The regular meeting of the Board of Zoning Appeals was held in the Board Auditorium of the Government Center on Wednesday, January 7, 2026. The following Board Members were present: Chairman Karen Day; Vice Chairman Rebeccah Ballo; Daniel Aminoff; Akida Rouzi; Clair McDade (Arrived at 9:11AM) ; Tristan O'Savio; Sean Peiffer; and Thomas W. Smith III.

Chairman Day called the meeting to order at 9:03 a.m. She asked if there were any Board Matters to bring before the Board.

//

~ ~ ~ January 7, 2026, Matters presented by the Board:

Election of Officers for 2026

Mr. Aminoff moved to appoint the following officers: Karen Day as Chairman, Rebeccah Ballo as Vice Chairman, and Daniel Aminoff as Secretary. Ms. Rouzi seconded the motion, which carried by a vote of 7-0.

//

~ ~ ~ January 7, 2026, Matters presented by the board:

Designation of Board of Zoning Appeals Personnel to Accept Service of Process 2026

Chairman Day moved to designate the following personnel to accept service of process on behalf of the Board of Zoning Appeals for 2026: Brent Krasner in his capacity as Branch Chief of the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Development, County of Fairfax, Virginia, 12055 Government Center Parkway, Suite 801, Fairfax, VA 22035, Suzanne Wright in her capacity as Division Director of the Zoning Evaluation Division, Department of Planning and Development, County of Fairfax, Virginia, 12055 Government Center Parkway, Suite 801, Fairfax, VA 22035, and Tracy Strunk as Agency Director, Department of Planning and Development, County of Fairfax, Virginia, 12055 Government Center Parkway, Suite 801, Fairfax, VA 22035, Vice Chairman Ballo seconded the motion, which carried by a vote of 7-0.

//

~ ~ ~ January 7, 2026, Matters presented by the board:

Consent Agenda

Approval November 19, 2026, and December 3, 2025, Minutes.

Vice Chairman Ballo moved to approve the Consent Agenda. Ms. Rouzi seconded the motion, which carried by a vote of 7-0.

//

~ ~ ~ January 7, 2026, Scheduled case of:

Alan F. Kravitz, SP-2022-BR-00091 to permit a reduction of setback requirements based on errors in building location to permit an addition 10.2 ft. from the northeast side lot line and an accessory structure (shed) 4.0 ft. from the southwest side lot line and 4.7 ft. from the rear lot line. Located at 5002 Ravensworth Rd., on approx. 10,500 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-4 ((2)) 141. –

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Brandon McCadden, Senior Staff Coordinator
- Sara Silverman, Assistant County Attorney
- Alan F. Kravitz, Applicant

After the hearing where testimony was presented by Mr. McCadden, Mr. Krasner, Ms. Silverman, and Mr. Kravitz, and there being no public speakers for this case, Ms. McDade moved to approve SP-2022-BR-00091 for the reasons stated in the Resolution. Vice Chairman Ballo seconded the motion, which carried by a vote of 7-0.

//

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Alan F. Kravitz, SP-2022-BR-00091 to permit a reduction of setback requirements based on errors in building location to permit an addition 10.2 ft. from the northeast side lot line and an accessory structure (shed) 4.0 ft. from the southwest side lot line and 4.7 ft. from the rear lot line. Located at 5002 Ravensworth Rd., on approx. 10,500 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-4 ((2)) 141. Ms. McDade moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on January 7, 2026; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the land.
2. The present zoning is R-3.
3. The area of the lot is 10,500 square feet.
4. Despite the unusual circumstances that contributed to delays in processing the application, had the request been presented to the board prior to construction, it would have likely been approved.
5. The applicant has read, understands, and concurs with the proposed development conditions.

WHEREAS, the Board has made the following findings of fact:

That the applicant has presented testimony indicating compliance with Sect. 5100.2.D(11)(d), Provisions for BZA Authorized Reductions in Setback Requirements Based on an Error in Building Location, the Board has determined:

A. The error exceeds ten percent of the applicable measurement, or

B. The error is up to ten percent of the applicable measurement and the reduction or modification is requested in conjunction with the approval of another special permit or application for a variance on the property, and

C. The noncompliance was done through no fault of the property owner, or was the result of an error in the relocation of the building after the issuance of a building permit, if one was required, and

D. It will not impair the purpose and intent of this Ordinance, and

E. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity, and

F. It will not create an unsafe condition regarding other properties or public streets, and

G. Compliance with the minimum setback requirements or location regulations would cause the owner unreasonable hardship, and

H. It will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.

AND, WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

1. That the granting of this special permit will not impair the purpose and intent of the Zoning Ordinance, nor will it be detrimental to the use and enjoyment of other property in the immediate vicinity.

