The regular meeting of the Board of Zoning Appeals was held in the Board Auditorium of the Government Center on Wednesday, January 14, 2026. The following Board Members were present Chairman Karen L. Day; Vice Chairman Rebeccah Ballo (left at 10:32am); Daniel Aminoff; Clair McDade (Arrived at 9:10AM); Tristan O'Savio; Sean Peiffer; and Thomas W. Smith III. Akida Rouzi was absent.

Chairman Day called the meeting to order at 9:01 a.m. She asked if there were any Board Matters to bring before the Board. As there were no Board Matters, he then discussed the policies and procedures of the Board of Zoning Appeals. She then called an appeal for acceptance consideration.

//

~ ~ ~ January 14, 2026, Consideration for acceptance case of:

Mark Busse, ZAPL-2025-MV-00025

The participants in the consideration of acceptance were as follows:

- Sara Penyak, Planner V
- Brian Nunez, DCC
- Mike Adams, DCC
- Mark Busse, Applicants

After the board discussed the request with Ms. Penyak, Mr. Nunez, Mr. Adams, and Mr. Busse and considered the relevant facts, Mr. Aminoff moved not to accept the appeal, as it was not filed in a timely manner. Vice Chairman Ballo seconded the motion, which carried by a vote of 6-0. Ms. McDade abstained from the vote. And indicated she was doing so as she arrived late and did not hear the full discussion . Mr. Smith voted in his capacity as the alternate board member.

Chairman Day called the first scheduled case.

//

~ ~ ~ January 14, 2026, Scheduled case of:

Helen Guglielmi, VC-2025-MA-00002 To permit construction of a single family detached dwelling 8.0 feet from the front lot line adjacent to 8th Street and 26.8 feet from the front lot line adjacent to Cherokee Avenue. Located at 6446 Eighth St., on approx. 21,849 sq. ft. of land zoned R-2. Mason District. Tax Map 72-3 ((11)) 139.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- David Guglielmi, Applicant
- Hashida Mahdi, Property Owner

Testimony was presented by Mr. Krasner, Mr. Guglielmi and, Ms. Mahdi. Mr. Peiffer indicated he was still not satisfied that his concerns and questions had been addressed. Mr. Peiffer then moved to defer application VC-2025-MA-00002 to March 25, 2026 and directed the applicant to include data from a site-specific RPA delineation as well as a possible floodplain study**.** Mr. Aminoff seconded the motion, which carried by a vote of 7-0. Mr. Smith voted in his capacity as the alternate board member.

//

~ ~ ~ January 14, 2026, Scheduled case of:

Michael V. Behrens and Jonanna P. Behrens, SP-2025-PR-00040 to permit modifications to the limitations of the provisions for the keeping of animals (chickens). Located at 7936 Shreve Rd., on approx. 41,612 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 54

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Savannah Murray, Staff Coordinator
- Michael V. Behrens and Jonanna P. Behrens, Applicants

After the hearing where testimony was presented by Mr. Krasner, Ms. Murray, and Mr. Behrens, and there being no public speakers for this case, Mr. O'Savio moved to approve special permit SP-2025-PR-00040 for the reasons stated in the resolution**.** Mr. Smith seconded the motion, which carried by a vote of 6-0. Ms. Rouzi and Vice Chairman Ballo were not present for the vote. Mr. Smith voted in his capacity as the alternate board member.

//

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Michael V. Behrens and Jonanna P. Behrens, SP-2025-PR-00040 to permit modifications to the limitations of the provisions for the keeping of animals (chickens). Located at 7936 Shreve Rd., on approx. 41,612 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 54. 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 14, 2026; and

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

1. The owner of the land is the applicant.
2. The present zoning is R-3
3. The area of the lot is 41,612 square feet.
4. The Board agrees with the findings in the staff report.
5. The application will not have a negative effect on the surrounding neighbors.
6. 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, Michael V. Behrens and Jonanna P. Behrens, only, and is not transferable without further action of the Board, and is for the location indicated on the application, 7936 Shreve Rd, Falls Church, 22043, 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 Showing House Location Survey on the Land of Ralph S. Long, Sr" originally surveyed by Suburban Development Engineering., dated May 21, 2001 and revised by Michael V. Behrens and signed April 16, 2025, as approved with this application, and qualified by these development conditions

3. This approval is for a maximum of four (4) hen chickens only. No roosters are permitted.

4. The chickens must remain in a fenced area in the rear yard at all times.

5. All chicken waste must be thoroughly composted before use or distribution. Any composted waste on-site must be spread in an environmentally responsible manner. The compost bin must be fully enclosed to prevent the runoff of pollutants onto adjacent properties. Alternately, waste may be removed from the coop, run, and rear/side yards 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. 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.

