

**BOARD OF ZONING APPEALS AGENDA
JANUARY 3, 2018**

-- NO SCHEDULED MEETING --

**BOARD OF ZONING APPEALS AGENDA
JANUARY 10, 2018**

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 **January 10, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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

Nomination of Officers
Nomination of Clerk

Administrative Items – 9 a.m.

Staff/Action

C.S. Belgin
Admin.
Moved to
3/28/18 at
appl. req. PLAY N' LEARN PC LLC, A 2017-SU-010 Appl. under Sect. 18-301. This is an appeal of a determination that the appellant is operating an indoor commercial recreational use on property located in the I-5 District without approval of a Group 5 Special Permit in violation of Zoning Ordinance provisions. Located at 4102 Pepsi Place, Chantilly, VA 20151 on approx. 8.68 acres of land zoned I-5. Sully District. Tax Map 34-3 ((1)) 1C. (*Admin moved from 7/12/17 and 10/4/17 at appl. req.*)

S.C. Williams
Admin.
Moved to
3/28/18 at
appl. req. WIN & ARCHERY, LLC, A 2017-SU-006 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellant is operating an indoor archery range in the I-5 District without approval of a Group 5 Special Permit; and without a Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 14101 Sullyfield Circle, Suite 300 Chantilly, 20151 on approx. 4.18 acres. of land zoned I-5, AN, H-C, and WS. Sully District. Tax Map 34-4 ((11)) F1. (*Admin. moved from 6/21/17 and 9/13/17 at appl. req.*)

Public Hearings

L. Yegazu
Upheld JOHN A. McEWAN AND MARY LOU McEWAN, A 2017-MV-018 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing the use of a dwelling unit for transient occupancy (short-term rental) in the R-2 District in violation of Zoning Ordinance provisions. Located at 9319 Ludgate Dr., Alexandria 22309 on approx. 18,641 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 110-4 ((10)) 11A. (*Decision deferred from 11/29/17.*)

- L. Yegazu Upheld BLAKE D. RATCLIFF AND SARA B. RATCLIFF, A 2017-MA-017 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing the use of a dwelling unit for transient occupancy (short-term rental) in the R-2 District in violation of Zoning Ordinance provisions. Located at 3320 Grass Hill Terrace, Falls Church, 22044 on approx. 18,411 sq. ft. of land zoned R-2. Mason District. Tax Map 61-1 ((11)) 777. *(Decision deferred from 11/29/17.)*
- J. Timberlake Approved BRIAN C. ROBERTSON, SP 2017-SU-093 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of a second story addition such that the side yards total 21.5 ft. Located at 3426 Hidden Meadow Dr., Fairfax, 22033 on approx. 10,645 sq. ft. of land zoned R-2 (Cluster) and WS. Sully District. Tax Map 35-3 ((13)) 25.
- K. Antonucci Approved CHI-NAN WU, TR, SP 2017-SP-096 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition such that the side yards total 21 ft. Located at 7002 Cottontail Ct., Springfield, 22153 on approx. 12,194 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-4 ((5)) 273.
- 9 a.m. LEE W. PENDLETON, SP 2017-BR-079 Appl. under Sects. 8-914 and 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 and a reduction in 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. Located at 7905 Kalorama Rd., Annandale, 22003 on approx. 24,633 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-4 ((6)) 26. *(Decision Deferred from 11/1/17.)*
- K. McMahan Approved
- 9 a.m. ROHAN E. & YVONNE S. RODRIGO, SP 2017-MA-091 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 16.1 ft. from the rear lot line and a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 5.6 ft. from a side lot line and 8.1 ft. from the rear lot line. Located at 3705 MacGregor Ct., Annandale, 22033 on approx. 10,514 sq. ft. of land zoned R-3. Mason District. Tax Map 59-4 ((15)) 3.
- K. McMahan Approved
- 9 a.m. SHANNON MARIE ANDERSON, SP 2017-LE-094 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on an error in building location to permit an addition to remain 10.0 ft. from the side lot line. Located at 6406 Willowood Ln., Alexandria, 22310 on approx. 11,703 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((15)) 19.
- K. McMahan Approved
- 9 a.m. ALI A. HAJABBASSI, VC 2017-DR-014 Appl. under Sects. 18-401 and 10-103 of the Zoning Ordinance to permit rear yard coverage that exceeds 30 percent. Located at 6526 Hitt Ave., McLean, 22101 on approx. 9,326 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-4 ((7)) 2.
- H. Eddy Denied
- 9 a.m. EULIE M. CAMPBELL, SPA 2011-LE-101 Appl. under Sect. 8-918 of the Zoning Ordinance to amend SP 2011-LE-101 previously approved for an accessory dwelling unit to modify development conditions. Located at 2812 Poag St., Alexandria, 22303 on approx. 14,002 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 83-3 ((35)) 1. *(Deferred from 7/26/17 and 10/4/17 at appl. req.)*
- H. Eddy Approved

JOHN F. RIBBLE III, CHAIRMAN

Printed December 14, 2018 (7:37AM)

**BOARD OF ZONING APPEALS AGENDA
JANUARY 17, 2018**

-- NO SCHEDULED MEETING --

**BOARD OF ZONING APPEALS AGENDA
JANUARY 24, 2018**

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 **January 24, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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 a.m.
D. Creed
Admin.
Moved to
3/28/18
- ANTONIO OVANDO, SP 2017-MA-005 Appl. Under Sect. 8-914 of the zoning ordinance to permit a reduction in minimum yard requirements based on errors in building location to allow the following accessory structures to remain: 1. an arbor 7.5 ft. in height to remain 6.1 ft. from a side lot line; 2. an arbor 10.0 ft. in height to remain 8.6 ft. to a side lot line; 3. an arbor 9.5 ft. in height to remain 6.1 ft. from the rear lot line and 3.0 from a side lot line; 4. a pool house to remain 10.5 ft. from the rear lot line and 8.3 ft. from a side lot line; and 5. a deck to remain 5.0 ft. from the rear lot line and 2.0 feet from a side lot line. Located at 3111 Collie Ln., Falls Church, 22044 on approx. 11,959 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((3)) 87. (Concurrent with VC 2017-MA-002). *(Indefinitely deferred from 4/26/17 at appl. req.) (Reactivated on 7/26/17 at appl. req.)*
- 9 a.m.
D. Creed
Admin.
Moved to
3/28/18
- ANTONIO OVANDO, VC 2017-MA-002 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit greater than 30% rear yard coverage. Located at 3111 Collie Ln., Falls Church, 22044 on approx. 11,959 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((3)) 87. (Concurrent with SP 2017-MA-005.) *(Indefinitely deferred from 4/26/17 at appl. req.) (Reactivated on 7/26/17 at appl. req.)*
- 9 a.m.
E. Estes
Admin.
moved to
2/7/18 at
appl. req.
- PHUOC V. NGUYEN, SP 2017-MA-095 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit a dwelling to remain 24.1 ft. from a rear lot line and a stoop with steps to remain 26.3 ft. from a front lot line. Located at 4213 Pine Ln., Alexandria, 22312 on approx. 22,927 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 60B. (Concurrent with VC 2017-MA-016).
- 9 a.m.
E. Estes
Admin.
moved to
2/7/18 at
appl. req.
- PHUOC V. NGUYEN, VC 2017-MA-016 Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit greater than 25 percent front yard coverage paved for parking. Located at 4213 Pine Ln., Alexandria, 22312 on approx. 22,927 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 60B. (Concurrent with SP 2017-MA-095).

- 9 a.m. CARLOS CASTRO, VC 2017-MA-017 Appl. under Sects. 3-207 and 18-401 of the Zoning Ordinance to permit construction of a single family dwelling 9.0 ft. from both side lot lines. Located at 6450 Holyoke Dr., Annandale, 22003 on approx. 9,371 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((6)) 9.
K. McMahan
Admin.
moved to
2/28/18 at
appl. req.
- 9 a.m. DEBORAH P. VILLAGRA AND GREEN FROG LLC, SP 2014-SU-238 Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 14700 Braddock Rd., Centreville, 20120 on approx. 8,848 sq. ft. of land zoned R-3 and WS. Sully District. Tax Map 54-1 ((13)) (25) 39. *(Indefinitely deferred from 6/10/15 at staff's req.) (Reactivated on 7/23/15.) (Indefinitely deferred from 11/4/15 at staff's request. (Reactivated 6/2/17.) (Admin. moved from 9/20/17, 11/1/17, and 12/6/17 at appl. req.)*
E.M. Haley
Indefinite
Deferral

Public Hearings

- 9 a.m. MARY GREENE, MANAGEMENT PROPERTIES OF AMERICA INC. & MULTIFLOR, INC., A 2016-PR-026 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing and/or operating an establishment for production and processing on property in the I-5 District without Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 8300 Merrifield Avenue, Fairfax, 22031 on approx. 45,131 sq. ft. of land zoned I-5. Providence District. Tax Map 49-1 ((16)) 4. *(Deferred from 3/29/17 at appl. req.) (Decision deferred from 5/24/17, 7/26/17, 10/18/17 and 12/6/17.)*
S. Gilbert/
S.C. Williams
Decision
Deferred
to 3/14/18
- 9 a.m. LORETTA A. DEANER, SP 2017-SU-092 Appl. under Sect. 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals (dogs). Located at 6244 Battalion St., Centreville, 20121 on approx. 2,100 sq. ft. of land zoned PDH-12 and WS. Sully District. Tax Map 65-1 ((6)) 18.
E. Estes
Approved
- 9 a.m. BRIAN GIBSON, SP 2017-SP-098 Appl. under Sect. 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 9.0 ft. from a side lot line. Located at 6502 Old Stone Fence Rd., Fairfax Station, 22039 on approx. 4.49 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-1 ((9)) 10.
K. McMahan
Approved
- 9 a.m. SOUTH SPRINGFIELD CONGREGATION OF JEHOVAH'S WITNESSES, INC., SPA 2013-MV-012 Appl. under Sect. 3-103 of the Zoning Ordinance to amend SP 2013-MV-012 previously approved for a place of worship to permit site modifications. Located at 8701 & 8713 Pohick Rd., Springfield, 22153 on approx. 3.56 ac. of land zoned R-1. Mount Vernon District. Tax Map 98-1 ((1)) 58 and 60. *(Deferred from 9/27/17 and 10/25/17 at appl. req.)*
H. Eddy
Deferred to
2/14/18

- 9 a.m. PROVIDENCE BAPTIST CHURCH, SPA 85-D-018-02 Appl. under Sects. 3-103 and 8-301 of the Zoning Ordinance to amend SP 85-D-018 previously approved for a place of worship and a child care center to modify development conditions to permit continued operation of a place of worship and child care center and the addition of a private school of general education. Located at 8980 Brook Rd., McLean, 22102 on approx. 6.86 ac. of land zoned R-1. Dranesville District. Tax Map 19-4 ((4)) A1, A2 and 19-4 ((1)) 40.
- H. Eddy
*Decision
Deferred
to 2/7/18*
- 9 a.m. O-LUCK, INC. T/A HAPPI BILLARDS & CAFE, SPA 99-M-037-02 Appl. under Sect. 3-103 of the Zoning Ordinance to amend SP 99-M-037 previously approved for a billiard hall to permit an expansion and modifications to development conditions. Located at 7127-C Little River Tnpk., Annandale, 22003 on approx. 26,262 sq. ft. of land zoned C-6, CRD, SC and HC. Mason District. Tax Map 71-1 ((23)) C.
- H. Eddy
Approved

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JANUARY 31, 2018**

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 **January 31, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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

- | | |
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| 9 a.m. | MARIA E. RODRIGUEZ AND JOSE C. RODRIGUEZ, SP 2017-PR-099 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of a roofed deck with steps 20.6 ft. from a front lot line and a reduction in minimum yard requirements based on an error in building location to permit deck to remain 0.4 ft. from one side lot line and carport to remain 1.0 ft. from other side lot line. Located at 6809 Jefferson Ave., Falls Church, 22042 on approx. 7,200 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((14)) 35. |
| D. Creed
Admin.
Moved to
3/14/18 at
Appl. req. | |
| 9 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. <i>(Continued from 11/5/14.) (Continued from 4/1/15 at appl. req.) (Indefinitely Deferred on 7/15/15 at appl. req.) (Reactivated on 5/23/17.) (Admin. moved from 9/20/17 and 10/25/17 at appl. req.)</i> |
| E. Estes
Admin.
Moved to
3/14/18 | |
| 9 a.m. | RIVERSIDE GARDENS RECREATION ASSN., SPA 71-V-216-03 Appl. under Sects. 2-303, 2-510, 3-303 and 8-004 of the Zoning Ordinance to amend SP 71-V-216 previously approved for a community swim and tennis club to permit site and development condition modifications. Located at 8633 Buckboard Dr., Alexandria, 22308 on approx. 3.52 ac. of land zoned R-3. Mount Vernon District. Tax Map 102-3 ((1)) 42 A and 43. |
| K. McMahan
Admin.
Moved to
2/28/18 at
appl. req. | |
| 9 a.m. | GODDESS OF HEAVEN TEMPLE, INC., SP 2017-MA-097 Appl. under Sect. 3-303 of the Zoning Ordinance to permit a place of worship. Located at 3309 Magnolia Ave., Falls Church, 22041 on approx. 40,046 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((1)) 19. |
| H. Eddy
Admin.
Moved to
3/28/18 at
appl. req. | |

9 a.m. RUB A DUB LLC, DBA RUB A DUB ECO WASH, A 2017-PR-012 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the Appellant is operating a car wash, which is not a permitted use on property located in the C-4 and SC District in violation of Zoning Ordinance provisions. Located at 1676 International Dr., McLean 22102 on approx. 4.37 acres of land zoned C-4 and SC. Providence District. Tax Map 29-3 ((15)) 11B3. (Admin. moved from 10/4/17 at appl. req.)

S.C. Williams
Admin.
Moved to
3/7/18 at
appl. req.