2. That the granting of this special permit will not create an unsafe condition regarding other properties or public streets and that to force compliance with the minimum setback requirements or location regulations would cause the owner unreasonable hardship.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED**, with the following development conditions:

1. This special permit is approved for the location of the existing garage addition (enclosed carport) and shed as shown on the plat titled “Special Permit Plat, #5002 Ravensworth Road”, prepared by Michael L. Flynn of Merestone Land Surveying, PLLC, dated September 2, 2025, as submitted with this application and is not transferable to other land.

2. The applicant must obtain all applicable building permits and pass final inspections for the garage addition within 120 days of special permit approval.

3. The shed must be maintained in good condition at all times, or otherwise brought into compliance with the ordinance.

4. The applicant must either remove the section (approximately 6.1 feet long) of 6.0-foot-tall fence along the driveway that extends into the front yard adjacent to Ravensworth Road or lower it to a height no greater than 4.0 feet within 90 days of approval of this special permit.

5. The applicant is responsible for identifying and complying with the terms of all legally binding easements, covenants, conditions, liens, judgments, encroachments or other encumbrances to title affecting the subject property, shown or not shown, on the approved variance plat as may be determined by a court of competent jurisdiction. Approval of this application does not abrogate, vacate, interfere with, or invalidate such claims.

6. Pursuant to subsection 8100.4.D this special permit takes effect upon a vote of approval by the Board of Zoning Appeals.

//

~ ~ ~ January 7, 2026, Scheduled case of:

Haley Tobias, TR and Christopher Tobias, TR and Cedar and Lime Collective, LLC, SPA-2022-SP-00113 To amend SP-2022-SP-00113 previously approved for an accessory living unit and a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) to remain 3.2 ft. from the northwest side lot line to delete the accessory living unit and allow a home-based business (floral sales and services). Located at 8137 Crestridge Rd., on approx. 5.00 ac. of land zoned R-C and WS. Springfield District. Tax Map 95-4 ((1)) 10A. –

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Brandon McCadden, Staff Coordinator
- Haley Tobias, Applicant

After the hearing where testimony was presented by Mr. McCadden, Mr. Krasner, and Ms. Tobias, and there being no public speakers for this case, Ms. Rouzi moved to approve SPA-2022-SP-00113 for the reasons stated in the Resolution. Ms. McDade seconded the motion, which carried by a vote of 7-0.

//

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Haley Tobias, TR and Christopher Tobias, TR and Cedar and Lime Collective, LLC, SPA-2022-SP-00113 to amend SP-2022-SP-00113 previously approved for an accessory living unit and a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) to remain 3.2 ft. from the northwest side lot line to delete the accessory living unit and allow a home-based business (floral sales and services). Located at 8137 Crestridge Rd., on approx. 5.00 ac. of land zoned R-C and WS. Springfield District. Tax Map 95-4 ((1)) 10A. Ms. Rouzi moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on January 7, 2026; and

WHEREAS, the Board has made the following findings of fact:

1. The applicants are the owners of the land.
2. The present zoning is R-C and WS.
3. The area of the lot is 5.00 acres.
4. The large lot size and the newly constructed addition can adequately accommodate the business expansion.
5. The board accepts the findings in the staff report and development conditions.
6. The board received letters of support from neighbors. .
7. The applicant has read, understands, and concurs with the proposed development conditions.

WHEREAS, the Board has made the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 4102.7.H and the standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED**, with the following development conditions:

1. This approval is granted to the applicants only, Haley Tobias TR, Christopher Tobias TR, and Cedar and Lime Collective, LLC., and is not transferable without further action of the Board, and is for the location indicated on the application, 8137 Crestridge Road, Fairfax 22039, and is not transferable to other land. Upon termination of the applicants' residency at the subject property, this special permit approval becomes null and void.

2. This special permit is granted for the home-based floral sales and services business at the subject property and the location of the existing shed "C" as identified on the plat titled "Plat Showing the Improvements on the Property Located at #8137 Crestridge Road," prepared by George M. O'Quinn of Dominion Surveyors Inc., dated July 31, 2025 and as revised

through December 12, 2025, as submitted with this application, and is not transferable to other land.

