

**BOARD OF ZONING APPEALS AGENDA
JANUARY 7, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **JANUARY 7, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. MUHAMMAD YASIN AND ZOHRA PARVEEN, SP 2014-MA-201 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit accessory storage structure to remain 2.8 ft. from rear lot line and 2.0 ft. from side lot line, accessory structure to remain 1.2 ft. and deck (patio) to remain 0.0 ft. from side lot line. Located at 3312 Glenmore Dr., Falls Church, 22041, on approx. 11,550 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 61-2 ((9)) 4. (Concurrent with VC 2014-MA-013). (Admin. moved from 12/10/14 at appl. req.)
MD
Admin.
Moved to 3/25/15 at appl. req.
- 9:00 A.M. MUHAMMAD YASIN AND ZOHRA PARVEEN, VC 2014-MA-013 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit an accessory storage structure greater than 200 sq. ft. Located at 3312 Glenmore Dr., Falls Church, 22041, on approx. 11,550 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 61-2 ((9)) 4. (Concurrent with SP 2014-MA-201). (Admin. moved from 12/10/14 at appl. req.)
MD
Admin.
Moved to 3/25/15 at appl. req.
- 9:00 A.M. MUHAMMAD YASIN AND MUHAMMAD J ALI, SP 2014-MA-202 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit accessory storage structure to remain 7.2 ft. from rear lot line. Located at 3314 Glenmore Dr., Falls Church, 22041, on approx. 11,550 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 61-2 ((9)) 5. (Concurrent with VC 2014-MA-014). (Admin. moved from 12/10/14 at appl. req.)
MD
Admin.
Moved to 3/25/15 at appl. req.
- 9:00 A.M. MUHAMMAD YASIN AND MUHAMMAD J ALI, VC 2014-MA-014 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit an accessory storage structure greater than 200 sq. ft. Located at 3314 Glenmore Dr., Falls Church, 22041, on approx. 11,550 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 61-2 ((9)) 5. (Concurrent with SP 2014-MA-202). (Admin. moved from 12/10/14 at appl. req.)
MD
Admin.
Moved to 3/25/15 at appl. req.

- 9:00 A.M. CARMEN CASTILLEJO (CARMEN'S FAMILY HOME CARE), SPA 00-P-002 Appl. under Sect(s). 3-103 and 8-305 of the Zoning Ordinance to amend SP 00-P-002, MD previously approved for a home child care facility, to permit for increase in the number of children. Located at 2918 Glenvale Dr., Fairfax, 22031, on approx. 21,796 sq. ft. of land zoned R-1 and HC. Providence District. Tax Map 48-4 ((3)) (39) 23.
Approved
- 9:00 A.M. NICHOLAS SKIRPAN & SILVIA SKIRPAN, SP 2014-BR-206 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 5216 Capon Hill Pl., Burke, 22015, on approx. 10,074 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 69-4 ((17)) 21.
MD
Approved
- 9:00 A.M. RITA DAVID, RITA'S DAYCARE LLC, SP 2014-MV-094 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2607 Stirrup Ln., Alexandria, 22308, on approx. 10,691 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((11)) (05) 12. (Admin. moved from 11/5/14 at appl. req.)
JB
Approved
- 9:00 A.M. IRANI A. WIJAYARATHNE, ALSO KNOWN OF RECORD AS IRANI A. AMARASINGHE & LITTLEPETALS, INC., SP 2014-DR-118 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 12847 Fantasia Dr., Herndon, 20170, on approx. 8,400 sq. ft. of land zoned R-3. Dranesville District. Tax Map 10-1 ((2)) 162.
CG
Approved
- 9:00 A.M. NINA SELVAGGI, SP 2014-DR-210 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. Located at 6727 Haycock Rd., Falls Church, 22043, on approx. 13,185 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-4 ((17)) 5.
CG
Denied
- 9:00 A.M. MATTHEW HASKIN, SP 2014-LE-211 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 18.5 ft. from a front lot line and to permit reduction to minimum yard requirements based on error in building location to permit deck (patio) to remain 2.7 ft. from a side lot line. Located at 6014 Dewey Dr., Alexandria, 22310, on approx. 15,399 sq. ft. of land zoned R-4. Lee District. Tax Map 82-4 ((26)) 28.
CG
Approved
- 9:00 A.M. MIRIAM MALDONADO (MEDINA) MIRIAM'S DAYCARE, SP 2014-PR-119 Appl. under Sect(s). 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7508 Arlington Blvd., Falls Church, 22042, on approx. 15,885 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((17)) 94.
LA
Approved
- 9:00 A.M. SALMA NAZARY, SP 2014-SP-116 (home child care)
LA
Admin.
Moved to
4/15/15 at
appl. req.

- 9:00 A.M. HOANG LONG KIM, SP 2014-MA-158 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of addition 7.6 ft. from side lot line. Located at 6331 Beachway Dr., Falls Church, 22044, on approx. 18,914 sq. ft. of land zoned R-2. Mason District. Tax Map 61-1 ((11)) 1031 A. (Admin. moved from 10/8/14 at appl. req.)
- LA
Approved
- 9:00 A.M. MCLEAN ISLAMIC CENTER, SPA 79-D-141-02 (place of worship)
- LA
Admin.
Moved to
4/1/15 at
appl. req.
- 9:00 A.M. ALEX DUONG, SP 2014-PR-205 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 8.2 ft. from side lot line. Located at 9201 Briary Ln., Fairfax, 22031, on approx. 14,023 sq. ft. of land zoned R-3. Providence District. Tax Map 58-4 ((33)) 40.
- EMH
Approved
- 9:00 A.M. CAVE ENTERTAINMENT LLC, SP 2014-BR-213 Appl. under Sect(s). 4-603 of the Zoning Ordinance to permit commercial recreation use. Located at 10621-B and 10621-C Braddock Rd., Fairfax, 22032, on approx. 18.6 ac. of land zoned C-6. Braddock District. Tax Map 68-1 ((1)) 9pt. and 9A.
- EMH
Approved
- 9:00 A.M. KWANG WOO KIM AND EUN SOOK KIM, A 2014-MA-006 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a residential use of property located in the C-3, H-C, CRD, and SC Districts ceased for more than two years terminating any non-conforming status and rendering the property subject to all regulations of the current zoning districts in which the property is located. Located at 7216 Poplar St., Annandale, 22003-3009, on approx. 13,000 sq. ft. of land zoned C-3, H-C, CRD, and SC. Mason District. Tax Map 71-1 ((4)) 97. (Continued from 12/3/14.)
- HE
Continued
to 2/25/15
at appl. req.

JOHN F. RIBBLE III, CHAIRMAN

*** MEETING CANCELLED – INCLEMENT WEATHER ***

**BOARD OF ZONING APPEALS AGENDA
JANUARY 14, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **JANUARY 14, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. THE TRUSTEES OF CALVARY KOREAN BAPTIST CHURCH, SPA 2004-MV-025-02 (In
MAT association with SE 2004-MV-001-02.) (church)
Admin.
Moved to
1/28/15
- 9:00 A.M. ROSA E. AVELLANEDA DBA ZEBRALATION TOTS, SP 2014-DR-121 Appl. under
Sect(s). 8-305 and 3-403 of the Zoning Ordinance to permit a home child care facility.
MD Located at 1802 Peabody Dr., Falls Church, 22043 on approx. 10,665 sq. ft. of land zoned
Admin. R-4. Dranesville District. Tax Map 30-3 ((3)) 413.
Moved to
2/4/15
- 9:00 A.M. CARL S. EY & JENNIFER K. EY, SPA 2013-MA-087 Appl. under Sect(s). 8-091 and 8-092
of the Zoning Ordinance to amend SP 2013-MA-087 previously approved for reduction in
CB minimum yard requirements based on error in building location to permit accessory
Admin. structure to remain 11.4 ft. from a side lot line to permit modification of development
Moved to conditions and an accessory dwelling unit. Located at 4700 Brookside Dr., Alexandria,
2/11/15 22312, on approx. 2.08 ac. of land zoned R-1 and HC. Mason District. Tax Map 72-1 ((6))
41 and 41 V9. (Admin. moved from 10/29/14 at appl. req.)
- 9:00 A.M. FREETOWN FRIENDS SCHOOL, LLC, SHELLEY DANIEL , SP 2014-HM-091 Appl. under
Sect(s). 8-305 and 6-303 of the Zoning Ordinance to permit a home child care facility.
CG Located at 2487 Freetown Dr., Reston, 20191, on approx. 16,600 sq. ft. of land zoned
Admin. PRC. Hunter Mill District. Tax Map 25-4 ((5)) (1) 15. (Admin. moved from 11/5/14 at appl.
Moved to req.)
6/17/15 at
appl. req.

- 9:00 A.M. ROXANA ALVARADO / ROXANA'S CHILD CARE , SP 2014-LE-122 Appl. under Sect(s). 8-305 and 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 6102 Brookland Rd., Alexandria, 22310, on approx. 15,002 sq. ft. of land zoned R-3 and HC. Lee District. Tax Map 81-4 ((8)) 2.
CG
Admin.
Moved to
3/25/15 at
appl. req.
- 9:00 A.M. HAMID A. SHAKIB, VC 2014-BR-011 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 14.3 ft. from side lot lines. Located at 4108 Hunt Rd., Fairfax, 22032, on approx. 21,641 sq. ft. of land zoned R-1. Braddock District. Tax Map 58-4 ((1)) 23. (Deferred from 10/29/14 at appl. req.)
CG
Indefinitely
Deferred
- 9:00 A.M. FARNAZ JAVIDANRAD, SP 2014-HM-103 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2606 A Seskey Glen Ct., Herndon, 20171, on approx. 20,000 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 26-3 ((14)) 4. (Decision deferred from 12/10/14.)
LA
Admin.
Moved to
2/11/15
- 9:00 A.M. CINTIA J. ALVARADO, CINTIA'S DAY CARE, SP 2014-LE-123 Appl. under Sect(s). 8-305 and 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 8301 Frye Rd., Alexandria, 22309, on approx. 1.54 ac. of land zoned R-3. Lee District. Tax Map 101-3 ((1)) 6.
LA
Admin.
Moved to
2/25/15
- 9:00 A.M. THANH P. DUONG, DIEM-NHIEN T. PHAM, SP 2014-LE-215 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 10.7 ft. from side lot line. Located at 7311 Exmore St., Springfield, 22150 on approx. 10,561 sq. ft. of land zoned R-3. Lee District. Tax Map 80-3 ((2)) (36) 7.
LA
Admin.
Moved to
2/11/15
- 9:00 A.M. MICHAEL A. OLSON, SPA 2013-SU-047 Appl. under Sect(s). 8-922 of the Zoning Ordinance to amend SP 2013-SU-047 previously approved to permit reduction in certain yard requirements to permit construction of addition 5.1 ft. from a side lot line such that side yards total 17.1 ft. to permit site modifications, to permit construction of addition 5.0 ft. from a side lot line such that side yards total 17.0 ft. Located at 14725 Cranoke St., Centreville, 20120, on approx. 12,658 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 53-2 ((3)) 283.
LA
Admin.
Moved to
2/4/15
- 9:00 A.M. PATRICIA BELLOT / DBA PATRICIA'S DAYCARE INC., SP 2014-MV-105 Appl. under Sect(s). 8-305 and 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 8803 Sylvania St., Lorton, 22079, on approx. 11,550 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 108-1 ((2)) 234.
EMH
Admin.
Moved to
2/25/15

- 9:00 A.M. MCLEAN SWIMMING AND TENNIS ASSOCIATION, SP 2014-DR-217 Appl. under Sect(s). 8-401 and 3-303 of the Zoning Ordinance previously approved for swim and tennis club to permit an increase in the maximum membership. Located at 1700 Margie Dr., McLean, 22101, on approx. 4.00 ac. of land zoned R-3. Dranesville District. Tax Map 30-3 ((1)) 26A.
EMH
Admin.
Moved to 2/25/15
- 9:00 A.M. ABDELKARIM ABULHAIJA, ALSO KNOWN OF RECORD AS ABDELKARIM ABU EL HAIJA, ARH & SONS DBA CLOUD CAFE, SP 2014-PR-219 Appl. under Sect(s). 8-502 and 5-403 of the Zoning Ordinance to permit an indoor commercial recreation use (hookah bar). Located at 8490-B and 8496-B Tyco Rd., Vienna, 22182, on approx. 3,600 sq. ft. of land zoned I-4. Providence District. Tax Map 29-1 ((10)) 4 and 8.
EMH
Admin.
Moved to 2/25/15
- 9:00 A.M. LOUIS M. MONROE & BRENDA L. MONROE, VC 2014-MV-009 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of an accessory structure in the front yard of a lot containing 36,000 sq. ft. or less and to permit greater than 25% front yard coverage paved for parking. Located at 4752 Neptune Dr., Alexandria, 22309, on approx. 21,870 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 110-3 ((4)) (M) 1. (Deferred from 10/8/14 at appl. req.)
EMH
Admin.
Moved to 3/18/15 for Notices

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JANUARY 21, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **JANUARY 21, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

9:00 A.M. RN GOLF MANAGEMENT, LLC, A 2012-HM-020 Appl. under sect(s). 18-301 of the
CB Zoning Ordinance. Appeal of a determination that redevelopment of property in the PRC
Decision District from a golf course to residential uses would require an amendment to the Reston
Deferred Master Plan, a development plan amendment, and Planned Residential Community Plan
to 4/15/15 approval from the Board of Supervisors. Located at 11875 Sunrise Valley Dr. and 2018
Soapstone Dr., Reston, 20191, on approx. 166.11 ac. of land zoned PRC. Hunter Mill
District. Tax Map 17-4 ((11)) 4A, 26-2 ((2)) 8 and 26-2 ((5)) 4. (Admin. moved from
10/24/12, 1/30/13, and 5/22/13 at appl. req.) (Indefinitely deferred from 9/25/13 at appl.
req.) (Reactivated on 11/19/14.)

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JANUARY 28, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **JANUARY 28, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. ISABEL N. HENRICH, SP 2014-MA-061 Appl. under Sect(s). 8-305 and 3-403 of the
MVA Zoning Ordinance to permit home child care facility. Located at 7209 Camp Alger Av.,
Approved Falls Church, 22042 on approx. 10,000 sq. ft. of land zoned R-4. Mason District. Tax Map
60-1 ((20)) 168. (Admin. moved from 9/17/14 at appl. req.)
- 9:00 A.M. EDGAR FERRER, SP 2014-MV-200 Appl. under Sect(s). 8-922 of the Zoning Ordinance
MD to permit reduction in certain yard requirements to permit construction of second story
Approved addition 15.4 ft. from front lot line. Located at 1220 I St., Alexandria, 22307 on approx.
10,500 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-2 ((8)) (37) 32 A. (Admin.
moved from 12/10/14)
- 9:00 A.M. THE TRUSTEES OF CALVARY KOREAN BAPTIST CHURCH, SPA 2004-MV-025-02 (In
MD association with SE 2004-MV-001-02.) (church) (Admin. moved from 1/14/15.)
Admin.
Moved to
3/25/15 at
appl. req.
- 9:00 A.M. MUNA HASSAN, SP 2014-LE-068 Appl. under Sect(s). 8-305 of the Zoning Ordinance to
MD permit a home child care facility. Located at 6305 Wayles St., Springfield, 22150, on
Approved approx. 13,252 sq. ft. of land zoned R-3 and HC. Lee District. Tax Map 81-3 ((13)) (B)
723. (Decision deferred from 10/8/14.)
- 9:00 A.M. RAMISH UDDIN / SWEET HOME CHILD CARE, SP 2014-SP-125 Appl. under Sect(s). 8-
MD 305 and 3-C03 of the Zoning Ordinance to permit a home child care facility. Located at
Approved 12150 Blue Topaz Ln., Fairfax, 22030, on approx. 1.47 ac. of land zoned R-C. Springfield
District. Tax Map 67-1 ((1)) 38.

- 9:00 A.M. HOLLY L. NOLTING, SP 2014-MV-230 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on an error in building location to permit dwelling to remain 13.3 ft. from a side lot line and to permit reduction of certain yard requirements to permit construction of addition 13.1 ft. from a side lot line. Located at 8208 East Boulevard Dr., Alexandria, 22308, on approx. 29,811 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-4 ((9)) 2 A.
NR
Approved
- 9:00 A.M. GHAZALA KHILJI / ZALI'S KIDS, SP 2014-MV-075 Appl. under Sect(s). 8-305, 3-303, and 8-914 of the Zoning Ordinance to permit a home child care facility, and reduction to the minimum yard requirements based on error in building location to permit accessory storage structure to remain 2.2 ft. from a side lot line, and 1.1 ft. from a rear lot line. Located at 1912 Prices Ln., Alexandria, 22308, on approx. 11,911 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 111-1 ((4)) 28 A. (Admin. moved from 10/22/14 at appl. req.)
CB
Approved
- 9:00 A.M. THOMAS & NICOLE SHELTON, SP 2014-HM-218 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit dwelling to remain 9.5 ft. and roofed deck to remain 7.9 ft. from a side lot line. Located at 1720 Burning Tree Dr., Vienna, 22182, on approx. 12,616 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 29-3 ((11)) 6.
CB
Approved
- 9:00 A.M. DEYI AWADALLAH, VC 2014-PR-012 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a dwelling located 1.53 ft. from one side lot line, and 2.31 ft. from the other side lot line. Located at 115 Tinner Hill Rd., Falls Church, 22046, on approx. 4,209 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-2 ((7)) 8. (Admin. moved from 12/10/14.)
CB
Denied
*** RECONSIDERATION GRANTED ON 2/4/15 ***
*** NEW HEARING SCHEDULED FOR 4/29/15 ***
- 9:00 A.M. LUZ M. RODRIGUEZ, SP 2014-MA-127 Appl. under Sect(s). 8-305 and 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 3070 Hazelton St., Falls Church, 22044, on approx. 11,293 sq. ft. of land zoned R-3. Mason District. Tax Map 51-3 ((11)) 71.
CG
Approved
- 9:00 A.M. MAHERA NOORI WAKILPOOR (SAPHIRE DAY CARE INC.), SP 2014-SU-128 Appl. under Sect(s). 8-305 and 3-103 of the Zoning Ordinance to permit a home child care facility. Located at 3601 West Ox Rd., Fairfax, 22033, on approx. 1.38 ac. of land zoned R-1. Sully District. Tax Map 45-2 ((1)) 15.
CG
Approved
- 9:00 A.M. WB PROPERTIES LLC, SP 2014-BR-117 Appl. under Sect(s). 5-503 of the Zoning Ordinance to permit a health club. Located at 10906 Clara Barton Dr., Fairfax Station, 22309, on approx. 1.85 ac. of land zoned I-5. Braddock District. Tax Map 77-3 ((1)) 9A. (Admin. moved from 9/10/14 at appl. req.) (Continued from 12/10/14.)
LA
Continued to 7/22/15 at appl. req.

- 9:00 A.M. JONELLE DILLEY AND MICHAEL GUERRA, VC 2014-MV-015 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of an accessory structure in the front yard of a lot containing 36,000 sq. ft. or less. Located at 9001 Greylock St., Alexandria, 22308, on approx. 12,154 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 111-1 ((3)) (6) 10.
LA
Deferred to 3/11/15 at appl. req.
- 9:00 A.M. ANA FRANCISCA VARGAS, SP 2014-BR-111 Appl. under Sect(s). 8-305 and 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 7803 Harwood Pl., Springfield, 22152, on approx. 16,457 sq. ft. of land zoned R-3. Braddock District. Tax Map 89-2 ((5)) 290. (Deferred from 12/10/14 at appl. req.)
LA
Approved
- 9:00 A.M. LUISA LONDONO DBA LUISA'S DAYCARE, SP 2014-BR-098 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 11103 La Messa Dr., Fairfax, 22030 on approx. 10,507 sq. ft. of land zoned R-3 and WS. Braddock District. Tax Map 57-3 ((7)) 373. (Continued from 12/3/14.)
EMH
Approved
- 9:00 A.M. DILEK GAZIOGLU, SP 2014-PR-129 Appl. under Sect(s). 8-305 and 3-803 of the Zoning Ordinance to permit a home child care facility. Located at 2821 Hogan Ct., Falls Church, 22043, on approx. 1,807 sq. ft. of land zoned R-8 (Cluster). Providence District. Tax Map 49-2 ((22)) 22.
EMH
Approved
- 9:00 A.M. CASTLE CREEK PAINTBALL LLC, SP 2014-SP-001 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit outdoor recreational use (paintball). Located at 12711 Popes Head Rd., Clifton, 20124, on approx. 75.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-4 ((1)) 20, 29Z Pt. and 75-2 ((1)) 20Z Pt. (Admin. moved from 4/2/14, 4/23/14, and 6/4/14 at appl. req.) (Deferred from 7/23/14 at appl. req.) (Continued from 10/1/14.)
EMH
Continued to 3/18/15 at appl. req.
- 9:00 A.M. MATTHEW A. STEVENSON AND GARY P. POON, A 2014-PR-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are allowing five or more unrelated persons to reside in a single family dwelling on property in the R-4 District in violation of Zoning Ordinance provisions. Located at 2837 Bolling Rd., Falls Church, 22042 on approx. 10,405 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((5)) 449.
Admin.
Moved to 3/11/15 at appl. req.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 4, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **FEBRUARY 4, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. MOHAMMAD ZIA TUFAIL, SP 2014-DR-224 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit accessory storage structure to remain 3.2 ft. from side lot line and 2.1 ft. from rear lot line, and dwelling to remain 9.7 ft. from side lot line. Located at 1916 Cherri Dr., Falls Church, 22043, on approx. 11,525 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((3)) 341.
MD
Approved
- 9:00 A.M. ROSA E. AVELLANEDA DBA ZEBRALATION TOTS, SP 2014-DR-121 Appl. under Sect(s). 8-305 and 3-403 of the Zoning Ordinance to permit a home child care facility. Located at 1802 Peabody Dr., Falls Church, 22043 on approx. 10,665 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-3 ((3)) 413. (Admin. moved from 1/14/15.)
MD
Approved
- 9:00 A.M. RONALD S. FEDERICI, SP 2014-SP-232 Appl. under Sect(s). 8-918 and 8-914 of the Zoning Ordinance to permit an accessory dwelling unit and reduction in minimum yard requirements based on error in building location to permit accessory storage structure to remain 9.2 ft. from a side lot line and accessory structure to remain 15.0 ft. from a side lot line. Located at 13310 Compton Rd., Clifton, 20124, on approx. 5.62 ac. of land zoned R-C and WS. Springfield District. Tax Map 75-1 ((1)) 24.
CB
Approved
- 9:00 A.M. ABEY KASSA, SP 2014-MA-249 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of a two-story addition 6.2 ft. from a side lot line. Located at 5618 Seminary Rd., Alexandria, 22311, on approx. 11,299 sq. ft. of land zoned R-3 (Cluster). Mason District. Tax Map 62-3 ((3)) 81.
CB
Deferred to 3/11/15 at appl. req.

- 9:00 A.M. HELENE AND JOHN FELCH, SPA 00-D-065 Appl. under Sect(s). 8-918 and 8-914 of the Zoning Ordinance to amend SP 00-D-065 previously approved for an accessory dwelling unit to permit a change in permittee and a reduction in minimum yard requirements based on error in building location to permit accessory storage structure to remain 7.7 ft. from the rearlot line. Located at 11260 English Mill Dr., Great Falls, 22066, on approx. 1.41 ac. of land zoned R-1. Dranesville District. Tax Map 12-4 ((4)) 48.
NR
Approved
- 9:00 A.M. MANIJEH MAGGIE MAZAHARI (SWEET APPLE DAYCARE, LLC), SP 2014-PR-106 Appl. under Sect(s). 8-305 and 3-1203 of the Zoning Ordinance to permit a home child care facility. Located at 9860 Sweet Mint Dr., Vienna, 22181, on approx. 1,520 sq. ft. of land zoned R-12 (Cluster). Providence District. Tax Map 48-1 ((10) 2).
CG
Approved
- 9:00 A.M. VIRGINIA M. MAYER, SP 2014-MA-231 Appl. under Sect(s). 8-922 and 8-924 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of a roofed deck 22.5 ft. and steps 18.9 ft. from front lot line, and to permit certain additions to an existing single family detached dwelling to permit second story addition 5.3 ft. from a side lot line. Located at 6104 Wooten Dr., Falls Church, 22044, on approx. 8,700 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((2)) (B) 12.
CG
Approved
- 9:00 A.M. MARK B. VANKIRK, SP 2014-DR-124 (Concurrent with VC 2014-DR-007.) (error in bldg. location and 50% reduction) (*Admin. moved from 9/17/14 at appl. req.*)
CG
Admin.
Moved to
4/22/15 at
appl. req.
- 9:00 A.M. MARK VANKIRK, VC 2014-DR-007 (Concurrent with SP 2014-DR-124.) (rear yard coverage) (*Admin. moved from 9/17/14 at appl. req.*)
CG
Admin.
Moved to
4/22/15 at
appl. req.
- 9:00 A.M. ELENA MILLER, OP. UNDER TYSONS CHILD DAYCARE LLC, SP 2014-DR-107 (home child care)
LA
Withdrawn
- 9:00 A.M. ROHINA NASHER D/B/A ROHINA NASHER DAY CARE, SP 2014-MA-115 Appl. under Sect(s). 8-305 and 3-203 of the Zoning Ordinance to permit a home child care facility. Located at 4900 Sunset Ln., Annandale, 22003, on approx. 17,520 sq. ft. of land zoned R-2. Mason District. Tax Map 71-3 ((23)) 5.
LA
Approved
- 9:00 A.M. ADWOA ABRAFI, SP 2014-LE-222 Appl. under Sect(s). 8-305 and 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 8105 Frye Rd., Alexandria, 22309, on approx. 10,560 sq. ft. of land zoned R-3. Lee District. Tax Map 101-1 ((5)) (6) 6.
LA
Approved

- 9:00 A.M. MICHAEL A. OLSON, SPA 2013-SU-047 Appl. under Sect(s). 8-922 of the Zoning Ordinance to amend SP 2013-SU-047 previously approved to permit reduction in certain yard requirements to permit construction of addition 5.1 ft. from a side lot line such that side yards total 17.1 ft. to permit site modifications, to permit construction of addition 5.0 ft. from a side lot line such that side yards total 17.0 ft. Located at 14725 Cranoke St., Centreville, 20120, on approx. 12,658 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 53-2 ((3)) 283. *(Admin. moved from 1/14/15.)*
- LA
Approved
- 9:00 A.M. ALFONS MASSOUD, SP 2012-SP-026 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of worship. Located at 12415 Braddock Rd., Fairfax, 22030, on approx. 2.33 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1)) 22. (Admin. moved from 8/1/12 and 10/3/12 at appl. req.) (Indefinitely deferred from 12/12/12 at appl. req.) *(Reactivated from indefinitely deferred on 3/25/14.) (Deferred from 6/11/14 and 10/22/14 at appl. req.)*
- EMH
Deferred to 3/25/15 at appl. req.
- 9:00 A.M. ABIDA MUNIR D/B/A GALAXY DAYCARE, SP 2014-MV-074 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8913 Grist Mill Woods Ct., Alexandria, 22309, on approx. 15,604 sq. ft. of land zoned R-2, HD, and HC. Mt. Vernon District. Tax Map 109-2 ((8)) 13. *(Decision deferred from 10/8/14.)*
- EMH
Approved
- 9:00 A.M. YENNY GUTIERREZ-REYES / THE LITTLE FRIENDS DAYCARE L.L.C., SP 2014-MV-109 Appl. under Sect(s). 8-305 and 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 2832 Memorial St., Alexandria, 22306, on approx. 5,750 sq. ft. of land zoned R-3 and HC. Mt. Vernon District. Tax Map 93-1 ((18)) (A) 9.
- EMH
Approved
- 9:00 A.M. TRUSTEES OF GRACE ORTHODOX PRESBYTERIAN CHURCH, SPA 73-P-068-02 Appl. under Sect(s). 8-301 and 8-914 of the Zoning Ordinance to amend SP 73-P-068 previously approved for place of worship to permit increase in land area, increase in seats and reduction in the minimum yard requirements based on error in building location to permit accessory storage structure to remain 1.3 ft. from side lot line. Located at 2381 Cedar Ln., Vienna, 22180, and 2371 Cedar Ln, Vienna, 22182, on approx. 3.64 ac. of land zoned R-1. Providence District. Tax Map 39-3 ((1)) 31, 31A and 39-3 ((9)) 26 and a portion of 39-4 ((1)) 40A. *(Deferred from 11/20/13 and 2/26/14 at appl. req.) (Admin. moved from 1/29/14 for notices.) (Decision deferred from 3/19/14, 5/7/14, 7/30/14, and 11/5/14.)*
- EMH
Decision Deferred to 4/15/15
- 9:00 A.M. KAZIMIERZ Z. KOTLOW, VC 2014-LE-016 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 2.4 ft. from side lot line. Located at 4114 Duvawn St., Alexandria, 22310, on approx. 17,316 sq. ft. of land zoned R-3. Lee District. Tax Map 82-4 ((17)) (C) 13.
- EMH
Approved
- 9:00 A.M. DANIEL J. GERKIN & ALLYSON G. BLOOM, A 2012-DR-025 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure (a playset) contributes to the coverage of over 30% of the minimum rear yard on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 2090 Grace Manor Ct., McLean, 22101 on approx. 21,445 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((33)) 11. *(Deferred from 1/9/13 at appl. req.) (Admin moved from 4/3/13, 5/15/13, 11/6/13, and 7/30/14 at appl. req.) (Admin. moved from 1/29/14 for ads.)*
- RM
Admin. Moved to 9/16/15 at appl. req.

9:00 A.M. JOHNNY CHENG-TEH CHIU AND LIEN RUNG-KAO, A 2014-DR-010 Appl. under
Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence on
SCW property in the R-3 District is located in the front yard and exceeds allowable height
Admin. restrictions, in violation of Zoning Ordinance provisions. Located at 1004 Salt Meadow
Ln., McLean, 22101 on approx. 16,589 sq. ft. of land zoned R-3. Dranesville District. Tax
Moved to Map 21-3 ((19)) 1. (*Admin. moved from 12/10/14 at appl. req.*)
7/8/15 at
appl. req.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 11, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **FEBRUARY 11, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

Administrative Items

- 9:00 A.M. JOSEPH G. HENRY, A 2014-DR-009 Appl. under Sect(s). 18-301 of the Zoning
SG Ordinance. Appeal of a determination that an accessory structure (gazebo) is located in
Admin. the front yard on property in the R-E District, in violation of Zoning Ordinance provisions.
Moved to Located at 866 Merriewood Ln., McLean, 22102 on approx. 22,505 sq. ft. of land zoned R-
5/13/15 at E. Dranesville District. Tax Map 20-2 ((3)) 1.
appl. req.
- 9:00 A.M. CRA MAC HOLDINGS, LLC, A 2014-SP-015 Appl. under sect(s). 18-301 of the Zoning
Admin. Ordinance. Appeal of a determination that the appellant is operating a contractor's office
Moved to and shop and storage yard, and has expanded the original nonconforming use, all on
3/25/15 at property located in the R-C District in violation of Zoning Ordinance provisions. Located at
appl. req. 12329 Braddock Rd., Fairfax, 22030 on approx. 1.72 ac. of land zoned R-C and WS.
Springfield District. Tax Map 67-1 ((1)) 63.
- 9:00 A.M. ELIZABETH BONSU APPIAH / MORNING STAR DAYCARE LLC, SP 2014-LE-114 (home
CG child care)
Admin.
Moved to
4/29/15 at
appl. req.

- 9:00 A.M. DAVID PEETE, JR., AND KAREN PEETE, VC 2014-PR-008 (rear yard coverage) (*Admin.*
CG *moved from 10/22/14 at appl. req.*)
Admin.
Moved to
4/22/15 at
appl. req.
- 9:00 A.M. SNS 726 CORPORATION, SPA 2008-MA-080 Appl. under Sect(s). 8-501 of the Zoning
CG Ordinance to amend SP 2008-MA-080 previously approved for a commercial recreation
Admin. use (karaoke) to permit a change in permittee. Located at 7137 D Little River Tpke.,
Moved to Annandale, 22003, on approx. 36,500 sq. ft. of land zoned C-6, HC, SC, and CRD. Mason
5/6/15 at District. Tax Map 71-1 ((1)) 116 F.
appl. req.
- 9:00 A.M. ALICE MATTHEWS DBA ALICE'S LITTLE ANGELS FAMILY DAYCARE,
LA SP 2014-PR-112 Appl. under Sect(s). 8-305 and 3-103 of the Zoning Ordinance to permit
Admin. a home child care facility. Located at 3933 Fairfax Farms Rd., Fairfax, 22033, on approx.
Moved to 24,568 sq. ft. of land zoned R-1 and HC. Providence District. Tax Map 46-4 ((2)) 13.
4/29/15 at
appl. req.
- 9:00 A.M. SHAHRZAD MARZBAN, SP 2014-DR-046 Appl. under Sect(s). 8-305 and 3-403 of the
LA Zoning Ordinance to permit home child care facility. Located at 1823 Gilson St., Falls
Admin. Church, 22043, on approx. 14,990 sq. ft. of land zoned R-4. Dranesville District. Tax Map
Moved to 40-1 ((16)) 101. (*Admin. moved from 7/23/14 and 10/22/14 at appl. req.*)
7/15/15 at
appl. req.
- 9:00 A.M. GIOVANNA VALDEZ CACERES, SP 2013-SU-019 Appl. under Sect(s). 8-305, 3-303 and
LA 8-923 of the Zoning Ordinance to permit a home child care facility and to permit a fence
Admin. greater than 4.0 ft. in height to remain in the front yard of a corner lot. Located at 4113
Moved to Lees Corner Rd., Chantilly, 20151, on approx. 16,079 sq. ft. of land zoned R-3. Sully
5/13/15 at District. Tax Map 45-1 ((2)) 72. (*Indefinitely deferred from 5/8/13 at appl. req.*)
appl. req. (*Reactivated on 2/5/14.*) (*Admin. moved from 4/23/14, 6/4/14, and 10/1/14 at appl. req.*)
- 9:00 A.M. FARHAD FANAEIAN, D/B/A COFFEE PIALEH, INC., A/K/A COFFEE PIALEH, LLC., SP
LA 2014-SP-243 (commercial recreation)
Admin.
Moved to
3/4/15 at
appl. req.
- 9:00 A.M. MANSOUREH MOTAHEDIN / MANSOUREH FAMILY CHILD CARE LLC, SP 2014-PR-
113 Appl. under Sect(s). 8-305 and 3-103 of the Zoning Ordinance to permit a home child
EMH care facility. Located at 3005 Cedar Ln., Fairfax, 22031, on approx. 24,000 sq. ft. of land
Withdrawn zoned R-1. Providence District. Tax Map 49-3 ((6)) 59.