9 a.m. RUB A DUB LLC, DBA RUB A DUB ECO WASH, A 2017-PR-013 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the Appellant is operating a car wash, which is not a permitted use on property located in the C-3, H-C and SC District in violation of Zoning Ordinance provisions. Located at 1900 Gallows Rd, Vienna 22182 on approx. 4.11 acres of land zoned C-3, H-C and SC. Providence District. Tax Map 39-1((6)) 81A. (Admin. moved from 10/4/17 at appl. req.)

S.C. Williams
Admin.
Moved to
3/7/18 at
appl. req.

Public Hearings

9 a.m. RUTH WILLIAMS BRINKLEY LIVING TRUST, SP 2017-DR-105 Appl. Under Sect. 8-918 of the zoning ordinance to permit an accessory dwelling unit. Located at 8501 Brook Rd., McLean, 22101 on approx. 40,233 sq. ft. of land zoned R-1.Dranesville District. Tax Map 20-3 ((12)) 9.

Z. Fountain
Continued
to 2/14/18

9 a.m. HIGH POINT POOL, INC., SP 2017-DR-100 Appl. under Sect. 3-403 and 8-400 of the Zoning Ordinance previously approved for a community swim club to permit site modifications and modifications to development conditions. Located at 6840 Woodland Dr., Falls Church, 22046 on approx. 3.41 ac. of land zoned R-4. Dranesville District. Tax Map 40-4 ((1)) 8 A and 40-4 ((16)) 9 A.