3. The shed, labeled “C” on the plat, must be maintained in good condition at all times or otherwise brought into compliance with the Ordinance*

4. The dwelling that contains the home-based business must be the primary residence of the applicants.

5. The applicants must be the sole operators of the home-based business.

6. The area of the dwelling devoted to the home-based business must not exceed 576 square feet of the attached garage as generally depicted on the floor plan provided in Attachment 1 to these development conditions.

7. The hours of operation of the home-based business, including any deliveries or shipping of materials or finished products, are limited to 8:00 am to 6:00 pm, Monday through Sunday.

8. A maximum of three (3) non-resident employees are permitted on-site at any one time.

9. All parking for employees must occur on-site either in the garage or one of the driveways during the operating hours of the home-based business. Employee parking on Crestridge Road and September Lane is prohibited.

10. All deliveries and shipping for the home-based business must occur on-site in the driveway adjacent to the attached garage. Delivery and shipping activities are limited to 8:00 am to 6:00 pm, Monday through Sunday and are prohibited on Crestridge Road and September Lane.

11. No outside displays or storage of goods, equipment, or materials used in connection with the home-based business are permitted, other than when actively loading or unloading vehicles.

12. There must be no exterior signage associated with the home-based business.

13. The applicant is responsible for identifying and complying with the terms of all legally binding easements, covenants, conditions, liens, judgments, encroachments or other encumbrances to title affecting the subject property, shown or not shown, on the approved special permit/variance plat as may be determined by a court of competent jurisdiction. Approval of this application does not abrogate, vacate, interfere with, or invalidate such claims.*

14. Pursuant to subsection 8100.4.D(6) of the Zoning Ordinance, this special permit will take effect upon a vote of approval by the Board of Zoning Appeals.

//

~ ~ ~ January 7, 2026, Scheduled case of:

Do Vu Quoc and Truong Sang, SP-2024-MA-00117 to permit a reduction in setback requirements to permit an addition 8.1 ft. from the southwest side lot line. Located at 3107 Annandale Rd. on approx. 12,442 sq. ft. of land zoned R-3. Mason District. Tax Map 50-4 ((20)) 214. (Admin moved from 12/3/2025) –

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Adrianna Santiago, Staff Coordinator
- Oscar Parada, Agent for the Applicants
- Do Vu Quoc and Truong Sang, Applicants

After the hearing where testimony was presented by Ms. Santiago, Mr. Krasner, and Mr. Parada, and there being no public speakers for this case, Mr. O'Savio moved to approve SP-2024-MA-00117 for the reasons stated in the Resolution. Vice Chairman Ballo seconded the motion, which carried by a vote of 7-0.

//

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Do Vu Quoc and Truong Sang, SP 2024-MA-00117 to permit a reduction in setback requirements to permit an addition 8.1 ft. from the southwest side lot line. Located at 3107 Annandale Rd. on approx. 12,442 sq. ft. of land zoned R-3. Mason District. Tax Map 50-4 ((20)) 214. Mr. O'Savio moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the bylaws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on January 7, 2026; and

WHEREAS, the Board has made the following findings of fact:

1. The applicants are the owners of the property.
2. The present zoning is R-3.
3. The area of the lot is 12,442 square feet.
4. The proposed addition is designed to be cohesive with the existing dwelling and will have minimal impact on surrounding properties.
5. The applicant has read, understands, and concurs with the proposed development conditions.

WHEREAS, the Board has made the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the standards for the Reduction of Setback Requirements as contained in Sect. 5100.2.D(11)(e) of the Zoning Ordinance, the Board has determined that:

1. The application meets all the submission requirements set forth in Sect. 8101.3

2. A. The resulting gross floor area of the addition to the existing principal structure is not greater than 150 percent of the total gross floor area of the principal structure that existed at the time of the first expansion request. If a portion of the single-family detached dwelling is to be removed, no more than 50 percent of the gross floor area of the existing dwelling at the time of the first yard reduction will be removed;

   B. The resulting gross-floor area of the existing accessory structure and any addition to it is clearly subordinate in purpose, scale, use and intent to the principal structure on the site.

3. The proposed scale of the development is harmonious with the existing on-site and surrounding off-site development, and the development preserves existing vegetation and significant trees, as determined by the Director, in a manner that is characteristic of surrounding off-site development.