9:00 A.M. ELITE RESTAURANT GROUP, INC. DBA THE REVOLUTION DARTS & BILLIARDS, SPA 92-L-047-03 Appl. under Sect(s). 4-603 and 8-501 of the Zoning Ordinance to amend SPA 92-L-047-2 previously approved for billiard and pool hall to permit a change in permittee. Located at 7255 Commerce St., Springfield, 22150, on approx. 7,410 sq. ft. of 7.39 ac. of land zoned C-6, CRD, HC and SC. Lee District. Tax Map 80-3 ((1)) 11 B. (Deferred from 11/5/14.)

EMH
Admin.
Moved to
3/18/15 at
appl. req.

Public Hearings

9:00 A.M. CARL S. EY & JENNIFER K. EY, SPA 2013-MA-087 Appl. under Sect(s). 8-091 and 8-092 of the Zoning Ordinance to amend SP 2013-MA-087 previously approved for reduction in minimum yard requirements based on error in building location to permit accessory structure to remain 11.4 ft. from a side lot line to permit modification of development conditions and an accessory dwelling unit. Located at 4700 Brookside Dr., Alexandria, 22312, on approx. 2.08 ac. of land zoned R-1 and HC. Mason District. Tax Map 72-1 ((6)) 41 and 41 V9. (Admin. moved from 10/29/14 at appl. req.) (Admin. moved from 1/14/15.)

CB
Decision
Deferred
to 4/1/15

9:00 A.M. OGAI NASSERI / MY BABY STEPS ACADEMY CO., SP 2014-MA-234 Appl. under Sect(s). 8-305 and 3-103 of the Zoning Ordinance to permit a home child care facility. Located at 7324 Beverly St., Annandale, 22003, on approx. 22,203 sq. ft. of land zoned R-1. Mason District. Tax Map 71-3 ((11)) 58.

MD
Approved

9:00 A.M. NIGHIA TRAN, SP 2014-MV-240 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit roofed deck to remain 13.7 ft. from front lot line. Located at 9121 Backlick Rd., Fort Belvoir, 22060, on approx. 10,206 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 109-1 ((1)) 29.

MD
Approved

9:00 A.M. DAVID ENDRES, SP 2014-PR-237 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of roofed deck 26.3 ft. from front lot line and reduction to minimum yard requirements based on error in building location to permit dwelling to remain 24.7 ft. from the rear lot line. Located at 7326 Poplar Ct., Falls Church, 22042, on approx. 7,200 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((13)) 31.

MD
Approved

9:00 A.M. BRUCE & MARIA MARTIQUE VARGO, SP 2014-SP-251 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of carport 21.4 ft. from front lot line and 6.9 ft. from side lot line such that side yards total 16.1 ft. Located at 6717 Reynard Dr., Springfield, 22152, on approx. 12,366 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 89-1 ((5)) 227.

KA
Approved

9:00 A.M. SILVIA GUZMAN / SYLVIS DAY CARE, SP 2014-HM-110 Appl. under Sect(s). 8-305 and 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 2408 Ripplemeade Ct., Herndon, 20171, on approx. 8,500 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 25-2 ((16)) 144.

CG
Approved

- 9:00 A.M. DAVID ALAN ROSE, SP 2014-MV-250 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 2.3 ft. from side lot line. Located at 7957 Bolling Dr., Alexandria, 22308, on approx. 12,500 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-2 ((12)) 157.
CG
Approved
- 9:00 A.M. THANH P. DUONG, DIEM-NHIEN T. PHAM, SP 2014-LE-215 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 10.7 ft. from side lot line. Located at 7311 Exmore St., Springfield, 22150 on approx. 10,561 sq. ft. of land zoned R-3. Lee District. Tax Map 80-3 ((2)) (36) 7. (*Admin. moved from 1/14/15.*)
LA
Approved
- 9:00 A.M. FARNAZ JAVIDANRAD, SP 2014-HM-103 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2606 A Seskey Glen Ct., Herndon, 20171, on approx. 20,000 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 26-3 ((14)) 4. (*Decision deferred from 12/10/14.*) (*Admin. moved from 1/14/15.*)
LA
Approved
- 9:00 A.M. GANESH MUTHUVELU & SREEDEVI GANESH, SP 2014-DR-225 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 7.9 ft. and deck 7.9 ft. from a side lot line. Located at 7415 Lisle Ave., Falls Church, 22043, on approx. 10,707 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-3 ((8)) 6.
EMH
Approved
- 9:00 A.M. GEORGE & CATHY SARRIS, SP 2014-DR-242 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 6.5 ft. from a side lot line and 23.1 ft. from rear lot line. Located at 2117 Natahoa Ct., Falls Church, 22043 on approx. 8,594 sq. ft. of land zoned R-4. Dranesville District. Tax Map 41-1 ((25)) 8.
EMH
Approved

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 18, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **FEBRUARY 18, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

-- NO MEETING --

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 25, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **FEBRUARY 25, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

Administrative Items

- 9:00 A.M. KIMBERLY BOSTON VARGAS D/B/A THE VINE PRESCHOOL, SP 2014-LE-227 Appl.
CB under Sect(s). 8-305 and 3-803 of the Zoning Ordinance to permit a home child care
Admin. facility. Located at 4338 Cedarlake Ct., Alexandria, 22309, on approx. 2,260 sq. ft. of land
Moved to. zoned R-8. Lee District. Tax Map 101-1 ((6)) 123.
6/3/15 at
appl. req.
- 9:00 A.M. LATISHA JALLOH / LATISHA'S HOME DAYCARE, SP 2014-MA-229 Appl. under Sect(s).
CB 8-305 and 3-503 of the Zoning Ordinance to permit a home child care facility. Located at
Admin. 6470 Merritt Ct., Alexandria, 22312, on approx. 2,146 sq. ft. of land zoned R-5 and HC.
Moved to. Mason District. Tax Map 72-1 ((25)) 6.
6/3/15 at
appl. req.
- 9:00 A.M. SCI VIRGINIA FUNERAL SERVICES, INC., SPA 83-L-100-04 Appl. under Sect(s). 3-403
LA and 8-200 of the Zoning Ordinance to amend SP 83-L-100 to permit site modifications, to
Admin. allow the relocation of a mausoleum. Located at 6600 South Kings Hwy., Alexandria, VA
Moved to 22306, on approx. 51.20 ac. of land zoned R-4. Lee District. Tax Map 92-2 ((1)) 23.
4/22/15 at
appl. req.
- 9:00 A.M. MEHDI ROFOUGARAN, A 2014-HM-014 Appl. under sect(s). 18-301 of the Zoning
SW Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit
Withdrawn on property in the R-3 District in violation of Zoning Ordinance provisions. Located at
12820 Tournament Dr., Reston, 20191, on approx. 13, 926 sq. ft. of land zoned R-3.
Hunter Mill District. Tax Map 16-4 ((09)) (1C) 0037.

Public Hearings

- 9:00 A.M. BEYER I LLC, A 2012-PR-029 Appl. Under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard, which is a use not permitted, on property in the C-8 and H-C Districts in violation of Zoning Ordinance provisions. Located at 7113 Shreve Rd., Falls Church, 22043, on approx. 33,787 sq. ft. of land zoned C-8 and H-C. Providence District. Tax Map 40-3 ((12)) 11. *(Admin. moved from 1/16/13, 4/3/13, 6/19/13, 9/11/13, 11/6/13, and 3/19/14 at appl. req.) (Continued from 5/14/14 and 11/5/14.)*
RM
Continued to 6/24/15
- 9:00 A.M. KWANG WOO KIM AND EUN SOOK KIM, A 2014-MA-006 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a residential use of property located in the C-3, H-C, CRD, and SC Districts ceased for more than two years terminating any non-conforming status and rendering the property subject to all regulations of the current zoning districts in which the property is located. Located at 7216 Poplar St., Annandale, 22003-3009, on approx. 13,000 sq. ft. of land zoned C-3, H-C, CRD, and SC. Mason District. Tax Map 71-1 ((4)) 97. *(Continued from 12/3/14 and 1/7/15.)*
HE
Continued to 5/6/15
- 9:00 A.M. SHANAN WILLIAM FARMER, SP 2014-SP-174 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 11100 Hampton Rd., Fairfax Station, 22039, on approx. 5 ac. of land zoned R-C and WS. Springfield District. Tax Map 96-1 ((3)) 11. *(Admin. moved from 11/5/14 at appl. req.)*
MD
Approved
- 9:00 A.M. RENU R. GUPTA D.B.A. LIL ANGELS IN-HOME MONTESSORI & DAYCARE, SP 2014-DR-133 Appl. under Sect(s). 8-305 and 3-1203 of the Zoning Ordinance to permit a home child care facility. Located at 13591 Big Boulder Rd., Herndon, 20171, on approx. 2,931 sq. ft. of land zoned R-12. Dranesville District. Tax Map 16-3 ((12)) 80.
CG
Approved
- 9:00 A.M. CATHLEEN E. LAWRENCE, SP 2014-DR-244 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 680 Potomac River Rd., McLean, 22102, on approx. 41,345 sq. ft. of land zoned R-E. Dranesville District. Tax Map 21-1 ((3)) 21.
CG
Approved
- 9:00 A.M. CYNTHIA NKONWA, SP 2014-MV-017 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8119 Cooper St., Alexandria, 22309 on approx. 13,324 sq. ft of land zoned R-3. Mt. Vernon District. Tax Map 101-1 ((2)) 598. *(Admin. moved from 6/11/14 at appl. req.) (Deferred from 7/30/14 at appl. req.) (Decision deferred from 11/19/14.)*
LA
Approved
- 9:00 A.M. CINTIA J. ALVARADO, CINTIA'S DAY CARE, SP 2014-LE-123 Appl. under Sect(s). 8-305 and 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 8301 Frye Rd., Alexandria, 22309, on approx. 1.54 ac. of land zoned R-3. Lee District. Tax Map 101-3 ((1)) 6. *(Admin. moved from 1/14/15.)*
LA
Approved
- 9:00 A.M. SUSAN GALLIER, SP 2014-SP-130 Appl. under Sect(s). 8-305 and 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 9754 Oatley Ln., Burke, 22015, on approx. 14,424 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-1 ((7)) 242.
LA
Approved

- 9:00 A.M. MCLEAN SWIMMING AND TENNIS ASSOCIATION, SP 2014-DR-217 Appl. under Sect(s). 8-401 and 3-303 of the Zoning Ordinance previously approved for swim and tennis club to permit an increase in the maximum membership. Located at 1700 Margie Dr., McLean, 22101, on approx. 4.00 ac. of land zoned R-3. Dranesville District. Tax Map 30-3 ((1)) 26A. *(Admin. moved from 1/14/15.)*
 EMH
Decision
Deferred to 3/18/15
- 9:00 A.M. PATRICIA BELLOT / DBA PATRICIA'S DAYCARE INC., SP 2014-MV-105 Appl. under Sect(s). 8-305 and 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 8803 Sylvania St., Lorton, 22079, on approx. 11,550 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 108-1 ((2)) 234. *(Admin. moved from 1/14/15.)*
 EMH
 Approved
- 9:00 A.M. ABDELKARIM ABULHAIJA, ALSO KNOWN OF RECORD AS ABDELKARIM ABU EL HAIJA, ARH & SONS DBA CLOUD CAFE, SP 2014-PR-219 Appl. under Sect(s). 8-502 and 5-403 of the Zoning Ordinance to permit an indoor commercial recreation use (hookah bar). Located at 8490-B and 8496-B Tyco Rd., Vienna, 22182, on approx. 3,600 sq. ft. of land zoned I-4. Providence District. Tax Map 29-1 ((10)) 4 and 8. *(Admin. moved from 1/14/15.)*
 EMH
 Approved
- 9:00 A.M. SHILA BEHSUDI, ACADEMIC CENTER, LLC, SP 2014-DR-104 Appl. under Sect(s). 8-305 and 3-403 of the Zoning Ordinance to permit a home child care facility. Located at 6800 Dillon Ave., McLean, 22101, on approx. 16,314 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-4 ((17)) 44.
 EMH
Deferred to 3/11/15 at appl. req.
- 9:00 A.M. KATHLEEN M. MCGRATH-ZATT / DBA LUCKY STARS PRESCHOOL ACADEMY, SP 2014-MV-135 Appl. under Sect(s). 8-305 and 3-103 of the Zoning Ordinance to permit a home child care facility. Located at 6800 Hamilton Rd., Lorton, 22079, on approx. 30,151 sq. ft. of land zoned R-1. Mt. Vernon District. Tax Map 99-4 ((3)) 103.
 EMH
 Approved

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MARCH 4, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **MARCH 4, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

9:00 A.M. DILSHAD BEGUM D/B/A KIDS 1ST CARE, SP 2014-MV-228, (home child care)
NR

Admin.

*Moved to
5/13/15 at
appl. req.*

9:00 A.M. MERCY CHAVEZ DBA MERCY'S DAYCARE, SP 2014-LE-139 Appl. under Sect(s). 8-305
CG and 3-203 of the Zoning Ordinance to permit a home child care facility. Located at 3126
Admin. Groveton St., Alexandria, 22306, on approx. 6,885 sq. ft. of land zoned R-2, HC. Lee
Moved to District. Tax Map 92-2 ((18)) (2) 27.

*6/10/15 at
appl. req.*

9:00 A.M. ANGEL WHISENANT, SP 2014-LE-138 Appl. under Sect(s). 8-305 and 3-403 of the
LA Zoning Ordinance to permit a home child care facility. Located at 6616 Cimarron St.,
Deferred to Springfield, 22150, on approx. 11,087 sq. ft. of land zoned R-4. Lee District. Tax Map
6/3/15 at 80-4 ((5)) (10) 17.

appl. req.

Public Hearings

9:00 A.M. ALTON R. RENFROW, SP 2014-BR-252 Appl. under Sect(s). 8-922 of the Zoning
Ordinance to permit reduction of certain yard requirements to permit construction of
KA addition 5.5 ft. from side lot line such that side yards total 18.9 ft. Located at 5014
Approved Chanticleer Ave., Annandale, 22003, on approx. 10,515 sq. ft. of land zoned R-3 (Cluster).
Braddock District. Tax Map 70-3 ((5)) 90.

- 9:00 A.M. CHAU NGUYEN / HANH PHAM-NGUYEN, SP 2014-BR-253 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit provisions for increase in fence height to permit fence greater than 4 ft. high to remain in front yard. Located at 5209 Ox Rd., Fairfax, 22030, on approx. 25,966 sq. ft. of land zoned R-2. Braddock District. Tax Map 68-3 ((1)) 8 B.
KA
Approved
- 9:00 A.M. SHASHI NEGI / SHINING STAR, SP 2014-SP-226 Appl. under Sect(s). 8-305 and 3-203 of the Zoning Ordinance to permit a home child care facility. Located at 4969 Collin Chase Pl., Fairfax, 22030, on approx. 10,474 sq. ft. of land zoned R-2 (Cluster) and WS. Springfield District. Tax Map 55-2 ((11)) 15.
NR
Approved
- 9:00 A.M. VULCAN CONSTRUCTION MATERIALS LP, SPA 82-V-091-06 Appl. under Sect(s). 3-103, 3-C03, and 5-603 of the Zoning Ordinance to amend SP 82-V-091 previously approved for stone quarrying, crushing, sales, and related associated quarrying activities to permit renewal, modification of development conditions, increase in land area, and site modifications. Located at 10000 Ox Rd, Lorton, 22039, on approx. 419.96 ac. of land zoned I-6, R-C, R-1, and NR. Mt. Vernon District. Tax Map 106-4 ((1)) 56 pt. and 56A pt., 20B pt., 106-3 ((1)) 4B and 9, 112-2 ((1)) 8 pt., 9 pt., and 11-13. (*Admin. moved from 4/2/14, 5/21/14, 7/16/14, 9/10/14, and 10/29/14 at appl. req.*) (*Deferred from 12/3/14 at appl. req.*)
EMH/NR
Decision Deferred to 5/6/15
- 9:00 A.M. HARNINDER K. SAINI / LOVELY DAY CARE, SP 2014-MA-142 Appl. under Sect(s). 8-305 and 3-403 of the Zoning Ordinance to permit a home child care facility. Located at 3136 Annandale Rd., Falls Church, 22042, on approx. 19,059 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((1)) 4B.
CG
Approved
- 9:00 A.M. GERLINDE S. KLEMAN, TRUSTEE, SP 2014-DR-254 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit accessory dwelling unit. Located at 1328 McCay Ln., McLean, 22101, on approx. 25,487 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-2 ((1)) 64 A.
CG
Approved
- 9:00 A.M. THOMAS B. LEE (KIDS CHILD CARE, INC.) AND SARITA FIGUEROA, SP 2014-PR-095 Appl. under Sect(s). 3-103, 8-305 and 8-923 of the Zoning Ordinance to permit a home child care facility and to permit fence over four feet in height in a front yard. Located at 9130 Arlington Blvd., Fairfax, 22031 on approx. 21,352 sq. ft. of land zoned R-1. Providence District. Tax Map 48-4 ((4)) 1. (*Admin. moved from 11/19/14 at appl. req.*)
LA
Approved
- 9:00 A.M. FARHAD FANAEIAN, D/B/A COFFEE PIALEH, INC., A/K/A COFFEE PIALEH, LLC., SP 2014-SP-243 Appl. under Sect(s). 4-603 of the Zoning Ordinance to permit a commercial recreation use (hookah bar). Located at 6345-B Rolling Rd., Springfield, 22152, on approx. 2.60 ac. of land zoned C-6, HC. Springfield District. Tax Map 79-3 ((1)) 7. (*Admin. moved from 2/11/15 at appl. req.*)
LA
Approved
- 9:00 A.M. MARTHA F. BURRELL D/B/A SEÑORA MARTHA HOME CHILD CARE, SP 2014-BR-140 Appl. under Sect(s). 8-305 and 3-303 of the Zoning Ordinance to permit home child care facility. Located at 6161 Lucas Pond Ct., Burke, 22015, on approx. 9,072 sq. ft. of land zoned R-3. Braddock District. Tax Map 78-3 ((20)) 12.
EMH
Approved

JOHN F. RIBBLE III, CHAIRMAN

Printed March 16, 2018 (9:43AM)

**BOARD OF ZONING APPEALS AGENDA
MARCH 11, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **MARCH 11, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

- 9:00 A.M. JAY E. WESZELOVSZKY D/B/A ROSE HILL CHILD DAY CARE, SP 2014-LE-101 Appl.
CG under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care. Located at
Admin. 4604 Eaton Pl., Alexandria, 22310, on approx. 10,500 sq. ft. of land zoned R-3. Lee
Moved to District. Tax Map 82-3 ((17)) (D) 21. (*Admin. moved from 12/10/14 at appl. req.*)
6/17/15 at
appl. req.
- 9:00 A.M. VIJAYA SHAH / QUALITY CHILDCARE, SP 2014-MA-148 Appl. under Sect(s). 8-305 and
CG 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 2510 N.
Admin. Chambliss St., Alexandria, 22311, on approx. 14,925 sq. ft. of land zoned R-3. Mason
Moved to District. Tax Map 61-4 ((1)) 126C.
6/17/15 at
appl. req.
- 9:00 A.M. FEDERAL NATIONAL MORTGAGE ASSOCIATION, A 2013-SU-027 Appl. under sect(s).
SW 18-301 of the Zoning Ordinance. Appeal of a determination that unauthorized
Withdrawn modifications made to property in the R-2 and WS Districts must be restored within 30
days and that an approved house location survey plat and building permit are required, in
accordance with Zoning Ordinance provisions. Located at 13881 Walney Park Dr.,
Chantilly, 20151 on approx. 12,274 sq. ft. of land zoned R-2 and WS. Sully District. Tax
Map 44-4 ((17)) 108. (*Admin. moved from 2/5/14 and 9/10/14 at appl. req.*)

Public Hearings

- 9:00 A.M. ABEY KASSA, SP 2014-MA-249 Appl. under Sect(s). 8-922 of the Zoning Ordinance to
CB permit reduction of certain yard requirements to permit construction of a two-story addition
Approved 6.2 ft. from a side lot line. Located at 5618 Seminary Rd., Alexandria, 22311, on approx.
11,299 sq. ft. of land zoned R-3 (Cluster). Mason District. Tax Map 62-3 ((3)) 81. (*Deferred*
from 2/4/15 at appl. req.)

- 9:00 A.M. JONELLE DILLEY AND MICHAEL GUERRA, VC 2014-MV-015 Appl. under Sect(s). 18-
LA 401 of the Zoning Ordinance to permit construction of an accessory structure in the front
Indefinitely yard of a lot containing 36,000 sq. ft. or less. Located at 9001 Greylock St., Alexandria,
Deferred at 22308, on approx. 12,154 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 111-1
appl. req. ((3)) (6) 10. (*Deferred from 1/28/15 at appl. req.*)
- 9:00 A.M. ROSA FUENTES, SP 2014-BR-147 Appl. under Sect(s). 8-305 and 6-303 of the Zoning
LA Ordinance to permit a home child care facility. Located at 6105 Calico Pool Ln., Burke,
Approved 22015, on approx. 1,429 sq. ft. of land zoned PRC. Braddock District. Tax Map 77-4 ((5)) 141.
- 9:00 A.M. MOMMY DAYCARE (ALMA L. CORDOVA), SP 2014-LE-058 Appl. under Sect(s). 8-305
LA and 3-403 of the Zoning Ordinance to permit a home child care facility. Located at 6111
Decision Paulonia Rd., Alexandria, 22310, on approx. 10, 064 sq. ft. of land zoned R-4. Lee
Deferred District. Tax Map 82-4 ((14)) (19) 17. (*Admin. moved from 9/24/14 at appl. req.*)
to 4/1/15
- 9:00 A.M. JANET YAMOA, JANET HOME DAYCARE, SP 2014-MV-146 Appl. under Sect(s). 8-305
EMH and 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 8208
Approved Cooper St., Alexandria, 22309, on approx. 13,110 sq. ft. of land zoned R-3. Mt. Vernon
District. Tax Map 101-3 ((2)) 560.
- 9:00 A.M. KARLA VANESSA TALAVERA, SP 2014-MA-149 Appl. under Sect(s). 8-305 and 3-303 of
EMH the Zoning Ordinance to permit a home child care facility. Located at 6806 Hopewell Ave.,
Approved Springfield, 22151, on approx. 10,500 sq. ft. of land zoned R-3. Mason District. Tax Map
80-2 ((2)) 45.
- 9:00 A.M. DONALD BRIAN ZIMMER, SP 2014-DR-255 Appl. under Sect(s). 8-914 of the Zoning
EMH Ordinance to permit reduction to minimum yard requirements based on error in building
Approved location to permit accessory structure to remain 2.8 ft. from a side lot line and deck to
remain 1.4 ft. from rear lot line and 13.3 ft. from a side lot line. Located at 1432 Laburnum
St., McLean, 22101, on approx. 22,500 sq. ft. of land zoned R-2. Dranesville District. Tax
Map 31-2 ((9)) 11.
- 9:00 A.M. SHILA BEHSUDI, ACADEMIC CENTER, LLC, SP 2014-DR-104 Appl. under Sect(s).
EMH 8-305 and 3-403 of the Zoning Ordinance to permit a home child care facility. Located at
Approved 6800 Dillon Ave., McLean, 22101, on approx. 16,314 sq. ft. of land zoned R-4. Dranesville
District. Tax Map 30-4 ((17)) 44. (*Deferred from 2/25/15 at appl. req.*)
- 9:00 A.M. MATTHEW A. STEVENSON AND GARY P. POON, A 2014-PR-013 Appl. under sect(s).
SW 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are allowing
Upheld five or more unrelated persons to reside in a single family dwelling on property in the R-4
District in violation of Zoning Ordinance provisions. Located at 2837 Bolling Rd., Falls
Church, 22042 on approx. 10,405 sq. ft. of land zoned R-4. Providence District. Tax Map
50-4 ((5)) 449. (*Admin. moved from 1/28/15 at appl. req.*)

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MARCH 18, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **MARCH 18, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

- 9:00 A.M. CHANDRANI P. SIRIWARDANE, TRUSTEE, SHANI'S KIDS CHILD DEVELOPMENT
EMH CENTER, SP 2014-HM-152 (home child care)
Withdrawn
- 9:00 A.M. TANIDA POOVATANA, SP 2014-HM-143 Appl. under Sect(s). 8-305 and 3-103 of the
CG Zoning Ordinance to permit a home child care facility. Located at 1800 Clovermeadow Dr.,
Admin. Vienna, 22182, on approx. 27,093 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map
Moved to 27-2 ((7)) 1.
6/24/15 at
appl. req.
- 9:00 A.M. KIRK COPPLE, A 2014-LE-016 Appl. under sect(s). 18-301 of the Zoning Ordinance.
Admin. Appeal of a determination that appellant is parking a commercial vehicle that exceeds
Withdrawn allowable size and weight restrictions on property in the R-3 District in violation of Zoning
Ordinance provisions. Located at 4205 Shannon Hill Rd., Alexandria, 22310 on approx.
12,820 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((25)) 24.

Public Hearings

- 9:00 A.M. ARGERSON, NICHOLAS B. & DIANE G., SPA 70-M-120-02 Appl. under Sect(s). 8-014 of
BM the Zoning Ordinance to amend SP 70-M-120, previously approved for dental/ medical
Approved office, to permit change in development conditions. Located at 2959 Sleepy Hollow Rd.,
Falls Church, 22044, on approx. 23,208 sq. ft. of land zoned R-3, SC and HC. Mason
District. Tax Map 51-3 ((14)) 1 A.

- 9:00 A.M. ENMA N. RIVAS D/B/A BURKE FAMILY HOME DAYCARE, INC., SP 2014-BR-155 Appl. under Sect(s). 8-305 and 3-803 of the Zoning Ordinance to permit a home child care facility. Located at 5657 Chelmsford Ct., Burke, 22015, on approx. 1,650 sq. ft. of land zoned R-8. Braddock District. Tax Map 78-1 ((18)) 86.
CG
Approved
- 9:00 A.M. MAHMOOD S. MIRZA, SP 2014-BR-259 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 10260 Lindsey Meadow Ct., Fairfax, 22032, on approx. 10,317 sq. ft. of land zoned PDH-3. Braddock District. Tax Map 68-4 ((22)) (2) 39.
CG
Deferred to 5/6/15 at appl. req.
- 9:00 A.M. KEILA CORASPE (MY SECRET PLACE), SP 2014-MV-151 Appl. under Sect(s). 3-503 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2827 Joseph Makell Ct., Alexandria, 22306, on approx. 6,613 sq. ft. of land zoned R-5 and HC. Mt. Vernon District. Tax Map 102-1 ((34)) 10.
LA
Approved
- 9:00 A.M. SV LOTUS TEMPLE, SPA 2004-SP-052-02 Appl. under Sect(s). (3-C03) and 8-308 of the Zoning Ordinance to amend SPA 2004-SP-052 previously approved for place of worship to permit modification of development conditions. Located at 12501 and 12519 Braddock Rd., Fairfax, 22030, on approx. 14.93 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1)) 24 and 25. *(Deferred from 11/5/14.)*
LA
Approved
- 9:00 A.M. SAMUEL GYULNAZARIAN, SP 2014-MV-256 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of addition 10.3 ft. from side lot line. Located at 2109 Mason Hill Dr., Alexandria, 22306, on approx. 15,718 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 93-3 ((20)) 22.
LA
Approved
- 9:00 A.M. LOUIS M. MONROE & BRENDA L. MONROE, VC 2014-MV-009 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of an accessory structure in the front yard of a lot containing 36,000 sq. ft. or less and to permit greater than 25% front yard coverage paved for parking. Located at 4752 Neptune Dr., Alexandria, 22309, on approx. 21,870 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 110-3 ((4)) (M) 1. *(Deferred from 10/8/14 at appl. req.) (Admin. moved from 1/14/15 for notices.)*
EMH
Deferred to 7/22/15 at appl. req.
- 9:00 A.M. CASTLE CREEK PAINTBALL LLC, SP 2014-SP-001 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit outdoor recreational use (paintball). Located at 12711 Popes Head Rd., Clifton, 20124, on approx. 75.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-4 ((1)) 20, 29Z Pt. and 75-2 ((1)) 20Z Pt. *(Admin. moved from 4/2/14, 4/23/14, and 6/4/14 at appl. req.) (Deferred from 7/23/14 at appl. req.) (Continued from 10/1/14 and 1/28/15.)*
EMH
Continued to 5/13/15 at appl. req.
- 9:00 A.M. ELITE RESTAURANT GROUP, INC. DBA THE REVOLUTION DARTS & BILLIARDS, SPA 92-L-047-03 Appl. under Sect(s). 4-603 and 8-501 of the Zoning Ordinance to amend SPA 92-L-047-2 previously approved for billiard and pool hall to permit a change in permittee. Located at 7255 Commerce St., Springfield, 22150, on approx. 7,410 sq. ft. of 7.39 ac. of land zoned C-6, CRD, HC and SC. Lee District. Tax Map 80-3 ((1)) 11 B. *(Admin. moved from 2/11/15 at appl. req.)*
EMH
Deferred to 4/22/15

9:00 A.M. MCLEAN SWIMMING AND TENNIS ASSOCIATION, SP 2014-DR-217 Appl. under
EMH Sect(s). 8-401 and 3-303 of the Zoning Ordinance previously approved for swim and tennis
Decision club to permit an increase in the maximum membership. Located at 1700 Margie Dr.,
Deferred McLean, 22101, on approx. 4.00 ac. of land zoned R-3. Dranesville District. Tax Map
to 3/25/15 30-3 ((1)) 26A. (*Admin. moved from 1/14/15.*) (*Decision deferred from 2/25/15.*)

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MARCH 25, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **MARCH 25, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

- 9:00 A.M. THE TRUSTEES OF CALVARY KOREAN BAPTIST CHURCH, SPA 2004-MV-025-02 (In
MD association with SE 2004-MV-001-02.) (church) (*Admin. moved from 1/14/15 and*
Admin. 1/28/15.)
Moved to
4/29/15 at
appl. req.
- 9:00 A.M. MUHAMMAD YASIN AND ZOHRA PARVEEN, SP 2014-MA-201 Appl. under Sect(s). 8-
MD 914 of the Zoning Ordinance to permit reduction of minimum yard requirements based on
Admin. error in building location to permit accessory storage structure to remain 2.8 ft. from rearlot
Moved to line and 2.0 ft. from side lot line, accessory structure to remain 1.2 ft. and deck (patio) to
7/8/15 at remain 0.0 ft. from side lot line. Located at 3312 Glenmore Dr., Falls Church, 22041, on
appl. req. approx. 11,550 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 61-2 ((9)) 4.
(Concurrent with VC 2014-MA-013). (Admin. moved from 12/10/14 and 1/7/15 at appl. req.)
- 9:00 A.M. MUHAMMAD YASIN AND ZOHRA PARVEEN, VC 2014-MA-013 Appl. under Sect(s). 18-
MD 401 of the Zoning Ordinance to permit an accessory storage structure greater than 200 sq.
Admin. ft. Located at 3312 Glenmore Dr., Falls Church, 22041, on approx. 11,550 sq. ft. of land
Moved to zoned R-3 and HC. Mason District. Tax Map 61-2 ((9)) 4. (*Concurrent with SP 2014-*
7/8/15 at *MA-201). (Admin. moved from 12/10/14 and 1/7/15 at appl. req.)*
appl. req.

- 9:00 A.M. MUHAMMAD YASIN AND MUHAMMAD J ALI, SP 2014-MA-202 Appl. under Sect(s).
MD 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based
Admin. on error in building location to permit accessory storage structure to remain 7.2 ft. from
Moved to rear lot line. Located at 3314 Glenmore Dr., Falls Church, 22041, on approx. 11,550 sq. ft.
7/8/15 at of land zoned R-3 and HC. Mason District. Tax Map 61-2 ((9)) 5. *(Concurrent with VC*
appl. req. 2014-MA-014). *(Admin. moved from 12/10/14 and 1/7/15 at appl. req.)*
- 9:00 A.M. MUHAMMAD YASIN AND MUHAMMAD J ALI, VC 2014-MA-014 Appl. under Sect(s). 18-
MD 401 of the Zoning Ordinance to permit an accessory storage structure greater than 200 sq.
Admin. ft. Located at 3314 Glenmore Dr., Falls Church, 22041, on approx. 11,550 sq. ft. of land
Moved to zoned R-3 and HC. Mason District. Tax Map 61-2 ((9)) 5. *(Concurrent with SP 2014-MA*
7/8/15 at -202). *(Admin. moved from 12/10/14 and 1/7/15 at appl. req.)*
appl. req.
- 9:00 A.M. CHRISTINE GABRIEL DBA CHRISTINE'S CHILD HOMECARE, SP 2014-LE-064 (home
LA child care) *(Admin. moved from 9/24/14 at appl. req.)*
Admin.
Moved to
6/17/15 at
appl. req.
- 9:00 A.M. ALFONS MASSOUD, SP 2012-SP-026 Appl. under Sect(s). 3-C03 of the Zoning
EMH Ordinance to permit a place of worship. Located at 12415 Braddock Rd., Fairfax, 22030,
Admin. on approx. 2.33 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1))
Moved to 22. *(Admin. moved from 8/1/12 and 10/3/12 at appl. req.) (Indefinitely deferred from*
5/13/15 12/12/12 at appl. req.) *(Reactivated from indefinitely deferred on 3/25/14.) (Deferred from*
for notices 6/11/14, 10/22/14, and 2/4/15 at appl. req.)
- 9:00 A.M. RAYMUND M. TEMBREULL AND ANDREA TEMBREULL, A 2013-PR-026 Appl. under
GT sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a sunroom and a
Admin. deck located on property in the R-3 District do not qualify as vested under §15.2-2307 of
Moved to the Code of Virginia. Located at 9143 Santayana Dr., Fairfax, 22031 on approx. 10,502
10/7/15 at sq. ft. of land zoned R-3. Providence District. Tax Map 58-2 ((10)) 37. *(Admin. moved*
appl. req. from 5/14/14 and 9/17/14 at appl. req.)
- 9:00 A.M. CRA MAC HOLDINGS, LLC, A 2014-SP-015 Appl. under sect(s). 18-301 of the Zoning
SW Ordinance. Appeal of a determination that the appellant is operating a contractor's office
Admin. and shop and storage yard, and has expanded the original nonconforming use, all on
Moved to property located in the R-C District in violation of Zoning Ordinance provisions. Located at
9/16/15 at 12329 Braddock Rd., Fairfax, 22030 on approx. 1.72 ac. of land zoned R-C and WS.
appl. req. Springfield District. Tax Map 67-1 ((1)) 63. *(Admin. moved from 2/11/15 at appl. req.)*

Public Hearings

- 9:00 A.M. YESENIA DE LOS ANGELES MORALES D/B/A YESENIA'S DAYCARE CENTER, LLC,
CG SP 2014-LE-156 Appl. under Sect(s). 8-305 and 3-403 of the Zoning Ordinance to permit a
Approved home child care facility. Located at 6017 Hanover Ave., Springfield, 22150 on approx.
9,243 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((2)) (23) 14.