E. Estes
Approved

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 7, 2018**

~~~MEETING CANCELLED DUE TO INCLEMENT WEATHER~~~

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 **FEBRUARY 7, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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 a.m. DISTRICT CAFES LLC DBA MINT CAFÉ, A 2017-PR-002 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellants are operating a commercial recreation use (hookah) on property in the PTC, H-C, and SC Districts without Special Exception approval and Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 8346 Leesburg Pike., Vienna, 22182 on approx. 21,431 sq. ft. of land zoned PTC, H-C, and SC. Providence District. Tax Map 29-3 ((1)) 65. (Admin. moved from 5/3/17 and 9/13/17 at appl. req.) (Admin. moved from 12/6/17.)

S. Gilbert
Admin.
moved to
4/25/18 at
appl. req.

Public Hearings

9 a.m. PROVIDENCE BAPTIST CHURCH, SPA 85-D-018-02 Appl. under Sects. 3-103 and 8-301 of the Zoning Ordinance to amend SP 85-D-018 previously approved for a place of worship and a child care center to modify development conditions to permit continued operation of a place of worship and child care center and the addition of a private school of general education. Located at 8980 Brook Rd., McLean, 22102 on approx. 6.86 ac. of land zoned R-1. Dranesville District. Tax Map 19-4 ((4)) A1, A2 and 19-4 ((1)) 40. (Decision deferred from 1/24/18.)

H. Eddy
Admin.
moved
to 2/28/18

9 a.m. JOSE M. RODRIGUEZ, SP 2017-MV-108 Appl. under Sect. 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 8200 Frye Rd., Alexandria, 22309 on 11,704 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 101-3 ((16)) 54.

H. Eddy
Admin.
moved
to 3/7/18

- 9 a.m. PHUOC V. NGUYEN, SP 2017-MA-095 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit a dwelling to remain 24.1 ft. from a rear lot line and a stoop with steps to remain 26.3 ft. from a front lot line. Located at 4213 Pine Ln., Alexandria, 22312 on approx. 22,927 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 60B. (Concurrent with VC 2017-MA-016). (*Admin. moved from 1/24/18 at appl. req.*)
- E. Estes
Admin. moved to 3/7/18
- 9 a.m. PHUOC V. NGUYEN, VC 2017-MA-016 Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit greater than 25 percent front yard coverage paved for parking. Located at 4213 Pine Ln., Alexandria, 22312 on approx. 22,927 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 60B. (Concurrent with SP 2017-MA-095). (*Admin. moved from 1/24/18 at appl. req.*)
- E. Estes
Admin. moved to 3/7/18
- 9 a.m. TARA GIBSON, SP 2017-MV-103 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition (attached garage) 7.3 ft. from side lot line. Located at 8309 Mount Vernon Hwy., Alexandria, 22309 on approx. 15,735 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 101-4 ((1)) 29 A1.
- E. Estes
Admin. Moved to 3/21/18
- 9 a.m. STEWART MICHAEL COCHRAN, SP 2017-MA-104 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition (screened porch) 16.8 ft. from the rear lot line and a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure (shed) to remain 2.1 ft. from a side lot line and 2.4 ft. from the rear lot line. Located at 3906 Winterset Dr. Annandale, 22003 on approx. 10,511 sq. ft. of land zoned R-2 (Cluster). Mason District. Tax Map 59-3 ((15)) 7.
- E. Estes
Admin. moved to 3/7/18
- 9 a.m. SKY SPRINGFIELD LLC D/B/A SKY ZONE, SP 2017-BR-102 Appl. under Sects. 5-403 and 8-501 of the Zoning Ordinance to permit an indoor commercial recreational facility (trampoline park). Located at 5325 Port Royal Rd., Springfield, 22151 on 4.44 ac. of land zoned I-4. Braddock District. Tax Map 70-4 ((10)) 6 A.
- K. McMahan
Admin. moved to 2/28/18
- 9 a.m. HEATHER AND CURTIS MARSHALL, SP 2017-MV-101 Appl. under Sect. 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 (deck with lattice below) to remain 19.5 ft. from a front lot line and 6.5 ft. from a side lot line. Located at 2803 East Side Dr., Alexandria, 22306 on 6,414 sq. ft. of land zoned R-3 and HC. Mount Vernon District. Tax Map 93-1 ((18)) (1) 382.
- K. McMahan
Admin. moved to 3/14/18

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 14, 2018**

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 **February 14, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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

9 a.m. EDWARD JOHNSON, SP 2017-DR-109 Appl. under Sect. 8-923 of the Zoning Ordinance
E. Estes to permit a fence greater than 4.0 ft. in height to remain in a front yard. Located at 1733
Withdrawn Fairview Ave., Mclean, 22101 on approx. 20,967 sq. ft. of land zoned R-3. Dranesville
District. Tax Map 31-3 ((8)) (6) 17.

Public Hearings

9 a.m. RUTH WILLIAMS BRINKLEY LIVING TRUST, SP 2017-DR-105 Appl. Under Sect. 8-918
of the zoning ordinance to permit an accessory dwelling unit. Located at 8501 Brook Rd.,
Z. Fountain McLean, 22101 on approx. 40,233 sq. ft. of land zoned R-1. Dranesville District. Tax Map
Continued 20-3 ((12)) 9. (*Continued from 1/31/18.*)
to 3/7/18

9 a.m. ROBERT LAVET, SP 2017-PR-110 Appl. under Sect. 8-923 of the Zoning Ordinance to
permit fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located
E. Estes at 9976 Hidden Oaks Ct., Vienna, 22181 on approx. 16,009 sq. ft. of land zoned R-2.
Approved Providence District. Tax Map 38-3 ((54)) 1.

9 a.m. PIO S. MENDES & MARIA L. FERNANDES, SP 2017-MA-107 Appl. under Sect. 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 storage structure (shed) to remain 1.5 ft.
K. McMahan from a side lot line and 2.7 ft. from the rear lot line. Located at 6823 Westlawn Dr., Falls
Approved Church, 22402 on approx. 7,200 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4
((20)) 379.

9 a.m. EUGENE M. MCGUIRE JR., SP 2017-HM-112 Appl. under Sect. 8-914 of the Zoning
Ordinance to permit a reduction in minimum yard requirements based on an error in
building location to permit a roofed deck (front porch) to remain 21.7 ft. from the front lot
K. McMahan line and a deck (at grade patio) to remain 4.7 ft. from a side lot line. Located at 9312 Telfer
Approved Ct., Vienna, 22182 on approx. 14,756 sq. ft. of land zoned R-2 (Cluster). Hunter Mill
District. Tax Map 28-4 ((14)) 259.

- 9 a.m. BELAY TILAHUN/AMORE CAFE, SP 2017-MA-106 Appl. under Sect. 4-603 of the Zoning Ordinance to permit indoor commercial recreation (hookah lounge). Located at 3815C S. George Mason Dr., Falls Church, 22041 on approx. 1,200 sq. ft. of land zoned C-6, CRD and SC. Mason District. Tax Map 62-3 ((13)) 11.
K. McMahan Approved
- 9 a.m. JOHN PHOUMINH/WAT LAO VIRGINIA, INC., SP 2017-MV-088 Appl. under Sects. 3-E03 and 8-301 of the Zoning Ordinance to permit a place of worship. Located at 6812 Springfield Dr., Lorton, 22079 on approx. 4.14 ac. of land zoned R-E. Mount Vernon District. Tax Map 114-4 ((3)) (1) 10A. *(Admin. moved from 12/6/17 at appl. req.)*
H. Eddy
Deferred to 4/25/18 at appl. req. Subsequently deferred to 4/18/18
- 9 a.m. PATRICIA SPRINGER, SP 2017-BR-111 Appl. under Sect. 8-923 of the Zoning Ordinance to permit a fence greater than 4 ft. in height to remain in a front yard. Located at 7500 Murillo St., Springfield, 22151 on approx. 13,350 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (60) 14.
H. Eddy Approved
- 9 a.m. SOUTH SPRINGFIELD CONGREGATION OF JEHOVAH'S WITNESSES, INC., SPA 2013-MV-012 Appl. under Sect. 3-103 of the Zoning Ordinance to amend SP 2013-MV-012 previously approved for a place of worship to permit site modifications. Located at 8701 & 8713 Pohick Rd., Springfield, 22153 on approx. 3.56 ac. of land zoned R-1. Mount Vernon District. Tax Map 98-1 ((1)) 58 and 60. *(Deferred from 9/27/17, 10/25/17, and 1/24/18 at appl. req.)*
H. Eddy
Deferred to 2/28/18 at appl. req.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 21, 2018**

-- NO SCHEDULED MEETING --

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 28, 2018**

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 **February 28, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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

- | | |
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| 9 a.m. | EDWARD JOHNSON, SP 2017-DR-109 Appl. under Sect. 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 1733 Fairview Ave., Mclean, 22101 on approx. 20,967 sq. ft. of land zoned R-3. Dranesville District. Tax Map 31-3 ((8)) (6) 17. <i>(Admin. moved from 2/14/18 at appl. req.)</i> |
| E. Estes
Withdrawn | |
| 9 a.m. | 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, 10/28/15, and 12/9/15 at appl. req.) (Indefinitely deferred from 2/10/16 at appl. req.)</i> |
| K. McMahan
<i>Admin.
Moved to
3/28/18 at
appl. req.</i> | |
| 9 a.m. | CARLOS CASTRO, VC 2017-MA-017 Appl. under Sects. 3-207 and 18-401 of the Zoning Ordinance to permit construction of a single family dwelling 9.0 ft. from both side lot lines. Located at 6450 Holyoke Dr., Annandale, 22003 on approx. 9,371 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((6)) 9. <i>(Admin. moved from 1/24/18 at appl. req.)</i> |
| K. McMahan
<i>Admin.
Moved to
3/21/18</i> | |
| 9 a.m. | RIVERSIDE GARDENS RECREATION ASSN., SPA 71-V-216-03 Appl. under Sects. 2-303, 2-510, 3-303 and 8-004 of the Zoning Ordinance to amend SP 71-V-216 previously approved for a community swim and tennis club to permit site and development condition modifications. Located at 8633 Buckboard Dr., Alexandria, 22308 on approx. 3.52 ac. of land zoned R-3. Mount Vernon District. Tax Map 102-3 ((1)) 42 A and 43. <i>(Admin. moved from 1/28/18.)</i> |
| K. McMahan
<i>Admin.
Moved to
3/21/18</i> | |

- 9 a.m. STANLEY C. OWEN, TR & BEVERLY J. HOWARD, TR, SP 2017-SP-030 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on errors in building locations to permit a deck to remain 0.4 ft. from a rear lot line and 6.4 ft. from a side lot line and an accessory structure (child's play structure) to remain 5.2 ft. from a rear lot line. Located at 6153 Pohick Station Dr., Fairfax Station, 22039 on approx. 23,309 sq. ft. of land zoned R-1 Cluster. Springfield District. Tax Map 77-4 ((22)) 2. (Concurrent with VC 2017-SP-007.) (*Admin. moved from 6/21/17 and 10/25/17 at appl. req.*)
- H. Eddy
Admin.
Moved to
6/6/18 at
appl. req.
- 9 a.m. STANLEY C. OWEN, TR & BEVERLY J. HOWARD, TR, VC 2017-SP-007 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit greater than 30 percent rear yard coverage. Located at 6153 Pohick Station Dr., Fairfax Station, 22039 on approx. 23,309 sq. ft. of land zoned R-1 Cluster. Springfield District. Tax Map 77-4 ((22)) 2. (Concurrent with SP 2017-SP-030.) (*Admin. moved from 6/21/17 at appl. req.*) (*Admin. moved from 10/25/17 at appl. req.*)
- H. Eddy
Admin.
Moved to
6/6/18 at
appl. req.
- 9 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, 9/23/15, 10/28/15, 4/27/16, 7/27/16, 1/11/17, 5/17/17, 9/27/17, and 2/28/18 at appl. req.*)
- S.C. Williams
Admin.
moved to
5/9/18 at
appl. req.
- 9 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, 9/23/15, 10/28/15, 4/27/16, 7/27/16, 1/11/17, 5/17/17, and 9/27/17 at appl. req.*)
- S.C. Williams
Admin.
moved to
5/9/18 at
appl. req.

Public Hearings

- 9 a.m. SOUTH SPRINGFIELD CONGREGATION OF JEHOVAH'S WITNESSES, INC., SPA 2013-MV-012 Appl. under Sect. 3-103 of the Zoning Ordinance to amend SP 2013-MV-012 previously approved for a place of worship to permit site modifications. Located at 8701 & 8713 Pohick Rd., Springfield, 22153 on approx. 3.56 ac. of land zoned R-1. Mount Vernon District. Tax Map 98-1 ((1)) 58 and 60. (*Deferred from 9/27/17, 10/25/17, 1/24/18, and 2/14/18 at appl. req.*)
- H. Eddy
Deferred to
3/21/18 at
appl. req.

- 9 a.m. PROVIDENCE BAPTIST CHURCH, SPA 85-D-018-02 Appl. under Sects. 3-103 and 8-301 of the Zoning Ordinance to amend SP 85-D-018 previously approved for a place of worship and a child care center to modify development conditions to permit continued operation of a place of worship and the addition of a private school of general education in lieu of the child care center. Located at 8980 Brook Rd., McLean, 22102 on approx. 6.86 ac. of land zoned R-1. Dranesville District. Tax Map 19-4 ((4)) A1, A2 and 19-4 ((1)) 40. *(Decision deferred from 1/24/18.) (Admin. moved from 2/7/18 due to inclement weather.)*
- H. Eddy
Approved
- 9 a.m. MASOMEH AZADI/KIDDO LAND DAYCARE, SP 2017-HM-113 Appl. under Sects. 3-103 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 10249 Leesburg Pike, Vienna, 22182 on approx. 1.51 ac. of land zoned R-1. Hunter Mill District. Tax Map 18-2 ((13)) 3.
- E. Estes
Approved
- 9 a.m. DANIEL E. CHUDD AND SHANNON E. CHUDD, SP 2017-PR-114 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 6.6 ft. from a side lot line. Located at 7301 Venice St., Falls Church, 22043 on approx. 12,378 sq. ft. of land zoned R-3. Providence District. Tax Map 40-3 ((3)) 33. (Concurrent with VC 2017-PR-018.)
- E. Estes
Approved
- 9 a.m. DANIEL E. CHUDD AND SHANNON E. CHUDD, VC 2017-PR-018 Appl. under Sects. 10-104 and 18-401 of the Zoning Ordinance to permit accessory structures (play equipment and frame sand box) to remain in a front yard of a corner lot containing 36,000 sq. ft. or less. Located at 7301 Venice St., Falls Church, 22043 on approx. 12,378 sq. ft. of land zoned R-3. Providence District. Tax Map 40-3 ((3)) 33. (Concurrent with SP 2017-PR-114.)
- E. Estes
Approved
- 9 a.m. SKY SPRINGFIELD LLC D/B/A SKY ZONE, SP 2017-BR-102 Appl. under Sects. 5-403 and 8-501 of the Zoning Ordinance to permit an indoor commercial recreational facility (trampoline park). Located at 5325 Port Royal Rd., Springfield, 22151 on 4.44 ac. of land zoned I-4. Braddock District. Tax Map 70-4 ((10)) 6 A. *(Admin. moved from 2/7/18 due to inclement weather.)*
- K. McMahan
Approved

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MARCH 7, 2018**

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 **March 7, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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 a.m. RUTH WILLIAMS BRINKLEY LIVING TRUST, SP 2017-DR-105 Appl. Under Sect. 8-918 of the zoning ordinance to permit an accessory dwelling unit. Located at 8501 Brook Rd., McLean, 22101 on approx. 40,233 sq. ft. of land zoned R-1.Dranesville District. Tax Map 20-3 ((12)) 9. *(Continued from 1/31/18 and 2/14/18.)*
- Z. Fountain
Withdrawn
- 9 a.m. RUB A DUB LLC, DBA RUB A DUB ECO WASH, A 2017-PR-012 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the Appellant is operating a car wash, which is not a permitted use on property located in the C-4 and SC District in violation of Zoning Ordinance provisions. Located at 1676 International Dr., McLean 22102 on approx. 4.37 acres of land zoned C-4 and SC. Providence District. Tax Map 29-3 ((15)) 11B3. *(Admin. moved from 10/4/17 and 1/31/18 at appl. req.)*
- S.C. Williams
Admin.
Moved to
5/9/18 at
appl. req.
- 9 a.m. RUB A DUB LLC, DBA RUB A DUB ECO WASH, A 2017-PR-013 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the Appellant is operating a car wash, which is not a permitted use on property located in the C-3, H-C and SC District in violation of Zoning Ordinance provisions. Located at 1900 Gallows Rd, Vienna 22182 on approx. 4.11 acres of land zoned C-3, H-C and SC. Providence District. Tax Map 39-1((6)) 81A. *(Admin. moved from 10/4/17 and 1/31/18 at appl. req.)*
- S.C. Williams
Admin.
Moved to
5/9/18 at
appl. req.
- 9 a.m. SWEET LEAF, INC., A 2015-DR-027 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the rescission and reissuance of a determination that the appellant, which is a fast food establishment, is occupying premises with Non-Residential Use Permit #90890071 that was issued for a retail sales establishment, on property in the C-6, SC, and CRD Districts in violation of Zoning Ordinance provisions. Located at 1359 Chain Bridge Rd., McLean, 22101, on approx. 7,323 sq. ft. of land zoned C-6, SC, and CRD. Dranesville District. Tax Map 30-2 ((12)) 4E1. (Concurrent with A 2015-DR-028.) *(Admin. moved from 1/13/16, 7/13/16, 4/12/17, 7/19/17, and 11/29/17 at appl. req.)*
- S.C. Williams
Admin.
Moved to
5/16/18 at
appl. req.

- 9 a.m. JULIANO PROPERTIES, INC., A 2015-DR-028 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the rescission and reissuance of a determination that the appellant is allowing a tenant, which is a fast food establishment, to occupy premises with Non-Residential Use Permit #90890071 that was issued for a retail sales establishment, on property in the C-6, SC, and CRD Districts in violation of Zoning Ordinance provisions. Located at 1359 Chain Bridge Rd., McLean, 22101, on approx. 7,323 sq. ft. of land +zoned C-6, SC, and CRD. Dranesville District. Tax Map 30-2 ((12)) 4E1. (Concurrent with A 2015-DR-027). *(Admin. moved from 1/13/16, 7/13/16, 4/12/17, 7/19/17, and 11/29/17 at appl. req.)*
- S.C. Williams
Admin.
Moved to
5/16/18 at
appl. req.
- 9 a.m. SARAH PELLETIER (SPARKLECLEAN, LLC), TENANT, A 2017-LE-020 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a home occupation use that includes allowing more than one (1) company vehicle to park on the property; allowing more than one (1) non-resident employee at the property; and allowing exterior evidence that the property is being used other than as a dwelling, all in the R-8 District in violation of Zoning Ordinance provisions. Located at 6025 Monticello Road, Alexandria, 22303 on approx. 5,348 sq. ft. of land zoned R-8. Lee District Tax Map 83-3 ((2)) (2) 17A. *(Admin. moved from 11/1/17 at appl. req.)*
- S.C. Williams
Withdrawn

Public Hearings

- 9 a.m. MARK B. VAN KIRK, SP 2014-DR-124 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction in minimum yard requirements based on an error in building location to permit a deck to remain 3.0 ft. from a side lot line and 2.5 ft. from a rear lot line, an accessory storage structure to remain 0.1 ft. from a side lot line and 0.3 ft. from 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, & 7/15/15 at appl. req.) (Continued from 9/30/15.) (Decision deferred from 1/6/16, 3/16/16 and 5/18/16.) (Indefinitely deferred from 7/20/16 at appl. req.) (Reactivated on 5/5/17.) (Decision deferred from 6/14/17.)*
- C. Judge
Decision
Deferred to
6/13/18 at
appl. req.
- 9 a.m. MARK B. VAN KIRK, VC 2014-DR-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit rear yard coverage exceeding 30%. 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 SP 2014-DR-124). *(Admin. moved from 9/17/14, 2/4/15, 4/22/15 and 7/15/15 at appl. req.) (Continued from 9/30/15.) (Decision deferred from 1/6/16, 3/16/16 and 5/18/16.) (Indefinitely deferred from 7/20/16 at appl. req.) (Reactivated on 5/5/17.) (Decision deferred from 6/14/17.)*
- C. Judge
Decision
Deferred to
6/13/18 at
appl. req.
- 9 a.m. LARRY D. AND PATRICIA A. GRIPPIN, TR., VC 2017-SP-006 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit greater than 30 percent of rear yard coverage. Located at 9442 Onion Patch Dr., Burke, 22015 on approx. 9,840 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-4 ((10)) 474. (Heard concurrently with SP 2017-SP-028, which was approved on 6/14/17.) *(Decision deferred from 6/14/17.)*
- K. McMahan
Decision
Deferred to
7/11/18 at
appl. req.

- 9 a.m. FRANCONIA COMMUNITY CHURCH OF THE CHRISTIAN AND MISSIONARY ALLIANCE, SP 2017-LE-116 Appl. under Sects. 3-103, 3-104 and 8-301 of the Zoning Ordinance to permit the addition of a child care center to the previously approved Place of Worship (S-115-73). Located at 6315 Beulah St., Alexandria, 22015 on approx. 1.63 ac. of land zoned R-1 and HC. Lee District. Tax Map 81-3 ((9)) 39.
H. Eddy Approved
- 9 a.m. JOSE M. RODRIGUEZ, SP 2017-MV-108 Appl. under Sect. 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 8200 Frye Rd., Alexandria, 22309 on 11,704 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 101-3 ((16)) 54. *(Admin. moved from 2/7/18 due to inclement weather.)*
H. Eddy Approved
- 9 a.m. STEWART MICHAEL COCHRAN, SP 2017-MA-104 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition (screened porch) 16.8 ft. from the rear lot line and a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure (shed) to remain 2.1 ft. from a side lot line and 2.4 ft. from the rear lot line. Located at 3906 Winterset Dr., Annandale, 22003 on approx. 10,511 sq. ft. of land zoned R-2 (Cluster). Mason District. Tax Map 59-3 ((15)) 7. *(Admin. moved from 2/7/18 due to inclement weather.)*
E. Estes Approved
- 9 a.m. PHUOC V. NGUYEN, SP 2017-MA-095 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit a dwelling to remain 24.1 ft. from a rear lot line and a stoop with steps to remain 26.3 ft. from a front lot line. Located at 4213 Pine Ln., Alexandria, 22312 on approx. 22,927 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 60B. (Concurrent with VC 2017-MA-016). *(Admin. moved from 1/24/18 at appl. req.) (Admin. moved from 2/7/18 due to inclement weather.)*
E. Estes Continued to 4/18/18
- 9 a.m. PHUOC V. NGUYEN, VC 2017-MA-016 Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit greater than 25 percent front yard coverage paved for parking. Located at 4213 Pine Ln., Alexandria, 22312 on approx. 22,927 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 60B. (Concurrent with SP 2017-MA-095). *(Admin. moved from 1/24/18 at appl. req.) (Admin. moved from 2/7/18 due to inclement weather.)*
E. Estes Continued to 4/18/18
- 9 a.m. MOHAMMAD ALABOUS AND NIKET SETHI/ABU NAWAS HOSPITALITY, INC., SP 2017-PR-115 Appl. under Sect. 5-503 of the Zoning Ordinance to permit an indoor commercial recreation use (hookah bar). Located at 8426-A and 8426-B Lee Hwy., Fairfax, 22301 on approx. 4,385 sq. ft. of land zoned I-5, CRA and HC. Providence District. Tax Map 49-3 ((15)) 3.
K. McMahan Decision Deferred to 3/14/18

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MARCH 14, 2018**

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 **March 14, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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 a.m. MARIA E. RODRIGUEZ AND JOSE C. RODRIGUEZ, SP 2017-PR-099 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of a roofed deck with steps 20.6 ft. from a front lot line and a reduction in minimum yard requirements based on an error in building location to permit deck to remain 0.4 ft. from one side lot line and carport to remain 1.0 ft. from other side lot line. Located at 6809 Jefferson Ave., Falls Church, 22042 on approx. 7,200 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((14)) 35. *(Admin. moved from 1/31/18 at appl. req.)*
- D. Creed
Withdrawn
- 9 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.) (Indefinitely Deferred on 7/15/15 at appl. req.) (Reactivated on 5/23/17.) (Admin. moved from 9/20/17 and 10/25/17 at appl. req.) (Admin. moved from 1/31/18 to add variance.)*
- E. Estes
Admin.
moved to
3/28/18
- 9 a.m. ROBERT A. & LINDA S. MILLER, SP 2017-PR-118 (50% - Error)
- E. Estes
Admin.
moved to
3/21/18
- 9 a.m. MAURISSA WHITAKER, SP 2017-MV-117 (Fence – NOV)
- E. Estes
Admin.
moved to
4/11/18

9 a.m. PINEWOOD LAKE HOMEOWNERS ASSOCIATION, A 2017-LE-011 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a junk yard and a storage yard, which are not permitted uses, and outdoor storage in excess of the amount permitted on property in the R-8 District in violation of Zoning Ordinance provisions. Located on a portion of Tax Map 101-1 ((6)) K1 & Y1 at the terminus of Saint Anne's Court, Alexandria, 22309 on approx. 1.235 acres of land zoned R-8. Lee District. (Admin. moved from 9/27/17 and 12/6/17 at appl. req.)

M. Mertz
Admin.
moved to
5/16/18

Public Hearings

9 a.m. THE MOST REVEREND MICHAEL F. BURBIDGE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (OUR LADY OF GOOD COUNSEL), SP 2017-PR-119 Appl. under Sects. 3-301 and 8-301 of the Zoning Ordinance to permit the addition of a nursery school with child care center to the previously approved church and private school of general education (SE 01-P-021) and to allow modification of development conditions. Located at 8601 Wolftrap Rd., Vienna, 22182 on approx. 23.87 ac. of land zoned R-1. Providence District. Tax Map 39-1 ((1)) 3 and 5.

K. McMahan
Deferred to
3/21/18 at
appl. req.

9 a.m. MOHAMMAD ALABOUS AND NIKET SETHI/ABU NAWAS HOSPITALITY, INC., SP 2017-PR-115 Appl. under Sect. 5-503 of the Zoning Ordinance to permit an indoor commercial recreation use (hookah bar). Located at 8426-A and 8426-B Lee Hwy., Fairfax, 22301 on approx. 4,385 sq. ft. of land zoned I-5, CRA and HC. Providence District. Tax Map 49-3 ((15)) 3. (Decision deferred from 3/7/18.)

K. McMahan
Approved

9 a.m. HEATHER AND CURTIS MARSHALL, SP 2017-MV-101 Appl. under Sect. 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 (deck with lattice below) to remain 19.5 ft. from a front lot line and 6.5 ft. from a side lot line. Located at 2803 East Side Dr., Alexandria, 22306 on 6,414 sq. ft. of land zoned R-3 and HC. Mount Vernon District. Tax Map 93-1 ((18)) (1) 382. (Admin. moved from 2/7/18 due to inclement weather.)

K. McMahan
Approved

9 a.m. TYSONS II LAND COMPANY, L.L.C.; TYC DEVELOPMENT COMPANY, LLC; TYD DEVELOPMENT COMPANY, LLLP; TYH DEVELOPMENT COMPANY, LLC; AND TYF DEVELOPMENT COMPANY, LLC, SPA 2016-PR-036 Appl. under Sects. 6-204 and 8-801 of the Zoning Ordinance to amend SP 2016-PR-036 previously approved for a temporary circus/theatrical performance to permit modifications of site and development conditions and a change in permittee. Located at 8025 Galleria Dr. and 1600, 1650, 1775 and 1800 Tysons Blvd., McLean, 22102 on approx. 26.06 ac. of land zoned PDC, SC and HC. Providence District. Tax Map 29-4 ((10)) 5A; 29-4 ((10)) 5B; 29-4 ((10)) 5C; 29-4 ((10)) 2C; 29-4 ((10)) 2D; 29-4 ((10)) 3B1; 29-4 ((10)) 2A2.

E. Estes
Approved

9 a.m. DEYI AWADALLAH/DOMESTIC RENOVATIONS LLC, VC 2017-MA-019 Appl. under Sects. 3-207 and 18-401 of the Zoning Ordinance to permit construction of a two story dwelling 6.5 ft. from the western side lot line and carport 5.2 ft. from the eastern side lot line. Located at 4123 Old Columbia Pike, Annandale, 22003 on approx. 9,639 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((6)) 3.

H. Eddy
Approved

- 9 a.m. MARY GREENE, MANAGEMENT PROPERTIES OF AMERICA INC. & MULTIFLOR, INC., A 2016-PR-026 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing and/or operating an establishment for production and processing on property in the I-5 District without Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 8300 Merrifield Avenue, Fairfax, 22031 on approx. 45,131 sq. ft. of land zoned I-5. Providence District. Tax Map 49-1 ((16)) 4. *(Deferred from 3/29/17 at appl. req.) (Decision deferred from 5/24/17, 7/26/17, 10/18/17, 12/6/17, and 1/24/18.)*
- S. Gilbert/
C.S. Belgin
*Decision
Deferred to
4/18/18 at
appl. req.*
- 9 a.m. ALVARO CESTTI AND GLADYS CABALLERO, A 2017-LE-019 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an accessory structure which exceeds 7 feet in height and is located within the 10-foot minimum required side yard; and, has constructed a fence exceeding 4 feet in height in the front yard, both in violation of Zoning Ordinance provisions. Located at 3114 Burgundy Road, Alexandria, 22303 on approx. 7,200 sq. ft. of land zoned R-4. Lee District. Tax Map 82-2 ((14)) (B) 15.
- S.C. Williams
*Decision
Deferred to
3/28/18*

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MARCH 21, 2018**