8. 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 14, 2026, Scheduled case of:

William B. Harrison and Hayley L. D'Antuono, SPA-2018-MV-027 to amend SP-2018-MV-027 previously approved for reductions in setback requirements to permit a second story addition, front roofed deck, and dormers; to now allow a reduction in setback requirements based on errors in building location to allow the following structures to remain: 1.) a new rear roofed deck 8.0 ft. from the southern side lot line, 2.) a rear open deck with privacy screen exceeding 8.5 ft. in height 8.0 ft. from the northern side lot line, and 3.) an accessory structure (shed) 3.1 ft. from the rear lot line. Located at 6424 Potomac Ave., approx. 7,000 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 93-2 ((8)) (27) 27.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Brandon Lesko, Staff Coordinator
- William B. Harrison, Applicant
- Gobherdhan Singh, public speaker, address: N/A

The hearing was conducted and testimony was presented by Mr. Lesko, Mr. Krasner, and Mr. Singh. Mr. Aminoff then noted that the development conditions were not in the proper format for an amendment application. Mr. Krasner suggested that staff could re-format the conditions. Chairman Day agreed and then announced that this case to would be taken up again at the end of the meeting to allow staff to make changes to the development conditions.

//

Chairman Day then called a recess at 11:02 a.m.. The meeting reconvened at 11:26 a.m.

//

~ ~ ~ January 14, 2026 Scheduled case of:

Uzma Ashar and Rabail Ashar, SP-2025-BR-00100 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 4.5 ft. from the rear lot line and 3.8 ft. from the northeast side lot line. Located at 8807 Victoria Rd., on approx. 11,791 sq. ft. of land zoned R-3. Braddock District. Tax Map 69-4 ((5)) 191.

The participants in the hearing were as follows:

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

After the hearing where testimony was presented by Ms. Santiago, Mr. Krasner, and there being no public speakers for this case, Mr. Smith moved to approve special permit SP-2025-BR-00100 for the reasons stated in the resolution. Mr. O'Savio seconded the motion, which carried by a vote of 6-0. Vice Chairman Ballo and Ms. Rouzi were not present for the vote. Mr. Smith voted in his capacity as the alternate board member.

//

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Uzma Ashar and Rabail Ashar, SP 2025-BR-00100 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 4.5 ft. from the rear lot line and 3.8 ft. from the northeast side lot line. Located at 8807 Victoria Rd., on approx. 11,791 sq. ft. of land zoned R-3. Braddock District. Tax Map 69-4 ((5)) 191. Mr. Smith 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 14, 2026; and

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

1. The owner of the land is the applicant.
2. The present zoning is R-3.
3. The area of the lot is 11,791 square feet.
4. The Board does not believe the facility will have a negative effect on the community.
5. The home day care facility meets the requirements of the ordinance detailed in the analysis provided by the staff report.
6. The shed's encroachments are minor and will not result in a significant impact.
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 a home day care as contained in Sect. 4102.7.I of the Zoning Ordinance, the Board has determined that:

1. A home day care facility must be operated by the provider within the provider's primary residence. Except during emergency situations, the provider must be on the premises while the home day care facility is in operation, subject to the following exceptions:

a. A day care provider may operate in a dwelling other than the provider's own if the dwelling is the primary residence of at least one of the people being cared for by the provider. This day care provider will comprise the one nonresident person allowed by subsection (3) below.

b. A substitute care provider may operate a home day care facility in the absence of the provider for a maximum of 240 hours per calendar year.

2. There must be no exterior evidence that the property is used in any way other than as a dwelling, except that play equipment and other accessory uses and structures permitted by subsection 4102.7.A are allowed. No sign is allowed, other than yard signs as permitted under subsection 7100.4.E.

3. A maximum of 12 children may be cared for in a home day care facility at any one time, excluding the provider's own children.