- 9:00 A.M. ROXANA ALVARADO/ROXANA'S CHILD CARE, SP 2014-LE-122 Appl. under Sect(s). 8-305 and 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 6102 Brookland Rd., Alexandria, 22310 on approx. 15,002 sq. ft. of land zoned R-3 and CG
Approved HC. Lee District. Tax Map 81-4 ((8)) 2. (*Admin. moved from 1/14/15 at appl. req.*)
- 9:00 A.M. DEE CALIQU "PRECIOUS CHILDREN'S DAYCARE, LLC", SP 2014-SP-160 Appl. under Sect(s). 8-305 and 3-503 of the Zoning Ordinance to permit a home child care facility. Located at 6009 Ticonderoga Ct., Burke, 22015, on approx. 1,650 sq. ft. of land zoned LA
Approved R-5. Springfield District. Tax Map 78-4 ((12)) 12.
- 9:00 A.M. GWENDOLYN FLUITT D/B/A GWENDOLYN FLUITT'S CHILD CARE, SP 2014-LE-157 Appl. under Sect(s). 8-305 and 3-2003 of the Zoning Ordinance to permit a home child care facility. Located at 7985 Audubon Ave., Unit A1, Alexandria, 22306, on approx. 872 sq. ft. of land zoned R-20. Lee District. Tax Map 101-2 ((11)) (6) A1.
EMH
Decision
Deferred
to 4/8/15
- 9:00 A.M. MCLEAN SWIMMING AND TENNIS ASSOCIATION, SP 2014-DR-217 Appl. under Sect(s). 8-401 and 3-303 of the Zoning Ordinance previously approved for swim and tennis club to permit an increase in the maximum membership. Located at 1700 Margie Dr., McLean, 22101, on approx. 4.00 ac. of land zoned R-3. Dranesville District. Tax Map 30-3 ((1)) 26A. (*Admin. moved from 1/14/15.*) (*Decision deferred from 2/25/15 and 3/18/15.*)
EMH
Decision
Deferred
to 4/8/15
at appl req.
- 9:00 A.M. WAY OF FAITH CHRISTIAN TRAINING CENTER, INC., SPA 80-P-095 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 80-P-095 previously approved for a place of worship and school of general education to permit modifications to development conditions. Located at 8800 Arlington Blvd., Fairfax, 22031, on approx. 7.92 ac. of land zoned R-1. Providence District. Tax Map 48-4 ((1)) 39.
EMH
Decision
Deferred
to 5/13/15

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
APRIL 1, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **APRIL 1, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

- 9:00 A.M. MARGEL S. PRINCE, SP 2015-DR-006 Appl. under Sect(s). 8-914 of the Zoning
CG Ordinance to permit reduction to minimum yard requirements based on error in building
Admin. location to permit accessory storage structure to remain 10 ft. from side lot line. Located at
Moved to 6033 Corland Ct., McLean, 22101, on approx. 15,043 sq. ft. of land zoned R-2.
4/22/15 at Dranesville District. Tax Map 31-4 ((17)) 15.
appl. req.
- 9:00 A.M. BHAGYAM AYALUR, SP 2014-LE-164 Appl. under Sect(s). 3-303 and 8-305 of the
CG Zoning Ordinance to permit a home child care facility. Located at 4811 Eaton Pl.,
Admin. Alexandria, 22310, on approx. 27,832 sq. ft. of land zoned R-3. Lee District. Tax Map 82
Moved to 3 ((17)) (G) 41.
7/15/15 at
appl. req.
- 9:00 A.M. AMPARO M. NIMA D/B/A MY FIRST STEPS DAYCARE, SP 2014-MA-165 Appl. under
CG Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Admin. Located at 5888 S. 6th St., Falls Church, 22041, on approx. 13,594 sq. ft. of land zoned
Moved to R-3 (Cluster). Mason District. Tax Map 61-2 ((37)) 23 A.
8/5/15 at
appl. req.
- 9:00 A.M. MCLEAN ISLAMIC CENTER, SPA 79-D-141-02 Appl. under Sect(s).2-412 and 3-103 of
LA the Zoning Ordinance to amend SP 79-D-141 previously approved for a place of worship
Admin. to permit change in permittee and site modifications. Located at 8800 Jarrett Valley Dr.,
Moved to Vienna, 22182, on approx. 1.55 ac. of land zoned R-1. Dranesville District. Tax Map 29-1
6/10/15 at ((1)) 10 A. (*Admin. moved from 1/7/15 at appl. req.*)
appl. req.

- 9:00 A.M. DIPSHIKA BASNET, YELLOWSTONE CHILDCARE LLC, SP 2014-MA-163 Appl. under
LA Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Admin. Moved to 5/13/15 at appl. req. Located at 6223 Yellowstone Dr., Alexandria, 22312, on approx. 11,123 sq. ft. of land
zoned R-3. Mason District. Tax Map 61-4 ((6)) (N) 22.
- 9:00 A.M. RONALD S. FEDERICI, A 2013-SP-015 Appl. Under Sect(s). 18-301 of the Zoning
MM Ordinance. Appeal of a determination that appellant is maintaining three dwelling units
Withdrawn and is maintaining an accessory storage structure and an accessory structure (barn) that
do not comply with size or location requirements, all on property in the R-C and WS
Districts in violation of Zoning Ordinance provisions. Located at 13310 Compton Rd.,
Clifton, 20124 on approx. 5.62 ac. Of land zoned R-C and WS. Springfield District. Tax
Map 75-1 ((1)) 24. *(Decision deferred from 9/11/13, 1/29/14, 5/14/14 and 11/5/14.)*

Public Hearings

- 9:00 A.M. ANA MARIA GONZALEZ, SP 2015-LE-002 Appl. under Sect(s). 3-303 and 8-305 of the
KA Zoning Ordinance to permit a home child care facility. Located at 8020 Ashboro Dr.,
Approved Alexandria, 22309, on approx. 11,723 sq. ft. of land zoned R-3. Lee District. Tax Map
101-1 ((3)) 156.
- 9:00 A.M. MARIA LUISA ENCINAS - LITTLE DREAMERS LLC, SP 2015-MV-003 Appl. under
KA Sect(s). 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Continued to 4/8/15 Located at 2304 Emmett Dr., Alexandria, 22307, on approx. 15,018 sq. ft. of land zoned
R-4. Mt. Vernon District. Tax Map 93-1 ((3)) 2.
- 9:00 A.M. CARL S. EY & JENNIFER K. EY, SPA 2013-MA-087 Appl. under Sect(s). 8-091 and 8-092
CB of the Zoning Ordinance to amend SP 2013-MA-087 previously approved for reduction in
Decision Deferred to 4/29/15 minimum yard requirements based on error in building location to permit accessory
structure to remain 11.4 ft. from a side lot line to permit modification of development
conditions and an accessory dwelling unit. Located at 4700 Brookside Dr., Alexandria,
22312, on approx. 2.08 ac. of land zoned R-1 and HC. Mason District. Tax Map 72-1 ((6))
41 and 41 V9. *(Admin. moved from 10/29/14 at appl. req.) (Admin. moved from 1/14/15.)*
(Decision Deferred from 2/11/15.)
- 9:00 A.M. MOMMY DAYCARE (ALMA L. CORDOVA), SP 2014-LE-058 Appl. under Sect(s). 8-305
LA and 3-403 of the Zoning Ordinance to permit a home child care facility. Located at 6111
Approved Paulonia Rd., Alexandria, 22310, on approx. 10, 064 sq. ft. of land zoned R-4. Lee
District. Tax Map 82-4 ((14)) (19) 17. *(Admin. moved from 9/24/14 at appl. req.) (Dec. deferred from 3/11/15.)*
- 9:00 A.M. DEBA EHSAN, SP 2014-MA-085 Appl. under Sect(s). 8-305 of the Zoning Ordinance to
LA permit a home child care facility. Located at 4894 Sunset Ln., Annandale, 22003, on
Continued to 7/15/15 at appl. req. approx. 19,553 sq. ft. of land zoned R-2. Mason District. Tax Map 71-3 ((23)) 1.
(Continued from 11/5/14.)

- 9:00 A.M. JOHNNY CHENG-TEH CHIU & LIEN RUNG-KAO, SP 2015-DR-007 Appl. under Sect(s).
LA 8-923 of the Zoning Ordinance to permit a fence greater than 4 ft. in height to remain in a
Approved front yard. Located at 1004 Salt Meadow Ln., McLean, 22101, on approx. 16,589 sq. ft. of
land zoned R-3. Dranesville District. Tax Map 21-3 ((19)) 1.
- 9:00 A.M. AGATHA AGYEI / AGATHA'S FAMILY HOME DAYCARE INC., SP 2014-SP-167 Appl.
EMH under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care
Deferred to facility. Located at 6824 Ontario St., Springfield, 22152, on approx. 10,861 sq. ft. of land
4/15/15 at zoned R-2 (Cluster). Springfield District. Tax Map 89-2 ((7)) 211.
appl. req.
- 9:00 A.M. NOAH D. ROZMAN, SP 2015-DR-001 Appl. under Sect(s). 8-922 of the Zoning Ordinance
EMH to permit reduction of certain yard requirements to permit addition 12.5 ft. from rear lot line.
Decision Located at 2231 Casemont Dr., Falls Church, 22046, on approx. 8,400 sq. ft. of land zoned
Deferred R-4. Dranesville District. Tax Map 40-4 ((37)) 15.
to 4/8/15
- 9:00 A.M. MT. VERNON UNITED METHODIST CHURCH; NEW CINGULAR WIRELESS D/B/A
EMH AT&T MOBILITY LLC, CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS, SPA 80-V-
Deferred to 089-02 Appl. under Sect(s). 3-403 of the Zoning Ordinance to amend SP 80-V-089
5/20/15 at previously approved for a church with child care and telecommunications facility to permit
appl. req. site modifications. Located at 2006 Belle View Blvd., Alexandria, 22307, on approx. 2.80
ac. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((25)) (4) 14.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
APRIL 8, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **APRIL 8, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

- 9:00 A.M. MARIANO C. EVANGELISTA JR., SP 2015-MA-010 Appl. under Sect(s). 8-914 and 8-922
LA of the Zoning Ordinance to permit an addition 5.4 ft. from side lot line and reduction in
Admin. minimum yard requirements based on error in building location to permit dwelling to remain
Moved to 5 ft. from side lot line and a deck to remain 2.5 ft. and 17.9 ft. from front lot lines, a deck to
9/16/15 at remain 1 ft. from side lot line, and a deck to remain 1.2 ft. from rear lot line. Located at
appl. req. 7208 Westmoreland Rd., Falls Church, 22042, on approx. 11,520 sq. ft. of land zoned R-4.
Mason District. Tax Map 50-3 ((4)) 194. (*Concurrent with VC 2015-MA-001*).
- 9:00 A.M. MARIANO C. EVANGELISTA JR., VC 2015-MA-001 Appl. under Sect(s). 18-401 of the
LA Zoning Ordinance to permit greater than 30% front yard coverage and greater than 30%
Admin. rear yard coverage. Located at 7208 Westmoreland Rd., Falls Church, 22042, on approx.
Moved to 11,520 of land zoned R-4. Mason District. Tax Map 50-3 ((4)) 194. (*Concurrent with SP*
9/16/15 *2015-MA-010*).
Appl. req.
- 9:00 A.M. CARL EY AND JENNIFER KRALY EY, A 2013-MA-016 Appl. under sect(s). 18-301 of the
MM Zoning Ordinance. Appeal of a determination that a detached accessory structure
Admin. (garage) on property in the R-1 and H-C Districts does not qualify for vested rights and is
Moved to in violation of Zoning Ordinance provisions. Located at 4700 Brookside Dr. on approx.
6/24/15 at 1.04 ac. of land zoned R-1 and H-C. Mason District. Tax Map 72-1 ((6)) 41. (*Admin.*
appl. req. *moved from 10/2/13, 11/20/13, 1/8/14, 4/23/14, 8/6/14, and 10/29/14 at appl. req.*)

Public Hearings

- 9:00 A.M. MARIA LUISA ENCINAS - LITTLE DREAMERS LLC, SP 2015-MV-003 Appl. under
KA Sect(s). 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Continued to 5/6/15 Located at 2304 Emmett Dr., Alexandria, 22307, on approx. 15,018 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((3)) 2. (*Continued from 4/1/15.*)
- 9:00 A.M. MUKTA MALHOTRA / LOTS OF TOTS FAMILY DAYCARE, SP 2014-SP-171 Appl. under
CG Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Approved Located at 13004 Dunhill Dr., Fairfax, 22030, on approx. 13,063 sq. ft. of land zoned R-2 (Cluster) and WS. Springfield District. Tax Map 55-4 ((15)) 27.
- 9:00 A.M. MASOMEH AZADI (KIDDO LAND DAYCARE), SP 2014-DR-169 Appl. under Sect(s). 3-
LA E03 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at
Approved 9031 Old Dominion Dr., McLean, 22102, on approx. 2.71 ac. of land zoned R-E.
Dranesville District. Tax Map 13-4 ((1)) 20.
- 9:00 A.M. MARIELLA I. MARIN / MARIELLA'S DAYCARE SERVICES, LLC, SP 2014-BR-173 Appl.
LA under Sect(s). 3-803 and 8-305 of the Zoning Ordinance to permit a home child care
Approved facility. Located at 9921 Whitewater Dr., Burke, 22015, on approx. 1,520 sq. ft. of land
zoned R-8 (Cluster). Braddock District. Tax Map 78-1 ((12)) 40.
- 9:00 A.M. ANNE PRIYADARSHANI WICKRAMARATNE (LITTLE ACORNS), SP 2014-HM-175 Appl.
EMH under Sect(s). 6-303 and 8-305 of the Zoning Ordinance to permit a home child care
Deferred to 5/13/15 facility. Located at 10809 Oldfield Dr., Reston, 20191, on approx. 19,656 sq. ft. of land
zoned PRC. Hunter Mill District. Tax Map 27-1 ((2)) (1) 13.
- 9:00 A.M. NOAH D. ROZMAN, SP 2015-DR-001 Appl. under Sect(s). 8-922 of the Zoning Ordinance
EMH to permit reduction of certain yard requirements to permit addition 12.5 ft. from rear lot line.
Decision Deferred to 4/15/15 at appl. req. Located at 2231 Casemont Dr., Falls Church, 22046, on approx. 8,400 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-4 ((37)) 15. (*Decision deferred from 4/1/15.*)
- 9:00 A.M. GWENDOLYN FLUITT D/B/A GWENDOLYN FLUITT'S CHILD CARE, SP 2014-LE-157
EMH Appl. under Sect(s). 8-305 and 3-2003 of the Zoning Ordinance to permit a home child
Approved care facility. Located at 7985 Audubon Ave., Unit A1, Alexandria, 22306, on approx. 872
sq. ft. of land zoned R-20. Lee District. Tax Map 101-2 ((11)) (6) A1. (*Decision Deferred from 3/25/15.*)
- 9:00 A.M. MCLEAN SWIMMING AND TENNIS ASSOCIATION, SP 2014-DR-217 Appl. under
EMH Sect(s). 8-401 and 3-303 of the Zoning Ordinance previously approved for swim and tennis
Approved club to permit an increase in the maximum membership. Located at 1700 Margie Dr.,
McLean, 22101, on approx. 4.00 ac. of land zoned R-3. Dranesville District. Tax Map 30-3 ((1)) 26A. (*Admin. moved from 1/14/15.*) (*Decision deferred from 2/25/15, and 3/18/15.*) (*Decision Deferred from 3/25/15 at appl. req.*)

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
APRIL 15, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **APRIL 15, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

- 9:00 A.M. MALINI S. CUNJE / ABC FAMILY DAYCARE, SPA 2002-PR-037 (home child care)
CG *(Indefinitely deferred from 9/10/14.) (Reactivated from indefinitely deferred on 7/17/14.)*
Admin. *(Admin. moved from 11/5/14 at appl. req.)*
Moved to
7/22/15 at
appl. req.
- 9:00 A.M. SALMA NAZARY DBA SALMA DAYCARE, SP 2014-SP-116 Appl. under Sect(s). 3-103
LA and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6301
Admin. Travilah Ct., Fairfax Station, 22039, on approx. 104,437 sq. ft. of land zoned R-1.
Moved to Springfield District. Tax Map 77-3 ((14)) 3. *(Admin. moved from 1/7/15 at appl. req.)*
6/17/15 at
appl. req.
- EMH FATEN BUSH / FATEN BUSH HOME CHILD CARE, SP 2014-SP-179 (home child care)
Admin.
Moved to
6/24/15 at
appl. req.
- 9:00 A.M. JOVAD NOKTEHDAN AND TAGHI NOKTEHDAN, A 2014-MA-018 Appl. under sect(s).
SG 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have
Admin. established three separate dwelling units in a single family dwelling and are allowing its
Moved to occupancy by a family plus three or more unrelated persons all on property in the R-2
9/23/15 at District in violation of Zoning Ordinance provisions. Located at 7814 Libeau Ln., Annandale
appl. req. 22003 on approx. 34,281 sq. ft. of land zoned R-2. Mason District. Tax Map 59-2 ((1)) 36.

9:00 A.M. KARLA FLORERO AND CELESTIAL CHILD CARE, LLC, SP 2014-MA-180 Appl. under
 LA Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Admin. Located at 4805 Seminole Ave., Alexandria, 22312, on approx. 3,946 sq. ft. of land zoned
Moved to R-2 and HC. Mason District. Tax Map 72-1 ((9)) (B) 4.
11/18/15 at
appl. req.

Public Hearings

9:00 A.M. CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS; BROYHILL CREST
 SW RECREATION CLUB INC., SPA 54-M-053-2 Appl. under Sect(s). 3-303 of the Zoning
Deferred Ordinance to amend SP 54-M-053 previously approved for a community swim club and
to 5/13/15 telecommunications facility to permit site modifications. Located at 7212 Early St.,
 Annandale, 22003, on approx. 2.47 ac. of land zoned R-3. Mason District. Tax Map 60-3
 ((24)) 9 B.

9:00 A.M. FABIOLA CANEDO - HAPPY KIDS HOME DAY CARE, LLC, SP 2014-MA-177 Appl.
 CG under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care
 Approved facility. Located at 6810 Hopewell Ave., Springfield, 22151, on approx. 10,500 sq. ft. of
 land zoned R-3 and HC. Mason District. Tax Map 80-2 ((2)) 47.

9:00 A.M. KANAK ASTHANA DBA KIDS CORNER, SP 2014-HM-178 Appl. under Sect(s). 6-303 and
 CG 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 1522
 Approved Goldenrain Ct., Reston, 20190, on approx. 1,664 sq. ft. of land zoned PRC. Hunter Mill
 District. Tax Map 18-1 ((4)) (15) 52.

9:00 A.M. SHAFIQ MUHAMMAD & RUBINA SHAFIQ, SP 2015-MV-017 Appl. under Sect(s). 8-918
 LA of the Zoning Ordinance to permit an accessory dwelling unit. Located at 8001 Lynnfield
 Approved Dr., Alexandria, 22306, on approx. 14,387 sq. ft. of land zoned R-3. Mt. Vernon District.
 Tax Map 102-1 ((33)) 20.

9:00 A.M. NOAH D. ROZMAN, SP 2015-DR-001 Appl. under Sect(s). 8-922 of the Zoning Ordinance
 EMH to permit reduction of certain yard requirements to permit addition 12.5 ft. from rear lot line.
 Approved Located at 2231 Casemont Dr., Falls Church, 22046, on approx. 8,400 sq. ft. of land zoned
 R-4. Dranesville District. Tax Map 40-4 ((37)) 15. (*Decision deferred from 4/1/15 and
 4/8/15.*)

9:00 A.M. AGATHA AGYEI / AGATHA'S FAMILY HOME DAYCARE INC., SP 2014-SP-167 Appl.
 EMH under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care
 Approved facility. Located at 6824 Ontario St., Springfield, 22152, on approx. 10,861 sq. ft. of land
 zoned R-2 (Cluster). Springfield District. Tax Map 89-2 ((7)) 211. (*Deferred from 4/1/15 at
 appl. req.*)

- 9:00 A.M. TRUSTEES OF GRACE ORTHODOX PRESBYTERIAN CHURCH, SPA 73-P-068-02
EMH Appl. under Sect(s). 8-301 and 8-914 of the Zoning Ordinance to amend SP 73-P-068
Approved previously approved for place of worship to permit increase in land area, increase in seats
and reduction in the minimum yard requirements based on error in building location to
permit accessory storage structure to remain 1.3 ft. from side lot line. Located at 2381
Cedar Ln., Vienna, 22180, and 2371 Cedar Ln, Vienna, 22182, on approx. 3.64 ac. of land
zoned R-1. Providence District. Tax Map 39-3 ((1)) 31, 31A and 39-3 ((9)) 26 and a portion
of 39-4 ((1)) 40A. *(Deferred from 11/20/13 and 2/26/14 at appl. req.) (Admin. moved from
1/29/14 for notices.) (Decision deferred from 3/19/14, 5/7/14, 7/30/14, 11/5/14 and 2/4/15.)*
- 9:00 A.M. RN GOLF MANAGEMENT, LLC, A 2012-HM-020 Appl. under sect(s). 18-301 of the
CB Zoning Ordinance. Appeal of a determination that redevelopment of property in the PRC
Upheld- District from a golf course to residential uses would require an amendment to the Reston
In-Part Master Plan, a development plan amendment, and Planned Residential Community Plan
approval from the Board of Supervisors. Located at 11875 Sunrise Valley Dr. and 2018
Soapstone Dr., Reston, 20191, on approx. 166.11 ac. of land zoned PRC. Hunter Mill
District. Tax Map 17-4 ((11)) 4A, 26-2 ((2)) 8 and 26-2 ((5)) 4. *(Admin. moved from
10/24/12, 1/30/13, and 5/22/13 at appl. req.) (Indefinitely deferred from 9/25/13 at appl.
req.) (Reactivated on 11/19/14.) (Decision deferred from 1/21/15.)*

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
APRIL 22, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **APRIL 22, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

- 9:00 A.M. DELIA OCHOA-AMINI / MS. DELIA'S DAY CARE, SP 2014-PR-189 Appl. under Sect(s).
KA 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at
Admin. 3249 Jermantown Rd., Fairfax, 22030, on approx. 18,648 sq. ft. of land zoned R-2.
Moved to Providence District. Tax Map 47-3 ((1)) 29 A.
6/24/15
- 9:00 A.M. MARK B. VANKIRK, SP 2014-DR-124 (Concurrent with VC 2014-DR-007.) (error in bldg.
CG location and 50% reduction) (*Admin. moved from 9/17/14 and 2/4/15 at appl. req.*)
Admin.
Moved to
7/15/15 at
appl. req.
- 9:00 A.M. MARK VANKIRK, VC 2014-DR-007 (Concurrent with SP 2014-DR-124.) (rear yard
CG coverage) (*Admin. moved from 9/17/14 and 2/4/15 at appl. req.*)
Admin.
Moved to
7/15/15 at
appl. req.
- 9:00 A.M. DAVID PEETE, JR., AND KAREN PEETE, VC 2014-PR-008 (rear yard coverage) (*Admin.*
CG *moved from 10/22/14 and 2/11/15 at appl. req.*)
Admin.
Moved to
5/13/15 at
appl. req.

- 9:00 A.M. MINU THAPA d/b/a "QUALITY HOME DAY CARE, INC.," SP 2014-PR-187 Appl. under
LA Sect(s). 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Admin. Located at 7135 Quincy Ave., Falls Church, 22042, on approx. 7,200 sq. ft. of land zoned
Moved to R-4. Providence District. Tax Map 50-3 ((9)) 76.
7/29/15 at
appl. req.
- 9:00 A.M. PAGE 6660 ARLINGTON BOULEVARD, LLC, A 2013-PR-017 Appl. under sect(s). 18-301
GT of the Zoning Ordinance. Appeal of a determination that appellant has expanded and is
Admin. operating a use on property in the C-5 and H-C Districts without site plan or Non-
Moved to Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at
10/21/15 at 6660 Arlington Blvd., Falls Church, 22042 on approx. 23,989 sq. ft. of land zoned C-5 and
appl. req. H-C. Providence District. Tax Map 50-4 ((1)) 25. (*Admin. moved from 10/2/13, 2/12/14,*
3/19/14, and 8/6/14 at appl. req.)
- 9:00 A.M. ELITE RESTAURANT GROUP, INC. DBA THE REVOLUTION DARTS & BILLIARDS,
EMH SPA 92-L-047-03 Appl. under Sect(s). 4-603 and 8-501 of the Zoning Ordinance to amend
Indefinitely SPA 92-L-047-2 previously approved for billiard and pool hall to permit a change in
Deferred permittee. Located at 7255 Commerce St., Springfield, 22150, on approx. 7,410 sq. ft. of
7.39 ac. of land zoned C-6, CRD, HC and SC. Lee District. Tax Map 80-3 ((1)) 11 B.
(*Admin. moved from 2/11/15 at appl. req.*) (*Deferred from 3/18/15.*)

Public Hearings

- 9:00 A.M. DANIELA SOTO D/B/A DANIELA SOTO HOME DAYCARE, SP 2014-SU-188 Appl. under
SW Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Deferred Located at 14933 Jaslow St., Centreville, 20120, on approx. 11,688 sq. ft. of land zoned
to 5/20/15 R-3 (Cluster) and WS. Sully District. Tax Map 53-2 ((3)) 121.
- 9:00 A.M. PAULA MANSOUR AWAD, SP 2015-PR-009 Appl. under Sect(s). 8-917 and 8-923 of the
CG Zoning Ordinance to permit a modification to the limitations on the keeping of animals, and
Decision to permit a fence greater than 4.0 ft. in height to remain in a front yard. Located at 8354
Deferred Electric Ave., Vienna, 22182, on approx. 1 ac. of land zoned R-1. Providence District. Tax
to 5/20/15 Map 39-3 ((1)) 66.
- 9:00 A.M. MARGEL S. PRINCE, SP 2015-DR-006 Appl. under Sect(s). 8-914 of the Zoning
CG Ordinance to permit reduction to minimum yard requirements based on error in building
Approved location to permit accessory storage structure to remain 10 ft. from side lot line. Located at
6033 Corland Ct., McLean, 22101, on approx. 15,043 sq. ft. of land zoned R-2.
Dranesville District. Tax Map 31-4 ((17)) 15. (*Admin. moved from 4/1/15.*)
- 9:00 A.M. SCI VIRGINIA FUNERAL SERVICES, INC., SPA 83-L-100-04 Appl. under Sect(s). 3-403
LA and 8-200 of the Zoning Ordinance to amend SP 83-L-100 to permit site modifications, to
Approved allow the relocation of a mausoleum. Located at 6600 South Kings Hwy., Alexandria, VA
22306, on approx. 51.20 ac. of land zoned R-4. Lee District. Tax Map 92-2 ((1)) 23.
(*Admin. moved from 2/25/15 at appl. req.*)

- 9:00 A.M. MOZHGAN HESSAVI d/b/a "GREAT EXPECTATIONS CHILD CARE, INC.", SP 2015-HM-
LA 12 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child
Continued care facility. Located at 2311 Colts Brook Dr., Reston, 20191, on approx. 16,405 sq. ft. of
to 6/3/15 and zoned R-3 (Cluster). Hunter Mill District. Tax Map 16-4 ((9)) (1B) 6.
- 9:00 A.M. UZMA NASEER D/B/A "LITTLE STARS FAMILY DAY CARE", SP 2014-MV-194 Appl.
under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care
EMH facility. Located at 8133 Mt. Vernon Hwy., Alexandria, 22309, on approx. 12,309 sq. ft. of
Approved land zoned R-3 and HC. Mt. Vernon District. Tax Map 101-2 ((17)) 3.
- 9:00 A.M. LARRY O. OLIVER, SP 2015-DR-016 Appl. under Sect(s). 8-922 of the Zoning Ordinance
to permit a reduction in certain yard requirements to permit construction of an addition 19.0
EMH ft. from the rear lot line. Located at 1034 Riva Ridge Dr., Great Falls, 22066, on approx.
Approved 24,851 sq. ft. of land zoned R-1 (Cluster). Dranesville District. Tax Map 12-1 ((7)) 61.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
APRIL 29, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **APRIL 29, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

- 9:00 A.M. MD THE TRUSTEES OF CALVARY KOREAN BAPTIST CHURCH, SPA 2004-MV-025-02 (In association with SE 2004-MV-001-02.) (church) (*Admin. moved from 1/14/15, 1/28/15, and 3/25/15 at appl. req.*)
Admin.
Moved to 6/3/15 at appl. req.
- 9:00 A.M. CG ELIZABETH BONSU APPIAH / MORNING STAR DAYCARE LLC, SP 2014-LE-114 Appl. under Sect(s). 3-1203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3349 Beechcliff Dr., Alexandria, 22306, on approx. 1,760 sq. ft. of land zoned R-12. Lee District. Tax Map 92-4 ((12)) 39 A. (*Admin. moved from 2/11/15 at appl. req.*)
Admin.
Moved to 5/20/15 at appl. req.
- 9:00 A.M. LA RIFFAT JABEEN, SP 2015-PR-020 (*AD*) (home child care)
Admin.
Moved to 5/20/15 at appl. req.
- 9:00 A.M. LA TEREENA JONES DBA PRE-SCHOOL HOUSE, SP 2014-MV-190 Appl. under Sect(s). 3-803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2207 Arlington Ter., Alexandria, 22303, on approx. 3,375 sq. ft. of land zoned R-8. Mt. Vernon District. Tax Map 83-1 ((14)) (B) 62 A.
Admin.
Moved to 7/15/15 at appl. req.

- 9:00 A.M. HAJIMOHAMMAD REVOCABLE TRUST, MOHAMMAD HAJIMOHAMMAD, TRUSTEE
MS AND FLORA HAJIMOHAMMAD, TRUSTEE, A 2012-LE-017 Appl. under sect(s). 18-301
Admin. of the Zoning Ordinance. Appeal of a determination that the appellants are allowing a
Moved to vehicle sale, rental and ancillary service establishment to operate on property in the C-6
7/29/15 at District without Special Exception approval or a valid Non-Residential Use Permit, in
appl. req. violation of Zoning Ordinance provisions. Located at 5630 South Van Dorn St.,
Alexandria, 22310, on approx. 32,210 sq. ft. of land zoned C-6. Lee District. Tax Map 81-2
((3)) 8A. (*Admin. moved from 10/3/12, 11/28/12, 2/6/13, 4/24/13, 10/23/13, 6/4/14, and*
10/8/14 at appl. req.)
- 9:00 A.M. PATRICK CRAIG MULDOON, A 2015-LE-001 Appl. under sect(s). 18-301 of the Zoning
SW Ordinance. Appeal of a determination that appellant is maintaining a second detached
Admin. dwelling unit on property in the R-1 District in violation of Zoning Ordinance provisions.
Withdrawn Located at 6408 Higham Rd. on approx. 21,781 sq. ft. of land zoned R-1. Lee District. Tax
Map 81-4 ((16)) 3.
- 9:00 A.M. ASIYA BIBI, SP 2014-LE-198 Appl. under Sect(s). 3-1203 and 8-305 of the Zoning
CG Ordinance to permit a home child care facility. Located at 3315 Beechcliff Dr., Alexandria,
Admin. 22036, on approx. 1,920 sq. ft. of land zoned R-12. Lee District. Tax Map 92-4 ((12))
Moved to 54 A.
7/22/15 at
appl. req.
- 9:00 A.M. ALICE MATTHEWS DBA ALICE'S LITTLE ANGELS FAMILY DAYCARE,
LA SP 2014-PR-112 Appl. under Sect(s). 8-305 and 3-103 of the Zoning Ordinance
Admin. to permit a home child care facility. Located at 3933 Fairfax Farms Rd., Fairfax, 22033, on
Moved to approx. 24,568 sq. ft. of land zoned R-1 and HC. Providence District. Tax Map 46-4 ((2))
9/30/15 at 13. (*Admin. moved from 2/11/15 at appl. req.*)
appl. req.
- 9:00 A.M. TAMMY CAVALIERI - PRECIOUS JEWEL DAYCARE, SP 2014-SU-199 Appl. under
EMH Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Admin. Located at 14419 Coachway Dr., Centreville, 20120, on approx. 8,689 sq. ft. of land zoned
Moved to R-3 (Cluster) and WS. Sully District. Tax Map 54-1 ((15)) 4.
6/24/15

Public Hearings

- 9:00 A.M. DEYI AWADALLAH, VC 2014-PR-012 Appl. under Sect(s). 18-401 of the Zoning
CB Ordinance to permit construction of a two story dwelling 3.53 ft. from one side lot line to the
Continued eave, and 3.5 ft. from other side lot line to the eave. Located at 115 Tinner Hill Rd., Falls
to 5/6/15 Church, 22046, on approx. 4,209 sq. ft. of land zoned R-4 and HC. Providence District
due to lack Tax Map 50-2 ((7)) 8. (*Admin. moved from 12/10/14.*) (*Reconsideration granted on*
of quorum 2/4/15.)

- 9:00 A.M. CARL S. EY & JENNIFER K. EY, SPA 2013-MA-087 Appl. under Sect(s). 8-091 and 8-092 of the Zoning Ordinance to amend SP 2013-MA-087 previously approved for reduction in minimum yard requirements based on error in building location to permit accessory structure to remain 11.4 ft. from a side lot line to permit modification of development conditions and an accessory dwelling unit. Located at 4700 Brookside Dr., Alexandria, 22312, on approx. 2.08 ac. of land zoned R-1 and HC. Mason District. Tax Map 72-1 ((6)) 41 and 41 V9. *(Admin. moved from 10/29/14 at appl. req.) (Admin. moved from 1/14/15.) (Decision Deferred from 2/11/15 and 4/1/15.)*
- CB
Approved
- 9:00 A.M. MACERICH, SP 2015-PR-029 Appl. under Sect(s). 8-801 of the Zoning Ordinance to permit a temporary theatrical/circus use. Located at 1981 Chain Bridge Rd., 1971 Chain Bridge Rd. and 7966 Tysons Corner Center, Tysons Corner, 22102, on approx. 8.31 ac. of land zoned C-4, C-7, PDC, SC and HC. Providence District. Tax Map 29-4 ((1)) 19, 35A pt., and 29-4 ((2)) 26.
- LA
Approved
- 9:00 A.M. SURISA PHUMTIM, SP 2014-LE-191 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6251 Marcy Ct., Alexandria, 22310, on approx. 8,992 sq. ft. of land zoned R-3 and HC. Lee District. Tax Map 81-3 ((25)) 14.
- EMH
Approved

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MAY 6, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **MAY 6, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

9:00 A.M. SHERRY K. BROWN / SHERRY BROWN FAMILY DAY HOME , SP 2014-MV-193 Appl.
LA under Sect(s). 3-803 and 8-305 of the Zoning Ordinance to permit a home child care
Admin. facility. Located at 2422 Windbreak Dr., Alexandria, VA 22306, on approx. 2,506 sq. ft. of
Moved to land zoned R-8. Mt. Vernon District. Tax Map 93-3 ((26)) 142.
8/5/15 at
appl. req.