~~~MEETING CANCELLED DUE TO INCLEMENT WEATHER~~~

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 **March 21, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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

- | | |
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| <p>K. McMahan</p> <p><i>Admin.</i></p> <p><i>Moved to 4/18/18 and subsequently to 5/2/18 at appl. req.</i></p> | <p>CARLOS CASTRO, VC 2017-MA-017 Appl. under Sects. 3-207 and 18-401 of the Zoning Ordinance to permit construction of a single family dwelling 9.0 ft. from both side lot lines. Located at 6450 Holyoke Dr., Annandale, 22003 on approx. 9,371 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((6)) 9. (<i>Admin. moved from 1/24/18 at appl. req.</i>) (<i>Admin. moved from 2/28/18.</i>)</p> |
| <p>K. McMahan</p> <p><i>Admin.</i></p> <p><i>Moved to 4/25/18 at appl. req.</i></p> | <p>RIVERSIDE GARDENS RECREATION ASSN., SPA 71-V-216-03 Appl. under Sects. 2-303, 2-510, 3-303 and 8-004 of the Zoning Ordinance to amend SP 71-V-216 previously approved for a community swim and tennis club to permit site and development condition modifications. Located at 8633 Buckboard Dr., Alexandria, 22308 on approx. 3.52 ac. of land zoned R-3. Mount Vernon District. Tax Map 102-3 ((1)) 42 A and 43. (<i>Admin. moved from 1/28/18 and 2/28/18.</i>)</p> |
| <p>A. Homer</p> <p><i>Admin.</i></p> <p><i>Moved to 5/2/18 at staff's req.</i></p> | <p>OLDE HIDEAWAY INC. DBA CLUB ONE SPORTS BAR AND GRILLE & BERKELEY PLAZA ASSOCIATES A 2017-MV-021 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a commercial recreation use (hookah), which is not reflected on the approved Non-Residential Use Permit for an eating establishment and does not have Special Permit approval, all on property in the C-6 and H-C Districts in violation of Zoning Ordinance provisions. Located at 8786 Richmond Highway Alexandria 22309 on approx. 8.54 acres of land zoned C-6, H-C and CRD. Mount Vernon District. Tax Map 109-2 ((1)) 24.</p> |

Public Hearings

- 9 a.m. THE MOST REVEREND MICHAEL F. BURBIDGE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (OUR LADY OF GOOD COUNSEL), SP 2017-PR-119 Appl. under Sects. 3-301 and 8-301 of the Zoning Ordinance to permit the addition of a nursery school with child care center to the previously approved church and private school of general education (SE 01-P-021) and to allow modification of development conditions. Located at 8601 Wolftrap Rd., Vienna, 22182 on approx. 23.87 ac. of land zoned R-1. Providence District. Tax Map 39-1 ((1)) 3 and 5. *(Deferred from 3/14/18 at appl. req.)*
- K. McMahan
Admin.
Moved to
4/25/18
- 9 a.m. CHANDU M. GUDDETI/TINY TOTS IN-HOME DAY CARE, SP 2017-PR-121 Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2502 Moon Dr., Falls Church, 22043 on approx. 34,826 sq. ft. of land zoned R-3. Providence District. Tax Map 40-3 ((1)) 42B.
- K. McMahan
Admin.
Moved to
5/9/18
- 9 a.m. TARA GIBSON, SP 2017-MV-103 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition (attached garage) 7.3 ft. from side lot line. Located at 8309 Mount Vernon Hwy., Alexandria, 22309 on approx. 15,735 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 101-4 ((1)) 29 A1. *(Admin. moved from 2/7/18 due to inclement weather.)*
- E. Estes
Admin.
Moved to
4/18/18
- 9 a.m. ROBERT A. & LINDA S. MILLER, SP 2017-PR-118 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of a roofed deck with steps 23.8 ft. from front lot line and a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 3.6 ft. from the side lot line and 3.9 ft. from the rear lot line. Located at 2827 and 2829 Greenway Blvd., Falls Church, 22042 on approx. 13,050 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((5)) 76 and 77.
- E. Estes
Admin.
Moved to
5/2/18
- 9 a.m. WILLIAM AARON PRATT, SP 2017-MA-120 Appl. under Sects. 8-914 and 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals (chickens) and a reduction in minimum yard requirements based on an error in building location to permit an addition to remain 9.9 ft. and deck (at grade patio) to remain 3.9 ft. from a side lot line and an accessory storage structure to remain 7.9 ft. from the rear lot line. Located at 3128 Valley Ln., Falls Church, 22044 on approx. 12,804 sq. ft. of land zoned R-3. Mason District. Tax Map 51-3 ((11)) 241.
- H. Eddy
Admin.
Moved to
5/16/18
- 9 a.m. SOUTH SPRINGFIELD CONGREGATION OF JEHOVAH'S WITNESSES, INC., SPA 2013-MV-012 Appl. under Sect. 3-103 of the Zoning Ordinance to amend SP 2013-MV-012 previously approved for a place of worship to permit site modifications. Located at 8701 & 8713 Pohick Rd., Springfield, 22153 on approx. 3.56 ac. of land zoned R-1. Mount Vernon District. Tax Map 98-1 ((1)) 58 and 60. *(Deferred from 9/27/17, 10/25/17, 1/24/18, 2/14/18, and 2/28/18 at appl. req.)*
- H. Eddy
Admin.
Moved to
5/2/18

9 a.m. HAJIMOHAMMAD REVOCABLE TRUST, MOHAMMAD HAJIMOHAMMAD, TRUSTEE
AND FLORA HAJIMOHAMMAD, TRUSTEE, A 2012-LE-017 Appl. under sect(s). 18-301
C.S. Belgin of the Zoning Ordinance. Appeal of a determination that the appellants are allowing a
Admin. vehicle sale, rental and ancillary service establishment to operate on property in the C-6
Moved to District without Special Exception approval or a valid Non-Residential Use Permit, in
5/2/18 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, 12/9/15, 6/8/16, 11/2/16, and 5/3/17 at
appl. req.*) (*Continued from 9/20/17.*)

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA MARCH 28, 2018

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 March 28, 2018, 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, or go online and download a copy 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

D. Creed <i>Admin. Moved to 6/13/18 at appl. req.</i>	ANTONIO OVANDO, SP 2017-MA-005 Appl. Under Sect. 8-914 of the zoning ordinance to permit a reduction in minimum yard requirements based on errors in building location to allow the following accessory structures to remain: 1. an arbor 7.5 ft. in height to remain 6.1 ft. from a side lot line; 2. an arbor 10.0 ft. in height to remain 8.6 ft. to a side lot line; 3. an arbor 9.5 ft. in height to remain 6.1 ft. from the rear lot line and 3.0 from a side lot line; 4. a pool house to remain 10.5 ft. from the rear lot line and 8.3 ft. from a side lot line; and 5. a deck to remain 5.0 ft. from the rear lot line and 2.0 feet from a side lot line. Located at 3111 Collie Ln., Falls Church, 22044 on approx. 11,959 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((3)) 87. (Concurrent with VC 2017-MA-002). <i>(Indefinitely deferred from 4/26/17 at appl. req.) (Reactivated on 7/26/17 at appl. req.) (Admin. moved from 1/24/18.)</i>
D. Creed <i>Admin. Moved to 6/13/18 at appl. req.</i>	ANTONIO OVANDO, VC 2017-MA-002 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit greater than 30% rear yard coverage. Located at 3111 Collie Ln., Falls Church, 22044 on approx. 11,959 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((3)) 87. (Concurrent with SP 2017-MA-005.) <i>(Indefinitely deferred from 4/26/17 at appl. req.) (Reactivated on 7/26/17 at appl. req.) (Admin. moved from 1/24/18.)</i>
E. Estes <i>Admin. Moved to 4/18/18 at appl. req.</i>	DEBA EHSAN d/b/a DEBA DAYCARE & DEBA'S HOME DAYCARE, 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. <i>(Continued from 11/5/14.) (Continued from 4/1/15 at appl. req.) (Indefinitely Deferred on 7/15/15 at appl. req.) (Reactivated on 5/23/17.) (Admin. moved from 9/20/17 and 10/25/17 at appl. req.) (Admin. moved from 1/31/18, and 3/14/18 to add variance.)</i>

K. McMahan <i>Admin. Moved to 5/2/18 at appl. req. Subsequently put on Indef. deferral</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, 10/28/15, and 12/9/15 at appl. req.</i>) (<i>Indefinitely deferred from 2/10/16 at appl. req.</i>) (<i>Admin. moved from 2/28/17 at appl. req.</i>)
H. Eddy <i>Admin. moved to 4/11/18 at appl. req. then moved to 5/2/18 - mtg cancellation</i>	GODDESS OF HEAVEN TEMPLE, INC., SP 2017-MA-097 Appl. under Sect. 3-303 of the Zoning Ordinance to permit a place of worship. Located at 3309 Magnolia Ave., Falls Church, 22041 on approx. 40,046 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((1)) 19. (<i>Admin. moved from 1/31/18 at appl. req.</i>)
C.S. Belgin <i>Admin. Moved to 5/23/18 at appl. req.</i>	TRUSTEES OF FIRST VIRGINIA BAPTIST CHURCH, A 2017-SP-022 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a junk yard and storage yard on the property, and is maintaining the use of two trailers which were permitted by the development conditions approved with SPA 2004-MV-025-02; but which were required to be removed within 6 months of special permit approval and are still located on the subject property in the R-1 District in violation of Zoning Ordinance provisions. Located at 8616 Pohick Rd, Springfield, VA 22153 on approx. 3.97 acres of land zoned R-1. Springfield District. Tax Map 98-1 ((1)) 21.
S.C. Williams <i>Admin. Moved to 5/2/18 at appl. req.</i>	WIN & ARCHERY, LLC, A 2017-SU-006 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellant is operating an indoor archery range in the I-5 District without approval of a Group 5 Special Permit; and without a Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 14101 Sullyfield Circle, Suite 300 Chantilly, 20151 on approx. 4.18 acres. of land zoned I-5, AN, H-C, and WS. Sully District. Tax Map 34-4 ((11)) F1. (<i>Admin. moved from 6/21/17, 9/13/17, and 1/10/18 at appl. req.</i>)
C.S. Belgin <i>Admin. Moved to 5/23/18 at appl. req.</i>	PLAY N' LEARN PC LLC, A 2017-SU-010 Appl. under Sect. 18-301. This is an appeal of a determination that the appellant is operating an indoor commercial recreational use on property located in the I-5 District without approval of a Group 5 Special Permit in violation of Zoning Ordinance provisions. Located at 4102 Pepsi Place, Chantilly, VA 20151 on approx. 8.68 acres of land zoned I-5. Sully District. Tax Map 34-3 ((1)) 1C. (<i>Admin moved from 7/12/17, 10/4/17, and 1/10/18 at appl. req.</i>)
A. Homer <i>Admin. Withdrawn</i>	PRINCE TOWNE, LLC, A 2017-HM-023 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the subject property consisting of 3 parcels is part of Rezoning RZ 84-C-048, which was rezoned to the R-2 District and developed under the cluster provisions of the Zoning Ordinance, and therefore, may not be approved for an amendment requesting an increase in density, pursuant to Sect. 2-421 of the Zoning Ordinance. Located at 2929, 2927, and 2925 West Ox Rd., Herndon, VA 20171 approx. 213,508 sq. ft. of land zoned R-2. Hunter Mill District. Tax Map 25-4 ((14)) 85, 86, 87.