4. The proposal does not adversely impact the use or enjoyment of any adjacent property through the creation of issues related to noise, light, air, safety, erosion, and stormwater runoff.

5. The proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED**, with the following development conditions:

1. These conditions must be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions must be provided to the Zoning Permits Section, Department of Planning and Development.

2. This special permit is approved only for the location of the side addition as shown on the special permit plat, entitled *"Special Permit Survey, Bel Air, Lot 214, Section 2, Book 792, Page 151, Mason District"* prepared by Land Marx, LLC, dated September 8, 2025, as submitted with this application and is not transferable to other land.

3. Pursuant to Par. 6 of Sect. 5100.2.D(11)(e) of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (1,610.5 square feet existing + 2,415.75 square feet (150%) = 4,026.25 square feet permitted) regardless of whether such addition complies with the minimum setback requirement or is the subject of a subsequent setback reduction special permit. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single-family dwelling for the purpose of this paragraph will be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum setback requirements will be permitted without an amendment to this special permit.

4. The addition must be generally consistent with the architectural elevations depicted in Attachment 1 of these conditions.

5. The applicants are responsible for identifying and complying with the terms of all legally binding easements, covenants, conditions, liens, judgments, encroachments, or other encumbrances to title affecting the subject property, shown or not shown, on the approved special permit plat, as may be determined by a court of competent jurisdiction. Approval of this application does not abrogate, vacate, interfere with, or invalidate such claims.

6. Pursuant to Sect. 8100.4.D(6) of the Zoning Ordinance, this special permit will automatically expire, without notice, 36 months after the date of approval unless construction has commenced on the subject side addition and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

//

~ ~ ~ January 7, 2026, Scheduled case of:

Michael E. Rafeedie Trustee and Samar O. Rafeedie Trustee, SP-2025-PR-00077 to permit a reduction in setback requirements to permit a roofed deck 10.6 ft. from the southeast side lot line. Located at 2501 Carol Pl., on approx. 10,607 sq. ft. of land zoned R-3. Providence District. Tax Map 40-3 ((31)) 9. –

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Adriana Santiago, Staff Coordinator
- Gustavo Vega, Agent for the Applicants
- Michael and Samar Rafeedie, Applicants

After the hearing where testimony was presented by Ms. Santiago, Mr. Krasner, and Mr. Vega, and there being no public speakers for this case, Vice Chairman Ballo moved to approve SP-2025-PR-00077 for the reasons stated in the Resolution. Ms. McDade seconded the motion, which carried by a vote of 7-0.

//

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Michael E. Rafeedie Trustee and Samar O. Rafeedie Trustee, SP 2025-PR-00077 to permit a reduction in setback requirements to permit a roofed deck 10.6 ft. from the southeast side lot line. Located at 2501 Carol Pl., on approx. 10,607 sq. ft. of land zoned R-3. Providence District. Tax Map 40-3 ((31)) 9. Vice Chairman Ballo moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the bylaws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on January 7, 2026; and

WHEREAS, the Board has made the following findings of fact:

1. The applicants are the owners of the property.
2. The present zoning is R-3.
3. The area of the lot is 10,607 square feet.
4. The board adopts the facts, findings, and rationale in the staff report.
5. The proposal is architecturally harmonious with existing structures on the cul-de-sac.
6. The special permit is warranted due to the acute angle of the lot lines in the southeast side of the lot.
7. The applicant has read, understands, and concurs with the proposed development conditions.

WHEREAS, the Board has made the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the standards for the Reduction of Setback Requirements as contained in Sect. 5100.2.D(11)(e) of the Zoning Ordinance, the Board has determined that:

1. The application meets all the submission requirements set forth in Sect. 8101.3

2. A. The resulting gross floor area of the addition to the existing principal structure is not greater than 150 percent of the total gross floor area of the principal structure that existed at the time of the first expansion request. If a portion of the single-family detached dwelling is to be removed, no more than 50 percent of the gross floor area of the existing dwelling at the time of the first yard reduction will be removed;

   B. The resulting gross-floor area of the existing accessory structure and any addition to it is clearly subordinate in purpose, scale, use and intent to the principal structure on the site.

3. The proposed scale of the development is harmonious with the existing on-site and surrounding off-site development, and the development preserves existing vegetation and significant trees, as determined by the Director, in a manner that is characteristic of surrounding off-site development.