9:00 A.M. KWANG WOO KIM AND EUN SOOK KIM, A 2014-MA-006 Appl. under sect(s). 18-301 of
the Zoning Ordinance. Appeal of a determination that a residential use of property located
HE in the C-3, H-C, CRD, and SC Districts ceased for more than two years terminating any
Withdrawn non-conforming status and rendering the property subject to all regulations of the current
zoning districts in which the property is located. Located at 7216 Poplar St., Annandale,
22003-3009, on approx. 13,000 sq. ft. of land zoned C-3, H-C, CRD, and SC. Mason
District. Tax Map 71-1 ((4)) 97. *(Continued from 12/3/14, 1/7/15, and 2/25/15.)*

Public Hearings

9:00 A.M. DEYI AWADALLAH, VC 2014-PR-012 Appl. under Sect(s). 18-401 of the Zoning
Ordinance to permit construction of a two story dwelling 3.53 ft. from one side lot line to the
CB eave, and 3.5 ft. from other side lot line to the eave. Located at 115 Tinner Hill Rd., Falls
Approved Church, 22046, on approx. 4,209 sq. ft. of land zoned R-4 and HC. Providence District
Tax Map 50-2 ((7)) 8. *(Admin. moved from 12/10/14.) (Reconsideration granted on*
2/4/15.) (Continued from 4/29/15 due to lack of quorum.)

- 9:00 A.M. MARIA LUISA ENCINAS - LITTLE DREAMERS LLC, SP 2015-MV-003 Appl. under Sect(s). 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2304 Emmett Dr., Alexandria, 22307, on approx. 15,018 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((3)) 2. *(Continued from 4/1/15 and 4/8/15.)*
KA
Approved
- 9:00 A.M. SAMRAT M. AMIN, SP 2015-MV-024 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7815 Cliffside Ct., Springfield, 22153, on approx. 9,197 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 98-2 ((6)) 351.
KA
Deferred to 7/22/15 at appl. req.
- 9:00 A.M. SANGEETA SARKAR (RIAGARTEN DAYCARE), SP 2014-SU-192 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 13586 Cobra Dr., Herndon, 20171, on approx. 8,558 sq. ft. of land zoned R-3 (Cluster) Sully District. Tax Map 25-3 ((4)) 932.
CG
Approved
- 9:00 A.M. SNS 726 CORPORATION, SPA 2008-MA-080 Appl. under Sect(s). 8-501 of the Zoning Ordinance to amend SP 2008-MA-080 previously approved for a commercial recreation use (karaoke) to permit a change in permittee. Located at 7137 D Little River Tpke., Annandale, 22003, on approx. 36,500 sq. ft. of land zoned C-6, HC, SC, and CRD. Mason District. Tax Map 71-1 ((1)) 116 F. *(Admin. moved from 2/11/15 at appl. req.)*
CG
Approved
- 9:00 A.M. BILL & CATHERINE BROWNING, SP 2015-PR-014 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 11.6 ft. from a side lot line and 13.4 ft. from rear lot line. Located at 2612 Lemontree Ln., Vienna, 22181, on approx. 10,798 sq. ft. of land zoned R-3. Providence District. Tax Map 48-1 ((9)) 6.
CG
Approved
- 9:00 A.M. NAHEED HAMID, SP 2015-LE-022 (A/D) Appl. under Sect(s). 3-503 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7205 Sumpter Ln., Springfield, 22150, on approx. 3,204 sq. ft. of land zoned R-5. Lee District. Tax Map 90-3 ((10)) 120.
CG
Approved
- 9:00 A.M. MAHMOOD S. MIRZA, SP 2014-BR-259 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 10260 Lindsey Meadow Ct., Fairfax, 22032, on approx. 10,317 sq. ft. of land zoned PDH-3. Braddock District. Tax Map 68-4 ((22)) (2) 39. *(Deferred from 3/18/15 at appl. req.)*
CG
Approved
- 9:00 A.M. KUMARI L. WICKRAMARATNE, SP 2014-HM-055 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 11440 Tanbark Dr., Reston, 20191, on approx. 12,478 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 26-2 ((16)) (1) 62. *(Admin. moved from 8/6/14 and 11/19/14 at appl. req.)*
LA
Approved
- 9:00 A.M. MARK MATTERN, SP 2015-MA-023 Appl. under Sect(s). 8-922 and 8-923 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition (open deck with lattice) 26.0 ft. from front lot line and fence greater than 4.0 ft. in height to remain in the front yards of a corner lot. Located at 4017 Kloman St., Annandale, 22003, on approx. 16,409 sq. ft. of land zoned R-2. Mason District. Tax Map 59-3 ((23)) 3.
LA
Approved

- 9:00 A.M. ANJU UPRETI / ANJU DAY CARE INC., SP 2014-PR-195 Appl. under Sect(s). 3-1203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3043 Braxton Wood Ct., Fairfax, 22031, on approx. 1,300 sq. ft. of land zoned R-12 and HC. Providence District. Tax Map 48-4 ((19)) 35.
- EMH
Approved
- 9:00 A.M. LISA P. HOANG / LISA HOANG'S DAYCARE, SP 2014-SU-209 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 13451 Stream Valley Dr., Chantilly, 20151, on approx. 10,248 sq. ft. of land zoned R-3 and WS. Sully District. Tax Map 45-1 ((9)) 1.
- EMH
Deferred to 7/29/15 at appl. req.
- 9:00 A.M. MATTHEW LEMONS, SHOUFENG LEMONS SHENG, SP 2015-MA-021 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 10.6 ft. from a side lot line and 4.1 ft. from a rear lot line. Located at 4300 Oak Hill Dr., Annandale, 22003, on approx. 15,003 sq. ft. of land zoned R-2. Mason District. Tax Map 71-2 ((20)) 89.
- EMH
Approved
- 9:00 A.M. VULCAN CONSTRUCTION MATERIALS LP, SPA 82-V-091-06 Appl. under Sect(s). 3-103, 3-C03, and 5-603 of the Zoning Ordinance to amend SP 82-V-091 previously approved for stone quarrying, crushing, sales, and related associated quarrying activities to permit renewal, modification of development conditions, increase in land area, and site modifications. Located at 10000 Ox Rd, Lorton, 22039, on approx. 419.96 ac. of land zoned I-6, R-C, R-1, and NR. Mt. Vernon District. Tax Map 106-4 ((1)) 56 pt. and 56A pt., 20B pt., 106-3 ((1)) 4B and 9, 112-2 ((1)) 8 pt., 9 pt., and 11-13. (*Admin. moved from 4/2/14, 5/21/14, 7/16/14, 9/10/14, and 10/29/14 at appl. req.*) (*Deferred from 12/3/14 at appl. req.*) (*Decision deferred from 3/4/15.*)
- EMH/NR
Decision Deferred to 5/13/15 at appl. req.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MAY 13, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **MAY 13, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

- 9:00 A.M. CECILIA S. HOLMAN / SOMEPLACE SPECIAL FAMILY CHILD CARE, SP 2014-HM-212
LA (home child care)
Admin.
Moved to
6/24/15 at
appl. req.
- 9:00 A.M. DILSHAD BEGUM D/B/A KIDS 1ST CARE, SP 2014-MV-228, (home child care)
NR (*Admin. moved from 3/4/15 at appl. req.*)
Admin.
Moved to
7/22/15 at
appl. req.
- 9:00 A.M. MYRIAM ISAZA / MOMMY'S DAYCARE, SP 2014-DR-089 Appl. under Sect(s). 3-403,
CG 8-305, and 8-914 of the Zoning Ordinance to permit a home child care facility, and to
Admin. permit reduction to the minimum yard requirements based on error in building location to
Moved to permit accessory structure to remain 1.7 ft. from rear lot line. Located at 1834 Gilson St.,
6/10/15 at Falls Church, 22043, on approx. 11,200 sq. ft. of land zoned R-4. Dranesville District. Tax
appl. req. Map 40-1 ((16)) 121. (*Admin. moved from 12/3/14 at appl. req.*)
- 9:00 A.M. DAVID PEETE, JR. AND KAREN PEETE, VC 2014-PR-008 Appl. under Sect(s). 18-401 of
CG the Zoning Ordinance to permit rear yard coverage exceeding 30%. Located at 10206
Indefinitely Oakton Station Ct., Oakton, 22124, on approx. 11,808 sq. ft. of land zoned R-4. Providence
Deferred District. Tax Map 47-2 ((39)) 4. (*Admin. moved from 10/22/14, 2/11/15 and 4/22/15 at*
appl. req.)

- 9:00 A.M. ELIZABETH J. SEJAS, SP 2014-MA-208 Appl. under Sect(s). 3-203 and 8-305 of the
LA Zoning Ordinance to permit a home child care facility. Located at 6735 Princess Anne Ln.,
Admin. Falls Church, 22042, on approx. 21,317 sq. ft. of land zoned R-2. Mason District. Tax
Moved to Map 60-2 ((12))19.
9/30/15 at
appl. req.
- 9:00 A.M. CASTLE CREEK PAINTBALL LLC, SP 2014-SP-001 Appl. under Sect(s). 3-C03 of the
EMH Zoning Ordinance to permit outdoor recreational use (paintball). Located at 12711 Popes
Withdrawn Head Rd., Clifton, 20124, on approx. 75.0 ac. of land zoned R-C and WS. Springfield
District. Tax Map 66-4 ((1)) 20, 29Z Pt. and 75-2 ((1)) 20Z Pt. (*Admin. moved from 4/2/14,*
4/23/14, and 6/4/14 at appl. req.) (Deferred from 7/23/14 at appl. req.) (Continued from
10/1/14, 1/28/15 and 3/18/15 at appl. req.)
- 9:00A.M. FRATERNAL ORDER OF POLICE, NOVA LODGE 35, A 2015-PR-002
SW
Admin.
Moved to
9/23/15 at
appl. req.

Public Hearings

- 9:00 A.M. CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS; BROYHILL CREST
RECREATION CLUB INC., SPA 54-M-053-2 Appl. under Sect(s). 3-303 of the Zoning
SW Ordinance to amend SP 54-M-053 previously approved for a community swim club and
Decision telecommunications facility to permit site modifications. Located at 7212 Early St.,
Deferred Annandale, 22003, on approx. 2.47 ac. of land zoned R-3. Mason District. Tax Map 60-3
to 6/24/15 ((24)) 9 B. (*Deferred from 4/15/15.*)
- 9:00 A.M. SHARON PATERSON / SHERRY'S DAYCARE, SP 2014-SU-214 Appl. under Sect(s). 3-
803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at
CG 6369 Generals Ct., Centreville, 20121, on approx. 2,325 sq. ft. of land zoned R-8 and WS.
Approved Sully District. Tax Map 65-2 ((9)) 104.
- 9:00 A.M. GIOVANNA VALDEZ CACERES, SP 2013-SU-019 Appl. under Sect(s). 8-305, 3-303 and
8-923 of the Zoning Ordinance to permit a home child care facility and to permit a fence
LA greater than 4.0 ft. in height to remain in the front yard of a corner lot. Located at 4113
Deferred to Lees Corner Rd., Chantilly, 20151, on approx. 16,079 sq. ft. of land zoned R-3. Sully
9/23/15 at District. Tax Map 45-1 ((2)) 72. (*Indefinitely deferred from 5/8/13 at appl. req.)*
appl. req. (*Reactivated on 2/5/14.*) (*Admin. moved from 4/23/14, 6/4/14, 10/1/14, and 2/11/15 at appl.*
req.)
- 9:00 A.M. DIPSHIKA BASNET, YELLOWSTONE CHILDCARE LLC, SP 2014-MA-163 Appl. under
Sect(s). 3-303, 8-305, and 8-914 of the Zoning Ordinance to permit a home child care
LA facility, and to permit reduction in minimum yard requirements based on error in building
Approved location to permit accessory storage structure to remain 6.8 ft. from a rear lot line. Located
at 6223 Yellowstone Dr., Alexandria, 22312, on approx. 11,123 sq. ft. of land zoned R-3.
Mason District. Tax Map 61-4 ((6)) (N) 22. (*Admin. moved from 4/1/15 at appl. req.)*

- 9:00 A.M. ANNE PRIYADARSHANI WICKRAMARATNE (LITTLE ACORNS), SP 2014-HM-175 Appl. under Sect(s). 6-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 10809 Oldfield Dr., Reston, 20191, on approx. 19,656 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 27-1 ((2)) (1) 13. *(Deferred from 4/8/15.)*
EMH
Approved
- 9:00 A.M. XIMENA G. VELASQUEZ / XIMENA'S DAY CARE LLC, SP 2014-SP-207 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7202 Hadlow Dr., Springfield, 22152, on approx. 9,718 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 89-3 ((5)) 583.
EMH
Deferred to 6/17/15 at appl. req.
- 9:00 A.M. RUSSELL JAFFE, SP 2015-HM-025 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit accessory storage structure to remain 6.3 ft. from a side lot line and accessory dwelling unit. Located at 10430 Hunter View Rd., Vienna, 22181, on approx. 2 ac. of land zoned R-E. Hunter Mill District. Tax Map 27-4 ((1)) 1 A.
EMH
Deferred to 7/22/15 at appl. req.
- 9:00 A.M. ALFONS MASSOUD, SP 2012-SP-026 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of worship. Located at 12415 Braddock Rd., Fairfax, 22030, on approx. 2.33 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1)) 22. *(Admin. moved from 8/1/12 and 10/3/12 at appl. req.) (Indefinitely deferred from 12/12/12 at appl. req.) (Reactivated from indefinitely deferred on 3/25/14.) (Deferred from 6/11/14, 10/22/14, and 2/4/15 at appl. req.) (Admin. moved from 3/25/15 for ads.)*
EMH
Deferred to 8/5/15 at staff req.
- 9:00 A.M. WAY OF FAITH CHRISTIAN TRAINING CENTER, INC., SPA 80-P-095 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 80-P-095 previously approved for a place of worship and school of general education to permit modifications to development conditions. Located at 8800 Arlington Blvd., Fairfax, 22031, on approx. 7.92 ac. of land zoned R-1. Providence District. Tax Map 48-4 ((1)) 39. *(Decision deferred from 3/25/15.)*
EMH
Approved
- 9:00 A.M. VULCAN CONSTRUCTION MATERIALS LP, SPA 82-V-091-06 Appl. under Sect(s). 3-103, 3-C03, and 5-603 of the Zoning Ordinance to amend SP 82-V-091 previously approved for stone quarrying, crushing, sales, and related associated quarrying activities to permit renewal, modification of development conditions, increase in land area, and site modifications. Located at 10000 Ox Rd, Lorton, 22039, on approx. 419.96 ac. of land zoned I-6, R-C, R-1, and NR. Mt. Vernon District. Tax Map 106-4 ((1)) 56 pt. and 56A pt., 20B pt., 106-3 ((1)) 4B and 9, 112-2 ((1)) 8 pt., 9 pt., and 11-13. *(Admin. moved from 4/2/14, 5/21/14, 7/16/14, 9/10/14, and 10/29/14 at appl. req.) (Deferred from 12/3/14 at appl. req.) (Decision deferred from 3/4/15 and 5/6/15 at appl. req.)*
EMH/NR
Decision Deferred to 6/3/15
- 9:00 A.M. JOSEPH G. HENRY, A 2014-DR-009 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure (gazebo) located in the front yard on property in the R-E District is in violation of Zoning Ordinance provisions. Located at 866 Merriewood Ln., McLean, 22102 on approx. 22,505 sq. ft. of land zoned R-E. Dranesville District. Tax Map 20-2 ((3)) 1. *(Admin. moved from 2/11/15 at appl. req.)*
SG
Deferred to 7/15/15 at appl. req.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MAY 20, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **MAY 20, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

- 9:00 A.M. ESKRIDGE (E&A), LLC, A 2013-PR-021 Appl. under Sect(s). 18-301 of the Zoning
SW Ordinance. Appeal of a determination that a sign erected on property in the PDC and H-C
Admin. Districts is located in the sight distance triangle in violation of Zoning Ordinance provisions.
Moved to Located at 2910 District Ave., Fairfax, 22031 on approx. 2.71 ac. of land zoned PDC and
10/28/15 at H-C. Providence District. Tax Map 49-3 ((37)) J. (*Admin. moved from 11/6/13, 4/23/14,*
appl. req. *and 11/19/14 at appl. req.*)
- 9:00 A.M. FRANCIS S. RATH, A 2012-DR-024 Appl. under sect(s). 18-301 of the Zoning Ordinance.
JC Appeal of a determination that appellant has established a Riding/Boarding Stable on
Admin. property in the R-E District without an approved special permit in violation of Zoning
Moved to Ordinance provisions. Located at 1051 Kelso Rd., Great Falls, 22066 on approx. 6.03 ac.
10/21/15 at of land zoned R-E. Dranesville District. Tax Map 19-2 ((2)) A. (*Admin. moved from*
appl. req. *1/9/13, 5/8/13, 9/18/13, 12/11/13, 5/21/14, and 11/19/14 at appl. req.*)
- 9:00 A.M. ELIZABETH BONSU APPIAH / MORNING STAR DAYCARE LLC, SP 2014-LE-114 Appl.
CG under Sect(s). 3-1203 and 8-305 of the Zoning Ordinance to permit a home child care
Admin. facility. Located at 3349 Beechcliff Dr., Alexandria, 22306, on approx. 1,760 sq. ft. of land
Moved to zoned R-12. Lee District. Tax Map 92-4 ((12)) 39 A. (*Admin. moved from 2/11/15 and*
6/24/15 at *4/29/15 at appl. req.*)
appl. req.
- 9:00 A.M. LIFETIME LEARNING ACADEMY INC. / GLORIA ATITSO QUIST, SP 2014-LE-216 Appl.
EMH under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care
Admin. facility. Located at 5314 Neville Ct., Alexandria, 22310, on approx. 14,018 sq. ft. of land
Moved to zoned R-3. Lee District. Tax Map 82-1 ((8)) 110.
8/5/15 at
appl. req.

Public Hearings

- 9:00 A.M. SW
Deferred to 7/15/15 at appl. req. DANIELA SOTO D/B/A DANIELA SOTO HOME DAYCARE, SP 2014-SU-188 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 14933 Jaslow St., Centreville, 20120, on approx. 11,688 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 53-2 ((3)) 121. (*Deferred from 4/22/15.*)
- 9:00 A.M. CG
Approved PAULA MANSOUR AWAD, SP 2015-PR-009 Appl. under Sect(s). 8-917 and 8-923 of the Zoning Ordinance to permit a modification to the limitations on the keeping of animals, and to permit a fence greater than 4.0 ft. in height to remain in a front yard. Located at 8354 Electric Ave., Vienna, 22182, on approx. 1 ac. of land zoned R-1. Providence District. Tax Map 39-3 ((1)) 66. (*Decision deferred from 4/22/15.*)
- 9:00 A.M. CG
Approved LEEANN FLETCHER - FLETCHER FAMILY CHILD CARE, SP 2014-MA-220 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7622 Erie St., Annandale, 22003, on approx. 10,520 sq. ft. of land zoned R-3. Mason District. Tax Map 70-2 ((5)) 107.
- 9:00 A.M. CG
Approved WINDSOR MICHAEL T., WINDSOR MICHELLE L., SP 2015-HM-026 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of addition 18.5 ft. from a rear lot line. Located at 13402 Running Pump Ct., Herndon, 20171, on approx. 9,618 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 25-3 ((8)) 65.
- 9:00 A.M. LA
Approved NORMA E. SANCHEZ-BUDHU D/B/A OKLA CORPORATION AND OKLA KIDS CHILDCARE, SP 2014-PR-221 Appl. under Sect(s). 3-103 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 9238 Okla Dr., Fairfax, 22031, on approx. 29,192 sq. ft. of land zoned R-1. Providence District. Tax Map 58-4 ((10)) 25.
- 9:00 A.M. LA
Deferred to 8/5/15 at appl. req. SALIMA MATNEJA / GALGATE DRIVE CHILD CARE, SP 2014-SP-223 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7119 Galgate Dr., Springfield, 22152, on approx. 16,633 sq. ft. of land zoned R-3. Springfield District. Tax Map 89-3 ((1)) 16B.
- 9:00 A.M. LA
Decision Deferred to 6/17/15 RIFFAT JABEEN, SP 2015-PR-020 (*AD*) Appl. under Sect(s). 3-803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7850 Snead Ln., Falls Church, 22043, on approx. 1,760 sq. ft. of land zoned R-8 (Cluster). Providence District. Tax Map 49-2 ((22)) 61. (*Admin. moved from 4/29/15 at appl. req.*)
- 9:00 A.M. LA
Approved ZHONG QI, SP 2015-DR-028 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7101 Idylwood Rd., Falls Church, 22043, on approx. 11,731 sq. ft. of land zoned R-3. Dranesville District. Tax Map 40-1 ((23)) 2.
- 9:00 A.M. EMH
Approved GLADIS SANTOS LOCH / GLADIS LOCH DAY CARE, SP 2015-MA-027 Appl. under Sect(s). 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7013 Oak Ridge Rd., Fall Church, 22035, on approx. 19,915 sq. ft. of land zoned R-4. Mason District. Tax Map 50-3 ((4)) 114.

9:00 A.M. MT. VERNON UNITED METHODIST CHURCH; NEW CINGULAR WIRELESS D/B/A
EMH AT&T MOBILITY LLC, CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS, SPA 80-V-
Deferred to 089-02 Appl. under Sect(s). 3-403 of the Zoning Ordinance to amend SP 80-V-089
8/5/15 at previously approved for a church with child care and telecommunications facility to permit
staff's req. site modifications to add additional antennas and grand equipment. Located at 2006 Belle
View Blvd., Alexandria, 22307, on approx. 2.80 ac. of land zoned R-4. Mt. Vernon District.
Tax Map 93-1 ((25)) (4) 14. *(Deferred from 4/1/15 at appl. req.)*

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MAY 27, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **MAY 27, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

-- NO MEETING --

**BOARD OF ZONING APPEALS AGENDA
JUNE 3, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **JUNE 3, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

- 9:00 A.M. KIMBERLY BOSTON VARGAS D/B/A THE VINE PRESCHOOL, SP 2014-LE-227 Appl.
CB under Sect(s). 8-305 and 3-803 of the Zoning Ordinance to permit a home child care
Admin. facility. Located at 4338 Cedarlake Ct., Alexandria, 22309, on approx. 2,260 sq. ft. of land
Moved to zoned R-8. Lee District. Tax Map 101-1 ((6)) 123. (*Admin. moved from 2/25/15 at appl.*
7/29/15 at *req.*)
appl. req.
- 9:00 A.M. THE TRUSTEES OF FIRST VIRGINIA BAPTIST CHURCH, SPA 2004-MV-025-02 (in
CG association with SEA 2004-MV-001-2) Appl. under Sect(s). 3-103 of the Zoning Ordinance
Admin. to amend SP 2004-MV-025, previously approved for a place of worship, to permit
Moved to modifications to development conditions, site modifications, and a change in permittee.
7/15/15 at Located at 8616 Pohick Rd., Springfield, 22153, on approx. 3.98 ac. of land zoned R-1.
appl. req. Springfield District. Tax Map 98-1 ((1)) 21. (*Admin. moved from 1/14/15, 1/28/15,*
3/25/15, and 4/29/15 at appl. req.)
- 9:00 A.M. JENNY LOZADA & JESSICA LOZADA D/B/A JENNY'S FAMILY CHILD CARE, SP 2014-
LA MA-233 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home
Admin. child care facility. Located at 4809 Seminole Ave., Alexandria, 22312, on approx. 17,316
Moved to sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 72-1 ((9)) (B) 7.
11/18/15 at
appl. req.
- 9:00 A.M. ARSHAD MAHMOOD AND RUBINA MAHMOOD, SP 2015-MV-035
LA
Admin.
Moved to
7/8/15 at
appl. req.

9:00 A.M. ELIZABETH OWUSU ANTWI (ELIZABETH DAY CARE), SP 2014-LE-235 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.
 CG Located at 8226 Jepson Pl., Alexandria, 22309, on approx. 15,300 sq. ft. of land zoned
 Withdrawn R-3. Lee District. Tax Map 101-3 ((15)) (1) 7.

Public Hearings

9:00 A.M. LATISHA JALLOH / LATISHA'S HOME DAYCARE, SP 2014-MA-229 Appl. under Sect(s).
 3-503, 8-305 and 8-923 of the Zoning Ordinance to permit a home child care facility, and to
 CB permit a fence greater than 4.0 ft. in height in a front yard. Located at 6470 Merritt Ct.,
 Approved Alexandria, 22312, on approx. 2,146 sq. ft. of land zoned R-5 and HC. Mason District. Tax
 Map 72-1 ((25)) 6. (*Admin. moved from 2/25/15 at appl. req.*)

9:00 A.M. SHARON E. MCKEW, SP 2015-PR-032 Appl. under Sect(s). 3-303 and 8-305 of the
 Zoning Ordinance to permit a home child care facility. Located at 9913 Brightlea Dr.,
 CG Vienna, 22181, on approx. 8,806 sq. ft. of land zoned R-3 (Cluster). Providence District.
 Approved Tax Map 48-1 ((7)) 2.

9:00 A.M. MOZHGAN HESSAVI d/b/a "GREAT EXPECTATIONS CHILD CARE, INC.", SP 2015-HM-
 12 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child
 LA care facility. Located at 2311 Colts Brook Dr., Reston, 20191, on approx. 16,405 sq. ft. of
 Approved and zoned R-3 (Cluster). Hunter Mill District. Tax Map 16-4 ((9)) (1B) 6. (*Continued from
 4/22/15.*)

9:00 A.M. THOMAS L. KOGER, SP 2015-PR-034 Appl. under Sect(s). 8-922 of the Zoning
 LA Ordinance to permit a reduction of certain yard requirements to permit construction of
Deferred to roofed deck 21.0 ft. and steps 19.0 feet from front lot line. Located at 2919 Linden Ln.,
6/24/15 at Falls Church, 22042, on approx. 7,448 sq. ft. of land zoned R-4 and HC. Providence
staff's req. District. Tax Map 51-3 ((3)) B.

9:00 A.M. ANGEL WHISENANT, SP 2014-LE-138 Appl. under Sect(s). 8-305 and 3-403 of the
 LA Zoning Ordinance to permit a home child care facility. Located at 6616 Cimarron St.,
Deferred to Springfield, 22150, on approx. 11,087 sq. ft. of land zoned R-4. Lee District. Tax Map
10/7/15 at 80-4 ((5)) (10) 17. (*Deferred from 3/4/15 at appl. req.*)
appl. req.

9:00 A.M. VULCAN CONSTRUCTION MATERIALS LP, SPA 82-V-091-06 Appl. under Sect(s). 3-
 103, 3-C03, and 5-603 of the Zoning Ordinance to amend SP 82-V-091 previously
 EMH/NR approved for stone quarrying, crushing, sales, and related associated quarrying activities
 Approved to permit renewal, modification of development conditions, increase in land area, and site
 modifications. Located at 10000 Ox Rd, Lorton, 22039, on approx. 419.96 ac. of land
 zoned I-6, R-C, R-1, and NR. Mt. Vernon District. Tax Map 106-4 ((1)) 56 pt. and 56A pt.,
 20B pt., 106-3 ((1)) 4B and 9, 112-2 ((1)) 8 pt., 9 pt., and 11-13. (*Admin. moved from
 4/2/14, 5/21/14, 7/16/14, 9/10/14, and 10/29/14 at appl. req.*) (*Deferred from 12/3/14 at
 appl. req.*) (*Decision deferred from 3/4/15, 5/6/15 and 5/13/15 at appl. req.*)

9:00 A.M. IDALIA ELIZABETH VIGIL GOMEZ / IDALIA'S HOME DAY CARE, SP 2014-MV-241 Appl.
 under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care
 EMH facility. Located at 8339 Bound Brook Ln., Alexandria, 22309, on approx. 10,500 sq. ft. of
 Approved land zoned R-3. Mt. Vernon District. Tax Map 101-4 ((17)) 143.

9:00 A.M. ANY POL SVAY/ANY SVAY DAYCARE, SP 2015-DR-031 (A/D) Appl. under Sect(s).
EMH 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at
Deferred to 1627 Hiddenbrook Dr., Herndon, 20170, on approx. 9,919 sq. ft. of land zoned R-3
7/15/15 at (Cluster). Dranesville District. Tax Map 10-4 ((14)) 479 A.
staff's req.

9:00 A.M. ROBERT RUTLAND-BROWN AND GRACE HIPONA, SP 2015-BR-037 Appl. under
EMH Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction in certain yard
Approved requirements to permit construction of addition 9.0 ft. from side lot line and reduction in
minimum yard requirements based on error in building location to permit accessory
storage structure to remain 2.1 ft. from a side lot line and 8.2 ft. from a rear lot line and
accessory structure 4.2 ft. from a side lot line. Located at 5642 Ravenel Ln., Springfield,
22151, on approx. 12,293 sq. ft. of land zoned R-3. Braddock District. Tax Map 79-2 ((3))
(30) 14.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JUNE 10, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **JUNE 10, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

CB DEREK BENEKEBOVE, SP 2015-MA-042 (error, 50% and fence)

Admin.

*Moved to
7/29/15 at
appl. req.*

9:00 A.M. MERCY CHAVEZ DBA MERCY'S DAYCARE, SP 2014-LE-139 Appl. under Sect(s). 8-305
CG and 3-203 of the Zoning Ordinance to permit a home child care facility. Located at 3126
Admin. Groveton St., Alexandria, 22306, on approx. 6,885 sq. ft. of land zoned R-2, HC. Lee
Moved to District. Tax Map 92-2 ((18)) (2) 27. (*Admin. moved from 3/4/15 at appl. req.*)
*7/15/15 at
appl. req.*

9:00 A.M. SETH M. KRAMER, A 2015-MV-006

Admin.

*Moved to
9/30/15 at
appl. req*

Public Hearings

9:00 A.M. MYRIAM ISAZA / MOMMY'S DAYCARE, SP 2014-DR-089 Appl. under Sect(s). 3-403, 8-
CG 305, and 8-914 of the Zoning Ordinance to permit a home child care facility, and to permit
Approved reduction to the minimum yard requirements based on error in building location to permit
accessory structure to remain 0.7 ft. from rear lot line and 7.0 ft. from a side lot line.
Located at 1834 Gilson St., Falls Church, 22043, on approx. 11,200 sq. ft. of land zoned
R-4. Dranesville District. Tax Map 40-1 ((16)) 121. (*Admin. moved from 12/3/14 and
5/13/15 at appl. req.*)

- 9:00 A.M. DEBORAH W. MAYS, SP 2014-LE-236 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7318 Essex Ave., Springfield, 22150, on approx. 12,048 sq. ft. of land zoned R-3. Lee District. Tax Map 80-3 ((2)) (32) 9.
CG
Approved
- 9:00 A.M. KIM D. AND VU TUE NGUYEN, SP 2015-MA-040 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit an accessory storage structure to remain 4.2 ft. from a rear lot line and 3.4 ft. from a side lot line, and to permit an accessory dwelling unit. Located at 4425 Park Rd., Alexandria, 22312, on approx. 22,078 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((6)) 73.
CG
Approved
- 9:00 A.M. ROBIN A. AND RUTH A. SIMMONS, SP 2015-LE-036 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit addition to remain 10.2 ft. from side lot line. Located at 6018 Mayfair Ln., Alexandria, 22310, on approx. 16,703 sq. ft. of land zoned R-3 and HC. Lee District. Tax Map 81-4 ((7)) 27.
CG
Approved
- 9:00 A.M. VICTORIA NNAJI / LITTLE ANGELS FAMILY DAY CARE, SP 2014-MA-239 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5974 Jan Mar Dr., Falls Church, 22041, on approx. 10,500 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((7)) 21.
LA
Approved
- 9:00 A.M. SHELEM CHINAS / GRANDMA'S HOME DAYCARE, INC., SP 2015-HM-046 Appl. under Sect(s). 3-103 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 12310 Coleraine Ct., Reston, 20191, on approx. 20,000 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 26-1 ((16)) 64.
LA
Deferred to 7/22 at staff's req.
- 9:00 A.M. MCLEAN ISLAMIC CENTER, SPA 79-D-141-02 Appl. under Sect(s). 3-103 and 8-301 of the Zoning Ordinance to amend SP 79-D-141 previously approved for a place of worship to permit change in permittee and site modifications. Located at 8800 Jarrett Valley Dr., Vienna, 22182, on approx. 1.67 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((1)) 10 A. *(Admin. moved from 1/7/15 and 4/1/15 at appl. req.)*
LA
Decision Deferred to 7/8/15
- 9:00 A.M. DEBORAH VILLAGRA / AND GREEN FROG LLC , SP 2014-SU-238 Appl. under Sect(s). 3-503 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5820 Rock Forest Ct., Centreville, 20121 on approx. 2,349 sq. ft. of land zoned R-5 and WS. Sully District. Tax Map 54-4 ((8)) 38.
EMH
Indefinitely Deferred at staff's req.
- 9:00 A.M. SARAIID VIDAURRE, SP 2015-MA-049 (A/D) Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5283 Navaho Dr., Alexandria, 22312, on approx. 21,168 sq. ft. of land zoned R-3. Mason District. Tax Map 72-3 ((23)) 3.
EMH
Approved

9:00 A.M. KAWTHAR ABDULLA, SP 2015-BR-050 (A/D) Appl. under Sect(s). 3-2003 and 8-305 of
EMH the Zoning Ordinance to permit a home child care facility. Located at 4833 Carriagepark
Decision Rd., Fairfax, 22032, on approx. 1,700 sq. ft. of land zoned R-20. Braddock District. Tax
Deferred Map 68-2 ((5)) 1941.
to 7/15/15

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JUNE 17, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **JUNE 17, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

- 9:00 A.M. SALMA NAZARY DBA SALMA DAYCARE, SP 2014-SP-116 Appl. under Sect(s). 3-103
LA and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6301
Admin. Travilah Ct., Fairfax Station, 22039, on approx. 2.40 ac. of land zoned R-1. Springfield
Moved to District. Tax Map 77-3 ((14)) 3. (*Admin. moved from 1/7/15, 4/15/15 and 6/17/15 at appl.*
7/22/15 at req.)
appl. req.
- 9:00 A.M. ABDUL S. AHMADY / AMINA AHMADY, VC 2014-MA-003 Appl. under Sect(s). 18-401 of
EMH the Zoning Ordinance to permit dwelling 9.1 ft. from front lot line. Located at 6624 Tunlaw
Admin. Ct., Alexandria, 22312, on approx. 1.17 ac. of land zoned R-2. Mason District. Tax
Moved to Map 71-4 ((1)) 69. (*Admin. moved from 6/25/14.*) (*Admin. moved from 6/18/14 and*
7/29/15 at 9/10/14 for notices.) (*Continued from 12/3/14.*)
appl. req.
- 9:00 A.M. FLEET PROPERTIES, INC. & COLUMBIA COLLEGE, INC., A 2015-PR-004 Appl. under
SG sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are
Admin. occupying property in the I-5 District without Non-Residential Use Permit approval in
Moved to violation of Zoning Ordinance provisions. Located at 2726 Merrilee Dr., Fairfax, 22031 on
12/2/15 at approx. 43,562 sq. ft. of land zoned I-4 and I-5. Providence District. Tax Map 49-1
appl. req. ((16)) 5.
- 9:00 A.M. MANAGEMENT PROPERTIES OF AMERICA, INC. & COLUMBIA COLLEGE, INC., A
SG 2015-PR-007 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a
Admin. determination that appellants are occupying property in the I-5 District without Non-
Moved to Residential Use Permit approval reflecting the use of the building as a Private School of
12/2/15 at Special Education in violation of Zoning Ordinance provisions. Located at 8300 Merrifield
appl. req. Ave., Fairfax, 22031 on approx. 45,131 sq. ft. of land zoned I-5. Providence District. Tax
Map 49-1 ((16)) 4.