Public Hearings

9 a.m. K. McMahan Approved	BRIAN & AMY JONES, SP 2018-SP-001 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 19.5 ft. from the rear lot line. Located at 8003 Hollington Pl., Fairfax Station, 22039 on approx. 10,716 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-2 ((8)) 233.
9 a.m. H. Eddy Approved	PRESTON & AMY FITZGERALD, SP 2018-SU-002 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 14.3 ft. from the rear lot line and a deck with steps 8.4 ft. from the rear lot line and 5.8 ft. from the side lot line. Located at 13606 Brockmeyer Ct., Chantilly, 20151 on approx. 7,444 sq. ft. of land zoned R-5 and WS. Sully District. Tax Map 34-4 ((10)) 418.
9 a.m. S.C. Williams <i>Decision Deferred to 07/11/18 at appl. req.</i>	ALVARO CESTTI AND GLADYS CABALLERO, A 2017-LE-019 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an accessory structure which exceeds 7 feet in height and is located within the 10-foot minimum required side yard; and, has constructed a fence exceeding 4 feet in height in the front yard, both in violation of Zoning Ordinance provisions. Located at 3114 Burgundy Road, Alexandria, 22303 on approx. 7,200 sq. ft. of land zoned R-4. Lee District. Tax Map 82-2 ((14)) (B) 15. <i>(Decision Deferred from 3/14/18.)</i>