4. The BZA will review access to the site and all existing and proposed parking, including the availability of on-street parking and any alternative drop off and pick up areas located in proximity to the use, to determine if the proposed parking is sufficient. The BZA may require the provision of additional off-street parking spaces based on the maximum number of vehicles expected to be on-site at any one time.

5. The BZA may require the provision of landscaping and screening based on the specifics of each application.

AND 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 approval is granted to the applicants, Uzma Ashar and Rabail Ashar, only, and is not transferable without further action of the Board, and is for the location indicated on the application, 8807 Victoria Road, Springfield VA 22151, and is not transferable to other land.

2. This special permit is granted only for the home day care use and the location of the shed as indicated on the plat entitled, *"Plat, Showing the Improvements on Lot 191, Section 7, Kings Park,"* prepared by Dominion Surveyors Inc., dated July 23, 2025, as submitted with this application and qualified by these development conditions.

3. The hours of operation of the home day care facility are limited to 7:00 a.m. to 5:00 p.m., Monday through Friday.

4. Excluding the applicant's own children, the maximum number of children on site at any one time is limited to twelve (12).

5. A maximum of two (2) non-resident employees, whether paid or not for their services, may be involved in the home child (day) care facility, limited to the hours of 6:30 a.m. to 5:30 p.m. The child day facility must be operated in accordance with 22 VAC 40-111-570.

6. No signage is permitted associated with the home day care facility.

7. All drop-off and pick-up activities must occur in the applicant's driveway.

8. Any portions of the dwelling associated with the home day care facility that are used as a children's sleeping or rest area must be located in a room with an operable exterior window, door or similar device that provides for a means of escape and access for rescue in the event of an emergency. Such emergency escape and rescue openings must be of the dimension and size specified by the Virginia Uniform Statewide Building Code.

9. The approval of the use is contingent upon maintenance of a state-issued family day home license that permits the number and ages of children being cared for at the home day care facility.

10. The day care facility must be operated in accordance with Chapter 30 of the County Code, entitled "Minimum Private School and Child Care Facility Standards".

11. The home day care facility must operate only in the rooms identified in the applicant's statement of justification and provided on the floor plan submitted with this application. These rooms include those labeled as "Living Room," "Playroom/Sleeping Area," "Activity Room/Sleeping Area," "Sleeping Area," "Dining Room" and "Kitchen," located on the first level of the dwelling and included as Attachment 1 to these conditions.

12. The shed must be maintained in good condition at all times or otherwise brought into compliance with the Ordinance.

13. Within 180 days of the approval of this special permit, the applicants must apply for a building permit and pass final inspection for the rear open deck. The children in the home day care are prohibited from utilizing the deck until this condition is satisfied.