4. The proposal does not adversely impact the use or enjoyment of any adjacent property through the creation of issues related to noise, light, air, safety, erosion, and stormwater runoff.

5. The proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED**, with the following development conditions:

1. This special permit is approved only for the location of the proposed roofed deck as shown on the special permit plat, entitled *"House Location Survey, Lot 9, Falls Glen,"* prepared by VIKA VIRGINIA LLC, dated September 9, 2025, as submitted with this application and is not transferable to other land.

2. The covered front porch (roofed deck) must be generally consistent with the design as depicted in the architectural renderings as shown in Attachment 1 to these conditions.

3. Within 12 months of approval of this special permit application the applicant must apply for required building permits and pass final inspection for any portion of the elevated open deck with stairs in the rear yard expanded after the initially approved construction in 2001 without requisite permits.

4. The applicants are responsible for identifying and complying with the terms of all legally binding easements, covenants, conditions, liens, judgments, encroachments, or other encumbrances to title affecting the subject property, shown or not shown, on the approved special permit plat, as may be determined by a court of competent jurisdiction. Approval of this application does not abrogate, vacate, interfere with, or invalidate such claims.

5. Pursuant to Sect. 8100.4.D(6) of the Zoning Ordinance, this special permit will automatically expire, without notice, 36 months after the date of approval unless construction has commenced on the covered front porch and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

//

~ ~ ~ January 7, 2026, Scheduled case of:

Alanna R. Baker and Jason R. Baker, SP-2025-PR-00076 to permit a reduction of setback requirements to permit an addition 21.7 ft. from the front lot line on a pipestem lot. Located at 11017 Blenheim Dr., on approx. 21,316 sq. ft. of land zoned R-1 (Cluster). Providence District. Tax Map 47-1 ((6)) 122A. –

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Adriana Santiago, Staff Coordinator
- Alanna Baker, Applicant

After the hearing where testimony was presented by Ms. Santiago, Mr. Krasner, and Ms. Baker, and there being no public speakers for this case, Mr. Peiffer moved to approve SP-2025-PR-00076 for the reasons stated in the Resolution. Ms. McDade seconded the motion, which carried by a vote of 7-0.

//

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Alanna R. Baker and Jason R. Baker, SP 2025-PR-00076 to permit a reduction of setback requirements to permit an addition 21.7 ft. from the front lot line on a pipestem lot. Located at 11017 Blenheim Dr., on approx. 21,316 sq. ft. of land zoned R-1 (Cluster). Providence District. Tax Map 47-1 ((6)) 122A. Mr. Peiffer moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the bylaws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on January 7, 2026; and

WHEREAS, the Board has made the following findings of fact:

1. The applicants are the owners of the property.
2. The present zoning is R-1 (Cluster).
3. The area of the lot is 21,316 square feet.
4. The proposed second-floor addition meets all applicable standards for the special permit.
5. The applicant has read, understands, and concurs with the proposed development conditions.

WHEREAS, the Board has made the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the standards for the Reduction of Setback Requirements as contained in Sect. 5100.2.D(11)(e) of the Zoning Ordinance, the Board has determined that:

1. The application meets all the submission requirements set forth in Sect. 8101.3

2. A. The resulting gross floor area of the addition to the existing principal structure is not greater than 150 percent of the total gross floor area of the principal structure that existed at the time of the first expansion request. If a portion of the single-family detached dwelling is to be removed, no more than 50 percent of the gross floor area of the existing dwelling at the time of the first yard reduction will be removed;

   B. The resulting gross-floor area of the existing accessory structure and any addition to it is clearly subordinate in purpose, scale, use and intent to the principal structure on the site.

3. The proposed scale of the development is harmonious with the existing on-site and surrounding off-site development, and the development preserves existing vegetation and significant trees, as determined by the Director, in a manner that is characteristic of surrounding off-site development.

4. The proposal does not adversely impact the use or enjoyment of any adjacent property through the creation of issues related to noise, light, air, safety, erosion, and stormwater runoff.

5. The proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED**, with the following development conditions:

1. These conditions must be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions must be provided to the Zoning Permits Section, Department of Planning and Development.

2. This special permit is approved only for the location of the second story addition as shown on the special permit plat, entitled *"Special Permit Plat, Lot 122-A, Section 1, Cinnamon Ridge"* prepared by Scartz Surveys, dated August 25, 2025, and revised on October 7, 2025, as submitted with this application and is not transferable to other land.