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
APRIL 4, 2018**

-- NO SCHEDULED MEETING --

BOARD OF ZONING APPEALS AGENDA

APRIL 11, 2018

~~~MEETING CANCELLED DUE TO SCHEDULING CONFLICT~~~

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 **April 11, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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

Public Hearings

M. Eveleigh <i>Admin. Moved to 4/18/18 at appl. req.</i>	DAVID D. NORTON AND NICHOLE Y. NORTON, SP 2018-DR-003 (50%)
E. Estes <i>Admin. Moved to 4/18/18 at appl. req.</i>	FRANK TOOMER, SP 2018-SU-004 (50%)
E. Estes <i>Admin. Moved to 4/25/18 at appl. req.</i>	MAURISSA WHITAKER, SP 2017-MV-117 (Fence – NOV) (<i>Admin. moved from 3/14/18.</i>)
K. McMahan <i>Continuation was Admin. Moved to 4/25/18</i>	RICK KITCHRAYOTIN, SP 2017-PR-089 Appl. under Sect. 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 to remain 12.1 ft. from the rear lot line. Located at 10329 Granite Creek Ln., Oakton, 22124 on approx. 2,432 sq. ft. of land zoned R-20. Providence District. Tax Map 47-4 ((19)) 76. (<i>Continued from 12/6/17 at appl. req.</i>)

H. Eddy <i>Admin. Moved to 5/2/18 at appl. req.</i>	GODDESS OF HEAVEN TEMPLE, INC., SP 2017-MA-097 Appl. under Sect. 3-303 of the Zoning Ordinance to permit a place of worship. Located at 3309 Magnolia Ave., Falls Church, 22041 on approx. 40,046 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((1)) 19. (<i>Admin. moved from 1/31/18 and 3/28/18 at appl. req.</i>)
C.S. Belgin <i>Admin. Moved to 6/20/18</i>	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. (<i>Deferred from 1/9/13 at appl. req.</i>) (<i>Admin moved from 4/3/13, 5/15/13, 11/6/13, 7/30/14, and 2/4/15 at appl. req.</i>) (<i>Admin. moved from 1/29/14 for ads.</i>) (<i>Admin. moved from 9/16/15, 6/8/16, 11/30/16, 5/24/17 and 11/15/17 at appl. req.</i>)
S.C. Williams <i>Admin. Moved to 6/20/18</i>	BRIAN McVAY AND ALLISON C. McVAY, A 2017-MV-024
A. Homer <i>Admin. Moved to 6/13/18</i>	STEPHEN A. AND IVA E. ARMSTRONG, A 2017-PR-025

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA APRIL 18, 2018

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 **April 18, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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

- | | |
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| <p>9 a.m.</p> <p>E. Estes
<i>Admin.</i>
<i>Moved to</i>
<i>5/9/18 at</i>
<i>appl. req.</i></p> | <p>DEBA EHSAN d/b/a DEBA DAYCARE & DEBA'S HOME DAYCARE, 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.) (Indefinitely Deferred on 7/15/15 at appl. req.) (Reactivated on 5/23/17.) (Admin. moved from 9/20/17 and 10/25/17 at appl. req.) (Admin. moved from 1/31/18, 3/14/18, and 3/28/18 to add variance.)</p> |
| <p>9 a.m.</p> <p>K. McMahan
<i>Admin.</i>
<i>Moved to</i>
<i>5/2/18 at</i>
<i>appl. req.</i></p> | <p>CARLOS CASTRO, VC 2017-MA-017 Appl. under Sects. 3-207 and 18-401 of the Zoning Ordinance to permit construction of a single family dwelling 9.0 ft. from both side lot lines. Located at 6450 Holyoke Dr., Annandale, 22003 on approx. 9,371 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((6)) 9. (<i>Admin. moved from 1/24/18 at appl. req.</i>) (<i>Admin. moved from 2/28/18 and 3/21/18.</i>)</p> |
| <p>9 a.m.</p> <p>K. McMahan
<i>Admin.</i>
<i>Moved to</i>
<i>5/9/18 at</i>
<i>appl. req.</i></p> | <p>JERRY W. ZABOKRTSKY, SP 2018-PR-007 Appl. under Sects. 8-922 and 8-923 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 24.1 ft. from a front lot line of a corner lot and a fence greater than 4.0 ft. to remain in the front yard of a corner lot. Located at 3001 Strathmeade St., Falls Church, 22042 on approx. 11,120 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((17)) 67.</p> |

- 9 a.m. G & C FLEET SERVICES, L. L. C. AND GREGG CALDWELL A 2017-SU-026 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that three (3) storage structures ("sea containers") are located on the property without site plan approval, that the required 25 foot wide transitional screening yard has not been maintained, and that a sign has been placed on the property without required permits, all on property in the I-5 District in violation of Zoning Ordinance provisions. Located at 14008 Willard Road, Chantilly, 20151-2930 on approx. 68,219 sq. ft. of land zoned I-5. Sully District. Tax Map 44-2 ((8)) 31.
- S.C. Williams
Admin.
Moved to
5/23/18
by staff
- 9 a.m. MARY GREENE, MANAGEMENT PROPERTIES OF AMERICA INC. & MULTIFLOR, INC., A 2016-PR-026 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing and/or operating an establishment for production and processing on property in the I-5 District without Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 8300 Merrifield Avenue, Fairfax, 22031 on approx. 45,131 sq. ft. of land zoned I-5. Providence District. Tax Map 49-1 ((16)) 4. (Deferred from 3/29/17 at appl. req.) (Decision deferred from 5/24/17, 7/26/17, 10/18/17, 12/6/17, 1/24/18, and 3/14/18.)
- S. Gilbert/
C.S. Belgin
Withdrawn

Public Hearings

- 9 a.m. ROBERT MERKLI A 2017-MV-027 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a storage yard, a vehicle light service establishment, and vehicle major service establishment, all on the property in the R-1 District all in violation of Zoning Ordinance provisions. Located at 10506 Old Colchester Road Lorton, 22079. On approx. 5.1979 acres of land zoned R-1. Mount Vernon District. Tax Map 113-4 ((1)) 31.
- S.C. Williams
Deferred to
6/20/18 at
staff's req.
- 9 a.m. DAVID D. NORTON AND NICHOLE Y. NORTON., SP 2018-DR-003 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 7.5 ft. from a side lot line and a reduction in minimum yard requirements based on an error in building location to permit a deck (at grade patio) to remain 2.5 ft. from a side lot line. Located at 6016 Chesterbrook Rd., McLean, 22101 on approx. 20,903 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-4 ((10)) 4. (*Admin. moved from 4/11/18 due to scheduling conflict.*)
- M. Eveleigh
Approved
- 9 a.m. CATHERINE M. KIRIK, SP 2018-LE-010 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on errors in building locations to permit an accessory storage structure to remain 1.3 ft. from a side lot line and 2.0 ft. from a rear lot line and deck (concrete patio) to remain 22.9 ft. from a front lot line. Located at 6601 The Parkway, Alexandria, 22310 on approx. 11,383 sq. ft. of land zoned R-4. Lee District. Tax Map 92-2 ((2)) (1) 2.
- K. McMahan
Approved
- 9 a.m. TARA GIBSON, SP 2017-MV-103 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition (attached garage) 7.3 ft. from side lot line. Located at 8309 Mount Vernon Hwy., Alexandria, 22309 on approx. 15,735 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 101-4 ((1)) 29 A1. (*Admin. moved from 2/7/18 & 3/21/18 due to inclement weather.*)
- E. Estes
Approved

- 9 a.m. FRANK TOOMER, SP 2018-SU-004 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition (sunroom) 14.4 ft. from the rear lot line. Located at 13324 Regal Crest Dr., Clifton, 20124 on approx. 9,912 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 55-3 ((16)) 14. *(Admin. moved from 4/11/18 due to scheduling conflict.)*
- E. Estes
Approved
- 9 a.m. PHUOC V. NGUYEN, SP 2017-MA-095 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit a dwelling to remain 24.1 ft. from a rear lot line and a stoop with steps to remain 26.3 ft. from a front lot line. Located at 4213 Pine Ln., Alexandria, 22312 on approx. 22,927 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 60B. (Concurrent with VC 2017-MA-016). *(Admin. moved from 1/24/18 at appl. req.) (Admin. moved from 2/7/18 due to inclement weather.) (Continued from 3/7/18.)*
- E. Estes
Continued to 6/13/18
- 9 a.m. PHUOC V. NGUYEN, VC 2017-MA-016 Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit greater than 25 percent front yard coverage paved for parking. Located at 4213 Pine Ln., Alexandria, 22312 on approx. 22,927 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 60B. (Concurrent with SP 2017-MA-095). *(Admin. moved from 1/24/18 at appl. req.) (Admin. moved from 2/7/18 due to inclement weather.) (Continued from 3/7/18.)*
- E. Estes
Continued to 6/13/18
- 9 a.m. JOHN PHOUMINH/WAT LAO VIRGINIA, INC., SP 2017-MV-088 Appl. under Sects. 3-E03 and 8-301 of the Zoning Ordinance to permit a place of worship. Located at 6812 Springfield Dr., Lorton, 22079 on approx. 4.14 ac. of land zoned R-E. Mount Vernon District. Tax Map 114-4 ((3)) (1) 10A. *(Admin. moved from 12/6/17 at appl. req.) (Deferred from 2/14/18 at appl. req.)*
- H. Eddy
Deferred to 5/23/18 at appl. req.
- 9 a.m. SRINIVAS AKELLA AND KRISNA N. KIDAMBI, SP 2018-HM-006 Appl. under Sects. 8-914 and 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in a front yard and a reduction in minimum yard requirements based on errors in building locations to permit 1.) an accessory structure to remain 5.3 ft. from a rear lot line and 7.7 ft. from a side lot line, 2.) an accessory structure (screening panel) to remain 2.1 ft. from a rear lot line and 0.0 ft. from a side lot line, and 3.) a deck to remain 0.0 ft. from side lot line and 4.0 ft. from a rear lot line. Located at 2723 Robaleed Way, Oak Hill, 20171 on approx. 10,530 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 25-4 ((21)) 1. (Concurrent with VC 2018-HM-001).
- H. Eddy
Decision Deferred to 5/16/18
- 9 a.m. SRINIVAS AKELLA AND KRISNA N. KIDAMBI, VC 2018-HM-001 Appl. under Sects. 10-103, 10-104 and 18-401 of the Zoning Ordinance to permit accessory structures (slate patio and fire pit) and an accessory storage structure to remain in the front yard on a lot containing 36,000 sq. ft. or less and rear yard coverage exceeding 30 percent. Located at 2723 Robaleed Way, Oak Hill, 20171 on approx. 10,530 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 25-4 ((21)) 1. (Concurrent with SP 2018-HM-006).
- H. Eddy
Decision Deferred to 5/16/18

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA APRIL 25, 2018

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 **April 25, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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 a.m. RIVERSIDE GARDENS RECREATION ASSN., SPA 71-V-216-03 Appl. under Sects. 2-303, 2-510, 3-303 and 8-004 of the Zoning Ordinance to amend SP 71-V-216 previously approved for a community swim and tennis club to permit site and development condition modifications. Located at 8633 Buckboard Dr., Alexandria, 22308 on approx. 3.52 ac. of land zoned R-3. Mount Vernon District. Tax Map 102-3 ((1)) 42 A and 43. (*Admin. moved from 1/28/18, 2/28/18, and 3/21/18.*)
- K. McMahan
Admin.
Moved to 5/9/18 at appl. req.
- 9 a.m. RICK KITCHRAYOTIN, SP 2017-PR-089 Appl. under Sect. 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 to remain 12.1 ft. from the rear lot line. Located at 10329 Granite Creek Ln., Oakton, 22124 on approx. 2,432 sq. ft. of land zoned R-20. Providence District. Tax Map 47-4 ((19)) 76. (*Continued from 12/6/17 at appl. req. and admin. moved from 4/11/18 due to Board Room scheduling conflict.*)
- K. McMahan
Withdrawn
- 9 a.m. SEAN A. SHANAHAN AND SUE A. FULTON A 2018-MV-001 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an accessory structure (pergola) which exceeds 7 feet in height and is located within the 10-foot minimum required side yard in violation of Zoning Ordinance provisions. Located at 6424 Cygnet Drive Alexandria, VA 22307. On approx. 8402 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((28)) (4) 6.
- S. Morgan
Admin.
Moved to 7/18/18 at appl. req.
- 9 a.m. DISTRICT CAFES LLC DBA MINT CAFÉ, A 2017-PR-002 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellants are operating a commercial recreation use (hookah) on property in the PTC, H-C, and SC Districts without Special Exception approval and Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 8346 Leesburg Pike., Vienna, 22182 on approx. 21,431 sq. ft. of land zoned PTC, H-C, and SC. Providence District. Tax Map 29-3 ((1)) 65. (*Admin. moved from 5/3/17, 9/13/17, 12/6/17, and 2/7/18 at appl. req.*)
- S. Gilbert
Admin.
Moved to 5/23/18 at appl. req.

Public Hearings

- 9 a.m. BEATA SAWINA/BUSY BEE DAYCARE, SP 2018-SP-005 Appl. Under Sects. 3-503 and 8-305 of the zoning ordinance to permit a home child care facility. Located at 5928 Heritage Square Dr., Burke, 22015 on approx. 1,760 sq. ft. of land zoned R-5. Springfield District. Tax Map 78-4 ((18)) 12.
M. Eveleigh
Approved
- 9 a.m. MAURISSA WHITAKER, SP 2017-MV-117 Appl. under Sects. 8-914 and 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot and a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 4.4 ft. from a side lot line and 3.2 ft. from the rear lot line. Located at 8104 Frye Rd., Alexandria, 22309 on approx. 11,285 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 101-1 ((4)) 57. *(Admin. moved from 3/14/18.) (Admin. moved from 4/11/18 due to scheduling conflict.)*
E. Estes
Approved
- 9 a.m. CHRISTOPHER FINCH, SP 2018-HM-008 Appl. Under Sect. 8-922 of the zoning ordinance to permit a reduction in certain yard requirements to permit construction of an addition and a deck with steps 12.7 ft. from a side lot line. Located at 1207 Bishopsgate Way, Reston, 20194 on approx. 2.58 ac. of land zoned R-1. Hunter Mill District. Tax Map 12-3 ((7)) 22.
E. Estes
Approved
- 9 a.m. CHAK CHAN, SP 2018-PR-009 Appl. Under Sect. 8-922 of the zoning ordinance to permit a reduction in certain yard requirements to permit construction of an addition 15.6 ft. from rear lot line. Located at 7903 Ludlow Ln., Dunn Loring, 22037 on approx. 8,287 sq. ft. of land zoned R-4 (Cluster). Providence District. Tax Map 39-4 ((29)) 2.
H. Eddy
Approved
- 9 a.m. THE MOST REVEREND MICHAEL F. BURBIDGE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (OUR LADY OF GOOD COUNSEL), SP 2017-PR-119 Appl. under Sects. 3-301 and 8-301 of the Zoning Ordinance to permit the addition of a nursery school with child care center to the previously approved church and private school of general education (SE 01-P-021) and to allow modification of development conditions. Located at 8601 Wolftrap Rd., Vienna, 22182 on approx. 23.87 ac. of land zoned R-1. Providence District. Tax Map 39-1 ((1)) 3 and 5. *(Deferred from 3/14/18 at appl. req.) (Admin. moved from 3/21/18 due to inclement weather.)*
K. McMahan
*Decision
Deferred
5/9/18*

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA MAY 2, 2018

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 **May 2, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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

- | | |
|---|--|
| K. McMahan
<i>Indefinitely
Deferred at
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, 10/28/15, and 12/9/15 at appl. req.</i>) (<i>Indefinitely deferred from 2/10/16 at appl. req.</i>) (<i>Admin. moved from 2/28/17 and 3/28/18 at appl. req.</i>) |
| A. Homer
<i>Admin.
Moved to
7/11/18 at
appl. req.</i> | OLDE HIDEAWAY INC. DBA CLUB ONE SPORTS BAR AND GRILLE & BERKELEY PLAZA ASSOCIATES A 2017-MV-021 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a commercial recreation use (hookah), which is not reflected on the approved Non-Residential Use Permit for an eating establishment and does not have Special Permit approval, all on property in the C-6 and H-C Districts in violation of Zoning Ordinance provisions. Located at 8786 Richmond Highway Alexandria 22309 on approx. 8.54 acres of land zoned C-6, H-C and CRD. Mount Vernon District. Tax Map 109-2 ((1)) 24. (<i>Admin. moved from 3/21/18 due to inclement weather.</i>) |
| S.C. Williams
<i>Admin.
Moved to
7/25/18 at
appl. req.</i> | WIN & ARCHERY, LLC, A 2017-SU-006 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellant is operating an indoor archery range in the I-5 District without approval of a Group 5 Special Permit; and without a Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 14101 Sullyfield Circle, Suite 300 Chantilly, 20151 on approx. 4.18 acres. of land zoned I 5, AN, H-C, and WS. Sully District. Tax Map 34-4 ((11)) F1. (<i>Admin. moved from 6/21/17, 9/13/17, 1/10/18, and 3/28/18 at appl. req.</i>) |

Public Hearings

- 9 a.m. MONA AMER A/K/A MUNA KHATIB AMER A/K/A MONA KATIB A/K/A MUNA KHATIB A/K/A MUNA MOHMOUD KHATIB / INTERWORD CORPORATION, LTD., SP 2018-HM-011 Appl. under Sect. 8-907 of the Zoning Ordinance to permit a home professional office. Located at 2201 Laurel Ridge Rd., Vienna, 22181 on approx. 1.91 ac. of land zoned R-1. Hunter Mill District. Tax Map 38-1 ((1)) 30.
E. Estes
Decision
Deferred
to 5/9/18