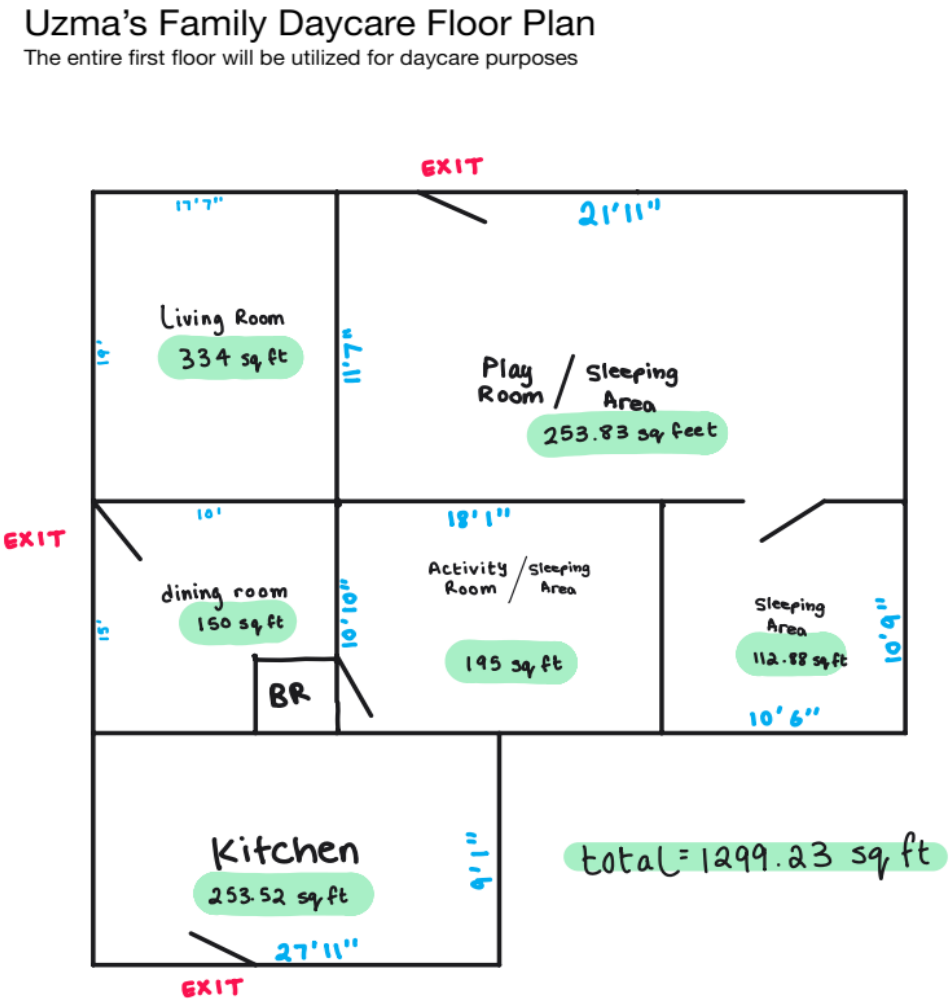
14. Within 60 days of approval of this special permit the applicants must either execute a Hold Harmless Agreement with the Department of Public Works & Environmental Services to allow the accessory structure (shed) to remain in the drainage easement or relocate the accessory structure (shed) out of the storm drainage easement.

15. 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.

16. Pursuant to Sect. Sect. 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.

Attachment 1



//

~ ~ ~ January 14, 2026, Scheduled case of:

Christina M. Patterson, SP-2025-MA-00088 to permit a reduction of setback requirements to permit an addition 8.4 ft. from the north side lot line. Located at 3910 Bryce Rd., on approx. 10,500 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 61-3 ((7)) (D) 3.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Brandon McCadden, Senior Staff Coordinator
- Jorge Leon, Agent for the applicant

After the hearing where testimony was presented by Mr. McCadden, Mr. Krasner, and Mr. Leon and there being no public speakers for this case, Mr. Aminoff moved to approve application SP-2025-MA-00088 for the reasons stated in the resolution. Mr. Smith seconded the motion, which carried by a vote of 6-0. Vice Chairman Ballo and Ms. Rouzi were not present for the vote. Mr. Smith voted in his capacity as the alternate board member

//

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Christina M. Patterson, SP-2025-MA-00088 to permit a reduction of setback requirements to permit an addition 8.4 ft. from the north side lot line. Located at 3910 Bryce Rd., on approx. 10,500 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 61-3 ((7)) (D) 3. 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 14, 2026; and

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

1. The owner of the land is the applicant.
2. The present zoning is R-3 and HC.
3. The area of the lot is 10,500 square feet.
4. The Board agrees that the reduction is modest and does not increase the footprint of the structure.
5. The Boad adopts the rationale indicated in the staff report.
6. 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 applicants among the land records of Fairfax County for this lot prior to the issuance of a building permit for the addition. A copy of the recorded conditions must be provided to the Zoning Permit Section, Department of Planning and Development.

2. This special permit is granted only for the location of the proposed addition (enclosed carport) as indicated on the plat titled "Plat Showing The Improvements On Lot 3, Block D, Section One, Parklawn Virginia" prepared by George M. O'Quinn of Dominion Surveyors, Inc., dated June 26, 2025, consisting of one sheet, and approved with this application, as qualified by these development conditions.

