shields	Admin moved to 9/10/2025
<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. (Admin moved from 12/6/2023, 6/12/2024, and 9/11/1014)	Christopher Evans	Admin moved to 1/8/2025

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>AAR Investment, LLC, A 2022-LE-012</b> An appeal of a Notice of Violation that the appellants have installed an asphalt access road and gravel parking lot and have removed and replaced culvert pipes with a stream crossing within the floodplain, without approval, in violation of Zoning Ordinance provisions. Located at 7812 Cinder Bed Road, Lorton, VA 22079. Approx. 7 ac of land, zoned I-5, Franconia District, Tax Map 99-2 ((1)) 12. (Admin moved from 2/15/2023, 6/28/2023, 10/25/2023, 3/20/2024, and 5/1/2024) (Admin moved from 2/15/2023, 6/28/2023, 10/25/2023, 3/20/2024, and 5/1/2024) (Admin moved from 2/15/2023, 6/28/2023, 10/25/2023, 3/20/2024, 5/1/2024, 7/31/2024, and 9/11/2024)	James Shields	<b>WITHDRAWN</b>
<b>Christopher T. Morgan and Sumrall J. Morgan, SP-2024-MV-00094</b> to permit modifications to the provisions for the keeping of animals (chickens). Located at 8701 Thomas J. Stockton Pkwy, Alexandria, 22308 on approx. 11,362 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 111-1 ((6)) (17) 6. (Admin moved from 10/9/2024, and 10/16/2024)	Karen Yee	<b>INDEFINITELY DEFERRED</b>
<b>Mary C. Durgala, SP-2024-BR-00048</b> to permit a reduction in setback requirements to permit an addition 19.6 ft. from the rear lot line. Located at 8800 Nero St., on approx. 10,500 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-1 ((19)) 5.	Philip Isaiah	<b>INDEFINITELY DEFERRED</b>

### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Chase Heltzel and Diana Luc, SP-2024-SP-00076</b> to permit modifications to the provisions for the keeping of animals (chickens). Located at 11278 Waples Mill Rd., on approx. 1.50 ac. of land zoned R-1. Springfield District. Tax Map 46-4 ((1)) 13.	Philip Isaiah	<b>APPROVED</b>
<b>Ana J. Rosales and Santos R. Perez Mendez, SP-2023-MA-00080</b> to permit a reduction in setback requirements based on errors in building location to allow an addition (carport) to remain 5.0 ft. from the side lot line and an accessory structure (shed) to remain 1.8 ft. from the rear lot line, and to permit an increase in fence height in the front yard adjacent to Brush Dr. Located at 7028 Strathmore St., on approx. 14,620 sq. ft. of land zoned R-4. Mason District. Tax Map 60-1 ((22)) (C) 9.	Brandon McCadden	<b>APPROVED</b>

<b>Dead Robot Society, Inc., SP-2024-DR-00057</b> to permit a home-based business (specialized instruction center-robotics classes) and to permit a reduction in setback requirements based on an error in building location to allow an accessory structure (shed) to remain 0.3 ft. from the northwest side lot line. Located at 1207 Crayton Rd., on approx. 20,374 sq. ft. of land zoned PDH-1. Dranesville District. Tax Map 11-1 ((12)) 2.	Brandon McCadden	<b>APPROVED</b>
<b>Jihan A. Abraham and Soaring Minds Home Preschool, LLC, SP-2024-SP-00072</b> to permit a home daycare facility. Located at 6615 Huntsman Blvd., on approx. 11,199 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 89-1 ((5)) 14.	Brandon Lekso	<b>APPROVED</b>
<b>Kyu H. Chong, SP-2021-HM-00118</b> to permit an increase in fence height in the front yard adjacent to Higdon Dr. and a reduction in setback requirements based on errors in building location to permit an accessory structure (shed) 2.2 ft. from the rear lot line and 2.8 ft. from the side lot line. Located at 1645 Irvin St., 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).	Brandon Lekso	<b>APPROVED</b>
<b>Kyu H. Chong, VC-2021-HM-00020</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., 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).	Brandon Lesko	<b>DENIED</b>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
November 27, 2024**

*-- NO SCHEDULED MEETING --*



**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
December 4, 2024**

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 live 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>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. (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.) <b>(Continued from 10/28/2020, 6/23/2021, 10/27/21, 6/8/2022, 11/2/2022, 3/29/2023, 5/24/2023, 11/1/2023, and 1/10/2024) *This hearing is in addition to one previously held on January 10, 2024; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</b>	James Shields	Continued to 2/12/2025
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<b>Vladimir M. Cartwright and Evelyn Schell Cartwright, SP-2024-MV-00091</b> to permit a reduction in setback requirement to permit an addition 6.0 ft. from the north side lot line. Located at 1112 Alden Rd., on approx. 10,975 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 111-2 ((6)) (25) 7A.	Sunny Yang	<b>APPROVED</b>
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<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Nidia I. Zavala Galdamez and Ismael Mendoza Ayala, SP-2024-BR-00021</b> to permit a reduction in setback requirements based on an error in building location to permit an addition to remain 7.1 ft. from the northwest side lot line. Located at 6305 Gormley Pl., on approx. 17,848 sq. ft. of land zoned R-3. Braddock District. Tax Map 79-4 ((2)) 623.	Brandon Lesko	<b>APPROVED</b>
<b>Matthew M. Hausman and Hillary C. Nebhut, SP-2023-PR-00063</b> to permit a reduction of setback requirements to permit a roofed deck (covered porch) 25.4 ft. from the front lot line. Located at 2901 Oak Knoll Dr., on approx. 7,200 sq. ft. of land zoned R-4 and HC (pt.). Providence District. Tax Map 50-3 ((13)) 14.	Kevin McMahan	<b>APPROVED</b>
<b>Michael L. Werking, TR, SP-2024-MA-00118</b> to permit a reduction in setback requirements to permit an addition 29.0 ft. from the front lot line adjacent to Lakeview Dr. and 24.0 ft. from the front lot line adjacent to Birchwood Rd. Located at 3809 Birchwood Rd., on approx. 17,644 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((10)) 14.	Katie Quinn	<b>APPROVED</b>
<b>Charles N. Tillotson, SP-2024-DR-00075</b> to permit modifications to the provisions for the keeping of animals (chickens). Located at 1814 Olney Rd., on approx. 10,949 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-3 ((18)) 70.	Brandon Lesko	<b>APPROVED</b>
<b>Guillaume Hensel and Barbara Hensel, SP-2024-PR-00055</b> to permit a reduction in setback requirements to permit an open deck 16.1 ft. from the southeast side lot line. Located at 2614 Babcock Rd. on approx. 21,806 sq. ft. of land zoned R-1. Providence District. Tax Map 38-3 ((4)) 23.	Philip Isaiah	<b>APPROVED</b>
<b>Bruce E. Akard and Shawn M. Akard, SP-2024-MV-00069</b> to permit a reduction in setback requirements to permit an addition 9.0 ft. from the east side lot line. Located at 1024 Chadwick Ave., on approx. 15,000 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-4 ((20)) (D) 5.	Brandon McCadden	<b>APPROVED</b>
<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. 1.3 ac. of land zoned R-1 and WS. Sully District. Tax Map 65-1 ((1)) 8C and 8A1. <i>(Admin moved from 3/29/2023, 6/28/2023, 10/11/2023, 1/31/2024, 4/24/2024, 7/24/2024, 10/16/2024, and 2/5/2025)</i>	Brandon McCadden	Continued to 2/26/2025

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<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 appellants are 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. (Admin moved from 6/26/2024)	James Shields	Continued to 1/8/2025

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