The regular meeting of the Board of Zoning Appeals was held in the Board Auditorium of the Government Center on Wednesday, February 4, 2026. The following Board Members were present: Chairman Karen Day; Vice Chairman Rebeccah Ballo; Daniel Aminoff; Akida Rouzi; Clair McDade; Tristan O'Savio; Sean Peiffer; and Thomas W. Smith III.

Chairman Day called the meeting to order at 9:00 a.m. She asked if there were any Board Matters to bring before the Board. As there were no Board Matters, she then discussed the policies and procedures of the Board of Zoning Appeals.

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~ ~ ~ February 4, 2026, Matters presented by the board:

Consent Agenda

Chairman Day called for a motion to approve the items listed on the consent agenda:

Approval January 7, 2026 Minutes.

Vice Chairman Ballo moved to approve the Consent Agenda item. Mr. Aminoff seconded the motion, which was carried by a vote of 7-0.

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~ ~ ~ February 4, 2026, Scheduled case of:

Michelle Lynn Rostom and Muhammad Nazir Rostom, SP-2022-PR-00015 to permit an increase in fence height in the front yard adjacent to Chestnut Hill Ave. Located at 7700 Idylwood Rd. on approx. 30,170 sq. ft. of land zoned R-1. Providence District. Tax Map 39-4 ((1)) 207B.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Brandon Lesko, Staff Coordinator
- Susan Epstien, Department of Code Compliance
- Michelle Lynn Rostom and Muhammad Nazir Rostom, Applicants
- Public Speakers:
    - Rebecca Evangelista, 2322 Chestnut Hill Ave Falls Church, VA
    - Michael Tillman, 2313 Chestnut Hill Ave Falls Church, VA
    - Michael Newman, 2314 Chestnut Hill Ave Falls Church, VA

During the hearing testimony was presented by Mr. Lesko, Mr. Krasner, Ms. Epstein, and Mr. and Mrs. Rostom, related to the need for the fence, the history of the violations on the property, and the applicant's future plan for the house, The above referenced public speakers then presented testimony in opposition to the granting of the special permit citing concerns about the appearance of the fence, the applicant's tenants, and sight distance at the intersection. In response to a question from Board Member Aminoff Brent Krasner confirmed that the fence was within the boundaries of the applicant's lot and not in the right of way and was not obstructing sight distance on this corner lot. , The Board acknowledged the written and i- person testimony received in opposition, as well as staff's insight. Ms. McDade moved to deny SP-2022-PR-00015 for the reasons stated in the Resolution. Vice Chairman Ballo seconded the motion, which carried by a vote of 7-0.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Michelle Lynn Rostom and Muhammad Nazir Rostom, SP-2022-PR-00015 to permit an increase in fence height in the front yard adjacent to Chestnut Hill Ave. Located at 7700 Idylwood Rd. on approx. 30,170 sq. ft. of land zoned R-1. Providence District. Tax Map 39-4 ((1)) 207B. 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 February 4, 2026; and

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

1. The applicants are the owners of the property .
2. Typically, with increase in fence height requests the Board sees demonstrated safety concerns, trespassing, a police report, issues with accidents that are occurring, or land irregularity. That is not present in the current case.
3. This is a corner lot however, in the Board's opinion there are no hills or other obstructions based on the shape that justifies the increase in fence height.
4. The proposed increase in fence height is on Chestnut Hill Avenue which is a dead end street that does not have a lot of traffic.
5. The Board finds that if the request was for Idylwood which is a busy road there may have been more justification. Although this home does have two front yards, it does not overcome the fact the request for the fence is not on a heavily trafficked road.
6. The fence would not be harmonious with the surrounding properties.
7. There are five neighbors in opposition, and the Board takes their concerns seriously.

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

THAT the applicant has not presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 4102.1.F and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **DENIED.**

Vice Chairman Ballo seconded the motion, which carried by a vote of 7-0.

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~ ~ ~ February 4, 2026,After Agenda Item:

Action Items

- Additional Time Request, GBA Associates Limited Partnership, VC-2022-PR-00015

In response to question from Mr. Aminoff, Brent Krasner indicated that the fence would remain at the same height as approved.

Vice Chairman Ballo moved to approve the Additional Time Request. Mr. Aminoff seconded the motion, which carried by a vote of 7-0.

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~ ~ ~ February 4, 2026,After Agenda Item:

Informational Items

- Administrative Items Report for February 4, 2026.

Chairman Day instructed the Board to review the administrative and informational items for February 4, 2026.

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As there was no other business to come before the Board, the meeting was adjourned at 10:06 A.M. .

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Minutes by: Melissa R. Taylor
Approved on: February 25,2026