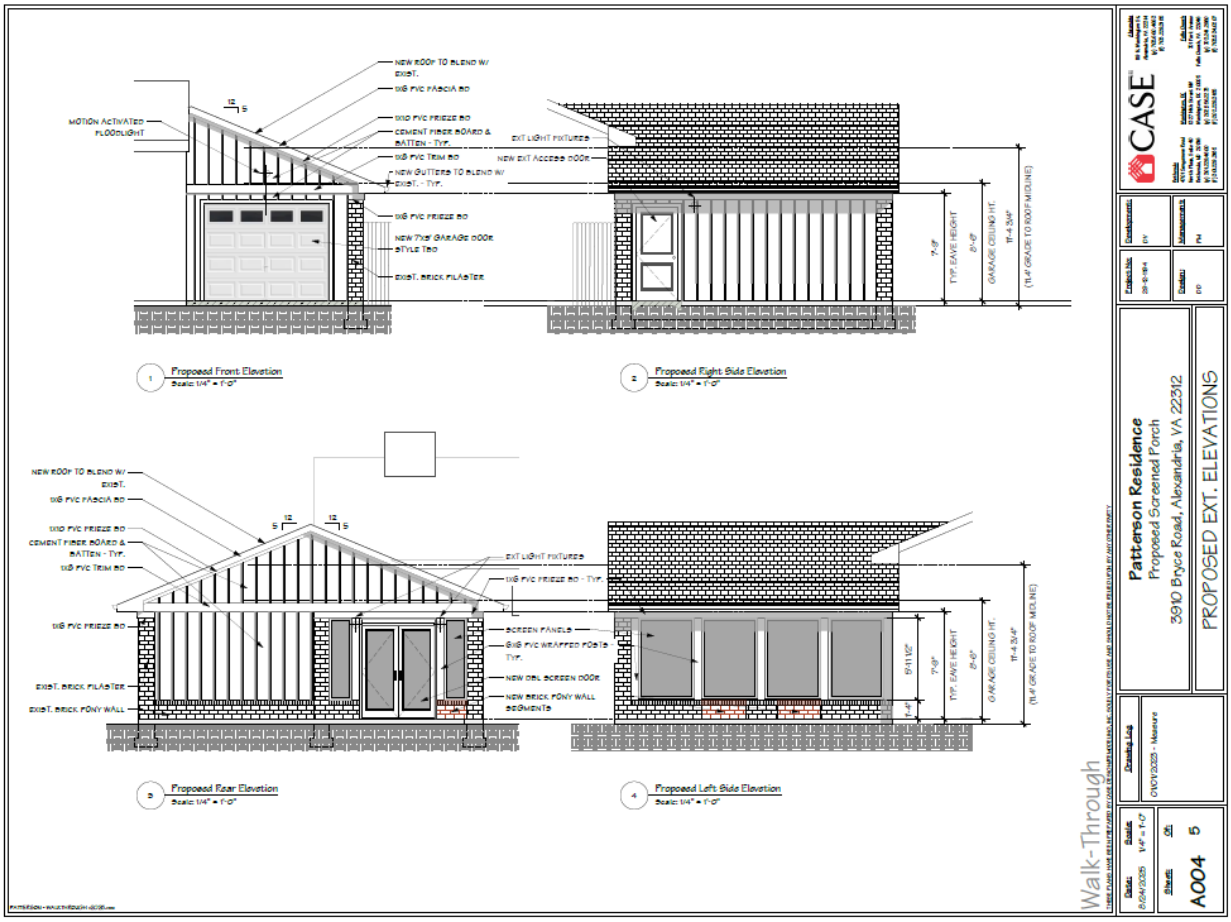
3. Pursuant to Article 5100.2.D(11)(e) of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (2,591 square feet existing + 3,886 square feet (150%) = 6,477 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 setbacks requirements are permitted without an amendment to this special permit.

4. The subject addition must be generally consistent with the design as depicted in the architectural elevations as shown on Attachment 1 to these conditions.

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 Article 8100.4.D(6) of the Zoning Ordinance, this special permit for the reduction in setback requirements automatically expires, without notice, 36 months after the date of approval unless construction has commenced on the enclosed carport 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.