9:00 A.M. MANAGEMENT PROPERTIES OF AMERICA, INC. AND COLUMBIA COLLEGE, INC.,
 SG A 2015-PR-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a
Admin. determination that rescinds Non-Residential Use Permits #143580105, #150430144, and
Moved to #150430148. Located at 8300 Merrifield Ave., Fairfax, 22031, on approx. 45,131 sq. ft. of
 12/2/15 at land zoned I-5. Providence District. Tax Map 49-1 ((16)) 4.
appl. req.

Public Hearings

9:00 A.M. HALA R. ZAROU/HALA DAY CARE, SP 2015-SU-030 (A/D) Appl. under Sect(s). 3-503
 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 14125
 JB Rock Canyon Dr., Centreville, 20121, on approx. 9,016 sq. ft. of land zoned R-5 and WS.
 Approved Sully District. Tax Map 65-4 ((3)) 18.

9:00 A.M. SANDRA VERONICA BERGANZA D/B/A REACHING FOR LAS ESTRELLAS, LLC, SP
 2014-LE-077 Appl. under Sect(s). 3-303, 8-305, and 8-914 of the Zoning Ordinance to
 CG permit a home child care facility, and to permit reduction to minimum yard requirements
 Approved based on error in building location to permit an accessory storage structure to remain 3.1
 ft. from a side lot line and 2.7 ft. from a rear lot line. Located at 6407 Kroy Dr., Springfield,
 22150, on approx. 11,360 sq. ft. of land zoned R-3. Lee District. Tax Map 81-3 ((15)) 39.
(Admin. moved from 10/8/14 at appl. req.)

9:00 A.M. FREETOWN FRIENDS SCHOOL, LLC, SHELLEY DANIEL, SP 2014-HM-091 Appl. under
 Sect(s). 6-303, 8-305, and 8-914 of the Zoning Ordinance to permit a home child care
 CG facility, and to permit reduction to the minimum yard requirements based on error in
 Approved building location to permit accessory storage structure to remain 0.7 ft. from side lot line
 and 8.5 ft. from rear lot line. Located at 2487 Freetown Dr., Reston, 20191, on approx.
 16,600 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 25-4 ((5)) (1) 15. *(Admin.
 moved from 11/5/14 and 1/14/15 at appl. req.)*

9:00 A.M. JAY E. WESZELOVSZKY D/B/A ROSE HILL CHILD DAY CARE, SP 2014-LE-101 Appl.
 CG under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care.
Deferred to Located at 4604 Eaton Pl., Alexandria, 22310, on approx. 10,500 sq. ft. of land zoned R-3.
 9/23/15 Lee District. Tax Map 82-3 ((17)) (D) 21. *(Admin. moved from 12/10/14 and 3/11/15 at
 appl. req.)*

9:00 A.M. VIJAYA K. SHAH / QUALITY CHILD CARE, SP 2014-MA-148 Appl. under Sect(s). 3-303
 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2510 N.
 CG Chambliss St., Alexandria, 22311, on approx. 14,925 sq. ft. of land zoned R-3. Mason
 Approved District. Tax Map 61-4 ((1)) 126 C. *(Admin moved from 3/11/15 at appl. req.)*

9:00 A.M. RIFFAT JABEEN, SP 2015-PR-020 (*AD*) Appl. under Sect(s). 3-803 and 8-305 of the
 LA Zoning Ordinance to permit a home child care facility. Located at 7850 Snead Ln., Falls
Decision Church, 22043, on approx. 1,760 sq. ft. of land zoned R-8 (Cluster). Providence District.
Deferred to Tax Map 49-2 ((22)) 61. *(Admin. moved from 4/29/15 at appl. req.) (Dec. def. from
 6/24/15 5/20/15.)*

- 9:00 A.M. ROSMERY C. SALINAS / ROS CORPORATION DBA: MAMA ROSIE'S CHILD CARE, SP 2014-MA-245 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5311 Danville St., Springfield, 22151, on approx. 15,065 sq. ft. of land zoned R-3. Mason District. Tax Map 80-2 ((2)) 166.
LA
Approved
- *** RECONSIDERATION GRANTED ON 6/24/15 *****
***** NEW HEARING SCHEDULED FOR 7/29/15 *****
- 9:00 A.M. CHRISTINE GABRIEL DBA CHRISTINE'S CHILD HOMECARE, SP 2014-LE-064 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5905 Ridge View Dr., Alexandria, 22310, on approx. 13,667 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((10)) (F) 8. *(Admin. moved from 9/24/14 and 3/25/15 at appl. req.)*
LA
Approved
- 9:00 A.M. XIMENA G. VELASQUEZ / XIMENA'S DAY CARE LLC, SP 2014-SP-207 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7202 Hadlow Dr., Springfield, 22152, on approx. 9,718 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 89-3 ((5)) 583. *(Deferred from 5/13/15 at appl. req.)*
EMH
Approved
- 9:00 A.M. MARIA GUEVARA, SP 2014-HM-247 Appl. under Sect(s). 6-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2247 Sanibel Dr., Reston, 20191, on approx. 5,390 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 17-3 ((4)) (8) 32.
EMH
Approved
- 9:00 A.M. JYOTSNA AITHAL / SUSHEEL JAIN, SP 2015-DR-048 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 6.1 ft. from a side lot line. Located at 6722 Haycock Rd., Falls Church, 22043, on approx. 20,942 sq. ft. of land zoned R-3. Dranesville District. Tax Map 40-4 ((1)) 56.
EMH
Approved

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JUNE 24, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **JUNE 24, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

- 9:00 A.M. DELIA OCHOA-AMINI / MS. DELIA'S DAY CARE, SP 2014-PR-189 Appl. under Sect(s).
KA 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at
Admin. 3249 Jermantown Rd., Fairfax, 22030, on approx. 18,648 sq. ft. of land zoned R-2.
Moved to Providence District. Tax Map 47-3 ((1)) 29 A. (*Admin. moved from 4/22/15.*)
10/7/15 at
appl. req.
- 9:00 A.M. TANIDA POOVATANA, SP 2014-HM-143 Appl. under Sect(s). 8-305 and 3-103 of the
CG Zoning Ordinance to permit a home child care facility. Located at 1800 Clovermeadow Dr.,
Admin. Vienna, 22182, on approx. 27,093 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map
Moved to 27-2 ((7)) 1. (*Admin. moved from 3/18/15 at appl. req.*)
9/30/15
by staff
- 9:00 A.M. TAMMY CAVALIERI - PRECIOUS JEWEL DAYCARE, SP 2014-SU-199 Appl. under
EMH Sect(s). 3-303, 8-305, and 8-917 of the Zoning Ordinance to permit a home child care
Withdrawn facility and modifications to the limitations on the keeping of animals (dogs). Located at
14419 Coachway Dr., Centreville, 20120, on approx. 8,689 sq. ft. of land zoned R-3
(Cluster), WS. Sully District. Tax Map 54-1 ((15)) 4. (*Admin. moved from 4/29/15.*)
- 9:00 A.M. CARL EY AND JENNIFER KRALY EY, A 2013-MA-016 Appl. under sect(s). 18-301 of the
MM Zoning Ordinance. Appeal of a determination that a detached accessory structure
Admin. (garage) on property in the R-1 and H-C Districts does not qualify for vested rights and is
Moved to in violation of Zoning Ordinance provisions. Located at 4700 Brookside Dr. on approx.
12/2/15 at 1.04 ac. of land zoned R-1 and H-C. Mason District. Tax Map 72-1 ((6)) 41. (*Admin.*
appl. req. *moved from 10/2/13, 11/20/13, 1/8/14, 4/23/14, 8/6/14, 10/29/14 and 4/8/15 at appl. req.*)

Public Hearings

- 9:00 A.M. BEYER I LLC, A 2012-PR-029 Appl. Under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard, which is a use not permitted, on property in the C-8 and H-C Districts in violation of Zoning Ordinance provisions. Located at 7113 Shreve Rd., Falls Church, 22043, on approx. 33,787 sq. ft. of land zoned C-8 and H-C. Providence District. Tax Map 40-3 ((12)) 11. *(Admin. moved from 1/16/13, 4/3/13, 6/19/13, 9/11/13, 11/6/13, and 3/19/14 at appl. req.) (Continued from 5/14/14, 11/5/14, and 2/25/15.)*
- RM
Continued to 9/30/15
- 9:00 A.M. CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS; BROYHILL CREST RECREATION CLUB INC., SPA 54-M-053-2 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 54-M-053 previously approved for a community swim club and telecommunications facility to permit site modifications and modifications to development conditions. Located at 7212 Early St., Annandale, 22003, on approx. 2.47 ac. of land zoned R-3. Mason District. Tax Map 60-3 ((24)) 9 B. *(Deferred from 4/15/15.) (Dec. deferred from 5/13/15.)*
- SW
Approved
- 9:00 A.M. JENNIFER S. BEARS DBA EARLY LEARNING EXPRESS INC., SP 2014-DR-246 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7000 Tyndale St., McLean, 22101, on approx. 15,148 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((32)) 60.
- CB
Approved
- 9:00 A.M. ELIZABETH BONSU APPIAH / MORNING STAR DAYCARE LLC, SP 2014-LE-114 Appl. under Sect(s). 3-1203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3349 Beechcliff Dr., Alexandria, 22306, on approx. 1,760 sq. ft. of land zoned R-12. Lee District. Tax Map 92-4 ((12)) 39 A. *(Admin. moved from 2/11/15, 4/29/15 and 5/20/15 at appl. req.)*
- CG
Approved
- 9:00 A.M. JAS BOOTHE, SP 2015-MV-033 Appl. under Sect(s). 3-803, 8-301, and 8-922 of the Zoning Ordinance to permit a group housekeeping unit and reduction of certain yard requirements to permit construction of an accessory structure 5.3 ft. from a side lot line. Located at 5836 Biscayne Dr., Alexandria, 22303, on approx. 8,758 sq. ft. of land zoned R-8. Mt. Vernon District. Tax Map 83-1 ((9)) 107 A.
- CG
Approved
- 9:00 A.M. RIFFAT JABEEN, SP 2015-PR-020 (*AD*) Appl. under Sect(s). 3-803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7850 Snead Ln., Falls Church, 22043, on approx. 1,760 sq. ft. of land zoned R-8 (Cluster). Providence District. Tax Map 49-2 ((22)) 61. *(Admin. moved from 4/29/15 at appl. req.) (Dec. def. from 5/20/15.) (Decision deferred from 6/17/15 at appl. req.)*
- LA
Approved
- 9:00 A.M. CECILIA S. HOLMAN / SOMEPLACE SPECIAL FAMILY CHILD CARE, SP 2014-HM-212 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2241 Halter Ln., Reston, 20191, on approx. 11,850 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 16-4 ((9)) 186. *(Admin. moved from 5/13/15 at appl. req.)*
- LA
Approved

- 9:00 A.M. EDLA YILMA / WHERE ALL THE STARS SHINE DAY CARE, SP 2014-MA-248 Appl. under Sect(s). 3-303, 8-305, and 8-914 of the Zoning Ordinance to permit a home child care facility, and to permit an existing accessory storage structure to remain 10.08 ft. from a side lot line. Located at 5603 Dawes Ave., Alexandria, 22311, on approx. 21,783 sq. ft. of land zoned R-3. Mason District. Tax Map 61-4 ((10)) (10) 58.
LA
Approved
- 9:00 A.M. KATHLEEN Y. FLEMING, SP 2015-MV-051 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of a carport 22.4 ft. from front lot line and 8.6 ft. from a side lot line and reduction in minimum yard requirements based on errors in building locations to permit an addition (deck with trellis) to remain 6.7 ft. from a side lot line, and a deck (patio) to remain 9.8 ft. from a side lot line. Located at 7217 Stafford Rd., Alexandria, 22307, on approx. 21,042 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 93-3 ((4)) 36.
LA
Approved
- 9:00 A.M. THOMAS L. KOGER, SP 2015-PR-034 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of roofed deck 21.0 ft. and steps 19.0 feet from front lot line. Located at 2919 Linden Ln., Falls Church, 22042, on approx. 7,448 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 51-3 ((3)) B. *(Deferred from 6/3/15 at staff's req.)*
LA
Approved
- 9:00 A.M. FARAH AKHTAR DBA ABC MONTESSORI, LLC, SP 2014-LE-258 Appl. under Sect(s). 3-103 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7420 Beulah St., Alexandria, 22315, on approx. 1.50 ac. of land zoned R-1. Lee District. Tax Map 91-3 ((1)) 23 A.
EMH
Approved
- 9:00 A.M. FATEN BUSH / FATEN BUSH HOME CHILD CARE, SP 2014-SP-179 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5958 Hall St., Springfield, 22152, on approx. 10,857 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 79-3 ((16)) 82. *(Admin. moved from 4/15/15 at appl. req.)*
EMH
Deferred to 10/7/15
- 9:00 A.M. SAMUEL GRAHAM AND ANNA LEUNG, SP 2015-SU-039 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals (chickens). Located at 15213 McConnell Ct., Centreville, VA 20120, on approx. 17,034 sq. ft. of land zoned R-2 (Cluster), WS. Sully District. Tax Map 53-2 ((2)) (41) 11.
EMH
Approved

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JULY 1, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **JULY 1, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

-- NO MEETING --

**BOARD OF ZONING APPEALS AGENDA
JULY 8, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **JULY 8, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

9:00 A.M. TRUSTEES OF MOUNT CALVARY BAPTIST CHURCH, SPA 82-V-013-02 Appl. under
CG Sect(s). 3-403 and 8-006 of the Zoning Ordinance to amend SP 82-V-013 previously
Admin. approved for a house of worship to permit modification of development conditions and site
Moved to modifications. Located at 6418-A Quander Rd., Alexandria, 22307, on approx. 1.45 ac. Of
8/5/15 at land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((1)) 40A.
appl. req.

LA BETTY H. BUSEY, SP 2015-DR-059 (ADU)
Admin.
Moved to
7/29/15 at
appl. req.

9:00 A.M. JOHNNY CHENG-TEH CHIU AND LIEN RUNG-KAO, A 2014-DR-010 Appl. under
SCW Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence on
Withdrawn property in the R-3 District is located in the front yard and exceeds allowable height
restrictions, in violation of Zoning Ordinance provisions. Located at 1004 Salt Meadow Ln.,
McLean, 22101 on approx. 16,589 sq. ft. of land zoned R-3. Dranesville District. Tax Map
21-3 ((19)) 1. (*Admin. moved from 12/10/14 and 2/4/15 at appl. req.*)

Public Hearings

9:00 A.M. MCLEAN ISLAMIC CENTER, SPA 79-D-141-02 Appl. under Sect(s). 3-103 and 8-301 of
LA the Zoning Ordinance to amend SP 79-D-141 previously approved for a place of
Approved worship to permit change in permittee and site modifications. Located at 8800 Jarrett
Valley Dr., Vienna, 22182, on approx. 1.67 ac. of land zoned R-1. Dranesville District.
Tax Map 29-1 ((1)) 10 A. (*Admin. moved from 1/7/15 and 4/1/15 at appl. req.*) (*Decision*
Deferred from 6/10/15.)

- 9:00 A.M. MEHRANGIZ M. IZADI, DBA MARY & CHILDREN, SP 2015-SU-043 (A/D) Appl. under Sect(s). 3-E03 and 8-305 of the Zoning Ordinance to permit a home child care facility. SW Located at 10423 Lawyers Rd., Vienna, 22181, on approx. 1.92 ac. of land zoned R-E. Approved Sully District. Tax Map 27-4 ((1)) 34.
- 9:00 A.M. MUHAMMAD YASIN AND ZOHRA PARVEEN, SP 2014-MA-201 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit accessory storage structure to remain 2.8 ft. from rear MD lot line and 2.0 ft. from side lot line, accessory structure to remain 1.2 ft. and deck (patio) to Approved remain 0.0 ft. from side lot line. Located at 3312 Glenmore Dr., Falls Church, 22041, on approx. 11,550 sq. ft. of land zoned R-3, HC. Mason District. Tax Map 61-2 ((9)) 4. (Concurrent with VC 2014-MA-013). (*Admin. moved from 12/10/14, 1/7/15 and 3/25/15 at appl. req.*)
- 9:00 A.M. MUHAMMAD YASIN AND ZOHRA PARVEEN, VC 2014-MA-013 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit an accessory storage structure greater than 200 sq. MD ft. Located at 3312 Glenmore Dr., Falls Church, 22041, on approx. 11,550 sq. ft. of land Denied zoned R-3, HC. Mason District. Tax Map 61-2 ((9)) 4. (Concurrent with SP 2014-MA-201). (*Admin. moved from 12/10/14, 11/7/15 and 3/25/15 at appl. req.*)
- 9:00 A.M. MUHAMMAD YASIN AND MUHAMMAD J ALI, SP 2014-MA-202 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on MD error in building location to permit accessory storage structure to remain 7.2 ft. from rear Approved lot line. Located at 3314 Glenmore Dr., Falls Church, 22041, on approx. 11,550 sq. ft. of land zoned R-3, HC. Mason District. Tax Map 61-2 ((9)) 5. (Concurrent with VC 2014-MA-014). (*Admin. moved from 12/10/14, 1/7/15 and 3/25/15 at appl. req.*)
- 9:00 A.M. MUHAMMAD YASIN AND MUHAMMAD J ALI, VC 2014-MA-014 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit an accessory storage structure greater than 200 sq. MD ft. Located at 3314 Glenmore Dr., Falls Church, 22041, on approx. 11,550 sq. ft. of land Denied zoned R-3, HC. Mason District. Tax Map 61-2 ((9)) 5. (Concurrent with SP 2014-MA-202). (*Admin. moved from 12/10/14, 1/7/15 and 3/25/15 at appl. req.*)
- 9:00 A.M. DAWN AND SEAN CASSIDY, SP 2015-BR-038 Appl. under Sect(s). 8-914 of the Zoning PY Ordinance to permit reduction in minimum yard requirements based on error in building Approved location to permit addition to remain 6.5 ft. from side lot line such that side yards total 18.5 ft. and to permit accessory storage structure to remain 4.6 ft. from rear lot line. Located at 4986 Swinton Dr., Fairfax, 22032, on approx. 11,675 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 68-4 ((6)) 1018.
- 9:00 A.M. GAIL GORDON D/B/A KOALATY HOUSE, INC., SP 2015-BR-004 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at CG 4110 Whitacre Rd., Fairfax, 22032 on approx. 26,110 sq. ft. of land zoned R-2 (Cluster). Approved Braddock District. Tax Map 58-3 ((12)) 1.
- 9:00 A.M. LAURA HOSKEN, SP 2015-DR-064 Appl. under Sect(s). 8-918 of the Zoning Ordinance to CG permit an accessory dwelling unit. Located at 1817 Susquehannock Dr., McLean, 22101, Approved on approx. 10,791 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-3 ((20)) 23.

- 9:00 A.M. ARSHAD MAHMOOD AND RUBINA MAHMOOD, SP 2015-MV-035 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height to remain in the front yards of a corner lot. Located at 8616 Lombardy Ln., Alexandria, 22308, on approx. 23,203 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((6)) (2) 5. *(Admin. moved from 6/3/15 at appl. req.)*
- LA
Approved
- 9:00 A.M. MARGARET P. CRUMP DBA MISS PEGGY'S PRESCHOOL, SP 2015-DR-008 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 1566 Kingstream Cir., Herndon, 20170, on approx. 11,584 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 11-3 ((17)) 334.
- LA
Approved
- 9:00 A.M. RIGOBERTO GUARDADO AND DEBORAH E. GUARDADO MARIA E. GUARDADO, SP 2015-LE-052 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to allow an accessory structure to remain 2.5 ft. from a side lot line and 6.7 ft. from rear lot line and an addition to remain 13.9 ft. from a side lot line. Located at 3118 Groveton St., Alexandria, 22306, on approx. 12,675 sq. ft. of land zoned R-2, HC. Lee District. Tax Map 92-2 ((18)) (2) 31.
- LA
Deferred to 9/23/15 at staff's req.
- 9:00 A.M. ZULMA MENESES D/B/A MAIAS CHILD CARE INC., SP 2015-SU-005 Appl. under Sect(s). 3-803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6133 Rocky Way Ct., Centreville, 20120, on approx. 2,232 sq. ft. of land zoned R-8, WS. Sully District. Tax Map 54-3 ((17)) 26A.
- EMH
Approved
- 9:00 A.M. DAVID W. ANDREWS AND ANN MARIE ANDREWS, SP 2015-MV-045 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit dwelling to remain 14.6 ft. from side lot line. Located at 11321 Gunston Road Way, Lorton, 22079, on approx. 20,000 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 119-4 ((2)) (4) 41 and 47.
- EMH
Approved
- 9:00 A.M. ROSALVA M. SOTERO AND REGINALD O. EMORDI, SP 2015-DR-055 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit decks to remain 0.5 ft. and 8.0 ft. from a side lot line and to permit an accessory dwelling unit. Located at 7103 Idylwood Rd., Falls Church, 22043, on approx. 10,691 sq. ft. of land zoned R-3. Dranesville District. Tax Map 40-1 ((23)) 1.
- EMH
Decision Deferred to 7/22/15

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JULY 15, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **JULY 15, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

- 9:00 A.M. THE TRUSTEES OF FIRST VIRGINIA BAPTIST CHURCH, SPA 2004-MV-025-02 (in
CG association with SEA 2004-MV-001-2) Appl. under Sect(s). 3-103 of the Zoning Ordinance
Indefinitely to amend SP 2004-MV-025, previously approved for a place of worship, to permit
Deferred modifications to development conditions, site modifications, and a change in permittee.
at appl. req. Located at 8616 Pohick Rd., Springfield, 22153, on approx. 3.98 ac. of land zoned R-1.
Springfield District. Tax Map 98-1 ((1)) 21. (*Admin. moved from 1/14/15, 1/28/15, 3/25/15, 4/29/15 and 6/3/15 at appl. req.*)
- 9:00 A.M. TERESA IBANEZ, HAPPY KIDZ, LLC, SP 2015-SU-018 Appl. under Sect(s). 3-203 and
CG 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 13804
Admin. Poplar Tree Rd., Chantilly, 20151, on approx. 10,500 sq. ft. of land zoned R-2, WS. Sully
Moved to District. Tax Map 44-4 ((3)) 51.
10/28/15 at
appl. req.
- 9:00 A.M. MARK B. VAN KIRK, SP 2014-DR-124 Appl. under Sect(s). 8-922 of the Zoning
CG Ordinance to permit reduction of minimum yard requirements based on error in building
Admin. location to permit deck to remain 3.0 ft. from side lot line and 2.5 ft. from rear lot line, and
Moved to an accessory storage structure to remain 0.1 ft. from side lot line and 0.3ft. from rear lot
9/30/15 at line, and to permit reduction of certain yard requirements to permit construction of an
appl. req. addition 9.8 ft. from side lot line. Located at 1411 Mayflower Dr., McLean, 22101, on
approx. 11,488 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((12)) 224.
(Concurrent with VC 2014-DR-007). (*Admin. moved from 9/17/14, 2/4/15, and 4/22/15 at appl. req.*)

- 9:00 A.M. MARK B. VAN KIRK, VC 2014-DR-007 Appl. under Sect(s). 10-103 of the Zoning
CG Ordinance to permit rear yard coverage of 45%. Located at 1411 Mayflower Dr.,
Admin. McLean, 22101, on approx. 11,488 sq. ft. of land zoned R-3. Dranesville District. Tax
Moved to Map 30-1 ((12)) 224. (Concurrent with SP 2014-DR-124). (*Admin. moved from 9/17/14,*
9/30/15 at 2/4/15, and 4/22/15 at appl. req.)
appl. req.
- 9:00 A.M. SHAHRZAD MARZBAN, SP 2014-DR-046 Appl. under Sect(s). 8-305 and 3-403 of the
LA Zoning Ordinance to permit home child care facility. Located at 1823 Gilson St., Falls
Admin. Church, 22043, on approx. 14,990 sq. ft. of land zoned R-4. Dranesville District. Tax Map
Moved to 40-1 ((16)) 101. (*Admin. moved from 7/23/14, 10/22/14, and 2/11/15 at appl. req.*)
10/21/15 at
appl. req.
- 9:00 A.M. PAUL CHRISTOU, SP 2015-MV-044 Appl. under Sect(s). 8-914 of the Zoning Ordinance
EMH to permit reduction in minimum yard requirements based on error in building location to
Admin. permit accessory structure (stone oven/grill) to remain 0.4 ft. from side lot line and 0.0 ft.
Moved to from rear lot line, roofed deck 1.4 ft. from rear lot line and an accessory structure (stone
10/7/15 at grill) 0.3 ft. from rear lot line. Located at 1220 Tudor Pl., Alexandria, 22307, on approx.
appl. req. 17,614 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-4 ((4)) ((2)) 6.
(Concurrent with VC 2015-MV-003).
- 9:00 A.M. PAUL CHRISTOU, VC 2015-MV-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance
EMH to permit accessory structures in the front yard of a lot containing 36,000 sq. ft. or less and
Admin. to permit a fence wall which exceeds 6.0 ft. in height in a front yard and greater than 7.0 ft.
Moved to in a side and rear yard, and to permit 90.3 % of rear yard coverage. Located at 1220
10/7/15 at Tudor Pl., Alexandria, 22307, on approx. 17,614 sq. ft. of land zoned R-3. Mt. Vernon
appl. req. District. Tax Map 93-4 ((4)) (2) 6. (Concurrent with VC 2015-MV-003).
- Withdrawn OAKRIDGE AUCTION GALLERY, INC., A 2015-PR-014

Public Hearings

- 9:00 A.M. DANIELA SOTO D/B/A DANIELA SOTO HOME DAYCARE, SP 2014-SU-188 Appl. under
SW Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Deferred to Located at 14933 Jaslow St., Centreville, 20120, on approx. 11,688 sq. ft. of land zoned
7/29/15 R-3 (Cluster) and WS. Sully District. Tax Map 53-2 ((3)) 121. (*Deferred from 4/22/15.*)
(*Deferred from 5/20/15 at appl. req.*)
- 9:00 A.M. Appl. under Sect(s). 3-203, 8-305, and 8-914 of the Zoning Ordinance to permit a home
CG child care facility and to
Approved permit a reduction to the minimum yard requirements based on error in building location to
permit an addition to remain 9.0 ft. from a side lot line. Located at 3126 Groveton St.,
Alexandria, 22306, on approx. 6,885 sq. ft. of land zoned R-2, HC. Lee District. Tax Map
92-2 ((18)) (2) 27. (*Admin. moved from 3/4/15 and 6/10/15 at appl. req.*)

- 9:00 A.M. BHAGYAM AYALUR, SP 2014-LE-164 Appl. under Sect(s). 3-303, 8-305, and 8-914 of the Zoning Ordinance to permit a home child care facility, and reduction in minimum yard requirements based on error in building location to permit one accessory storage structure to remain 2.0 ft. and deck 0.0 ft. from one side lot and another accessory storage structure to remain 2.0 ft. from other side lot line. Located at 4811 Eaton Pl., Alexandria, 22310, on approx. 27, 832 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((17)) (G) 41. *(Admin. moved from 4/1/15 at appl. req.)*
- CG
Continued to 7/22/15
- 9:00 A.M. DEBA EHSAN, SP 2014-MA-085 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4894 Sunset Ln., Annandale, 22003, on approx. 19,553 sq. ft. of land zoned R-2. Mason District. Tax Map 71-3 ((23)) 1. *(Continued from 11/5/14.) (Continued from 4/1/15 at appl. req.)*
- LA
Indefinitely Deferred
- 9:00 A.M. FERIHA IBRAHIM / PERFECT CHILD CARE, SP 2014-LE-257 Appl. under Sect(s). 3-103 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7233 Barry Rd., Alexandria, 22315, on approx. 37,731 sq. ft. of land zoned R-1. Lee District. Tax Map 91-3 ((2)) 2.
- LA
Approved
- 9:00 A.M. TEREENA JONES DBA PRE-SCHOOL HOUSE, SP 2014-MV-190 Appl. under Sect(s). 3-803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2207 Arlington Ter., Alexandria, 22303, on approx. 3,375 sq. ft. of land zoned R-8. Mt. Vernon District. Tax Map 83-1 ((14)) (B) 62 A. *(Admin. moved from 4/29/15 at appl. req.)*
- LA
Deferred to 9/30/15 at appl. req.
- 9:00 A.M. ANY POL SVAY / ANY'S FAMILY DAYCARE, LLC, SP 2015-DR-031 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 1627 Hiddenbrook Dr., Herndon, 20170, on approx. 9,919 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 10-4 ((14)) 479 A. *(Deferred from 6/3/15 at staff's req.)*
- EMH
Approved
- 9:00 A.M. KAWTHAR ABDULLA, SP 2015-BR-050 (A/D) Appl. under Sect(s). 3-2003 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4833 Carriagepark Rd., Fairfax, 22032, on approx. 1,700 sq. ft. of land zoned R-20. Braddock District. Tax Map 68-2 ((5)) 1941. *(Decision deferred from 6/10/15.)*
- EMH
Approved
- 9:00 A.M. LAURA TOLEDO A/K/A LAURA TOLEDO DE MENDOZA / LAURA'S FAMILY CHILD CARE INC., SP 2015-MV-011 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7803 Braemar Way, Springfield, 22153, on approx. 13,413 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 98-2 ((6)) 25.
- EMH
Deferred to 8/5/15
- 9:00 A.M. PETER H. ROBBINS AND LAURA D. ROBBINS, SP 2015-SU-066 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 3237 Navy Dr., Herndon, 20171, on approx. 30,731 sq. ft. of land zoned R-1 (Cluster). Sully District. Tax Map 36-3 ((16)) 20.
- EMH
Approved
- 9:00 A.M. JOSEPH G. HENRY, A 2014-DR-009 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure (gazebo) located in the front yard on property in the R-E District is in violation of Zoning Ordinance provisions. Located at 866 Merriewood Ln., McLean, 22102 on approx. 22,505 sq. ft. of land zoned R-E. Dranesville District. Tax Map 20-2 ((3)) 1. *(Admin. moved from 2/11/15 at appl. req.) (Deferred from 5/13/15 at appl. req.)*
- SG
Upheld

JOHN F. RIBBLE III, CHAIRMAN

Printed March 16, 2018 (9:43AM)

**BOARD OF ZONING APPEALS AGENDA
JULY 22, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **JULY 22, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

9:00 A.M. DILSHAD BEGUM D/B/A "KID'S 1ST CARE," SP 2014-MV-228 Appl. Under Sect(s). 8-305
NR and 3-203 of the Zoning Ordinance to permit a home child care facility. Located at 8340
Admin. Reddick Ave., Alexandria, 22309, on approx. 18,242 sq. ft. of land zoned R-2, HC. Mt.
Moved to Vernon District. Tax Map 101-4 ((7)) 11. (*Admin. moved from 3/4/15 and 5/13/125 at*
9/30/15 at appl. req.)

9:00 A.M. MALINI S. CUNJE / "ABC FAMILY DAYCARE," SPA 2002-PR-037 Appl. under Sect(s).
CG 3-103 and 8-305 of the Zoning Ordinance to amend SP 2002-PR-037 previously approved
Admin. for a home child care facility to permit an increase in the number of children. Located at
Moved to 2828 Cedar Ln., Vienna, 22180, on approx. 14,040 sq. ft. of land zoned R-1. Providence
10/21/15 at District. Tax Map 49-1 ((4)) 15. (Indefinitely deferred from 9/10/14.) (Reactivated from
appl. req. indefinitely deferred on 7/17/14.) (Admin. moved from 11/5/14 and 4/15/15 at appl. req.)

9:00 A.M. ASIYA BIBI, SP 2014-LE-198 Appl. under Sect(s). 3-1203 and 8-305 of the Zoning
CG Ordinance to permit a home child care facility. Located at 3315 Beechcliff Dr., Alexandria,
22036, on approx. 1,920 sq. ft. of land zoned R-12. Lee District. Tax Map 92-4 ((12))
Withdrawn 54A. (*Admin. moved from 4/29/15 at appl req.*)

9:00 A.M. MALIHEH SHAHRESTANI / "MCLEAN DAY CARE," SP 2015-DR-019 Appl. under Sect(s).
CG 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at
Admin. 6526 Hitt Ave., McLean, 22101, on approx. 9,333 sq. ft. of land zoned R-4. Dranesville
Moved to District. Tax Map 30-4 ((7)) 2.
11/18/15 at appl. req.