3. Pursuant to Par. 6 of Sect. 5100.2.D(11)(e) of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (2,376 square feet existing + 3,564 square feet (150%) = 5,940 square feet permitted) regardless of whether such addition complies with the minimum setback requirement or is the subject of a subsequent setback reduction special permit. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single-family dwelling for the purpose of this paragraph will be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum setback requirements will be permitted without an amendment to this special permit.

4. The addition must be generally consistent with the architectural elevations depicted in Attachment 1 of these conditions.

5. The applicants are responsible for identifying and complying with the terms of all legally binding easements, covenants, conditions, liens, judgments, encroachments, or other encumbrances to title affecting the subject property, shown or not shown, on the approved special permit plat, as may be determined by a court of competent jurisdiction. Approval of this application does not abrogate, vacate, interfere with, or invalidate such claims.

6. Pursuant to Sect. 8100.4.D(6) of the Zoning Ordinance, this special permit will automatically expire, without notice, 36 months after the date of approval unless construction has commenced on the subject addition and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

//

The meeting recessed at 10:38 a.m. and reconvened at 10:56 a.m.

//

~ ~ ~ January 7, 2026, Scheduled case of:

Toni J. Geddis and Herbert Geddis, SP-2025-MV-00023 to permit modifications to the provisions for the keeping of animals (chickens). Located at 8719 Scott St., on approx. 57,717 sq. ft. of land zoned R-1 (PT.) AND PDH-3 (PT.). Mount Vernon District. Tax Map 98-1 ((3)) 69A; 98-1 ((4)) H1 and J1. –

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Toni and Herbert Geddis, Applicants

After the hearing where testimony was presented by Mr. Krasner, Ms. Geddis, and Ms. Geddis, and there being no public speakers for this case, Mr. Aminoff moved to approve SP-2025-MV-00023 for the reasons stated in the Resolution. Mr. Peiffer seconded the motion, which carried by a vote of 7-0.

//

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Toni J. Geddis and Herbert Geddis, SP-2025-MV-00023 to permit modifications to the provisions for the keeping of animals (chickens). Located at 8719 Scott St., on approx. 57,717 sq. ft. of land zoned R-1 (PT.) AND PDH-3 (PT.). Mount Vernon District. Tax Map 98-1 ((3)) 69A; 98-1 ((4)) H1 and J1. Mr. Aminoff moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on January 7, 2026; and

WHEREAS, the Board has made the following findings of fact:

1. The applicants are the owners of the land.
2. The present zoning is R-1 and PDH-3 .
3. The area of the lot is 57,717 square feet.
4. The board adopts the rationale in the staff report.
5. The board finds the applicant's plans to address concerns about the wildlife in the area acceptable
6. The board finds that 6 chickens is acceptable for the size of the lot and that the chickens will yield benefits for the applicant's family.
7. The applicant has read, understands, and concurs with the proposed development conditions.

WHEREAS, the Board has made the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 4102.1.F(2) and the standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED**, with the following development conditions:

1. This approval is granted to the applicants Toni J. and Herbert Geddis, only and is not transferable without further action of the Board, and is for the location indicated on the application, 8719 Scott Street, Springfield, 22153, and is not transferable to other land.

2. This special permit is granted only for the keeping of chickens at the property identified on the plat titled "Plat of Survey, 0981 03 0068A, Chapel Acres, Lot 69A SEC. 1 and Newington Forest, Outlots H and J, SEC. 11" prepared by Andrew N. Hornbeck, of MGI Land Surveying, LLC on May 30, 2017 as approved with this application, and qualified by these development conditions.

3. This approval is for a maximum of six (6) hen chickens only. No roosters are permitted.

4. The chickens must remain in a fenced area in the rear and side yards at all times and the fencing must be of an opaque solid design which also provides effective screening.

5. All waste must be removed from the chicken coop, run, and rear yard on at least a weekly basis, bagged, and disposed of with household trash.

6. Any on-site burial must be at least 2 feet above the high ground water table and 2 feet below the soil surface, or removal of dead chickens must be through a licensed animal removal company or must be cremated by a licensed company.

7. Within 120 days of approval of this special permit, the shed that is located adjacent to the driveway must be relocated to meet the 40-foot required minimum front setback for freestanding accessory structures in front yards on lots greater than 36,000 sf. in the R-1 district.