- 9 a.m. ROBERT A. & LINDA S. MILLER, SP 2017-PR-118 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of a roofed deck with steps 23.8 ft. from front lot line and a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 3.6 ft. from the side lot line and 3.9 ft. from the rear lot line. Located at 2827 and 2829 Greenway Blvd., Falls Church, 22042 on approx. 13,050 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((5)) 76 and 77. *(Admin. moved from 3/21/18 due to inclement weather.)*
E. Estes
Approved
- 9 a.m. GODDESS OF HEAVEN TEMPLE, INC., SP 2017-MA-097 Appl. under Sect. 3-303 of the Zoning Ordinance to permit a place of worship. Located at 3309 Magnolia Ave., Falls Church, 22041 on approx. 40,046 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((1)) 19. *(Admin. moved from 1/31/18 and 3/28/18 at appl. req.) (Admin. moved from 4/11/18 due to meeting cancellation.)*
H. Eddy
Decision
Deferred
to 6/13/18
- 9 a.m. CARLOS CASTRO, VC 2017-MA-017 Appl. under Sects. 3-207 and 18-401 of the Zoning Ordinance to permit construction of a single family dwelling 9.0 ft. from both side lot lines. Located at 6450 Holyoke Dr., Annandale, 22003 on approx. 9,371 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((6)) 9. (Concurrent with VCA 98-M-031.) *(Admin. moved from 1/24/18 at appl. req.) (Admin. moved from 2/28/18, 3/21/18, and 4/28/18.)*
K. McMahan
Approved
- 9 a.m. CARLOS CASTRO, VCA 98-M-031 Appl. under Sects. 3-207 and 18-401 of the Zoning Ordinance to amend VC 98-M-031 to permit a dwelling to remain 10.0 ft. from a side lot line. Located at 6450 Holyoke Dr., Annandale, 22003 on approx. 9,423 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((6)) 8. (Concurrent with VC 2017-MA-017).
K. McMahan
Approved
- 9 a.m. DUNN LORING SWIM CLUB, INCORPORATED, SPA 69-P-180-02 Appl. under Sects. 3-303 and 8-400 of the Zoning Ordinance to amend SP 69-P-180 previously approved for a community swim club to permit pool house construction and other site improvements and modifications to development conditions. Located at 2534 Drexel St. and 8324 and 8328 Cottage St., Vienna, 22180 on approx. 4.73 ac. of land zoned R-3. Providence District. Tax Map 49-1 ((9)) (I) A, 12 and 13.
H. Eddy
Approved
- 9 a.m. SOUTH SPRINGFIELD CONGREGATION OF JEHOVAH'S WITNESSES, INC., SPA 2013-MV-012 Appl. under Sect. 3-103 of the Zoning Ordinance to amend SP 2013-MV-012 previously approved for a place of worship to permit site modifications. Located at 8701 & 8713 Pohick Rd., Springfield, 22153 on approx. 3.56 ac. of land zoned R-1. Mount Vernon District. Tax Map 98-1 ((1)) 58 and 60. *(Deferred from 9/27/17, 10/25/17, 1/24/18, 2/14/18, and 2/28/18 at appl. req.) (Admin. moved from 3/21/18 due to inclement weather.)*
H. Eddy
Approved

9 a.m. HAJIMOHAMMAD REVOCABLE TRUST, MOHAMMAD HAJIMOHAMMAD, TRUSTEE
AND FLORA HAJIMOHAMMAD, TRUSTEE, A 2012-LE-017 Appl. under sect(s). 18-301
C.S. Belgin of the Zoning Ordinance. Appeal of a determination that the appellants are allowing a
Continued vehicle sale, rental and ancillary service establishment to operate on property in the C-6
to 12/5/18 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, 12/9/15, 6/8/16, 11/2/16, and 5/3/17 at
appl. req.) (Continued from 9/20/17.) (Admin. moved from 3/21/18 due to inclement
weather.)

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA MAY 9, 2018

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 **May 9, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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

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| <p>S.C. Williams
<i>Admin.</i>
<i>Moved to</i>
<i>9/26/18 at</i>
<i>appl. req.</i></p> | <p>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). (<i>Admin. moved from 7/29/15, 9/23/15, 10/28/15, 4/27/16, 7/27/16, 1/11/17, 5/17/17, 9/27/17, and 2/28/18 at appl. req.</i>)</p> |
| <p>S.C. Williams
<i>Admin.</i>
<i>Moved to</i>
<i>9/26/18 at</i>
<i>appl. req.</i></p> | <p>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). (<i>Admin. moved from 5/13/15, 9/23/15, 10/28/15, 4/27/16, 7/27/16, 1/11/17, 5/17/17, 9/27/17, and 2/28/18 at appl. req.</i>)</p> |
| <p>S.C. Williams
<i>Admin.</i>
<i>Moved to</i>
<i>7/25/18 at</i>
<i>appl. req.</i></p> | <p>RUB A DUB LLC, DBA RUB A DUB ECO WASH, A 2017-PR-012 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the Appellant is operating a car wash, which is not a permitted use on property located in the C-4 and SC District in violation of Zoning Ordinance provisions. Located at 1676 International Dr., McLean 22102 on approx. 4.37 acres of land zoned C-4 and SC. Providence District. Tax Map 29-3 ((15)) 11B3. (<i>Admin. moved from 10/4/17, 1/31/18, and 3/7/18 at appl. req.</i>)</p> |
| <p>S.C. Williams
<i>Admin.</i>
<i>Moved to</i>
<i>7/25/18 at</i>
<i>appl. req.</i></p> | <p>RUB A DUB LLC, DBA RUB A DUB ECO WASH, A 2017-PR-013 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the Appellant is operating a car wash, which is not a permitted use on property located in the C-3, H-C and SC District in violation of Zoning Ordinance provisions. Located at 1900 Gallows Rd, Vienna 22182 on approx. 4.11 acres of land zoned C-3, H-C and SC. Providence District. Tax Map 39-1((6)) 81A. (<i>Admin. moved from 10/4/17, 1/31/18, and 3/7/18 at appl. req.</i>)</p> |

Public Hearings

- 9 a.m. MONA AMER A/K/A MUNA KHATIB AMER A/K/A MONA KATIB A/K/A MUNA KHATIB A/K/A MUNA MOHMOUD KHATIB / INTERWORD CORPORATION, LTD., SP 2018-HM-011 Appl. under Sect. 8-907 of the Zoning Ordinance to permit a home professional office. Located at 2201 Laurel Ridge Rd., Vienna, 22181 on approx. 1.91 ac. of land zoned R-1. Hunter Mill District. Tax Map 38-1 ((1)) 30. *(Decision deferred from 5/2/18.)*
E. Estes Approved
- 9 a.m. THE MOST REVEREND MICHAEL F. BURBIDGE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (OUR LADY OF GOOD COUNSEL), SP 2017-PR-119 Appl. under Sects. 3-301 and 8-301 of the Zoning Ordinance to permit the addition of a nursery school with child care center to the previously approved church and private school of general education (SE 01-P-021) and to allow modification of development conditions. Located at 8601 Wolftrap Rd., Vienna, 22182 on approx. 23.87 ac. of land zoned R-1. Providence District. Tax Map 39-1 ((1)) 3 and 5. *(Deferred from 3/14/18 at appl. req.) (Admin. moved from 3/21/18 due to inclement weather.) (Decision deferred from 4/25/18.)*
K. McMahan Approved
- 9 a.m. JERRY W. ZABOKRTSKY, SP 2018-PR-007 Appl. under Sects. 8-922 and 8-923 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 24.1 ft. from a front lot line of a corner lot and a fence greater than 4.0 ft. to remain in the front yard of a corner lot. Located at 3001 Strathmeade St., Falls Church, 22042 on approx. 11,120 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((17)) 67. *(Admin. moved from 4/18/18 at appl. req.)*
K. McMahan Approved
- 9 a.m. CHANDU M. GUDDETI/TINY TOTS IN-HOME DAY CARE, SP 2017-PR-121 Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2502 Moon Dr., Falls Church, 22043 on approx. 34,826 sq. ft. of land zoned R 3. Providence District. Tax Map 40-3 ((1)) 42B. *(Admin. moved from 3/21/18 due to inclement weather.)*
K. McMahan Approved
- 9 a.m. RIVERSIDE GARDENS RECREATION ASSN., SPA 71-V-216-03 Appl. under Sects. 2-303, 2-510, 3-303 and 8-004 of the Zoning Ordinance to amend SP 71-V-216 previously approved for a community swim and tennis club to permit site and development condition modifications. Located at 8633 Buckboard Dr., Alexandria, 22308 on approx. 3.52 ac. of land zoned R-3. Mount Vernon District. Tax Map 102-3 ((1)) 42 A and 43. *(Admin. moved from 1/28/18, 2/28/18, 3/21/18 and 4/25/18.)*
K. McMahan *Deferred to 5/23/18*
- 9 a.m. GRZEGORZ HABERA & AGNIESZKA LUDWIKOWSKI-HABERA, SP 2018-BR-012 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 17.5 ft. from the rear lot line. Located at 5602 Limpkin Ct., Fairfax, 22032 on approx. 12,433 sq. ft. of land zoned PDH-3. Braddock District. Tax Map 77-1 ((12)) 177.
M. Eveleigh Approved
- 9 a.m. ELDAR & GABRIELA TARIVERDI, SP 2018-SU-013 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 17.3 ft. from a side lot line. Located at 3434 Fawn Wood Ln., Fairfax, 22033 on approx. 36,216 sq. ft. of land zoned R-1 and WS. Sully District. Tax Map 35-4 ((28)) 6.
E. Estes Approved

- 9 a.m. DEBA EHSAN d/b/a DEBA DAYCARE & DEBA'S HOME DAYCARE, SP 2014-MA-085 Appl. under Sect. 8-305 of the Zoning Ordinance to permit a home child care facility.
E. Estes Located at 4894 Sunset Ln., Annandale, 22003, on approx. 19,553 sq. ft. of land zoned
Approved R-2. Mason District. Tax Map 71-3 ((23)) 1. (Concurrent with VC 2018-MA-004.)
(Continued from 11/5/14.) (Continued from 4/1/15 at appl. req.) (Indefinitely Deferred on 7/15/15 at appl. req.) (Reactivated on 5/23/17.) (Admin. moved from 9/20/17 and 10/25/17 at appl. req.) (Admin. moved from 1/31/18, 3/14/18, 3/28/18, and 4/18/18 to add variance.)
- 9 a.m. DEBA EHSAN, VC 2018-MA-004 Appl. under Sects.10-103 and 18-401 of the Zoning Ordinance to permit rear yard coverage exceeding 30 percent. 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. (Concurrent with SP 2014-MA-085).
- 9 a.m. JAMSHID KHOSRAVI, SP 2018-DR-014 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 1.6 ft. and an addition to remain 3.4 ft. from a side lot line. Located at 1809 Peabody Dr., Falls Church, 22043 on approx. 10,385 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-3 ((3)) 218. (Concurrent with VC 2018-DR-002).
- H. Eddy
Approved-
In-Part
For Garage
(Shed is denied)
- 9 a.m. JAMSHID KHOSRAVI, VC 2018-DR-002 Appl. under Sects.10-102 and 18-401 of the Zoning Ordinance to permit an accessory storage structure greater than 200 sq. ft. Located at 1809 Peabody Dr., Falls Church, 22043 on approx. 10,385 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-3 ((3)) 218. (Concurrent with SP 2018-DR-014).
- H. Eddy
Denied

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA MAY 16, 2018

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 **May 16, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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

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| <p>S.C. Williams
<i>Admin.</i>
<i>Moved to</i>
<i>6/27/18 at</i>
<i>appl. req.</i></p> | <p>SWEET LEAF, INC., A 2015-DR-027 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the rescission and reissuance of a determination that the appellant, which is a fast food establishment, is occupying premises with Non-Residential Use Permit #90890071 that was issued for a retail sales establishment, on property in the C-6, SC, and CRD Districts in violation of Zoning Ordinance provisions. Located at 1359 Chain Bridge Rd., McLean, 22101, on approx. 7,323 sq. ft. of land zoned C-6, SC, and CRD. Dranesville District. Tax Map 30-2 ((12)) 4E1. (Concurrent with A 2015-DR-028.) (<i>Admin. moved from 1/13/16, 7/13/16, 4/12/17, 7/19/17, 11/29/17, and 3/7/18 at appl. req.</i>)</p> |
| <p>S.C. Williams
<i>Admin.</i>
<i>Moved to</i>
<i>6/27/18 at</i>
<i>appl. req.</i></p> | <p>JULIANO PROPERTIES, INC., A 2015-DR-028 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the rescission and reissuance of a determination that the appellant is allowing a tenant, which is a fast food establishment, to occupy premises with Non-Residential Use Permit #90890071 that was issued for a retail sales establishment, on property in the C-6, SC, and CRD Districts in violation of Zoning Ordinance provisions. Located at 1359 Chain Bridge Rd., McLean, 22101, on approx. 7,323 sq. ft. of land +zoned C-6, SC, and CRD. Dranesville District. Tax Map 30-2 ((12)) 4E1. (Concurrent with A 2015-DR-027). (<i>Admin. moved from 1/13/16, 7/13/16, 4/12/17, 7/19/17, 11/29/17, and 3/7/18 at appl. req.</i>)</p> |
| <p>M. Mertz
<i>Admin.</i>
<i>Moved to</i>
<i>8/1/18 at</i>
<i>appl. req.</i></p> | <p>PINEWOOD LAKE HOMEOWNERS ASSOCIATION, A 2017-LE-011 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a junk yard and a storage yard, which are not permitted uses, and outdoor storage in excess of the amount permitted on property in the R-8 District in violation of Zoning Ordinance provisions. Located on a portion of Tax Map 101-1 ((6)) K1 & Y1 at the terminus of Saint Anne's Court, Alexandria, 22309 on approx. 1.235 acres of land zoned R-8. Lee District. (<i>Admin. moved from 9/27/17, 12/6/17, and 3/14/18 at appl. req.</i>)</p> |

Public Hearings

- H. Eddy
Decision
Indefinitely
Deferred at
appl. req. SRINIVAS AKELLA AND KRISNA N. KIDAMBI, SP 2018-HM-006 Appl. under Sects. 8-914 and 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in a front yard and a reduction in minimum yard requirements based on errors in building locations to permit 1.) an accessory structure to remain 5.3 ft. from a rear lot line and 7.7 ft. from a side lot line, 2.) an accessory structure (screening panel) to remain 2.1 ft. from a rear lot line and 0.0 ft. from a side lot line, and 3.) a deck to remain 0.0 ft. from side lot line and 4.0 ft. from a rear lot line. Located at 2723 Robaleed Way, Oak Hill, 20171 on approx. 10,530 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 25-4 ((21)) 1. (Concurrent with VC 2018-HM-001). (*Decision deferred from 4/18/18.*)
- H. Eddy
Decision
Indefinitely
Deferred at
appl. req. SRINIVAS AKELLA AND KRISNA N. KIDAMBI, VC 2018-HM-001 Appl. under Sects. 10-103, 10-104 and 18-401 of the Zoning Ordinance to permit accessory structures (slate patio and fire pit) and an accessory storage structure to remain in the front yard on a lot containing 36,000 sq. ft. or less and rear yard coverage exceeding 30 percent. Located at 2723 Robaleed Way, Oak Hill, 20171 on approx. 10,530 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 25-4 ((21)) 1. (Concurrent with SP 2018-HM-006). (*Decision deferred from 4/18/18.*)
- 9 a.m.
E. Estes
Approved KATHLEEN A. KAPATOS, SP 2018-DR-017 Appl. under Sect. 8-917 of the Zoning Ordinance to permit modification to the limitation on the keeping of animals (dogs). Located at 1945 Hileman Rd., Falls Church, 22043 on approx. 10,010 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((12)) 61.
- 9 a.m.
H. Eddy
Approved JOY WILDER AND ANDREW WILDER, SP 2018-LE-016 Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5908 Bond Ct., Alexandria, 22315 on approx. 8,738 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 100-2 ((2)) 558.
- 9 a.m.
H. Eddy
Approved WILLIAM AARON PRATT, SP 2017-MA-120 Appl. under Sects. 8-914 and 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals (chickens) and a reduction in minimum yard requirements based on an error in building location to permit an addition to remain 9.9 ft. and deck (at grade patio) to remain 3.9 ft. from a side lot line and an accessory storage structure to remain 7.9 ft. from the rear lot line. Located at 3128 Valley Ln., Falls Church, 22044 on approx. 12,804 sq. ft. of land zoned R-3. Mason District. Tax Map 51-3 ((11)) 241. (*Admin. moved from 3/21/18 due to inclement weather.*)
- 9 a.m.
K. McMahan
Approved MARK AND CHRISTINA CUTLIP, SP 2018-SU-018 Appl. under Sect. 8-913 of the Zoning Ordinance to permit modification to the minimum yard requirements for certain R-C lots to permit construction of an addition 16.5 ft. from a side lot line. Located at 15122 Stillfield Pl., Centreville, 20120 on approx. 13,353 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((8)) 521.

9 a.m. TRUSTEES OF ST. JOHN'S EPISCOPAL CHURCH, SPA 85-S-053-05 Appl. under
Sects. 3-103 and 8-301 of the Zoning Ordinance to amend SP 85-S-053 previously
K. McMahan approved for a church with an adult day care to permit modification of development
Approved conditions to allow a child care center, nursery school, and/or a private school of special
and general education in addition to the previously approved uses; and a change in
permittee. Located at 5649 Mount Gilead Rd., Centreville, 20120 on approx. 4.43 ac. of
land zoned R-1, WS, HC and HD. Sully District. Tax Map 54-4 ((1)) 24B and 25A.

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA MAY 23, 2018

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 **May 23, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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

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| <p>C.S. Belgin
<i>Admin.</i>
<i>Moved to</i>
<i>8/1/18 at</i>
<i>appl. req.</i></p> | <p>TRUSTEES OF FIRST VIRGINIA BAPTIST CHURCH, A 2017-SP-022 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a junk yard and storage yard on the property, and is maintaining the use of two trailers which were permitted by the development conditions approved with SPA 2004-MV-025-02; but which were required to be removed within 6 months of special permit approval and are still located on the subject property in the R-1 District in violation of Zoning Ordinance provisions. Located at 8616 Pohick Rd, Springfield, VA 22153 on approx. 3.97 acres of land zoned R-1. Springfield District. Tax Map 98-1 ((1)) 21. (<i>Admin. moved from 3/28/18 at appl. req.</i>)</p> |