- 9:00 A.M. WB PROPERTIES LLC, SP 2014-BR-117 Appl. under Sect(s). 5-503 of the Zoning
LA Ordinance to permit a health club. Located at 10906 Clara Barton Dr., Fairfax Station,
Indefinitely 22309, on approx. 1.85 ac. of land zoned I-5. Braddock District. Tax Map 77-3 ((1)) 9A.
Deferred (Admin. moved from 9/10/14 at appl. req.) (Continued from 12/10/14 and 1/28/15.)
- 9:00 A.M. SALMA NAZARY DBA SALMA DAYCARE, SP 2014-SP-116 Appl. under Sect(s). 3-103
LA and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6301
Admin. Travilah Ct., Fairfax Station, 22039, on approx. 2.40 ac. of land zoned R-1. Springfield
Moved to District. Tax Map 77-3 ((14)) 3. (Admin. moved from 1/7/15 4/15/15 and 6/17/15 at appl
10/21/15 at req.)
appl. req.
- 9:00 A.M. RUSSELL JAFFE, SP 2015-HM-025 Appl. under Sect(s). 8-914 and 8-918 of the Zoning
EMH Ordinance to permit reduction in minimum yard requirements based on error in building
Admin. location to permit an accessory storage structure to remain 6.3 ft. from a side lot line and
Moved to an accessory dwelling unit. Located at 10430 Hunter View Rd., Vienna, 22181, on approx.
10/7/15 2 ac. of land zoned R-E. Hunter Mill District. Tax Map 27-4 ((1)) 1A. (Deferred from
Due to 5/13/15 at appl. req.)
Notices

Public Hearings

- 9:00 A.M. SAMRAT M. AMIN, SP 2015-MV-024 Appl. under Sect(s). 8-918 of the Zoning Ordinance
KA to permit an accessory dwelling unit. Located at 7815 Cliffside Ct., Springfield, 22153, on
Deferred to approx. 9,197 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 98-2 ((6))
7/29/15 at 351. (Deferred from 5/6/15.)
appl. req.
- 9:00 A.M. BHAGYAM AYALUR, SP 2014-LE-164 Appl. under Sect(s). 3-303, 8-305, and 8-914 of the
CG Zoning Ordinance to permit a home child care facility, and reduction in minimum yard
Approved requirements based on error in building location to permit one accessory storage structure
to remain 2.0 ft. and deck 0.0 ft. from one side lot and another accessory storage structure
to remain 2.0 ft. from other side lot line. Located at 4811 Eaton Pl., Alexandria, 22310, on
approx. 27, 832 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((17)) (G) 41. (Admin.
moved from 4/1/15 at appl. req.) (Continued from 7/15/15 by Board.)
- 9:00 A.M. SHELEM CHINAS / "GRANDMA'S HOME DAYCARE, INC.," SP 2015-HM-046 Appl.
LA Under Sect(s). 3-103 and 8-305 of the Zoning Ordinance to permit a home child care
Approved facility. Located at 12310 Coleraine Ct., Reston, 20191, on approx. 20,000 sq. ft. of land
zoned R-1. Hunter Mill District. Tax Map 26-1 ((16)) 64. (Deferred from 6/10/15 at staff's
req.)
- 9:00 A.M. SHAZIA NAWAZ, SP 2015-MA-015 Appl. under Sect(s). 3-2003 and 8-305 of the Zoning
LA Ordinance to permit a home child care facility. Located at 6223 Squires Hill Dr., Falls
Decision Church, 22044, on approx. 1,730 sq. ft. of land zoned R-20, CRD, HC, and SC. Mason
Deferred District. Tax Map 51-3 ((40)) 2.
to 10/21/15

- 9:00 A.M. ROSALVA M. SOTERO AND REGINALD O. EMORDI, SP 2015-DR-055 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit decks to remain 0.5 ft. and 8.0 ft. from a side lot line and to permit an accessory dwelling unit. Located at 7103 Idylwood Rd., Falls Church, 22043, on approx. 10,691 sq. ft. of land zoned R-3. Dranesville District. Tax Map 40-1 ((23)) 1. *(Decision deferred from 7/8/15.)*
- EMH
Approved
- 9:00 A.M. YASMIN PIRZADA, "JASMINE DAY CARE", SP 2015-MV-013 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8401 Osman Dr., Alexandria, 22309, on approx. 20,804 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 101-3 ((1)) 51B.
- EMH
Approved
- 9:00 A.M. ELITE RESTAURANT GROUP, INC. DBA THE REVOLUTION ROCK & BILLIARDS, SPA 95-Y-069-04 Appl. under Sect(s). 2-412 and 4-703 of the Zoning Ordinance to amend SPA 95-Y-069 previously approved for a billiard pool hall, dance hall, and an eating establishment to permit a change in permittee. Located at 14114 Lee Hwy., Centreville, 20120, on approx. 9.32 ac. of land zoned C-7, HC, SC, and WS. Sully District. Tax Map 54-4 ((1)) 8C.
- EMH
Deferred to 9/16/15 at appl. req.
- 9:00 A.M. FARIDEH BIGDELI ARJOMANDI / "FERIDA'S HOME DAY CARE," SP 2015-SU-072 Appl. under Sect(s). 3-303, 8-305, and 8-914 of the Zoning Ordinance to permit a home child care facility, and to permit a reduction in minimum yard requirements based on error in building location to permit an accessory storage structure to remain 2.5 ft. from a side lot line and 3.2 ft. from a rear lot line. Located at 3042 Burchlawn St., Herndon, 20171, on approx. 8,560 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 25-3 ((6)) 47.
- EMH
Approved
- 9:00 A.M. LOUIS M. MONROE & BRENDA L. MONROE, VC 2014-MV-009 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of an accessory structure in the front yard of a lot containing 36,000 sq. ft. or less and to permit greater than 25% front yard coverage paved for parking. Located at 4752 Neptune Dr., Alexandria, 22309, on approx. 21,870 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 110-3 ((4)) (M) 1. *(Deferred from 10/8/14 at appl. req.) (Admin. moved from 1/14/15 for notices.) (Deferred from 3/18/15 at appl. req.)*
- EMH
Approved
- 9:00 A.M. KIRK COPPLE, A 2015-LE-011 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is parking a commercial vehicle that exceeds allowable size restrictions on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 4205 Shannon Hill Rd., Alexandria, 22310 on approx. 12,820 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((25)) 24.
- SCW
Upheld
- 9:00 A.M. MEHDI ROFOUGARAN, A 2015-HM-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 12820 Tournament Dr., Reston, 20191, on approx. 13,926 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 16-4 ((09)) (1C) 0037.
- SCW
Continued to 10/7/15 at appl. req.

JOHN F. RIBBLE III, CHAIRMAN

Printed March 16, 2018 (9:43AM)

**BOARD OF ZONING APPEALS AGENDA
JULY 29, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **JULY 29, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

- 9:00 A.M. KIMBERLY BOSTON VARGAS D/B/A THE VINE PRESCHOOL, SP 2014-LE-227 Appl.
CB under Sect(s). 8-305 and 3-803 of the Zoning Ordinance to permit a home child care
Withdrawn facility. Located at 4338 Cedarlake Ct., Alexandria, 22309, on approx. 2,260 sq. ft. of land
zoned R-8. Lee District. Tax Map 101-1 ((6)) 123. (*Admin. moved from 2/25/15 and 6/3/15
at appl. req.*)
- CB DEREK BENEKEBOVE, SP 2015-MA-042 (error, 50% and fence) (*Admin. moved from
Admin. 6/10/15 at appl. req.*)
Moved to
9/23/15 at
appl. req.
- 9:00 A.M. MINU THAPA d/b/a "QUALITY HOME DAY CARE, INC.," SP 2014-PR-187 Appl. Under
LA Sect(s). 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Admin. Located at 7135 Quincy Ave., Falls Church, 22042, on approx. 7,200 sq. ft. of land zoned
Moved to R-4. Providence District. Tax Map 50-3 ((9)) 76. (*Admin. moved from 4/22/15 at appl.
9/16/15 at req.*)
appl. req.
- 9:00 A.M. OSCAR & ELENA VIGANO, SP 2015-BR-061 Appl. under Sect(s). 8-922 of the Zoning
LA Ordinance to permit reduction in certain yard requirements to permit construction of an
Admin. addition 6.5 ft. from a side lot line and 20.5 ft. from a rear lot line. Located at 5603 Wood
Moved to Thrush Ct., Fairfax, 22032, on approx. 7,518 sq. ft. of land zoned PDH-3. Braddock
10/21/15 at District. Tax Map 77-1 ((12)) 161.
appl. req.

Admin. VETERANS OF FOREIGN WARS POST 9274, A 2015-PR-016
 Moved to
 9/23/15 at
 appl. req.

Public Hearings

- 9:00 A.M. HAJIMOHAMMAD REVOCABLE TRUST, MOHAMMAD HAJIMOHAMMAD, TRUSTEE
 AND FLORA HAJIMOHAMMAD, TRUSTEE, A 2012-LE-017 Appl. under sect(s). 18-301
 CSB of the Zoning Ordinance. Appeal of a determination that the appellants are allowing a
Deferred to vehicle sale, rental and ancillary service establishment to operate on property in the C-6
 12/9/15 District without Special Exception approval or a valid Non-Residential Use Permit, in
 violation of Zoning Ordinance provisions. Located at 5630 South Van Dorn St., Alexandria,
 22310, on approx. 32,210 sq. ft. of land zoned C-6. Lee District. Tax Map 81-2 ((3)) 8A.
*(Admin. moved from 10/3/12, 11/28/12, 2/6/13, 4/24/13, 10/23/13, 6/4/14, 10/8/14 and
 4/29/15 at appl. req.)*
- 9:00 A.M. SAMRAT M. AMIN, SP 2015-MV-024 Appl. under Sect(s). 8-918 of the Zoning Ordinance
 KA to permit an accessory dwelling unit. Located at 7815 Cliffside Ct., Springfield, 22153, on
Deferred to approx. 9,197 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 98-2 ((6))
 9/23/15 351. *(Deferred from 5/6/15 and 7/22/15 at appl. req.)*
- 9:00 A.M. DANIELA SOTO D/B/A DANIELA SOTO HOME DAYCARE, SP 2014-SU-188 Appl. under
 Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.
 SW Located at 14933 Jaslow St., Centreville, 20120, on approx. 11,688 sq. ft. of land zoned
 Approved R-3 (Cluster) and WS. Sully District. Tax Map 53-2 ((3)) 121. *(Deferred from 4/22/15.)
 (Deferred from 5/20/15 and 7/15/15 at appl. req.)*
- 9:00 A.M. ALAN & TOURIA DELUCA, SP 2015-MV-060 Appl. under Sect(s). 8-918 of the Zoning
 Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at
 CG 8052 Winstead Manor Ln., Lorton, 22079, on approx. 8,473 sq. ft. of land zoned PDH-2.
 Approved Mt. Vernon District. Tax Map 99-2 ((17)) 25.
- 9:00 A.M. GWENDOLYN DRIGGERS & ROBERT TAI, SP 2015-PR-067 Appl. under Sect(s). 8-918
 CG of the Zoning Ordinance to permit an accessory dwelling unit within a proposed dwelling.
Decision Located at 8411 Idylwood Rd., Vienna, 22182, on approx. 21,901 sq. ft. of land zoned R-3.
Deferred Providence District. Tax Map 39-3 ((1)) 38C.
 to 8/5/15
- 9:00 A.M. CASSEL'S AWARDS AND ENGRAVING, INC., SP 2015-SU-080 Appl. under Sect(s). 5-
 503 of the Zoning Ordinance to permit commercial recreation use. Located at 13860
 CG Redskin Dr., Herndon, 20171, on approx. 45.82 ac. of land zoned I-5, WS, and AN. Sully
 Approved District. Tax Map 24-2 ((1)) 12A.
- 9:00 A.M. ROSMERY C. SALINAS / ROS CORPORATION DBA: MAMA ROSIE'S CHILD CARE,
 SP 2014-MA-245 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit
 LA a home child care facility. Located at 5311 Danville St., Springfield, 22151, on approx.
 Approved 15,065 sq. ft. of land zoned R-3. Mason District. Tax Map 80-2 ((2)) 166. *(Reconsideration
 granted on 6/24/15.)*

- 9:00 A.M. BETTY H. BUSEY, SP 2015-DR-059 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit in a detached accessory structure. Located at 1410 LA Montague Dr., Vienna, 22182, on approx. 4.00 ac. of land zoned R-1. Dranesville District. Approved Tax Map 19-3 ((2)) C. (*Admin. moved from 7/8/15 at appl. req.*)
- 9:00 A.M. SANDRA VERGARA/ABC DAYCARE INC., SP 2015-MA-073 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at LA 7707 Erie St., Annandale, 22003, on approx. 10,981 sq. ft. of land zoned R-3. Mason District. Approved Tax Map 70-2 ((6)) 132.
- 9:00 A.M. ABDUL S. AHMADY / AMINA AHMADY, VC 2014-MA-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit dwelling 9.1 ft. from front lot line. Located at 6624 Tunlaw EMH Ct., Alexandria, 22312, on approx. 1.17 ac. of land zoned R-2. Mason District. Tax Map 71-4 ((1)) 69. Approved (*Admin. moved from 6/25/14.*) (*Admin. moved from 6/18/14 and 9/10/14 for notices.*) (*Continued from 12/3/14.*) (*Admin. moved from 6/17/15 at appl. req.*)
- 9:00 A.M. ADELA LUNING (AKA) ADELAS HOUSE FAMILY CHILD CARE, SP 2015-MA-041 Appl. under Sect(s). 3-303, 8-305, 8-914, and 8-923 of the Zoning Ordinance to permit a home EMH child care facility; to permit a reduction in minimum yard requirements based on an error in building location to permit deck to remain 0.0 ft. from rear lot line; to permit an accessory storage structure to remain 0.1 ft. from the rear lot line and 1.6 ft. from a side lot line; and to permit a fence greater than 4.0 ft. in height in the front yard of a corner lot. Located at 6010 Munson Hill Rd., Falls Church, 22041, on approx. 10,296 sq. ft. of land zoned R-3. Approved Mason District. Tax Map 61-2 ((5)) 9. (*Concurrent with VC 2015-MA-002.*)
- 9:00 A.M. ADELA LUNING (AKA) ADELAS HOUSE FAMILY CHILD CARE, VC 2015-MA-002 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30% of front yard EMH coverage for a paved driveway. Located at 6010 Munson Hill Rd., Falls Church, 22041, on Approved approx. 10,296 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((5)) 9. (*Concurrent with SP 2015-MA-041.*)
- 9:00 A.M. LISA P. HOANG / LISA HOANG'S DAYCARE, SP 2014-SU-209 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at EMH 13451 Stream Valley Dr., Chantilly, 20151, on approx. 10,248 sq. ft. of land zoned R-3 and Approved WS. Sully District. Tax Map 45-1 ((9)) 1. (*Deferred from 5/6/15.*)
- 9:00 A.M. TIM BURNS & HEEYUNG BURNS, SP 2015-DR-070 Appl. under Sect(s). 8-922 of the EMH Zoning Ordinance to permit reduction in minimum yard requirements, to permit construction of an addition 9.1 ft. from a side lot line and 34.2 ft. from a front lot line. Deferred to 9/16/15 Located at 8021 Falstaff Rd., McLean, 22102, on approx. 15,044 sq. ft. of land zoned R-2. Dranesville District. Tax Map 29-2 ((3)) 342.
- 9:00 A.M. JOSE O. AND MIRNA E. REYES, SP 2015-LE-074 Appl. under Sect(s). 8-914 of the EMH Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit addition to remain 8.9 ft. from a side lot line. Deferred to 10/28/15 Located at 6007 Hibbling Ave., Springfield, 22150, on approx. 10,484 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((3)) (11) 26.

JOHN F. RIBBLE III, CHAIRMAN

Printed March 16, 2018 (9:43AM)

**BOARD OF ZONING APPEALS AGENDA
AUGUST 5, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **AUGUST 5, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

- 9:00 A.M. FARKHANDA R. KHAN DBA FAMILY HOME DAY CARE, SP 2015-HM-078 Appl.
MD under Sect(s). 6-303 and 8-305 of the Zoning Ordinance to permit a home child care
Admin. facility. Located at 12265 Turkey Wing Ct., Reston, 20191, on approx. 3,027 sq. ft. of land
Moved to zoned PRC. Hunter Mill District. Tax Map 26-1 ((10)) (13) 43A.
10/28/15 at
appl. req.
- 9:00 A.M. AMPARO M. NIMA D/B/A MY FIRST STEPS DAYCARE, SP 2014-MA-165 Appl. under
CG Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Admin. Located at 5888 S. 6th St., Falls Church, 22041, on approx. 13,594 sq. ft. of land zoned
Moved to R-3 (Cluster). Mason District. Tax Map 61-2 ((37)) 23 A. (*Admin. moved from 4/1/15.*)
11/18/15 at
appl. req.
- LA THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE
Admin. OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE (ST. AMBROSE
Moved to CATHOLIC CHURCH AND SCHOOL), SPA 76-M-086-06
10/7/15 at
appl. req.
- 9:00 A.M. JONELLE DILLEY AND MICHAEL GUERRA, VC 2014-MV-015 Appl. under Sect(s). 18-
LA 401 of the Zoning Ordinance to permit construction of an accessory structure in the front
Indefinitely yard of a lot containing 36,000 sq. ft. or less. Located at 9001 Greylock St., Alexandria,
Deferred on 22308, on approx. 12,154 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 111-1
7/14/15 at ((3)) (6) 10. (*Deferred from 1/28/15 at appl. req.*) (*Indefinitely deferred from 3/11/15.*)
appl. req. (*Reactivated on 5/15/15.*)

- 9:00 A.M. SALIMA MATNEJA DBA GALGATE DRIVE CHILD CARE, SP 2014-SP-223 Appl. under
LA Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Admin. Located at 7119 Galgate Dr., Springfield, 22152, on approx. 16,633 sq. ft. of land zoned
Moved to R-3. Springfield District. Tax Map 89-3 ((1)) 16B. (*Deferred from 5/20/15 at appl. req.*)
10/21/15 at
appl. req.
- 9:00 A.M. LIFETIME LEARNING ACADEMY INC. / GLORIA ATITSO QUIST, SP 2014-LE-216 Appl.
EMH under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care
Admin. facility. Located at 5314 Neville Ct., Alexandria, 22310, on approx. 14,018 sq. ft. of land
Moved to zoned R-3. Lee District. Tax Map 82-1 ((8)) 110. (*Admin. moved from 5/20/15 at appl.*
10/28/15 at *req.*)
appl. req.
- 9:00 A.M. MT. VERNON UNITED METHODIST CHURCH; NEW CINGULAR WIRELESS D/B/A
EMH AT&T MOBILITY LLC, CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS, SPA 80-V-
Admin. 089-02 Appl. under Sect(s). 3-403 of the Zoning Ordinance to amend SP 80-V-089
Moved to previously approved for a church with child care and telecommunications facility to permit
10/28/15 at site modifications to add additional antennas and ground equipment. Located at 2006
appl. req. Belle View Blvd., Alexandria, 22307, on approx. 2.80 ac. of land zoned R-4. Mt. Vernon
District. Tax Map 93-1 ((25)) (4) 14. (*Deferred from 4/1/15 at appl. req.*) (*Deferred from*
5/20/15 at staff's req.)
- 9:00 A.M. ALFONS MASSOUD, SP 2012-SP-026 Appl. under Sect(s). 3-C03 of the Zoning
Ordinance to permit a place of worship. Located at 12415 Braddock Rd., Fairfax, 22030,
EMH on approx. 2.33 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1))
Indefinitely 22. (*Admin. moved from 8/1/12 and 10/3/12 at appl. req.*) (*Indefinitely deferred from*
Deferred *12/12/12 at appl. req.*) (*Reactivated from indefinitely deferred on 3/25/14.*) (*Deferred from*
at appl. *6/11/14, 10/22/14, and 2/4/15 at appl. req.*) (*Admin. moved from 3/25/15 for ads.*)
req. (*Deferred from 5/13/15 at staff's req.*)
- Admin.* KTS HOLDING CORPORATION, INC. AND KENA TEMPLE, INC., A 2015-PR-017
Moved to
10/28/15 at
appl. req.

Public Hearings

- 9:00 A.M. LUBNA PIRZADA DBA MARY CHILD CARE, SP 2015-LE-065 Appl. under Sect(s). 3-303,
8-305, and 8-914 of the Zoning Ordinance to permit a home child care facility and a
PY reduction in minimum yard requirements based on error in building location to permit a
Approved garage addition to remain 9.9 ft. from a side lot line and an accessory structure (playset)
7.8 ft. from a rear lot line. Located at 8210 Lakepark Dr., Alexandria, 22309, on approx.
12,506 sq. ft. of land zoned R-3. Lee District. Tax Map 101-3 ((13)) 9A.

- 9:00 A.M. JOHN C. RODGERS, SP 2015-BR-079 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on error in building location to permit one deck with stairs 13.4 ft. from a side lot line and a second deck with stairs 14.9 ft. from a side lot line. Located at 4218 Burke Station Rd., Fairfax, 22032, on approx. 1.45 ac. of land zoned R-1. Braddock District. Tax Map 58-3 ((8)) 6.
MD
Approved
- 9:00 A.M. GWENDOLYN DRIGGERS & ROBERT TAI, SP 2015-PR-067 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within a proposed dwelling. Located at 8411 Idylwood Rd., Vienna, 22182, on approx. 21,901 sq. ft. of land zoned R-3. Providence District. Tax Map 39-3 ((1)) 38C. *(Decision deferred from 7/29/15.)*
CG
Approved
- 9:00 A.M. JOHN MILLER / KRISTEN MILLER, SP 2015-PR-077 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 6.1 ft. from a side lot line. Located at 2409 Lexington Rd., Falls Church, 22043, on approx. 11,963 sq. ft. of land zoned R-3. Providence District. Tax Map 40-3 ((3)) 148.
CG
Approved
- 9:00 A.M. TRUSTEES OF MOUNT CALVARY BAPTIST CHURCH, SPA 82-V-013-02 Appl. under Sect(s). 3-403 and 8-006 of the Zoning Ordinance to amend SP 82-V-013 previously approved for a house of worship to permit modification of development conditions and site modifications. Located at 6418-A Quander Rd., Alexandria, 22307, on approx. 1.45 ac. Of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((1)) 40A. *(Admin. moved from 7/8/15 at appl. req.)*
CG
Approved
- 9:00 A.M. SHERRY K. BROWN DBA SHERRY BROWN FAMILY DAY HOME, SP 2014-MV-193 Appl. under Sect(s). 3-803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2422 Windbreak Dr., Alexandria, VA 22306, on approx. 2,506 sq. ft. of land zoned R-8. Mt. Vernon District. Tax Map 93-3 ((26)) 142. *(Admin. moved from 5/6/15 at appl. req.)*
LA
Approved
- 9:00 A.M. TERRY KIM, SP 2015-MA-076 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit an addition to remain 6.7 ft. from a side lot line; a roofed deck to remain 3.1 ft. from a side lot line; and an accessory structure to remain 2.3 ft. from a side lot line. Located at 4023 Hirst Dr., Annandale, 22003, on approx. 16,866 sq. ft. of land zoned R-2, HC. Mason District. Tax Map 59-4 ((5)) 4.
LA
Approved
In-part
- 9:00 A.M. LAURA TOLEDO A/K/A LAURA TOLEDO DE MENDOZA / LAURA'S FAMILY CHILD CARE INC., SP 2015-MV-011 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7803 Braemar Way, Springfield, 22153, on approx. 13,413 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 98-2 ((6)) 25. *(Deferred from 7/15/15 at appl. req.)*
EMH
Approved
- 9:00 A.M. HOWARD & COLLEEN WEEDON, SP 2015-SU-071 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit an addition to remain 5.0 ft. from a side lot line such that side yards total 14.7 ft. Located at 14525 Lock Dr., Centreville, 20120, on approx. 8,806 sq. ft. of land zoned R-3 (Cluster), WS. Sully District. Tax Map 44-3 ((2)) (24) 3.
EMH
Approved

9:00 A.M. REPUBLIC SENECA CORNER LLC, A 2015-DR-018 Appl. under Sect(s). 18-301 of the
HE Zoning Ordinance. Appeal of a determination that states that a land unit created under the
Upheld Condominium Act is not afforded the same meaning as a lot, as defined in the Zoning
 Ordinance and, therefore, special exception approval would be required to develop a
 drive-through pharmacy on property in the C-8 and R-1 Districts. Located at 1020 Seneca
 Rd., Great Falls, 22066 on approx. 3.23 ac. of land zoned R-1 and C-8. Dranesville
 District. Tax Map 6-4 ((3)) 1.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
AUGUST 12, 2015**

***** MEETING CANCELLED - NO HEARINGS SCHEDULED *****

**BOARD OF ZONING APPEALS AGENDA
AUGUST 19, 2015**

-- IN RECESS --

**BOARD OF ZONING APPEALS AGENDA
AUGUST 26, 2015**

-- IN RECESS --

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 2, 2015**

-- IN RECESS --

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 9, 2015**

-- IN RECESS --

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 16, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **September 16, 2015**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. Copies of the staff report are also available at the office of the member of the Board of Supervisors in whose district the application property is located, and online at <http://ldsnet.fairfaxcounty.gov/ldsnet/Zaps.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

- C.S. Belgin *Admin.*
Moved to
6/8/16 at
appl. req. DANIEL J. GERKIN & ALLYSON G. BLOOM, A 2012-DR-025 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure (a playset) contributes to the coverage of over 30% of the minimum rear yard on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 2090 Grace Manor Ct., McLean, 22101 on approx. 21,445 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((33)) 11. *(Deferred from 1/9/13 at appl. req.) (Admin moved from 4/3/13, 5/15/13, 11/6/13, 7/30/14, and 2/4/15 at appl. req.) (Admin. moved from 1/29/14 for ads.)*
- S.C. Williams *Admin.*
Moved to
2/3/16 at
appl. req. CRA MAC HOLDINGS, LLC, A 2014-SP-015 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a contractor's office and shop and storage yard, and has expanded the original nonconforming use, all on property located in the R-C District in violation of Zoning Ordinance provisions. Located at 12329 Braddock Rd., Fairfax, 22030 on approx. 1.72 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 63. *(Admin. moved from 2/11/15 and 3/25/15 at appl. req.)*
- L. Arseneau *Admin.*
Moved to
11/4/15
due to notices JOHNNY ROCHA, SP 2015-LE-086 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height in a front yard of a corner lot. Located at 6201 Dana Ave., Springfield, 22150, on approx. 13,116 sq. ft. of land zoned R-3. Lee District. Tax Map 80-3 ((3)) (80) 1.
- E.M. Haley *Admin.*
Moved to
1/27/16 at
appl. req. KHALIDA BEGUM/DAYLITE DAY CARE LLC, SP 2015-PR-054 Appl. under Sect(s). 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3002 Lawrence Dr., Falls Church, 22042, on approx. 10,262 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((15)) 156.

- E.M. Haley
Admin.
Moved to
11/4/15 at
appl. req. RANDY H. HADIJSKI, SP 2015-LE-082 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in the minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 1.3 ft. from a rear lot line and 1.6 ft. from a side lot line; and to permit a reduction in certain yard requirements to permit construction of an addition 11.3 ft. from a side lot line. Located at 4522 Apple Tree Dr., Alexandria, 22310, on approx. 14,565 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((13)) 48. (Concurrent with VC 2015-LE-004.)
- E.M. Haley
Admin.
Moved to
11/4/15 at
appl. req. RANDY H. HADIJSKI, VC 2015-LE-004 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit an accessory storage structure which exceeds 200 sq. ft. in gross floor area. Located at 4522 Apple Tree Dr., Alexandria, 22310, on approx. 14,565 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((13)) 48. (Concurrent with SP 2015-LE-082.)
- E.M. Haley
Indefinitely
Deferred ELITE RESTAURANT GROUP, INC. DBA THE REVOLUTION ROCK & BILLIARDS, SPA 95-Y-069-04 Appl. under Sect(s). 2-412 and 4-703 of the Zoning Ordinance to amend SPA 95-Y-069 previously approved for a billiard pool hall, dance hall, and an eating establishment to permit a change in permittee. Located at 14114 Lee Hwy., Centreville, 20120, on approx. 9.32 ac. of land zoned C-7, HC, SC, and WS. Sully District. Tax Map 54-4 ((1)) 8C. (*Deferred from 7/22/15 at appl. req.*)

Public Hearings

- 9:00 A.M.
M. Duca
Approved ANTHONY A. YANG & LILLIAN E. YANG, SP 2015-MA-094 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 27.8 ft. from a front lot line and 9.0 ft. from a side lot line; and to permit a reduction in minimum yard requirements based on an error in building location to permit a deck with stairs to remain 5.5 ft. from a side lot line. Located at 6510 Lakeview Dr., Falls Church, 22041 on approx. 16,200 sq. ft. of land zoned R-2. Mason District. Tax Map 60-4 ((13)) 384.
- 9:00 A.M.
P. Yoon
Approved JOSEPH & SARA KOENIG, SP 2015-HM-075 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition such that side yards total 26.0 ft. Located at 1230 Bishopsgate Way, Reston, 20194, on approx. 35,720 sq. ft. of land zoned R-1 (Cluster). Hunter Mill District. Tax Map 12-3 ((7)) (2) 14.
- 9:00 A.M.
C. Gresham
Approved HOORY ABAWI, SP 2015-HM-053 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 9436 Old Courthouse Rd., Vienna, 22182, on approx. 15,030 sq. ft. of land zoned R-2 (Cluster). Hunter Mill District. Tax Map 58-3 ((8)) 5.
- 9:00 A.M.
C. Gresham
Approved RAVISHANKAR NATARAJAN & UMA RAVISHANKAR, SP 2015-SP-085 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit an addition 16.6 ft. from a rear lot line. Located at 13090 Monica Ct., Fairfax, 22030, on approx. 8,622 sq. ft. of land zoned R-3 (Cluster), WS. Springfield District. Tax Map 55-1 ((22)) 13.

- 9:00 A.M. BERNARDA PATRICIA DJU TORREZ DBA LITTLE TOTS, SP 2015-MA-057 Appl. under Sect(s). 3-503 and 8-305 of the Zoning Ordinance to permit a home child care facility.
E.M. Haley Located at 6333 Mayapple Pl., Alexandria, 22312, on approx. 1,632 sq. ft. of land zoned
Approved R-5. Mason District. Tax Map 72-2 ((10)) 3.
- 9:00 A.M. TIM BURNS & HEEYUNG BURNS, SP 2015-DR-070 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in minimum yard requirements to permit
E.M. Haley construction of an addition 9.1 ft. from a side lot line and 34.2 ft. from a front lot line.
Approved Located at 8021 Falstaff Rd., McLean, 22102, on approx. 15,044 sq. ft. of land zoned R-2. Dranesville District. Tax Map 29-2 ((3)) 342. *(Deferred from 7/29/15 at staff's req.)*
- 9:00 A.M. MINU THAPA d/b/a "QUALITY HOME DAY CARE, INC.," SP 2014-PR-187 Appl. under Sect(s). 3-403, 8-305, 8-914, and 8-923 of the Zoning Ordinance to permit a home child
L. Arseneau care facility; to permit errors in building locations to allow an addition to remain 8.5 ft. from
Approved- the side lot line, an accessory storage structure to remain 1.2 ft. from the side lot line and
In-Part 0.8 ft. from the rear lot line, and a playset to remain 8.4 ft. from the rear lot line; and to permit a fence over 4.0 ft. in height in a front yard. Located at 7135 Quincy Ave., Falls Church, 22042, on approx. 7,200 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((9)) 76. *(Admin. moved from 4/22/15 and 7/29/15 at appl. req.)*
- 9:00 A.M. MARIANO C. EVANGELISTA JR., SP 2015-MA-010 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit an addition 5.4 ft. from a side lot line and a reduction in
L. Arseneau minimum yard requirements based on an error in building location to permit a dwelling to
Approved remain 5.0 ft. from a side lot line, a patio to remain 2.5 ft. and 17.9 ft. from front lot lines, a patio to remain 1.0 ft. from a side lot line, and a patio to remain 1.2 ft. from a rear lot line. Located at 7208 Westmoreland Rd., Falls Church, 22042, on approx. 11,520 sq. ft. of land zoned R-4. Mason District. Tax Map 50-3 ((4)) 194. (Concurrent with VC 2015-MA-001.) *(Admin. moved from 4/8/15 at appl. req.)*
- 9:00 A.M. MARIANO C. EVANGELISTA JR., VC 2015-MA-001 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 25% of front yard coverage, and greater than
L. Arseneau 30% rear yard coverage. Located at 7208 Westmoreland Rd., Falls Church, 22042, on
Approved- approx. 11,520 of land zoned R-4. Mason District. Tax Map 50-3 ((4)) 194. (Concurrent
In-Part with SP 2015-MA-010.) *(Admin. moved from 4/8/15 at appl. req.)*

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 23, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **September 23, 2015**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. Copies of the staff report are also available at the office of the member of the Board of Supervisors in whose district the application property is located, and online at <http://ldsnet.fairfaxcounty.gov/ldsnet/Zaps.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

- M. Van Atta VAIYAPURI BASKARAN, SP 2015-SP-095 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at
Withdrawn 5508 Hamlet Hill Ct., Fairfax, 22030, on approx. 16,278 sq. ft. of land zoned R-2 (Cluster), WS. Springfield District. Tax Map 66-2 ((5)) 8.
- 9:00 A.M. MARTIN H. WEIK III, SP 2015-SP-083 Appl. under Sect(s). 8-918 of the Zoning Ordinance
L. Arseneau to permit an accessory dwelling unit. Located at 5404 McDuffie Ln., Fairfax, 22030, on
Indefinitely approx. 6.57 of land zoned R-C, WS. Springfield District. Tax Map-4 ((1)) 28.
Deferred
- E.M. Haley NAZNEEN ALI, SP 2015-MA-056 (home child care)
Admin.
Moved to
9/30/15 at
appl. req.
- S. Gilbert JOVAD NOKTEHDAN AND TAGHI NOKTEHDAN, A 2014-MA-018 Appl. under sect(s).
Admin. 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have
Moved to established three separate dwelling units in a single family dwelling and are allowing its
12/9/15 at occupancy by a family plus three or more unrelated persons all on property in the R-2
appl. req. District in violation of Zoning Ordinance provisions. Located at 7814 Libeau Ln., Annandale
22003 on approx. 34,281 sq. ft. of land zoned R-2. Mason District. Tax Map 59-2 ((1)) 36.
(Admin. moved from 4/15/15 at appl. req.)
- S.C. Williams FRATERNAL ORDER OF POLICE, NOVA LODGE 35, A 2015-PR-002 (Concurrent with
Admin. A 2015-PR-016.) (Admin. moved from 5/13/15 at appl. req.)
Moved to
10/28/15 at
appl. req.