8. The applicant is responsible for identifying and complying with the terms of all legally enforceable easements, covenants, conditions, liens, judgments, encroachments or other encumbrances to title affecting the subject property, shown or not shown, on the approved special permit plat, as may be determined by a court of competent jurisdiction. Approval of this application does not abrogate, vacate, interfere with, or invalidate such claims.

9. Pursuant to Section 8100.4.D of the Zoning Ordinance, this special permit will take effect upon approval by the Board of Zoning Appeals.

//

~ ~ ~ January 7, 2026, Scheduled case of:

Megan and David Rummler, ZAPL-2025-DR-00019 An appeal of a determination that a pickleball court and detached pavilion are by-right accessory structures/uses to the single-family detached dwelling located on the subject property. Located at 9511 Georgetown Pike, Great Falls, VA 22066. Approx. 1.7218 acres of land, zoned R-E, Dranesville District, Tax Map 13-1 ((1)) 71A–

The participants in the hearing were as follows:

- Sara Morgan, Deputy Zoning Administrator, Zoning Administration Division
- Austin Gastrell, Staff Coordinator
- Sara Silverman, Assistant County Attorney
- Greyson Haynes, Odin Feldman Pittleman, Agent for the Appellants
- Sasha Brauer, Odin Feldman Pittleman, Agent for the Appellants
- David Rummler, Appellant
- Public Speakers
    - Arun Muralidhar, 9603 Georgetown Pike Great Falls, VA 22066
    - Gerald Peters, 8603 Cyrus Place Alexandria VA 22308
    - Louise Root, 730 Leigh Mill Road Great Falls, VA 22066
    - Jason Jouet, 8603 Cyrus Pl Alexandria, VA 22308
    - Jennifer Falcone, Citizens for Great Falls, 10323 Georgetown Pike Great Falls, VA 22066
    - Christine Fulcher, Address Not Provided
    - Keyvan Moussaut, Address Not Provided
    - Catherine Jouet, 8603 Cyrus Place Alexandria VA 22308, Video Testimony

Mr. Smith moved to uphold the determination of the Zoning Administrator based on the following justifications:

- There is no provision in the Zoning Ordinance that requires a percentage of gross floor area for lots over 36,000 square feet when regulating accessory structures.
- The limits on accessory structures on lots under 36,000 square feet is for enclosed or roofed structures, and not open structures such as swimming pools.
- The noise ordinance is applicable the activities on this lot, however, there have been no noise violations presented.
- The provisions in the Ordinance for accessory structures and uses speak specifically to the property itself and the principal use. It does not speak to compatibility with the larger or surrounding area.
- The Zoning Ordinance defines sports courts as an accessory structure, therefore all sports courts must be treated similarly, as pickle ball is not specifically referenced.
- According to a study done on pickleball courts on public parkland by the Fairfax County Park Authority, it is not recommended to have pickleball courts when the distance between the court and a residence is under 200 feet. A buffer is recommended when the distance between the court and residence is between 200 and 250 square feet. The recommended distance between a pickleball court and a residence is over 250 feet.
- The Board finds that according to the GIS mapping system, the nearest residence to the current pickleball court is 222 feet away, with a 10-foot margin of error. This nearest court is the one to be demolished, therefore once that court is demolished the distance will be even further and may meet that recommendation, although it is advisory and not directly applicable.
- The role of the Board of Zoning Appeals is to not to infer legislative intent into the ordinance where it does not exist. The Board is to determine if the Zoning Administrator acted in error in determining that the pickleball court is an accessory structure on a residential lot. Where the Zoning Ordinance is silent the Board of Zoning Appeals should also be silent, and in this case the Ordinance does not speak specifically to pickleball courts.
- The Board finds that the Zoning Administrator was correct in her determination.

Vice Chairman Ballo seconded the motion, which carried by a vote of 5-2. Ms. McDade and Mr. O'Savio voted against the motion. Ms. Rouzi was not present for the vote. Mr. Smith voted in his capacity as the alternate board member.

//

~ ~ ~ January 7,2026 After Agenda Item:

Informational Items

- Administrative Items Report for January 7, 2026.
- Withdrawal letter regarding 6651 LLC, ZAPL-2023-MV-00022 and Campbell and Ferrara Nurseries, Inc. ZAPL-2023-MV-00023.

Chairman Day instructed the Board to review the informational items for January 7, 2026.

//

As there was no other business to come before the Board, the meeting was adjourned at 2:19 P.M.

//

Minutes by: Keisha A. Strand

Approved on: February 4, 2026