ATTACHMENT 1



//

~ ~ ~ January 14, 2026, Scheduled case of:

> **Rosario A. Simon and John A. Simon, SP-2025-DR-00079** to permit a reduction in setback requirements to permit an addition 19.3 ft. from the rear lot line and an increase in the limitations on coverage of the minimum rear setback. Located at 6309 Long Meadow Rd., on approx. 16,621 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-1 ((13)) 28.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Brandon McCadden, Senior Staff Coordinator
- Gerado Perez, Agent for the applicants

After the hearing where testimony was presented by Mr. McCadden, Mr. Krasner, and Mr.Perez, and there being no public speakers for this case, Mr. Peiffer moved to approve SP-2025-DR-00079 for the reasons stated in the resolution. Mr. Smith seconded the motion, which carried by a vote of 6-0. Vice Chairman Ballo and Ms. Rouzi were not present for the vote. Mr. Smith voted in his capacity as the alternate board member

//

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Rosario A. Simon and John A. Simon, SP-2025-DR-00079 to permit a reduction in setback requirements to permit an addition 19.3 ft. from the rear lot line and an increase in the limitations on coverage of the minimum rear setback. Located at 6309 Long Meadow Rd., on approx. 16,621 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-1 ((13)) 28. 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 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 14, 2026; and

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

1. The owners of the land are the applicants.
2. The present zoning is R-2.
3. The area of the lot is 16,621 square feet.
4. The Board believes there is enough separation between the dwellings and the tree line and the fence provides a sufficient buffer.
5. The Board agrees with the findings in the staff report and found the pictures to be helpful.
6. The application meets all the necessary stands required for the special permit.
7. The applicants have read, understand, and concur 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.

AND 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 **APPROVED**, with the following development conditions:

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

2. This special permit is granted only for the location of the proposed addition and the existing rear setback coverage as indicated on the plat titled “Special Permit Plat, #6309 Long Meadow Road”, prepared by Michale L. Flynn of Merestone Land Surveying, PLLC, dated May 23, 2025, consisting of one sheet, and approved with this application, as qualified by these development conditions.

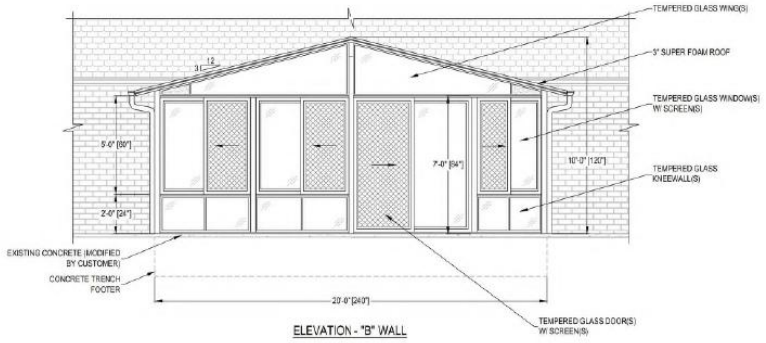
3. Pursuant to Article 5100.2.D(11)(e) of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (2,634 square feet existing + 3,951 square feet (150%) = 6,585 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 setbacks requirements are permitted without an amendment to this special permit.

4. The subject addition must be generally consistent with the design as depicted in the architectural elevations as shown in Attachment 1 to these conditions.

5. Within 120 days of special permit approval, the applicants must install stormwater management detention measures of a sufficient size and quantity to provide detention for a minimum volume of 107 gallons of water. The stormwater management detention measures must be connected to collect runoff from the downspouts of the dwelling, the on-site impervious surfaces, or as approved by Land Development Services. For pre-fabricated systems, manufacturer’s product information must be included in the submission. For site-assembled systems, the plans must show the key elements such as inlet configuration, outlet configuration and tank specifications. The stormwater management detention measures must be maintained in proper working condition in conformance with the specifications in Attachment 2 to these conditions.

6. 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/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.

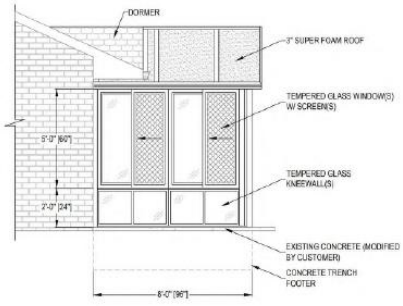
7. Pursuant to Article 8100.4.D(6) of the Zoning Ordinance, this special permit for the reduction in setback requirements automatically expires, without notice, 36 months after the date of approval unless construction of the addition has commenced and has been diligently prosecuted. The Board of Zoning 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.