Public Hearings

- 9:00 A.M. SASANAVADEE ADAM "MS. SANDY'S DAYCARE", SP 2015-LE-096 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6519 Deepford St., Springfield, 22150, on approx. 13,743 sq. ft. of land zoned R-3. Lee District. Tax Map 80-4 ((7)) (F) 302.
M. Van Atta Approved
- 9:00 A.M. SAMRAT M. AMIN & FARZANA AKKAS, SP 2015-MV-024 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7815 Cliffside Ct., Springfield, 22153,, on approx. 9,197 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 98-2 ((6)) 351. *(Deferred from 5/6/15, 7/22/15 and 7/29/15 at appl. req.)*
K. Atkinson Denied
- 9:00 A.M. KERRY C. KACHEJIAN AND ALICE B. KACHEJIAN, SP 2015-SP-098 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit an addition (enclosed screen porch) to remain 16.0 ft. from a rear lot line. Located at 8119 Ridge Creek Way, Springfield, 22153, on approx. 8,896 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 98-2 ((19)) 75A.
K. Atkinson Approved
- 9:00 A.M. DEREK BENEKEBOVE, SP 2015-MA-042 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit a construction of an addition 21.7 ft. from a front lot line. Located at 4101 Jewel St., Alexandria, 22312, on approx. 10,891 sq. ft. of land zoned R-3, HC. Mason District. Tax Map 61-3 ((7)) (F) 20. *(Admin. moved from 6/10/15 and 7/29/15 at appl. req.)*
C. Bishop *Decision Deferred to 10/21/15*
- 9:00 A.M. REBECCA D. RADICH, SP 2015-MA-081 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit the construction of an addition 8.0 ft. from a side lot line; and to permit a reduction in the minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 3.0 ft. from a side lot line and 3.3 ft. from a rear lot line. Located at 6312 Eppard St., Falls Church, 22044, on approx. 12,051 sq. ft. of land zoned R-3. Mason District. Tax Map 51-3 ((11)) 36.
P. Yoon Approved
- 9:00 A.M. SHEILA E. FRACE, TRUSTEE OF THE SHEILA E. FRACE TRUST DATED APRIL 20, 2005, SP 2015-DR-103 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction in the minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 2.5 ft. from a side lot line and 1.9 ft. from a rear lot line. Located at 1836 Cherri Dr., Falls Church, 22043, on approx. 10,058 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((3)) 311.
P. Yoon *Continued to 10/7/15*
- 9:00 A.M. MARIA METZGER (METZGER ACADEMY), SP 2015-PR-047 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 9908 Oak Branch Dr., Vienna, 22181, on approx. 21,495 sq. ft. of land zoned R-2. Providence District. Tax Map 38-3 ((34)) 15.
C. Gresham Approved

- 9:00 A.M. JAY E. WESZELOVSZKY D/B/A ROSE HILL CHILD DAY CARE, SP 2014-LE-101 Appl. under Sect(s). 3-303, 8-305, and 8-914 of the Zoning Ordinance to permit a home child care facility, and to permit a reduction in certain yard requirements based on an error in building location to permit a deck with stairs to remain 8.4 ft. from a side lot line. Located at 4604 Eaton Pl., Alexandria, 22310, on approx. 10,500 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((17)) (D) 21. *(Admin. moved from 12/10/14 and 3/11/15 at appl. req.) (Deferred from 6/17/15 at appl. req.)*
- C. Gresham Approved
- 9:00 A.M. RIGOBERTO GUARDADO AND DEBORAH E. GUARDADO MARIA E. GUARDADO, SP 2015-LE-052 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to allow an accessory structure to remain 2.5 ft. from a side lot line and 6.7 ft. from rear lot line and an addition to remain 13.9 ft. from a side lot line. Located at 3118 Groveton St., Alexandria, 22306, on approx. 12,675 sq. ft. of land zoned R-2, HC. Lee District. Tax Map 92-2 ((18)) (2) 31. *(Concurrent with VC 2015-LE-008). (Deferred from 7/8/15 at staff's req.)*
- L. Arseneau Approved-In-Part
- 9:00 A.M. RIGOBERTO GUARDADO AND DEBORAH E. GUARDADO MARIA E. GUARDADO, VC 2015-LE-008 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30% of rear yard coverage. Located at 3118 Groveton St., Alexandria, 22306, on approx. 12,675 sq. ft. of land zoned R-2, HC. Lee District. Tax Map 92-2 ((18)) (2) 31. *(Concurrent with SP 2015-LE-052).*
- L. Arseneau Denied
- 9:00 A.M. GIOVANNA VALDEZ CACERES, SP 2013-SU-019 Appl. under Sect(s). 3-303, 8-305, and 8-923 of the Zoning Ordinance to permit a home child care facility and to permit a fence greater than 4.0 ft. in height to remain in the front yard of a corner lot. Located at 4113 Lees Corner Rd., Chantilly, 20151, on approx. 16,079 sq. ft. of land zoned R-3. Sully District. Tax Map 45-1 ((2)) 72. *(Indefinitely deferred on 5/8/13 at appl. req.) (Reactivated on 2/5/14.) (Admin. moved from 4/23/14, 6/4/14, 10/1/14, and 2/11/15 at appl. req.) (Deferred from 5/13/15 at appl. req.)*
- L. Arseneau Approved
- 9:00 A.M. FRANCISCA POLY/ GRACE AND LOVE DAY CARE, SP 2015-LE-058 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3424 Memorial St., Alexandria, 22306, on approx. 19,350 sq. ft. of land zoned R-2. Lee District. Tax Map 92-2 ((15)) 91.
- L. Arseneau Approved
- 9:00 A.M. MUATH ALSUFY, SP 2015-BR-084 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 6.0 ft. from a side lot line. Located at 4951 Regina Dr., Annandale, 22003, on approx. 10,501 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-4 ((7)) 54.
- E. Haley *Deferred to 1/6/16 at appl. req.*

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 30, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **September 30, 2015**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. Copies of the staff report are also available at the office of the member of the Board of Supervisors in whose district the application property is located, and online at <http://ldsnet.fairfaxcounty.gov/ldsnet/Zaps.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

L. Arseneau PATRICIA F. MARTINEZ (ISHA'S DAY CARE), SP 2015-MA-062 (home child care)

Admin.

Moved to

12/2/15 at

staff's req.

9:00 A.M. NORMA VIDAURRE "JUAN DE DIOS" DAYCARE, SPA 2006-MA-024 Appl. under
C. Gresham Sect(s). 3-203 and 8-305 of the Zoning Ordinance to amend SP 2006-MA-024 previously
Indefinite approved for a home child care facility to permit an increase in the number of children.
Deferral at Located at 4106 Mason Ridge Dr., Annandale, 22003, on approx. 16,403 sq. ft. of land
appl. req. zoned R-2, HC. Mason District. Tax Map 61-3 ((15)) 59.

9:00 A.M. ELIZABETH J. SEJAS, SP 2014-MA-208 Appl. under Sect(s). 3-203 and 8-305 of the
L. Arseneau Zoning Ordinance to permit a home child care facility. Located at 6735 Princess Anne Ln.,
Admin. Falls Church, 22042, on approx. 21,317 sq. ft. of land zoned R-2. Mason District. Tax
Moved to Map 60-2 ((12)) 19. (*Admin. moved from 5/13/15 at appl. req.*)
12/2/15 at

appl. req.

9:00 A.M. ALICE MATTHEWS DBA ALICE'S LITTLE ANGELS FAMILY DAYCARE,
L. Arseneau SP 2014-PR-112 Appl. under Sect(s). 3-103 and 8-305 of the Zoning Ordinance to permit
Admin. a home child care facility. Located at 3933 Fairfax Farms Rd., Fairfax, 22033, on approx.
Moved to 24,568 sq. ft. of land zoned R-1, HC. Providence District. Tax Map 46-4 ((2)) 13. (*Admin.*
12/2/15 at *moved from 2/11/15 and 4/29/15 at appl. req.*)
appl. req.

EMH ASHEBIR GEBRE AND BIRTUKAN WELDEAB, VC 2015-MA-005

Admin.

*Moved to
10/21/15 at
appl. req.*

S. Gilbert SETH M. KRAMER, A 2015-MV-006 (*Admin. moved from 6/10/15.*)

Admin.

*Moved to
12/9/15 at
appl. req.*

Public Hearings

9:00 A.M. DILSHAD BEGUM D/B/A "KID'S 1ST CARE," SP 2014-MV-228 Appl. under Sect(s). 3-203
N. Rogers and 8-305 of the Zoning Ordinance to permit home child care facility. Located at 8340
Deferred to Reddick Ave., Alexandria, 22309, on approx. 18,242 sq. ft. of land zoned R-2, HC. Mt.
12/9/15 at Vernon District. Tax Map 101-4 ((7)) 11. (*Admin. moved from 3/4/15, 5/13/15 and*
appl. req. *7/22/15 at appl. req.*)

9:00 A.M. VIRGIL F. STRAIN/SHIRLEY B. STRAIN, SP 2015-MA-089 Appl. under Sect(s). 8-922 of
S. Williams the Zoning Ordinance to permit a reduction in certain yard requirements to permit the
Approved construction of an addition (carport) 13.1 ft. from a rear lot line. Located at 7207
Valleycrest Blvd., Annandale, 22003, on approx. 11,555 sq. ft. of land zoned R-3. Mason
District. Tax Map 60-3 ((21)) 61.

9:00 A.M. JASON KIRIAZIDES, SP 2015-BR-092 Appl. under Sect(s). 8-922 of the Zoning
P. Yoon Ordinance to permit a reduction in certain yard requirements to permit the construction of
Approved an addition 27.9 ft. from a front lot line. Located at 4200 Kilbourne Dr., Fairfax, 22032, on
approx. 15,036 sq. ft. of land zoned R-2. Braddock District. Tax Map 69-2 ((6)) 233.

9:00 A.M. MARK B. VAN KIRK, SP 2014-DR-124 Appl. under Sect(s). 8-914 and 8-922 of the
C. Gresham Zoning Ordinance to permit reduction in minimum yard requirements based on an error in
Continued building location to permit a deck to remain 3.0 ft. from a side lot line and 2.5 ft. from a rear
to 1/6/16 lot line, an accessory storage structure to remain 0.1 ft. from a side lot line and 0.3 ft. from
by Board a rear lot line, and to permit reduction of certain yard requirements to permit a construction
of an addition 9.8 ft. from a side lot line. Located at 1411 Mayflower Dr., McLean, 22101,
on approx. 11,488 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((12)) 224.
(Concurrent with VC 2014-DR-007). (*Admin. moved from 9/17/14, 2/4/15, 4/22/15 and*
7/15/15 at appl. req.)

9:00 A.M. MARK B. VAN KIRK, VC 2014-DR-007 Appl. under Sect(s). 18-401 of the Zoning
C. Gresham Ordinance to permit rear yard coverage exceeding 30%. Located at 1411 Mayflower Dr.,
Continued McLean, 22101, on approx. 11,488 sq. ft. of land zoned R-3. Dranesville District. Tax
to 1/6/16 Map 30-1 ((12)) 224. (Concurrent with SP 2014-DR-124). (*Admin. moved from 9/17/14,*
by Board *2/4/15, 4/22/15 and 7/15/15 at appl. req.*)

9:00 A.M. TANIDA POOVATANA, SP 2014-HM-143 Appl. under Sect(s). 3-103 and 8-305 of the
C. Gresham Zoning Ordinance to permit a home child care facility. Located at 1800 Clovermeadow Dr.,
Approved Vienna, 22182, on approx. 27,093 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map
27-2 ((7)) 1. (*Admin. moved from 3/18/15 and 6/24/15 at appl. req.*)

Printed March 16, 2018 (9:43AM)

- 9:00 A.M. TEREENA JONES DBA PRE-SCHOOL HOUSE, SP 2014-MV-190 Appl. under Sect(s). 3-803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2207 Arlington Ter., Alexandria, 22303, on approx. 3,375 sq. ft. of land zoned R-8. Mt. Vernon District. Tax Map 83-1 ((14)) (B) 62 A. *(Admin. moved from 4/29/15 at appl. req.) (Deferred from 7/15/15 at appl. req.)*
- L. Arseneau Approved
- 9:00 A.M. NAZNEEN ALI, SP 2015-MA-056 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3437 Washington Dr., Falls Church, 22041, on approx. 20,000 sq. ft. of land zoned R-3, HC. Mason District. Tax Map 61-2 ((17)) (C) 22. *(Admin. moved from 9/23/15 at appl. req.)*
- E.M. Haley Approved
- 9:00 A.M. MARIA EXANORA MAIRENA/MARIA'S FAMILY DAY CARE, SP 2015-MA-063 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3406 Glen Carlyn Dr., Falls Church, 22041, on approx. 11,250 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((15)) 17.
- E.M. Haley Approved
- 9:00 A.M. BEYER I LLC, A 2012-PR-029 Appl. Under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard, which is a use not permitted, on property in the C-8 and H-C Districts in violation of Zoning Ordinance provisions. Located at 7113 Shreve Rd., Falls Church, 22043, on approx. 33,787 sq. ft. of land zoned C-8 and H-C. Providence District. Tax Map 40-3 ((12)) 11. *(Admin. moved from 1/16/13, 4/3/13, 6/19/13, 9/11/13, 11/6/13, and 3/19/14 at appl. req.) (Continued from 5/14/14, 11/5/14, 2/25/15 and 6/24/15.)*
- C.S. Belgin *Continued to 3/16/16 at appl. req.*

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 7, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **October 7, 2015**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. Copies of the staff report are also available at the office of the member of the Board of Supervisors in whose district the application property is located, and online at <http://ldsnet.fairfaxcounty.gov/ldsnet/Zaps.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

- 9:00 A.M. DELIA OCHOA-AMINI / MS. DELIA'S DAY CARE, SP 2014-PR-189 Appl. under Sect(s).
K. Atkinson 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at
Admin. 3249 Jermantown Rd., Fairfax, 22030, on approx. 18,648 sq. ft. of land zoned R-2.
Moved to Providence District. Tax Map 47-3 ((1)) 29 A. (*Admin. moved from 4/22/15 and 6/24/15 at*
1/13/16 at appl. req.)
staff's req.
- 9:00 A.M. THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE
K. Atkinson OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE (ST. AMBROSE
Admin. CATHOLIC CHURCH AND SCHOOL), SPA 76-M-086-06 (*Admin. moved from 8/5/15 at*
Moved to appl. req.)
12/2/15 at
staff's req.
- 9:00 A.M. FATEN BUSH / FATEN BUSH HOME CHILD CARE, SP 2014-SP-179 Appl. under
E.M. Haley Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Admin. Located at 5958 Hall St., Springfield, 22152, on approx. 10,857 sq. ft. of land zoned R-3
Moved to (Cluster). Springfield District. Tax Map 79-3 ((16)) 82. (*Admin. moved from 4/15/15 at*
1/27/16 at appl. req.) (Deferred from 6/24/15 at staff's req.)
appl. req.
- 9:00 A.M. RAYMUND M. TEMBREULL AND ANDREA TEMBREULL, A 2013-PR-026 Appl. under
GT sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a sunroom and a
Withdrawn deck located on property in the R-3 District do not qualify as vested under §15.2-2307 of
the Code of Virginia. Located at 9143 Santayana Dr., Fairfax, 22031 on approx. 10,502 sq.
ft. of land zoned R-3. Providence District. Tax Map 58-2 ((10)) 37. (*Admin. moved from*
5/14/14, 9/17/14 and 3/25/15 at appl. req.)

9:00 A.M. ANGEL WHISENANT, SP 2014-LE-138 Appl. under Sect(s). 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6616 Cimarron St., Springfield, 22150, on approx. 11,087 sq. ft. of land zoned R-4. Lee District. Tax Map 80-4 ((5)) (10) 17. *(Deferred from 3/4/15 and 6/3/15 at appl. req.)*
 L. Arseneau Admin.
 moved to
 12/9/15 at
 appl. req.

Public Hearings

9:00 A.M. KYLE T. AND SUSAN C. RECTOR, SP 2015-MV-112 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 7.7 ft. from a side lot line and 12.8 ft. from a rear yard line, and to permit a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 3.4 ft. from a side lot line and 3.2 ft. from a rear lot line. Located at 8608 Pilgrim Ct. , Alexandria, 22308, on approx. 11,468 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((18)) 17.
 N. Rogers Approved

9:00 A.M. PAMELA M. TOROK/WILLIAM J. SMITH III, SP 2015-DR-093 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 10.1 ft. from a side lot line and an open deck with steps 18.0 ft. from a side lot line. Located at 9116 Maria Ave., Great Falls, 22066, on approx. 1.72 ac. of land zoned R-E. Dranesville District. Tax Map 8-4 ((11)) 2.
 S. Williams Approved

9:00 A.M. SHEILA E. FRACE, TRUSTEE OF THE SHEILA E. FRACE TRUST DATED APRIL 20, 2005, SP 2015-DR-103 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction in the minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 2.5 ft. from a side lot line and 1.9 ft. from a rear lot line. Located at 1836 Cherri Dr., Falls Church, 22043, on approx. 10,058 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((3)) 311. *(Continued from 9/23/15.)*
 P. Yoon Approved

9:00 A.M. WALTER S. WAINWRIGHT TR, ELAINE WAINWRIGHT, TR, SP 2015-HM-102 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 13.1 ft. from a rear lot line. Located at 1922 Aubrey Place Ct., Vienna, 22182, on approx. 10,443 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 28-3 ((19)) 10.
 P. Yoon Approved

9:00 A.M. RAJASEKARAN RAMASAMY AND SUJATHA RAJASEKARAN, SP 2015-SU-087 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in a front yard. Located at 2982 Emerald Chase Dr., Herndon, 20171, on approx. 8,586 sq. ft of land zoned R-3 (Cluster). Sully District. Tax Map 25-3 ((7)) 70.
 P. Yoon Approved

9:00 A.M. FAIRFAX COMMUNITY CHURCH OF GOD, SPA 01-S-038-02 Appl. under Sect(s). 3-C03 and 8-301 of the Zoning Ordinance to amend SP 01-S-038 previously approved for a place of worship and nursery school to permit site modifications, building addition, and modification to the development conditions. Located at 11451 Braddock Rd., Fairfax, 22030, on approx. 14.29 ac. of land zoned R-C, WS. Springfield District. Tax Map 67-2 ((1)) 13A.
 C. Gresham Approved

- 9:00 A.M. STARTING NINE LLC D/B/A BELTWAY BALL CLUB, SP 2015-BR-104 Appl. under C. Gresham Sect(s). 5-403 and 5-503 of the Zoning Ordinance to permit indoor batting cages, a *Deferred to* baseball/softball training facility, and physical training. Located at 5410 Port Royal Rd., Springfield, 22151, on approx. 76,767 sq. ft. of land zoned I-4 and I-5. Braddock District. *12/9/15 at appl. req.* Tax Map 79-2 ((4)) D2.
- 9:00 A.M. LINWOOD J. & CAROL A. WHITE, SP 2015-LE-091 Appl. under Sect(s). 8-914 of the C. Gresham Zoning Ordinance to permit a reduction in the minimum yard requirements based on an *Continued to* error in building location to permit an addition to remain 5.7 ft. from a side lot line. Located *11/4/15 at staff's req.* at 7829 Ashton St., Alexandria, 22309, on approx. 12,300 sq. ft. of land zoned R-3. Lee District. Tax Map 101-2 ((4)) 28A.
- 9:00 A.M. SURBHI BATRA DBA SUNSHINE HOME CARE LLC, SP 2015-SP-069 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. L. Arseneau Located at 12861 Knight Arch Rd., Fairfax, 22030 on approx. 14,044 sq. ft. of land zoned *Approved* R-2 (Cluster). Springfield District. Tax Map 55-4 ((18)) 26.
- 9:00 A.M. STEPHEN & REGINA RISSEEUW, SP 2015-HM-090 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 9108 Ridge Ln., L. Arseneau Vienna, 22182, on approx. 37,500 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map *Approved* 28-4 ((4)) 14.
- 9:00 A.M. RUSSELL JAFFE, SP 2015-HM-025 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit a reduction in the minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 6.3 ft. from a side lot line; and to permit an accessory dwelling unit. Located at 10430 Hunter View Rd., Vienna, E. Haley 22181, on approx. 2 ac. of land zoned R-E. Hunter Mill District. Tax Map 27-4 ((1)) 1 A. *In-Part (ADU denied)* *(Deferred from 5/13/15 at appl. req.) (Admin. moved from 7/22/15 due to notices.)*
- 9:00 A.M. ROINA MUSTAFU DBA ROINA'S HOME DAY CARE, SP 2015-MV-068 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. E. Haley Located at 7702 Tanner Robert Ct., Springfield, 22153, on approx. 11,445 sq. ft. of land *Approved* zoned R-3. Mt. Vernon District. Tax Map 98-2 ((20)) 9.
- 9:00 A.M. PAUL CHRISTOU, SP 2015-MV-044 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit accessory structure (stone oven/grill) to remain 0.4 ft. from side lot line and 0.0 ft. E. Haley from rear lot line, roofed deck 1.4 ft. from rear lot line and an accessory structure (stone *Deferred to* grill) 0.3 ft. from rear lot line. Located at 1220 Tudor Pl., Alexandria, 22307, on approx. *12/2/15 at appl. req.* 17,614 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-4 ((4)) ((2)) 6. (Concurrent with VC 2015-MV-003). *(Admin. moved from 7/15/15 at appl. req.)*
- 9:00 A.M. PAUL CHRISTOU, VC 2015-MV-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structures in the front yard of a lot containing 36,000 sq. ft. or less and to permit a fence or wall which exceeds 6.0 ft. in height in a front yard and greater than 7.0 E. Haley ft. in a side and rear yard, and to permit 90.3% of rear yard coverage. Located at 1220 *Deferred to* Tudor Pl., Alexandria, 22307, on approx. 17,614 sq. ft. of land zoned R-3. Mt. Vernon *12/2/15 at appl. req.* District. Tax Map 93-4 ((4)) (2) 6. (Concurrent with SP 2015-MV-044). *(Admin. moved from 7/15/15 at appl. req.)*

9:00 A.M. MEHDI ROFOUGARAN, A 2015-HM-009 Appl. under sect(s). 18-301 of the Zoning S.C. Williams Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit *Continued to* on property in the R-3 District in violation of Zoning Ordinance provisions. Located at *10/28/15 at* 12820 Tournament Dr., Reston, 20191, on approx. 13,926 sq. ft. of land zoned R-3. *Board's req.* Hunter Mill District. Tax Map 16-4 ((09)) (1C) 0037. (*Continued from 7/22/15 at appl. req.*)

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 14, 2015**

-- NO SCHEDULED MEETING --

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 21, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **October 21, 2015**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. Copies of the staff report are also available at the office of the member of the Board of Supervisors in whose district the application property is located, and online at <http://ldsnet.fairfaxcounty.gov/ldsnet/Zaps.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

- 9:00 A.M. FRANCIS S. RATH, A 2012-DR-024 Appl. under sect(s). 18-301 of the Zoning Ordinance.
C.S. Belgin Appeal of a determination that appellant has established a Riding/Boarding Stable on
Admin. property in the R-E District without an approved special permit in violation of Zoning
Moved to Ordinance provisions. Located at 1051 Kelso Rd., Great Falls, 22066 on approx. 6.03 ac.
2/3/16 at of land zoned R-E. Dranesville District. Tax Map 19-2 ((2)) A. (*Admin. moved from*
appl. req. 1/9/13, 5/8/13, 9/18/13, 12/11/13, 5/21/14, 11/19/14 and 5/20/15 at *appl. req.*)
- 9:00 A.M. PAGE 6660 ARLINGTON BOULEVARD, LLC, A 2013-PR-017 Appl. under sect(s). 18-301
C.S. Belgin of the Zoning Ordinance. Appeal of a determination that appellant has expanded and is
Admin. operating a use on property in the C-5 and H-C Districts without site plan or Non-
Moved to Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at
4/13/15 at 6660 Arlington Blvd., Falls Church, 22042 on approx. 23,989 sq. ft. of land zoned C-5 and
appl. req. H-C. Providence District. Tax Map 50-4 ((1)) 25. (*Admin. moved from 10/2/13, 2/12/14,*
3/19/14, 8/6/14 and 4/22/15 at appl. req.)
- 9:00 A.M. SEUNG CHE KUEN, SP 2015-SU-107 Appl. under Sect(s). 8-907 of the Zoning Ordinance
P. Yoon to permit a home professional office (accupuncture). Located at 5624 Pickwick Rd.,
Admin. Centreville, 20120, on approx. 21,904 sq. ft. of land zoned R-1, HC, WS, and HD. Sully
Moved to District. Tax Map 54-4 ((2)) 123.
12/2/15 at
appl. req.
- 9:00 A.M. MALINI S. CUNJE / "ABC FAMILY DAYCARE," SPA 2002-PR-037 Appl. under Sect(s).
C. Gresham 3-103 and 8-305 of the Zoning Ordinance to amend SP 2002-PR-037 previously approved
Indefinitely for a home child care facility to permit an increase in the number of children. Located at
Deferred 2828 Cedar Ln., Vienna, 22180, on approx. 14,040 sq. ft. of land zoned R-1. Providence
District. Tax Map 49-1 ((4)) 15. (*Indefinitely deferred from 9/10/14.*) (*Reactivated from*
indefinitely deferred on 7/17/14.) (*Admin. moved from 11/5/14, 4/15/15 and 7/22/15 at*
appl. req.)

9:00 A.M. 6805 INDUSTRIAL LAND CO., SP 2015-MA-088 (Comm. Rec.)

E.M. Haley

Admin.

Moved to

12/2/15 at

appl. req.

9:00 A.M. SHAHRZAD MARZBAN, SP 2014-DR-046 Appl. under Sect(s). 8-305 and 3-403 of the
L. Arseneau Zoning Ordinance to permit home child care facility. Located at 1823 Gilson St., Falls
Admin. Church, 22043, on approx. 14,990 sq. ft. of land zoned R-4. Dranesville District. Tax Map
Moved to 40-1 ((16)) 101. (*Admin. moved from 7/23/14, 10/22/14, 2/11/15 and 7/15/15 at appl. req.*)
12/9/15 at
appl. req.

9:00 A.M. SALMA NAZARY DBA SALMA DAYCARE, SP 2014-SP-116 Appl. under Sect(s). 3-103
L. Arseneau and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6301
Admin. Travilah Ct., Fairfax Station, 22039, on approx. 2.40 ac. of land zoned R-1. Springfield
Moved to District. Tax Map 77-3 ((14)) 3. (*Admin. moved from 1/7/15 4/15/15, 6/17/15 and 7/22/15 at*
12/9/15 at *appl. req.*)
appl. req.

Public Hearings

9:00 A.M. DEREK BENEKEBOVE, SP 2015-MA-042 Appl. under Sect(s). 8-922 of the Zoning
C. Bishop Ordinance to permit a reduction of certain yard requirements to permit a construction of an
Approved addition 21.7 ft. from a front lot line. Located at 4101 Jewel St., Alexandria, 22312, on
approx. 10,891 sq. ft. of land zoned R-3, HC. Mason District. Tax Map 61-3 ((7)) (F) 20.
(*Admin. moved from 6/10/15 and 7/29/15 at appl. req.*) (*Decision Deferred from 9/23/15.*)

9:00 A.M. BAO NGUYEN & MAI NGUYEN, SP 2015-PR-113 Appl. under Sect(s). 8-914 and 8-923 of
M.A. Tsai the Zoning Ordinance to permit a reduction in minimum yard requirements based on an
Approved error in building location to permit a deck (patio) to remain 2.9 ft. from a side lot line and a
fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 8100
Bright Meadows Ln., Dunn Loring, 22027, on approx. 10,901 sq. ft. of land zoned R-3.
Providence District. Tax Map 39-4 ((18)) 38.

9:00 A.M. JOHN A. LEARY III AND SARAH A. STEIERMAN, SP 2015-MV-111 Appl. under Sect(s).
M. Duca 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit
Approved construction of an addition 8.7 ft. from a side lot line. Located at 8700 Yardley Dr.,
Alexandria, 22308, on approx. 14,679 sq. ft. of land zoned R-3. Mt. Vernon District. Tax
Map 111-1 ((13)) 16, B, and C.

9:00 A.M. HERAJ MEHRABIAN, SP 2015-LE-097 Appl. under Sect(s). 8-918 of the Zoning
P. Yoon Ordinance to permit an accessory dwelling unit. Located at 4410 Penwood Dr.,
Approved Alexandria, 22310, on approx. 10,563 sq. ft. of land zoned R-3. Lee District. Tax Map
82-3 ((8)) 2.

9:00 A.M. HEIDI EMERSON, SP 2015-DR-101 Appl. under Sect(s). 8-922 of the Zoning Ordinance
C. Gresham to permit a reduction in certain yard requirements to permit the construction of a deck 8.6
Approved ft. from a side lot line. Located at 1911 Franklin Ave., McLean, 22101, on approx. 14,625
sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((10)) 1.

- 9:00 A.M. DONALD G. GIBSON/ TINA E. GIBSON, SP 2015-SP-100 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit an accessory structure to remain 5.8 ft. from a side lot line. Located at 12215 Henderson Rd., Clifton, 20124, on approx. 5.01 ac. of land zoned R-C, WS. Springfield District. Tax Map 95-1 ((6)) 5. *(Converted from VC 2014-SP-010.)*
L. Arseneau Approved
- 9:00 A.M. SHAZIA NAWAZ, SP 2015-MA-015 Appl. under Sect(s). 3-2003 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6223 Squires Hill Dr., Falls Church, 22044, on approx. 1,730 sq. ft. of land zoned R-20, CRD, HC, and SC. Mason District. Tax Map 51-3 ((40)) 2. *(Decision deferred from 7/22/15.)*
L. Arseneau Decision Deferred to 1/13/16
- 9:00 A.M. SALIMA MATNEJA DBA GALGATE DRIVE CHILD CARE, SP 2014-SP-223 Appl. Under Sect(s). 3-303, 8-305, and 8-914 of the Zoning Ordinance to permit a home child care facility; and to permit reductions in minimum yard requirements based on errors in building locations to permit a dwelling to remain 25.5 ft. and an addition 26.4 ft. from a front lot line, and an accessory structure to remain 7.9 ft. from a side lot line. Located at 7119 Galgate Dr., Springfield, 22152, on approx. 16,633 sq. ft. of land zoned R-3. Springfield District. Tax Map 89-3 ((1)) 16B. *(Deferred from 5/20/15 at appl. req.) (Admin. moved from 8/5/15 at applicant's req.)*
L. Arseneau Approved
- 9:00 A.M. OSCAR & ELENA VIGANO, SP 2015-BR-061 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit an error in building location to permit a deck (patio) to remain 8.4 ft. from rear lot line and deck with steps to remain 20.5 ft. from a rear lot line; and to permit a reduction in certain yard requirements to permit construction of an addition 6.5 ft. from a side lot line and 20.5 ft. from a rear lot line. Located at 5603 Wood Thrush Ct., Fairfax, 22032, on approx. 7,518 sq. ft. of land zoned PDH-3. Braddock District. Tax Map 77-1 ((12)) 161. *(Concurrent with VC 2015-BR-007.) (Admin. moved from 7/29/15 at appl. req.)*
L. Arseneau Approved
- 9:00 A.M. OSCAR & ELENA VIGANO, VC 2015-BR-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30% rear yard coverage. Located at 5603 Wood Thrush Ct., Fairfax, 22032, on approx. 7,518 sq. ft. of land zoned PDH-3. Braddock District. Tax Map 77-1 ((12)) 161. *(Concurrent with SP 2015-BR-061.)*
L. Arseneau Approved
- 9:00 A.M. ASHEBIR GEBRE AND BIRTUKAN WELDEAB, VC 2015-MA-005 Appl. under Sect(s). 18-401, 3-206, and 3-207 of the Zoning Ordinance to permit a construction of a 2-story dwelling 5.8 ft. from one side lot line and 9.0 ft. from the other side lot line. Located at 6416 Columbia Pike, Annandale, 22003, on approx. 7,715 sq. ft. of land zoned R-2, HC. Mason District. Tax Map 61-3 ((12)) 21. *(Admin. moved from 9/30/15 at appl. req.)*
E.M. Haley Deferred to 11/18/15

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 28, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **October 28, 2015**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. Copies of the staff report are also available at the office of the member of the Board of Supervisors in whose district the application property is located, and online at <http://ldsnet.fairfaxcounty.gov/ldsnet/Zaps.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

- 9:00 A.M. FARKHANDA R. KHAN DBA FAMILY HOME DAY CARE, SP 2015-HM-078 Appl.
M. Duca under Sect(s). 6-303 and 8-305 of the Zoning Ordinance to permit a home child care
Admin. facility. Located at 12265 Turkey Wing Ct., Reston, 20191, on approx. 3,027 sq. ft. of land
Moved to zoned PRC. Hunter Mill District. Tax Map 26-1 ((10)) (13) 43A. (*Admin. moved from 8/5/15*
12/9/15 at *at appl. req.*)
appl. req.
- 9:00 A.M. TERESA IBANEZ, HAPPY KIDZ, LLC, SP 2015-SU-018 Appl. under Sect(s). 3-203 and
C. Gresham 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 13804
Admin. Poplar Tree Rd., Chantilly, 20151, on approx. 10,500 sq. ft. of land zoned R-2, WS. Sully
Moved to District. Tax Map 44-4 ((3)) 51. (*Admin. moved from 7/15/15 at appl. req.*)
1/27/16 at
appl. req.
- 9:00 A.M. ESKRIDGE (E&A), LLC, A 2013-PR-021 Appl. under Sect(s). 18-301 of the Zoning
S.C. Williams Ordinance. Appeal of a determination that a sign erected on property in the PDC and H-C
Withdrawn Districts is located in the sight distance triangle in violation of Zoning Ordinance provisions.
Located at 2910 District Ave., Fairfax, 22031 on approx. 2.71 ac. of land zoned PDC and
H-C. Providence District. Tax Map 49-3 ((37)) J. (*Admin. moved from 11/6/13, 4/23/14,*
11/19/14 and 5/20/15 at *appl. req.*)

Public Hearings

- 9:00 A.M. MEHDI ROFOUGARAN, A 2015-HM-009 Appl. under sect(s). 18-301 of the Zoning
S.C. Williams Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit
Decision on property in the R-3 District in violation of Zoning Ordinance provisions. Located at
Deferred 12820 Tournament Dr., Reston, 20191, on approx. 13,926 sq. ft. of land zoned R-3.
to 1/6/16 Hunter Mill District. Tax Map 16-4 ((09)) (1C) 0037. (*Continued from 7/22/15 at appl. req.*)
(*Continued from 10/7/15 at Board's req.*)

- 9:00 A.M. MARIA ELENA CAMACHO GREAT FALLS DAYCARE LLC, SP 2015-DR-106 Appl. under Sect(s). 3-103 and 8-305 of the Zoning Ordinance to permit a home child care facility.
S. Williams Located at 1121 Walker Rd., Great Falls, 22066, on approx. 43,640 sq. ft. of land zoned
Approved R-1. Dranesville District. Tax Map 12-4 ((1)) 19.
- 9:00 A.M. LUCIA C. MARTINEZ/LUCY'S HOME DAYCARE, SP 2015-MV-099 Appl. under Sect(s).
3-403, 8-305, and 8-914 of the Zoning Ordinance to permit a home child care facility; to
P. Yoon permit a reduction in minimum yard requirements based on an error in building location to
Approved permit one accessory storage structure to remain 0.5 ft. from a side lot line, and another
accessory storage structure to remain 2.5 ft. from a side lot line. Located at 5646 Kathryn
St., Alexandria, 22303, on approx. 7,200 sq. ft. of land zoned R-4. Mt. Vernon District. Tax
Map 83-1 ((2)) 6.
- 9:00 A.M. WILLIAM A. & MALISA A. EATON, SP 2015-HM-105 Appl. under Sect(s). 8-918 of the Zoning
P. Yoon Ordinance to permit an accessory dwelling unit. Located at 2411 Riviera Dr., Vienna, 22181, on
Approved approx. 23,164 sq. ft. of land zoned R-2. Hunter Mill District. Tax Map 38-3 ((20)) 51.
- 9:00 A.M. ATA-UR R AKHTAR, SP 2015-LE-108 Appl. under Sect(s). 8-914 and 8-917 of the Zoning
Ordinance to permit a modification to the limitation on the keeping of animals; and to
C. Gresham permit a reduction in the minimum yard requirements based on an error in building location
Decision to permit an accessory storage structure (pigeon coop) to remain 3.2 ft. from a side lot line.
Deferred Located at 5917 Erving St., Springfield, 22150, on approx. 8,447 sq. ft. of land zoned R-4.
to 1/13/16 Lee District. Tax Map 80-3 ((2)) (16) 16.
- 9:00 A.M. LIFETIME LEARNING ACADEMY INC. DBA LA PETITE DOUEE DAYCARE & GLORIA
E.M. Haley ATITSO QUIST, SP 2014-LE-216 Appl. under Sect(s). 3-303 and 8-305 of the Zoning
Deferred to Ordinance to permit a home child care facility. Located at 5314 Neville Ct., Alexandria,
1/13/16 at 22310, on approx. 14,018 sq. ft. of land zoned R-3. Lee District. Tax Map 82-1 ((8)) 110.
staff's req. (Admin. moved from 5/20/15 and 8/5/15 at appl.)
- 9:00 A.M. MT. VERNON UNITED METHODIST CHURCH; NEW CINGULAR WIRELESS D/B/A
AT&T MOBILITY LLC, CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS, SPA 80-V-
E.M. Haley 089-02 Appl. under Sect(s). 3-403 of the Zoning Ordinance to amend SP 80-V-089
Deferred to previously approved for a church with child care and telecommunications facility to permit
12/2/15 at site modifications. Located at 2006 Belle View Blvd., Alexandria, 22307, on approx. 2.8
appl. req. ac. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((25)) (4) 14. (Deferred from
4/1/15 at appl. req.) (Deferred from 5/20/15 at staff's req.) (Admin. moved from 8/5/15 at
appl. req.)
- 9:00 A.M. JOSE O. AND MIRNA E. REYES, SP 2015-LE-074 Appl. under Sect(s). 8-914 of the
Zoning Ordinance to permit a reduction in minimum yard requirements based on an error
E.M. Haley in building location to permit addition to remain 8.9 ft. from a side lot line. Located at 6007
Approved Hibbling Ave., Springfield, 22150, on approx. 10,484 sq. ft. of land zoned R-4. Lee District.
Tax Map 80-3 ((3)) (11) 26. (Deferred from 7/29/15 at staff's req.)

- 9:00 A.M. KTS HOLDING CORPORATION, INC. AND KENA TEMPLE, INC., A 2015-PR-017 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have expanded the use of the property without a Special Permit Amendment or other approval, have established a storage yard, and have erected a trailer without Building Permit approval, all on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 9001 Arlington Blvd., Fairfax, 22031, on approx. 26.89 ac. of land zoned R-1. Providence District. Tax Map 648-4 ((1)) 42A. *(Admin. moved from 8/5/15 at appl. req.)*
- C.S. Belgin
Decision
Deferred
to 1/6/16
- 9:00 A.M. FRATERNAL ORDER OF POLICE, NOVA LODGE 35, A 2015-PR-002 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a public benefit association use on property in the C-3 District without Special Exception or Non Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 2343 Chestnut St., Falls Church, 22043 on approx. 15,426 sq. ft. of land zoned C-3. Providence District. Tax Map 40-3 ((1)) 107A. (Concurrent with A 2015-PR-016). *(Admin. moved from 5/13/15, and 9/23/15 at appl. req.)*
- S.C. Williams
Deferred to
4/27/16 at
appl. req.
- 9:00 A.M. VETERANS OF FOREIGN WARS POST 9274, A 2015-PR-016 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is occupying property in the R-4 District without Non-Residential Use Permit approval and has allowed a use not in conformance with Special Permit approval in violation of Zoning Ordinance provisions. Located at 7118 Shreve Rd., Falls Church, 22043 on approx. 29,272 sq. ft. of land zoned R-4. Providence District. Tax Map 40-3 ((1)). (Concurrent with A 2015-PR-002). *(Admin. moved from 7/29/15, and 9/23/15 at appl. req.)*
- S.C. Williams
Deferred to
4/27/16 at
appl. req.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 4, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **November 4, 2015**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. Copies of the staff report are also available at the office of the member of the Board of Supervisors in whose district the application property is located, and online at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

- 9:00 A.M. GHIDIANI SANCHEZ, MOTHER GOOSE DAY CARE, SP 2015-HM-110 Appl. under
P. Yoon Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Admin. Located at 12553 Cross Country Ln., Reston, 20191, on approx. 10,844 sq. ft. of land
Moved to zoned R-3. Hunter Mill District. Tax Map 16-4 ((9)) 31.
12/9/15 at
appl. req.
- 9:00 A.M. FARAHE PAUL MALOOF, A/K/A F. PAUL MALOOF, SP 2015-DR-114 Appl. under
S. Williams Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard
Admin. requirements to permit construction of an addition 11.8 ft. from a side lot line and to permit
Moved to a reduction in minimum yard requirements based on an error in building location to permit
12/2/15 at an accessory storage structure to remain 1.1 ft. from a side lot line. Located at 1506
appl. req. Dewberry Ct., McLean, 22101, on approx. 21,365 sq. ft. of land zoned R-3. Dranesville
District. Tax Map 30-3 ((9)) 97. (Concurrent with VC 2015-DR-006).
- 9:00 A.M. FARAHE PAUL MALOOF, A/K/A F. PAUL MALOOF, VC 2015-DR-006 Appl. under
S. Williams Sect(s). 18-401 of the Zoning Ordinance to permit an accessory storage structure in the
Admin. front yard of a lot containing 36,000 sq. ft. or less. Located at 1506 Dewberry Ct., McLean,
Moved to 22101, on approx. 21,365 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-3
12/2/15 at ((9)) 97. (Concurrent with SP 2015-DR-114).
appl. req.
- 9:00 A.M. DEBORAH P. VILLAGRA AND GREEN FROG LLC, SP 2014-SU-238 Appl. under
Sect(s). 3-503 and 8-305 of the Zoning Ordinance to permit a home child care facility.
E.M. Haley Located at 14700 Braddock Rd., Centreville, 20120, on approx. 8,848 sq. ft. of land zoned
Indefinitely R-3, WS. Sully District. Tax Map 54-1 ((13)) (25) 39. (*Indefinitely deferred from 6/10/15*
Deferred *at staff's req.*) (*Reactivated on 7/23/15.*)

Public Hearings

- 9:00 A.M. LINWOOD J. & CAROL A. WHITE, SP 2015-LE-091 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction in the minimum yard requirements based on an error in building location to permit an addition to remain 5.7 ft. from a side lot line. Located at 7829 Ashton St., Alexandria, 22309, on approx. 12,300 sq. ft. of land zoned R-3. Lee District. Tax Map 101-2 ((4)) 28A. *(Continued from 10/7/15 at staff's req.)*
C. Gresham Approved
- 9:00 A.M. JASBLEIDY CRUZ PAVA/ JASBLEIDY HOME CHILD CARE, SP 2015-SU-115 Appl. under Sect(s). 3-803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 14124 Honey Hill Ct., Centreville, 20121, on approx. 1,500 sq. ft. of land zoned R-8 (Cluster), WS. Sully District. Tax Map 65-2 ((9)) 129.
S. Williams Approved
- 9:00 A.M. SHANE SMITH, SP 2015-LE-116 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 3421 Burgundy Rd., Alexandria, 22303, on approx. 12,221 sq. ft. of land zoned R-3. Lee District. Tax Map 82-2 ((24)) 1.
P. Yoon Approved
- 9:00 A.M. JOHNNY ROCHA, SP 2015-LE-086 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height in a front yard of a corner lot. Located at 6201 Dana Ave., Springfield, 22150, on approx. 13,116 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((3)) (80) 1. *(Admin. moved from 9/16/15 at appl. req.)*
L. Arseneau *Continued to 2/3/16*
- 9:00 A.M. DRIKUNG DHARMA SURYA, INC., SPA 89-S-025-02 Appl. under Sect(s). 2-412 of the Zoning Ordinance to permit a change in permittee. Located at 5300 Ox Rd., Fairfax, 22030, on approx. 1.02 ac. of land zoned R-C, WS. Springfield District. Tax Map 68-3 ((1)) 6A.
E.M. Haley Approved
- 9:00 A.M. RANDY H. HADIJSKI, SP 2015-LE-082 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in the minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 1.3 ft. from a rear lot line and 1.6 ft. from a side lot line; and to permit a reduction in certain yard requirements to permit construction of an addition 11.3 ft. from a side lot line. Located at 4522 Apple Tree Dr., Alexandria, 22310, on approx. 14,565 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((13)) 48. (Concurrent with VC 2015-LE-004.) *(Admin. moved from 9/16/15 at appl. req.)*
E.M. Haley Approved-In-Part
(Shed was denied.)
- 9:00 A.M. RANDY H. HADIJSKI, VC 2015-LE-004 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit an accessory storage structure greater than 200 sq. ft. in gross floor area. Located at 4522 Apple Tree Dr., Alexandria, 22310, on approx. 14,565 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((13)) 48. (Concurrent with SP 2015-LE-082.) *(Admin. moved from 9/16/15 at appl. req.)*
E.M. Haley Denied
- Approved *Motion to Waive 12-month Waiting Period for Refiling an Application on RANDY H. HADIJSKI, VC 2015-LE-004.*

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 11, 2015**

-- NO SCHEDULED MEETING --

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 18, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **November 18, 2015**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. Copies of the staff report are also available at the office of the member of the Board of Supervisors in whose district the application property is located, and online at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

- | | |
|--|--|
| 9:00 A.M.

P. Yoon
<i>Admin.</i>
<i>Moved to</i>
<i>12/2/15 at</i>
<i>appl. req.</i> | TRUSTEES OF SHILOH BAPTIST CHURCH, SPA 83-V-090-02 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SP 83-V-090 previously approved for a place of worship to permit site modifications and building addition. Located at 10704 Gunston Rd., Lorton, 22079, on approx. 6.72 ac. of land zoned R-E. Mt. Vernon District. Tax Map 114-4 ((1)) 21, 22 and 22A. (<i>Admin. moved from 5/8/13 at appl. req.</i>) (<i>Indefinitely deferred from 7/10/13 and 6/18/14 at appl. req.</i>) (<i>Reactivated from indefinitely deferred on 4/15/14 and 7/15/15.</i>) |
| 9:00 A.M.
C. Gresham
<i>Indefinitely</i>
<i>Deferred</i> | MALIHEH SHAHRESTANI / "MCLEAN DAY CARE," SP 2015-DR-019 Appl. under Sect(s). 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6526 Hitt Ave., McLean, 22101, on approx. 9,333 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-4 ((7)) 2. (<i>Admin. moved from 7/22/15 at appl. req.</i>) |
| 9:00 A.M.
L. Arseneau
<i>Admin.</i>
<i>Moved to</i>
<i>3/2/16 at</i>
<i>appl. req.</i> | KARLA FLORERO AND CELESTIAL CHILD CARE, LLC, SP 2014-MA-180 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4805 Seminole Ave., Alexandria, 22312, on approx. 3,946 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 72-1 ((9)) (B) 4. (<i>Admin moved from 4/15/15 at app. req.</i>) |
| H. Eddy
Withdrawn | BRETT R. HITT AND KIRSTEN D. HITT, A 2015-PR-021 |
| S. Gilbert
Withdrawn | PATIMA JICHONAIA, A 2015-MV-010 |

Public Hearings

- 9:00 A.M. JOHN G. CULBERTSON, SP 2015-MV-117 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7805 Accotink Pl., Alexandria, 22308, on approx. 21,875 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-2 ((9)) 2.
J. Buono Approved
- 9:00 A.M. THOMAS JOHN ANDERSEN, SP 2015-DR-122 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 21.3 ft. from a front lot line of a corner lot. Located at 2121 Hilltop Pl., Falls Church, 22043, on approx. 12,597 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-2 ((6)) (G) 1.
P. Yoon Approved
- 9:00 A.M. CATHERINE YEN HOANG, SP 2015-LE-109 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit an accessory structure to remain 5.9 ft. from a side lot line and 2.6 ft. from a rear lot line, an accessory storage structure to remain 2.4 ft. from a side lot line and 3.2 ft. from a rear lot line, and a carport 0.6 ft. from a side lot line. Located at 6104 N. Kings Hwy., Alexandria, 22303, on approx. 4,171 sq. ft. of land zoned R-8. Lee District. Tax Map 83-3 ((2)) (5) 1A.
P. Yoon Approved-In-Part
(Carport not Approved)
- 9:00 A.M. AMPARO M. NIMA D/B/A MY FIRST STEPS DAYCARE, SP 2014-MA-165 Appl. Under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5888 South 6th St., Falls Church, 22041, on approx. 13,594 sq. ft. of land zoned R-3 (Cluster). Mason District. Tax Map 61-2 ((37)) 23 A. (*Admin. moved from 4/1/15 and 8/5/15 at appl. req.*)
C. Gresham Approved
- 9:00 A.M. JENNY LOZADA & JESSICA LOZADA D/B/A JENNY'S FAMILY CHILD CARE, SP 2014-MA-233 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4809 Seminole Ave., Alexandria, 22312, on approx. 17,316 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 72-1 ((9)) (B) 7. (*Admin. moved from 6/3/15 at appl. req.*)
L. Arseneau *Deferred to 3/2/16*
- 9:00 A.M. RAMEZ ANDRAWIS, SP 2015-DR-119 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit the construction of a garage addition 6.0 ft. from a side lot line and a second garage addition 6.1 ft. from a side lot line. Located at 1408 Pathfinder Ln., McLean, 22101, on approx. 10,833 sq. ft. of land zoned R-3, HC. Dranesville District. Tax Map 30-2 ((31)) 200.
H. Eddy *Decision Deferral to 2/10/16*
- 9:00 A.M. ASHEBIR GEBRE AND BIRTUKAN WELDEAB, VC 2015-MA-005 Appl. under Sect(s). 18-401, 3-206, and 3-207 of the Zoning Ordinance to permit a construction of a 2-story dwelling 5.8 ft. from one side lot line and 9.0 ft. from the other side lot line. Located at 6416 Columbia Pike, Annandale, 22003, on approx. 7,715 sq. ft. of land zoned R-2, HC. Mason District. Tax Map 61-3 ((12)) 21. (*Admin. moved from 9/30/15 at appl. req.*) (*Deferred from 10/21/15 at appl. req.*)
E.M. Haley Approved

- 9:00 A.M. JEANNE L. MOORE, SP 2015-MA-118 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit a modification to the limitation on the keeping of animals (dogs).
E.M. Haley Located at 4011 Arcadia Rd., Alexandria, 22312, on approx. 10,639 sq. ft. of land zoned
Approved R-3. Mason District. Tax Map 61-3 ((7)) (B) 13.
- 9:00 A.M. MARIA GUEVARA, SPA 2014-HM-247 Appl. under Sect(s). 6-303 and 8-305 of the Zoning
E.M. Haley Ordinance to amend SP 2014-HM-247, previously approved for a home child care facility,
Continued to to permit an increase in the number of children. Located at 2247 Sanibel Dr., Reston,
7/13/16 at 20191, on approx. 5,390 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 17-3 ((4))
Board's req. (8) 32.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 25, 2015**

-- NO SCHEDULED MEETING --

**BOARD OF ZONING APPEALS AGENDA
DECEMBER 2, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **December 2, 2015**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. Copies of the staff report are also available at the office of the member of the Board of Supervisors in whose district the application property is located, and online at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

L. Arseneau PATRICIA F. MARTINEZ (ISHA'S DAY CARE), SP 2015-MA-062 (home child care)
Admin. (Admin. moved from 9/30/15 at staff's req.)
Moved to
2/3/16 at
appl. req.

9:00 A.M. FARAHE PAUL MALOOF, A/K/A F. PAUL MALOOF, VC 2015-DR-006 Appl. under
S. Williams Sect(s). 18-401 of the Zoning Ordinance to permit an accessory storage structure in the
Withdrawn front yard of a lot containing 36,000 sq. ft. or less. Located at 1506 Dewberry Ct., McLean,
22101, on approx. 21,365 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-3 ((9))
97. (Concurrent with SP 2015-DR-114). *(Admin. moved from 11/4/15 at appl. req.)*

9:00 A.M. 6805 INDUSTRIAL LAND CO., SP 2015-MA-088 Appl. under Sect(s). 5-603 of the Zoning
E.M. Haley Ordinance to permit a health club, ice-skating facilities, swimming pool, squash courts,
Admin. indoor recreational uses, and accessory uses. Located at 6801 Industrial Rd., Springfield,
Moved to 22151, on approx. 20.0 ac. of land zoned I-6, HC. Mason District. Tax Map 80-2 ((1)) 30.
2/24/16 at (Admin. moved from 9/21/15 at appl. req.)
appl. req.

9:00 A.M. CARL EY AND JENNIFER KRALY EY, A 2013-MA-016 Appl. under sect(s). 18-301 of the
M. Mertz Zoning Ordinance. Appeal of a determination that a detached accessory structure
Admin. (garage) on property in the R-1 and H-C Districts does not qualify for vested rights and is
Moved to in violation of Zoning Ordinance provisions. Located at 4700 Brookside Dr. on approx.
1/27/16 at 1.04 ac. of land zoned R-1 and H-C. Mason District. Tax Map 72-1 ((6)) 41. (Admin.
appl. req. moved from 10/2/13, 11/20/13, 1/8/14, 4/23/14, 8/6/14, 10/29/14, 4/8/15 and 6/24/15 at
appl. req.)

Public Hearings

- 9:00 A.M. TOAN LY, SP 2015-BR-120 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements for the construction of an addition 6.4 ft. from a side lot line. Located at 9632 Boyett Ct., Fairfax, 22032, on approx. 9,477 sq. ft. of land zoned R-3. Braddock District. Tax Map 69-3 ((9)) 29.
M.A. Tsai
Approved
- 9:00 A.M. JAMES A. GARDNER, SANDRA L. GARDNER, SP 2015-MV-123 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements for the construction of an addition 17.9 ft. from a rear lot line. Located at 7808 New London Dr., Springfield, 22153, on approx. 9,975 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 98-2 ((6)) 367.
S. Williams
Approved
- 9:00 A.M. FARAHE PAUL MALOOF, A/K/A F. PAUL MALOOF, SP 2015-DR-114 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 11.8 ft. from a side lot line. Located at 1506 Dewberry Ct., McLean, 22101, on approx. 21,365 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-3 ((9)) 97. (*Admin. moved from 11/4/15 at appl. req.*)
S. Williams
Approved
- 9:00 A.M. TRUSTEES OF SHILOH BAPTIST CHURCH, SPA 83-V-090-02 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SPA 83-V-090, previously approved for a place of worship (church), to permit site modifications and an additional building. Located at 10704 Gunston Rd., Lorton, 22079, on approx. 8.65 ac. of land zoned R-E. Mt. Vernon District. Tax Map 114-4 ((1)) 20, 21, 22, and 22A. (*Admin. moved from 5/8/13 at appl. req.*) (*Indefinitely deferred from 7/10/13 and 6/18/14 at appl. req.*) (*Reactivated from indefinitely deferred on 4/15/14 and 7/15/15.*) (*Admin. moved from 11/18/15 at appl. req.*)
P. Yoon
Deferred to 2/3/16 at appl. req.
- 9:00 A.M. SEUNG CHE KUEN, SP 2015-SU-107 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office (accupuncture). Located at 5624 Pickwick Rd., Centreville, 20120, on approx. 21,904 sq. ft. of land zoned R-1, HC, WS, and HD. Sully District. Tax Map 54-4 ((2)) 123. (*Admin. moved from 10/21/15 at appl. req.*)
P. Yoon
Continued to 1/6/16 at Board's req.
- 9:00 A.M. SANGEETA RANI (DBA TENDER STEPS), SP 2015-LE-121 Appl. under Sect(s). 3-803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6042 Hydrangea Dr., Alexandria, 22310, on approx. 2,426 sq. ft. of land zoned R-8, HC. Lee District. Tax Map 81-4 ((34)) 222.
P. Yoon
Approved
- 9:00 A.M. ALICE MATTHEWS DBA ALICE'S LITTLE ANGELS FAMILY DAYCARE, SP 2014-PR-112 Appl. under Sect(s). 3-103, 8-305, and 8-923 of the Zoning Ordinance to permit a home child care facility, and to permit a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 3933 Fairfax Farms Rd., Fairfax, 22033, on approx. 24,568 sq. ft. of land zoned R-1, HC. Providence District. Tax Map 46-4 ((2)) 13. (Concurrent with VC 2015-PR-011). (*Admin. moved from 2/11/15, 4/29/15 and 9/30/15 at appl. req.*)
L. Arseneau
Approved

- 9:00 A.M. ALICE MATTHEWS DBA ALICE'S LITTLE ANGELS FAMILY DAYCARE, VC 2015-PR-011 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit an accessory storage structure and accessory structures to remain in a front yard of a lot containing 36,000 sq. ft. or less. Located at 3933 Fairfax Farms Rd., Fairfax, 22033, on approx. 26,872 sq. ft. of land zoned R-1, HC. Providence District. Tax Map 46-4 ((2)) 11 and 13. (Concurrent with SP 2014-PR-112).
L. Arseneau Approved
- 9:00 A.M. ELIZABETH J. SEJAS, SP 2014-MA-208 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6735 Princess Anne Ln., Falls Church, 22042, on approx. 21,317 sq. ft. of land zoned R-2. Mason District. Tax Map 60-2 ((12)) 19. (*Admin. moved from 5/13/15 and 9/30/15 at appl. req.*)
L. Arseneau Approved
- 9:00 A.M. PAUL CHRISTOU, SP 2015-MV-044 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit accessory structure (stone oven/grill) to remain 0.4 ft. from side lot line and 0.0 ft. from rear lot line, roofed deck 1.4 ft. from rear lot line and an accessory structure (stone grill) 0.3 ft. from rear lot line. Located at 1220 Tudor Pl., Alexandria, 22307, on approx. 17,614 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-4 ((4)) ((2)) 6. (Concurrent with VC 2015-MV-003). (*Admin. moved from 7/15/15 at appl. req.*) (*Deferred from 10/7/15 at appl. req.*)
E.M. Haley
Continued to 1/6/16
- 9:00 A.M. PAUL CHRISTOU, VC 2015-MV-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structures in the front yard of a lot containing 36,000 sq. ft. or less and to permit a fence or wall which exceeds 6.0 ft. in height in a front yard and greater than 7.0 ft. in a side and rear yard, and to permit greater than 30% of rear yard coverage. Located at 1220 Tudor Pl., Alexandria, 22307, on approx. 17,614 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-4 ((4)) (2) 6. (Concurrent with SP 2015-MV-044). (*Admin. moved from 7/15/15 at appl. req.*) (*Deferred from 10/7/15 at appl. req.*)
E.M. Haley
Continued to 1/6/16
- 9:00 A.M. TRUSTEES OF THE MOUNT VERNON METHODIST CHURCH; NEW CINGULAR WIRELESS PCS, LLC, D.B.A. AT&T MOBILITY AND CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS, SPA 80-V-089-02 Appl. under Sect(s). 3-403 of the Zoning Ordinance to amend SP 80-V-089 previously approved for a church with child care and telecommunications facility to permit site modifications. Located at 2006 Belle View Blvd., Alexandria, 22307, on approx. 2.8 ac. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((25)) (4) 14. (*Deferred from 4/1/15 at appl. req.*) (*Deferred from 5/20/15 at staff's req.*) (*Admin. moved from 8/5/15 at appl. req.*) (*Deferred from 10/28/15 at appl. req.*)
E.M. Haley Approved
- 9:00 A.M. THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE (ST. AMBROSE CATHOLIC CHURCH AND SCHOOL), SPA 76-M-086-06 Appl. under Sect(s). 3-103 and 3-203 of the Zoning Ordinance to permit the amendment of SP 76-M-086, previously approved for a place of worship, private school of general education and a nursery school to permit site modifications. Located at 3825 Woodburn Rd., Annandale, 22003, on approx. 13.68 ac. of land zoned R-1 and R-2. Mason District. Tax Map 59-3 ((1)) 11A. (*Admin. moved from 8/5/15 at appl. req.*) (*Admin. moved from 10/7/15 at staff's req.*)
K. Atkinson
Deferred to 12/16/15

- 9:00 A.M. FLEET PROPERTIES, INC. AND COLUMBIA COLLEGE, INC., A 2015-PR-004 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are occupying property in the I-5 District without Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 2726 Merrilee Dr., Fairfax, 22031 on approx. 43,562 sq. ft. of land zoned I-4 and I-5. Providence District. Tax Map 49-1 ((16)) 5. (Admin. moved from 6/17/15 at appl. req.)
- S. Gilbert
Continued to 4/6/16 at appl req.
- 9:00 A.M. MANAGEMENT PROPERTIES OF AMERICA, INC. AND COLUMBIA COLLEGE, INC., A 2015-PR-007 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are occupying property in the I-5 District without Non-Residential Use Permit approval reflecting the use of the building as a Private School of Special Education in violation of Zoning Ordinance provisions. Located at 8300 Merrifield Ave., Fairfax, 22031 on approx. 45,131 sq. ft. of land zoned I-5. Providence District. Tax Map 49-1 ((16)) 4. (Admin. moved from 6/17/15 at appl. req.)
- S. Gilbert
Continued to 4/6/16 at appl req.
- 9:00 A.M. MANAGEMENT PROPERTIES OF AMERICA, INC. AND COLUMBIA COLLEGE, INC., A 2015-PR-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that rescinds Non-Residential Use Permits #143580105, #150430144, and #150430148. Located at 8300 Merrifield Ave., Fairfax, 22031, on approx. 45,131 sq. ft. of land zoned I-5. Providence District. Tax Map 49-1 ((16)) 4. (Admin. moved from 6/17/15 at appl. req.)
- S. Gilbert
Continued to 4/6/16 at appl req.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
DECEMBER 9, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **December 9, 2015**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. Copies of the staff report are also available at the office of the member of the Board of Supervisors in whose district the application property is located, and online at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

- | | |
|--|---|
| 9:00 A.M.
M. Duca
<i>Admin.</i>
<i>Moved to</i>
<i>2/10/16 at</i>
<i>appl. req.</i> | FARKHANDA R. KHAN FAMILY HOME DAY CARE, SP 2015-HM-078 Appl. under Sect(s). 6-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 12265 Turkey Wing Ct., Reston, 20191, on approx. 3,027 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 26-1 ((10)) (13) 43A. (<i>Admin. moved from 8/5/15 and 10/28/15 at appl. req.</i>) |
| 9:00 A.M.
N. Rogers
<i>Admin.</i>
<i>Moved to</i>
<i>1/6/16 due</i>
<i>to notices</i> | DILSHAD BEGUM D/B/A KID'S 1ST CARE, SP 2014-MV-228 Appl. under Sect(s). 3-203, 8-305, and 8-923 of the Zoning Ordinance to permit a home child care facility, and a fence height greater than 4.0 ft. to remain in a front yard. Located at 8340 Reddick Ave., Alexandria, 22309, on approx. 18,242 sq. ft. of land zoned R-2, HC. Mt. Vernon District. Tax Map 101-4 ((7)) 11. (<i>Admin. moved from 3/4/15, 5/13/15 and 7/22/15 at appl. req.</i>) (<i>Deferred from 9/30/15 at appl. req.</i>) |
| 9:00 A.M.
L. Arseneau
<i>Indefinitely</i>
<i>Deferred</i> | SHAHRZAD MARZBAN, SP 2014-DR-046 Appl. under Sect(s). 8-305 and 3-403 of the Zoning Ordinance to permit home child care facility. Located at 1823 Gilson St., Falls Church, 22043, on approx. 14,990 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((16)) 101. (<i>Admin. moved from 7/23/14, 10/22/14, 2/11/15, 7/15/15 and 10/21/15 at appl. req.</i>) |
| 9:00 A.M.
L. Arseneau
<i>Admin.</i>
<i>Moved to</i>
<i>1/27/16 at</i>
<i>appl. req.</i> | SALMA NAZARY DBA SALMA DAYCARE, SP 2014-SP-116 Appl. under Sect(s). 3-103 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6301 Travilah Ct., Fairfax Station, 22039, on approx. 2.40 ac. of land zoned R-1. Springfield District. Tax Map 77-3 ((14)) 3. (<i>Admin. moved from 1/7/15 4/15/15, 6/17/15, 7/22/15 and 10/21/15 at appl. req.</i>) |

- 9:00 A.M. GHIDIANI SANCHEZ, MOTHER GOOSE DAY CARE, SP 2015-HM-110 Appl. under
P. Yoon Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Admin. Located at 12553 Cross Country Ln., Reston, 20191, on approx. 10,844 sq. ft. of land
moved to zoned R-3. Hunter Mill District. Tax Map 16-4 ((9)) 31. (*Admin. moved from 11/4/15 at*
2/10/16 at *appl. req.*)
appl. req.
- 9:00 A.M. STARTING NINE LLC D/B/A BELTWAY BALL CLUB, SP 2015-BR-104 Appl. under
C. Gresham Sect(s). 5-403 and 5-503 of the Zoning Ordinance to permit indoor batting cages, a
Indefinite baseball/softball training facility, and physical training. Located at 5410 Port Royal Rd.,
Deferral Springfield, 22151, on approx. 76,767 sq. ft. of land zoned I-4 and I-5. Braddock District.
Tax Map 79-2 ((4)) D2. (*Deferred from 10/7/15.*)
- S. Gilbert SETH M. KRAMER, A 2015-MV-006 (*Admin. moved from 6/10/15 and 9/16/15 at appl.*
Admin. *req.*)
Moved to
6/8/16 at
appl. req.
- 9:00 A.M. JOVAD NOKTEHDAN AND TAGHI NOKTEHDAN, A 2014-MA-018 Appl. under sect(s).
C.S. Belgin 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have
Admin. established three separate dwelling units in a single family dwelling and are allowing its
Moved to occupancy by a family plus three or more unrelated persons all on property in the R-2
6/8/16 at District in violation of Zoning Ordinance provisions. Located at 7814 Libeau Ln., Annandale
appl. req. 22003 on approx. 34,281 sq. ft. of land zoned R-2. Mason District. Tax Map 59-2 ((1)) 36.
(*Admin. moved from 4/15/15, and 9/23/15 at appl. req.*)
- 9:00 A.M. PR PERFORMANCE FITNESS, LLC., A 2015-MA-008 Appl. under Sect(s). 18-301 of the
S.C. Williams Zoning Ordinance. Appeal of a determination that appellant is occupying property in the
Admin. C-3, H-C, CRD, and SC Districts without Non-Residential Use Permit approval in violation
Moved to of Zoning Ordinance provisions. Located at 4208 Evergreen Ln., Unit 212, Annandale,
5/18/16 at 22003, on land zoned C-3, H-C, CRD and SC. Mason District. Tax Map 71-1 ((38)) 212.
appl. req.

Public Hearings

- 9:00 A.M. ALI AL-AHMED, SP 2015-DR-124 Appl. under Sect(s). 8-923 of the Zoning Ordinance to
P. Yoon permit a fence greater than 4.0 ft. in height to remain in the front yard of a corner lot.
Approved Located at 7419 Lisle Ave., Falls Church, 22043, on approx. 12,912 ft. of land zoned R-4.
Dranesville District. Tax Map 40-1 ((3)) 211.
- 9:00 A.M. AUSTIN AND MICHELE VERITY, SP 2015-DR-128 Appl. under Sect(s). 8-914 of the
P. Yoon Zoning Ordinance to permit a reduction in minimum yard requirements based on an error
Approved in building location to permit a deck (patio) to remain 9.2 ft. from a side lot line, and an
accessory structure to remain 9.8 ft. from a side lot line. Located at 1098 Mill Field Ct.,
Great Falls, 22066, on approx. 36,003 sq. ft. of land zoned R-1, HD. Dranesville District.
Tax Map 19-1 ((13)) 38.

- 9:00 A.M. ANGEL WHISENANT, SP 2014-LE-138 Appl. under Sect(s). 3-403, 8-305, and 8-914 of the Zoning Ordinance to permit a home child care facility, and to permit a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 1.7 ft. from a side lot line. Located at 6616 Cimarron St., Springfield, 22150, on approx. 11,087 sq. ft. of land zoned R-4. Lee District. Tax Map 80-4 ((5)) (10) 17. *(Deferred from 3/4/15, 6/3/15, and 10/7/15 at appl. req.)*
- L. Arseneau
Deferred to 1/27/16 at staff's req.
- 9:00 A.M. ROBERT S. WALTER, SP 2015-SU-125 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 6807 Hartwood Ln., Centreville, 20121, on approx. 10,503 sq. ft. of land zoned PDH-3, WS. Sully District. Tax Map 65-3 ((11)) 19.
- E.M. Haley
Approved
- 9:00 A.M. MARK CHRISTOPHER COMPTON/ MARIA COMPTON, SP 2015-MV-126 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements for the construction of an addition 6.0 ft. from one side lot line and a carport 6.0 ft. from the other side lot line; and to permit a reduction in minimum yard requirements based on an error in building location for an accessory storage structure to remain 2.7 ft. from a side lot line. Located at 1805 Hackamore Ln., Alexandria, 22308, on approx. 10,503 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((10)) (3) 24.
- E.M. Haley
Approved
- 9:00 A.M. HAJIMOHAMMAD REVOCABLE TRUST, MOHAMMAD HAJIMOHAMMAD, TRUSTEE AND FLORA HAJIMOHAMMAD, TRUSTEE, A 2012-LE-017 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing a vehicle sale, rental and ancillary service establishment to operate on property in the C-6 District without Special Exception approval or a valid Non-Residential Use Permit, in violation of Zoning Ordinance provisions. Located at 5630 South Van Dorn St., Alexandria, 22310, on approx. 32,210 sq. ft. of land zoned C-6. Lee District. Tax Map 81-2 ((3)) 8A. *(Admin. moved from 10/3/12, 11/28/12, 2/6/13, 4/24/13, 10/23/13, 6/4/14, 10/8/14 and 4/29/15 at appl. req.) (Deferred from 7/29/15 at appl. req.)*
- C.S. Belgin
Deferred to 6/8/16 at appl. req.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
DECEMBER 16, 2015**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **December 16, 2015**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. Copies of the staff report are also available at the office of the member of the Board of Supervisors in whose district the application property is located, and online at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

Public Hearings

9:00 A.M. THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE
OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE (ST. AMBROSE
K. Atkinson CATHOLIC CHURCH AND SCHOOL), SPA 76-M-086-06 Appl. under Sect(s). 3-103 and
Decision 3-203 of the Zoning Ordinance to permit the amendment of SP 76-M-086, previously
Deferred approved for a place of worship, private school of general education and a nursery school
to 2/10/16 to permit site modifications. Located at 3825 Woodburn Rd., Annandale, 22003, on
approx. 13.68 ac. of land zoned R-1 and R-2. Mason District. Tax Map 59-3 ((1)) 11A.
(Admin. moved from 8/5/15 at appl. req.) (Admin. moved from 10/7/15 at staff's req.)
(Deferred from 12/2/15 at staff's req.)

**BOARD OF ZONING APPEALS AGENDA
DECEMBER 23, 2015**

-- NO SCHEDULED MEETING --

**BOARD OF ZONING APPEALS AGENDA
DECEMBER 30, 2015**

-- NO SCHEDULED MEETING --