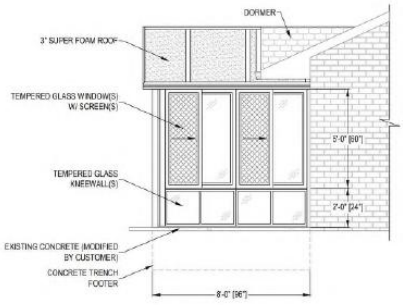
ELEVATION - "B" WALL

DATE 3/6/25 DRAWN LDS SCALE 1/4" = 1'-0" SHEET 2 OF 9	REV. A 3/18/25 - - -	JOHN SIMON 6309 LONG MEADOW ROAD McLEAN, VA 22101 JOB #38870	WASHINGTON 8436 KAO CIRCLE MANASSAS, VA 20110 703-690-2000	Great Day Improvements	JAMES A. CLANCY, P.E., L.S. VA. PROFESSIONAL ENGINEER (VA. LIC. #42464) 601 ASBURY AVENUE NATIONAL PARK, NJ. 08063 PH. # 856-853-7306

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, L.L.C., AND DUPLICATION OF THIS DRAWING WITHOUT SUB EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.



ELEVATION - "A" WALL



ELEVATION - "C" WALL

DATE 3/6/25 DRAWN LDS SCALE 1/4" = 1'-0" SHEET 3 OF 9	REV. A 3/18/25 - - -	JOHN SIMON 6309 LONG MEADOW ROAD McLEAN, VA 22101 JOB #38870	WASHINGTON 8436 KAO CIRCLE MANASSAS, VA 20110 703-690-2000	Great Day Improvements	JAMES A. CLANCY, P.E., L.S. VA. PROFESSIONAL ENGINEER (VA. LIC. #42464) 601 ASBURY AVENUE NATIONAL PARK, NJ. 08063 PH. # 856-853-7306

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, L.L.C., AND DUPLICATION OF THIS DRAWING WITHOUT SUB EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.

RAINWATER HARVESTING AND SMALL RESIDENTIAL DETENTION SYSTEMS MAINTENANCE SPECIFICATIONS

1. Rainwater harvesting and small residential detention system(s), including rain barrels, cisterns, or tanks, and appurtenances (including, without limitation, pre-screening devices, first flush diverters, piping, overflows, pumps, gutters, and downspout diverters) must be privately owned and maintained.

2. Maintenance records for each stormwater facility must be maintained by the Owner and kept on-site and available to County officials upon request. Drawings of all stormwater facilities must be kept by the Owner.

3. Rainwater harvesting systems and appurtenances must be maintained in good working condition acceptable to the County at all times. Rainwater harvesting systems and appurtenances must be adequately accessible for inspections and maintenance.

4. Rainwater harvesting systems and appurtenances must be comprehensively inspected and maintained by the Owner every spring and fall.

5. Pre-screening devices and first flush diverters, if applicable, must be inspected and cleaned every three (3) months.

6. Gutters and downspouts must be kept free of leaves and other debris. Sediment buildup in tanks or in contributing drainage area must be removed. For rainwater harvesting system(s) that have roof tops as a contributing drainage area, overhanging vegetation and trees should be cleared. Storage tank lids and access points must be inspected and cleaned. Special attention should be paid to vents and screens on inflow and outflow spigots. Mosquito screens must be patched immediately. Overflow pipes, overflow filter path and secondary runoff reduction practices must be inspected and maintained. Structural integrity of tank, pump, pipes, backflow preventer, bypass or overflow, downspout connections, and electrical system must be inspected. Damaged or defective system components must be repaired or replaced.
7. Pre-screening devices found to be missing, non-functional, inconsistent with the approved plans, or otherwise damaged must be repaired or re-installed in accordance with the approved plans.

8. Alterations to the collection area that redirects flow away from the rainwater harvesting system(s) is not permitted without revision to the approved drawings.

9. Standing water upstream of rainwater harvesting systems is an indicator of clogging. The Owner must eliminate stagnant pools to prevent mosquito proliferation. If the system is determined to be clogged, inspect and perform maintenance as soon as reasonably possible. If routine maintenance does not alleviate clogging, consult with a qualified professional.

10. Structures must not be placed on the rainwater harvesting system(s) without prior approval of the County.

For questions regarding Stormwater Facilities please call Fairfax County Maintenance and Stormwater Management Division at 703-877-2800.

//

~ ~ ~ January 14, 2026, Scheduled case of:

> **William B. Harrison and Hayley L. D'Antuono, SPA-2018-MV-027** to amend SP-2018-MV-027 previously approved for reductions in setback requirements to permit a second story addition, front roofed deck, and dormers; to now allow a reduction in setback requirements based on errors in building location to allow the following structures to remain: 1.) a new rear roofed deck 8.0 ft. from the southern side lot line, 2.) a rear open deck with privacy screen exceeding 8.5 ft. in height 8.0 ft. from the northern side lot line, and 3.) an accessory structure (shed) 3.1 ft. from the rear lot line. Located at 6424 Potomac Ave., approx. 7,000 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 93-2 ((8)) (27) 27.

The case was taken up again at 12:07 PM , with the same participants.

Mr. Krasner announced that the conditions had been revised and distributed to the Board and the applicant. After reviewing the revised development conditions, Ms. McDade moved to approve application SPA-2018-MV-027. Mr. Smith seconded the motion, which carried by a vote of 6-0. Vice Chairman Ballo and Ms. Rouzi were not present for the vote. Mr. Smith voted in his capacity as the alternate board member.

//

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

William B. Harrison and Hayley L. D'Antuono, SPA-2018-MV-027 to amend SP-2018-MV-027 previously approved for reductions in setback requirements to permit a second story addition, front roofed deck, and dormers; to now allow a reduction in setback requirements based on errors in building location to allow the following structures to remain: 1.) a new rear roofed deck 8.0 ft. from the southern side lot line, 2.) a rear open deck with privacy screen exceeding 8.5 ft. in height 8.0 ft. from the northern side lot line, and 3.) an accessory structure (shed) 3.1 ft. from the rear lot line. Located at 6424 Potomac Ave., approx. 7,000 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 93-2 ((8)) (27) 27.). 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 14, 2026; and

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

1. The owner of the land is the applicant.

2. The present zoning is R-3.
3. The area of the lot is 7,000 square feet.
4. The Board recommends additional vegetative screening along the side lot line .
5. The Board finds the request to be reasonable because the existing house was built before the setback restriction was put into place.
6. The applicant has read, understands, and concurs with the changes made to the 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. 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 Permit Review Branch*.

2. This special permit is approved for the location and size of the existing second-story addition, including the second-story cantilevered balcony and dormers, and the side yard encroachment for the covered front porch and rear roofed deck(deck with pergola) , rear open deck with privacy screen, and shed to remain as shown on the plat titled, Plat Showing the Improvements on Lots 27 and 28, Block 27, New Alexandria" prepared by George M. O'Quinn of Dominion Surveyors on February 18, 2025 as submitted with this application and is not transferable to other land consisting of one sheet, as submitted

with this application and is not transferable to other land.*

3. The applicants must obtain all applicable building permits and pass final inspection for the subject roofed deck, open deck and electrical connection to the shed within 120 days of special permit approval.

4. Pursuant to 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 (2,401 square feet existing + 3,602 square feet (150%) 6,003 square feet permitted) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard 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 must be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum setback requirements are permitted without an amendment to this special permit*.

5. The subject shed and decks must be maintained in good condition at all times or otherwise brought into compliance with the ordinance.

6. This approval, contingent upon the above-noted conditions, does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.* The applicant is responsible for identifying and complying with the terms of all 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. Approval of this application does not abrogate, vacate, interfere with, or invalidate such claims.

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

//

~ ~ ~ January 14,2026 After Agenda Item:

Informational Items

- Administrative Items Report for January 7, 2026.
- Withdrawal letter regarding Mary Street Properties LLC d/b/a Bromwell's, ZAPL-2025-PR-00021.
- Withdrawal letter regarding Korean Community Center, ZAPL-2025-MA-00020.
- Acceptance letter regarding KF Baileys Crossroads LLC, ZAPL-2025-MA-00029, which is scheduled for public hearing on April 8, 2026.
- Letters from the public regarding Megan and David Rummler, ZAPL-2025-DR-00019 decision on January 7, 2026.

Chairman Day instructed the Board to review the informational items for January 14, 2026.

//

As there was no other business to come before the Board, the meeting was adjourned at 12:27 P.M.

//

Minutes by: Stephanie Martinez Lopez

Approved on: February 11, 2026