| <p>C.S. Belgin
<i>Admin.</i>
<i>Moved to</i>
<i>8/1/18 at</i>
<i>appl. req.</i></p> | <p>PLAY N' LEARN PC LLC, A 2017-SU-010 Appl. under Sect. 18-301. This is an appeal of a determination that the appellant is operating an indoor commercial recreational use on property located in the I-5 District without approval of a Group 5 Special Permit in violation of Zoning Ordinance provisions. Located at 4102 Pepsi Place, Chantilly, VA 20151 on approx. 8.68 acres of land zoned I-5. Sully District. Tax Map 34-3 ((1)) 1C. (<i>Admin moved from 7/12/17, 10/4/17, 1/10/18, and 3/28/18 at appl. req.</i>)</p> |
| <p>S. Gilbert
<i>Admin.</i>
<i>Moved to</i>
<i>9/12/18 at</i>
<i>appl. req.</i></p> | <p>DISTRICT CAFES LLC DBA MINT CAFÉ, A 2017-PR-002 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellants are operating a commercial recreation use (hookah) on property in the PTC, H-C, and SC Districts without Special Exception approval and Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 8346 Leesburg Pike., Vienna, 22182 on approx. 21,431 sq. ft. of land zoned PTC, H-C, and SC. Providence District. Tax Map 29 3 ((1)) 65. (<i>Admin. moved from 5/3/17, 9/13/17, 12/6/17, 2/7/18, and 4/25/18 at appl. req.</i>)</p> |

Public Hearings

- 9 a.m. JESSICA JOHNSON, SP 2018-MV-015 Appl. under Sect. 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 909 Croton Dr., Alexandria, 22308 on approx. 14,478 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-4 ((5)) (6) 34.
M. Eveleigh
Deferred to 7/25/18 req. by appl.
- 9 a.m. LAURA FARRON, SP 2018-BR-025 Appl. under Sects. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 9522 Stevebrook Rd., Fairfax, 22032 on approx. 13,020 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 69-1 ((4)) 62.
H. Eddy
Approved
- 9 a.m. ALINA PODGORNAIA DBA "METAPHOR FAMILY DAYCARE," LLC, SP 2018-MA-020 Appl. under Sects. 3-403, 8-305 and 8-923 of the Zoning Ordinance to permit a home child care facility and a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 6936 Regent Ln., Falls Church, 22042 on approx. 10,702 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((17)) 195.
K. McMahan
Approved
- 9 a.m. RIVERSIDE GARDENS RECREATION ASSN., SPA 71-V-216-03 Appl. under Sects. 2-303, 2-510, 3-303 and 8-004 of the Zoning Ordinance to amend SP 71-V-216 previously approved for a community swim and tennis club to permit site and development condition modifications. Located at 8633 Buckboard Dr., Alexandria, 22308 on approx. 3.52 ac. of land zoned R-3. Mount Vernon District. Tax Map 102-3 ((1)) 42 A and 43. (*Admin. moved from 1/28/18, 2/28/18, 3/21/18 and 4/25/18.*) (*Deferred from 5/9/18.*)
K. McMahan
Approved
- 9 a.m. JOHN PHOUMINH/WAT LAO VIRGINIA, INC., SP 2017-MV-088 Appl. under Sects. 3-E03 and 8-301 of the Zoning Ordinance to permit a place of worship. Located at 6812 Springfield Dr., Lorton, 22079 on approx. 4.14 ac. of land zoned R-E. Mount Vernon District. Tax Map 114-4 ((3)) (1) 10A. (*Admin. moved from 12/6/17 at appl. req.*) (*Deferred from 2/14/18, and 4/18/18 at appl. req.*)
H. Eddy
Continued to 6/27/18
- 9 a.m. GREGG CALDWELL A 2017-SU-026 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that three (3) storage structures ("sea containers") are located on the property without site plan approval, that the required 25 foot wide transitional screening yard has not been maintained, and that a sign has been placed on the property without required permits, all on property in the I-5 District in violation of Zoning Ordinance provisions. Located at 14008 Willard Road, Chantilly, 20151-2930 on approx. 68,219 sq. ft. of land zoned I-5. Sully District. Tax Map 44-2 ((8)) 31. (*Admin. moved from 4/18/18 by staff.*)
S.C. Williams
Deferred to 7/25/18 at appl. req.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
MAY 30, 2018**

-- NO SCHEDULED MEETING --

BOARD OF ZONING APPEALS AGENDA JUNE 6, 2018

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 **June 6, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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

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| <p>Z. Fountain
<i>Admin.</i>
<i>Moved to</i>
<i>6/20/18 at</i>
<i>appl. req.</i></p> | <p>DEAN GUERRO, SP 2018-SU-024 Appl. Under Sect. 8-922 of the Zoning Ordinance to allow a reduction to certain yard requirements to permit construction of an addition 14.3 ft. from rear lot line. Located at 13615 Old Chatwood Pl., Chantilly, 20151 on approx. 6,870 sq. ft. of land zoned R-5 and WS. Sully District. Tax Map 34-4 ((10)) 60.</p> |
| <p>H. Eddy
<i>Admin.</i>
<i>Moved to</i>
<i>9/12/18 at</i>
<i>appl. req.</i></p> | <p>STANLEY C. OWEN, TR & BEVERLY J. HOWARD, TR, SP 2017-SP-030 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on errors in building locations to permit a deck to remain 0.4 ft. from a rear lot line and 6.4 ft. from a side lot line and an accessory structure (child's play structure) to remain 5.2 ft. from a rear lot line. Located at 6153 Pohick Station Dr., Fairfax Station, 22039 on approx. 23,309 sq. ft. of land zoned R-1 (Cluster). Springfield District. Tax Map 77-4 ((22)) 2. (Concurrent with VC 2017-SP-007.) (<i>Admin. moved from 6/21/17, 10/25/17, and 2/28/18 at appl. req.</i>)</p> |
| <p>H. Eddy
<i>Admin.</i>
<i>Moved to</i>
<i>9/12/18 at</i>
<i>appl. req.</i></p> | <p>STANLEY C. OWEN, TR & BEVERLY J. HOWARD, TR, VC 2017-SP-007 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit greater than 30 percent rear yard coverage. Located at 6153 Pohick Station Dr., Fairfax Station, 22039 on approx. 23,309 sq. ft. of land zoned R-1 (Cluster). Springfield District. Tax Map 77-4 ((22)) 2. (Concurrent with SP 2017-SP-030.) (<i>Admin. moved from 6/21/17, 10/25/17, and 2/28/18 at appl. req.</i>)</p> |
| <p>A. Homer
<i>Admin.</i>
<i>Moved to</i>
<i>9/12/18 at</i>
<i>appl. req.</i></p> | <p>ANH NGO DRAKE A 2018-MV-004 Appl. under Sect. 18-301 of the Zoning Ordinance. This is an appeal of a determination that the appellant is operating a personal service establishment (nail salon) on property in the R-3 District, in violation of Zoning Ordinance provisions. Located at 6414 14th Street Alexandria, VA 22307. On approx. 6500 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 83-4 ((2)) (11) 31.</p> |

Public Hearings

- 9 a.m. KARIMATU PATE/STAR BEGINNINGS LLC, SP 2018-DR-019 Appl. Under Sects. 3-403, 8-305 and 8-914 of the zoning ordinance to permit a home child care facility and reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 2.6 ft. from a side lot line. Located at 2008 Freedom Ln., Falls Church, 22043 on approx. 10,009 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-2 ((27)) 32.
- M. Eveleigh
Approved
- 9 a.m. LEAH M. BECKETT, SP 2018-LE-022 Appl. under Sect. 8-917 of the Zoning Ordinance to permit a modification to the limitation on the keeping of animals (chickens). Located at 6716 South Benson Dr., Alexandria, 22306 on approx. 20,047 sq. ft. of land zoned R-2. Lee District. Tax Map 92-2 ((11)) 5.
- K. McMahan
*Decision
Deferred
to 6/20/18*
- 9 a.m. ELENA MALDONADO, SP 2018-DR-023 Appl. Under Sects. 3-403, 8-305 and 8-914 of the zoning ordinance to permit a home child care facility and a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 3.2 ft. from the rear lot line and 1.8 ft. from the western side lot line and an accessory structure (play equipment) to remain 6.7 ft. from the eastern side lot line. Located at 6606 Moly Dr., Falls Church, 22046 on approx. 10,318 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-4 ((6)) 34.
- D. Creed
Approved
- 9 a.m. NEHAL N. DESAI A 2018-MA-003 Appl. under Sect. 18-301 of the Zoning Ordinance. This is an appeal of a determination that the appellant is allowing two (2) separate families not related by blood or marriage to reside in a single family dwelling on property located in the R-3 District, in violation of Zoning Ordinance provisions. Located at 3540 Forest Drive Alexandria, VA 22302. On approx. 12,446 sq. ft. of land zoned R-3. Mason District. Tax Map 62-3 ((5)) 10A.
- S.C. Williams
Upheld

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA JUNE 13, 2018

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 **June 13, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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

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|---|---|
| <p>9 a.m.</p> <p>D. Creed
<i>Admin.</i>
<i>Moved to</i>
<i>9/12/18 at</i>
<i>appl. req.</i></p> | <p>ANTONIO OVANDO, SP 2017-MA-005 Appl. Under Sect. 8-914 of the zoning ordinance to permit a reduction in minimum yard requirements based on errors in building location to allow the following accessory structures to remain: 1. an arbor 7.5 ft. in height to remain 6.1 ft. from a side lot line; 2. an arbor 10.0 ft. in height to remain 8.6 ft. to a side lot line; 3. an arbor 9.5 ft. in height to remain 6.1 ft. from the rear lot line and 3.0 from a side lot line; 4. a pool house to remain 10.5 ft. from the rear lot line and 8.3 ft. from a side lot line; and 5. a deck to remain 5.0 ft. from the rear lot line and 2.0 feet from a side lot line. Located at 3111 Collie Ln., Falls Church, 22044 on approx. 11,959 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((3)) 87. (Concurrent with VC 2017-MA-002). <i>(Indefinitely deferred from 4/26/17 at appl. req.) (Reactivated on 7/26/17 at appl. req.) (Admin. moved from 1/24/18 and 3/28/18 at appl. req.)</i></p> |
| <p>9 a.m.</p> <p>D. Creed
<i>Admin.</i>
<i>Moved to</i>
<i>9/12/18 at</i>
<i>appl. req.</i></p> | <p>ANTONIO OVANDO, VC 2017-MA-002 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit greater than 30% rear yard coverage. Located at 3111 Collie Ln., Falls Church, 22044 on approx. 11,959 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((3)) 87. (Concurrent with SP 2017-MA-005.) <i>(Indefinitely deferred from 4/26/17 at appl. req.) (Reactivated on 7/26/17 at appl. req.) (Admin. moved from 1/24/18 and 3/28/18 at appl. req.)</i></p> |
| <p>K. McMahan
<i>Admin.</i>
<i>Moved to</i>
<i>6/20/18 at</i>
<i>appl. req.</i></p> | <p>BRIAN D. SIMPSON, SP 2018-MV-027 (50%) (Concurrent with VC 2018-MV-005.)</p> |

K. McMahan Admin.
 Moved to
 6/20/18 at
 appl. req.

BRIAN D. SIMPSON, VC 2018-MV-005 (50%) (Concurrent with SP 2018-MV-027.)

S.C. Williams Admin.
 Moved to
 11/28/18 at
 appl. req.

BRIAN McVAY AND ALLISON C. McVAY A 2017-MV-024 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that a stone paver patio, which includes a cooking island with gas grill, sink and refrigerator, a fire pit, and other accessory structures are located in the minimum required rear yard, in excess of the maximum of 30 percent coverage allowed in the minimum required rear yard, in violation of Zoning Ordinance provisions. Located at 2106 Windsor Rd Alexandria, VA 22307. On approx. 8530 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 83-3 ((14)) (21) C1. *(Admin. moved from 4/11/18 due to a Board Room Scheduling conflict.)*

Public Hearings

9 a.m.
 C. Judge
 Decision
 Deferred
 to 9/12/18

MARK B. VAN KIRK, SP 2014-DR-124 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction in minimum yard requirements based on an error in building location to permit a deck to remain 3.0 ft. from a side lot line and 2.5 ft. from a rear lot line, an accessory storage structure to remain 0.1 ft. from a side lot line and 0.3 ft. from 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, & 7/15/15 at appl. req.) (Continued from 9/30/15.) (Decision deferred from 1/6/16, 3/16/16 and 5/18/16.) (Indefinitely deferred from 7/20/16 at appl. req.) (Reactivated on 5/5/17.) (Decision deferred from 6/14/17 and 3/7/18.)*

9 a.m.
 C. Judge
 Decision
 Deferred
 to 9/12/18

MARK B. VAN KIRK, VC 2014-DR-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit rear yard coverage exceeding 30%. 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 SP 2014-DR-124). *(Admin. moved from 9/17/14, 2/4/15, 4/22/15 and 7/15/15 at appl. req.) (Continued from 9/30/15.) (Decision deferred from 1/6/16, 3/16/16 and 5/18/16.) (Indefinitely deferred from 7/20/16 at appl. req.) (Reactivated on 5/5/17.) (Decision deferred from 6/14/17 and 3/7/18.)*

9 a.m.
 H. Ellis
 Approved

MICAELA VALENCIA, SP 2018-PR-031 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of a second story addition 25.0 ft. from the front lot line. Located at 6912 Arlington Blvd., Falls Church, 22042 on approx. 7,200 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((15)) 8.

9 a.m.
 M. Eveleigh
 Approved

KARON CURRY, SP 2018-MV-026 Appl. under Sect. 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals (ducks). Located at 5813 River Dr., Mason Neck, 22079, on approx. 37,408 sq. ft. of land zoned R-E. Mount Vernon District. Tax Map 122-2 ((2)) 20.

- 9 a.m. PHUOC V. NGUYEN, SP 2017-MA-095 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit a dwelling to remain 24.1 ft. from a rear lot line and a stoop with steps to remain 26.3 ft. from a front lot line. Located at 4213 Pine Ln., Alexandria, 22312 on approx. 22,927 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 60B. (Concurrent with VC 2017-MA-016). *(Admin. moved from 1/24/18 at appl. req.) (Admin. moved from 2/7/18 due to inclement weather.) (Continued from 3/7/18 and 4/18/18.)*
- E. Estes
Continued to 8/1/18 at appl. req.
- 9 a.m. PHUOC V. NGUYEN, VC 2017-MA-016 Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit greater than 25 percent front yard coverage paved for parking. Located at 4213 Pine Ln., Alexandria, 22312 on approx. 22,927 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 60B. (Concurrent with SP 2017-MA-095). *(Admin. moved from 1/24/18 at appl. req.) (Admin. moved from 2/7/18 due to inclement weather.) (Continued from 3/7/18 and 4/18/18.)*
- E. Estes
Continued to 8/1/18 at appl. req.
- 9 a.m. GODDESS OF HEAVEN TEMPLE, INC., SP 2017-MA-097 Appl. under Sect. 3-303 of the Zoning Ordinance to permit a place of worship. Located at 3309 Magnolia Ave., Falls Church, 22041 on approx. 40,046 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((1)) 19. *(Admin. moved from 1/31/18 and 3/28/18 at appl. req.) (Admin. moved from 4/11/18 due to meeting cancellation.) (Decision deferred from 5/2/18.)*
- H. Eddy
Decision Deferred to 7/11/18
- 9 a.m. STEPHEN A. AND IVA E. ARMSTRONG, A 2017-PR-025 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the subject property has approximately 1,100 sq. ft. of the front yard covered with pavement, which exceeds the maximum of 30 percent coverage allowed in the front yard on property in the R-4 District, in violation of Zoning Ordinance provisions. Located at 6936 Chestnut Avenue, Falls Church, 22042, on approx. 8,760 sq. ft. of land zoned R-4 District. Tax Map 50-4 ((16)) 84. Providence District. *(Admin. moved from 4/11/18 due to a Board Room scheduling conflict.)*
- A. Homer
Decision Deferred to 10/3/18

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA JUNE 20, 2018

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 **June 20, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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

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| <p>E. Estes
<i>Admin.</i>
<i>Moved to</i>
<i>7/18/18 at</i>
<i>appl. req.</i></p> | <p>MARCELA A. LAUREANO/PLEASANT WAY DAYCARE, SP 2018-MA-021 Appl. under Sects. 3-303, 8-305, 8-914 and 8-923 of the Zoning Ordinance to permit a home child care facility and a reduction in minimum yard requirements based on an error in building location to permit a deck (at grade patio) to remain 3.3 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 7488 Pleasant Way, Annandale, 22003 on approx. 15,826 sq. ft. of land zoned R-3. Mason District. Tax Map 60-3 ((4)) 1. (Concurrent with VC 2018-MA-003)</p> |
| <p>E. Estes
<i>Admin.</i>
<i>Moved to</i>
<i>7/18/18 at</i>
<i>appl. req.</i></p> | <p>MARCELA AMANDA LAUREANO, VC 2018-MA-003 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit rear yard coverage exceeding 30 percent. Located at 7488 Pleasant Way, Annandale, 22003 on approx. 15,826 sq. ft. of land zoned R-3. Mason District. Tax Map 60-3 ((4)) 1. (Concurrent with SP 2018-MA-021).</p> |
| <p>E. Estes
<i>Admin.</i>
<i>Moved to</i>
<i>7/25/18 at</i>
<i>appl. req.</i></p> | <p>LAMARISE VENEY/MORNINGWOOD LANE LLC., SP 2018-DR-030 Appl. under Sect. 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 storage structure to remain 0.5 ft. from the rear lot line and 3.9 ft. from the side lot line. Located at 1119 Morningwood Ln., Great Falls, 22066 on approx. 25,407 sq. ft. of land zoned R-1 (Cluster). Dranesville District. Tax Map 12-3 ((6)) 7.</p> |
| <p>K. McMahan
<i>Withdrawn</i></p> | <p>MONICA KEMP AND ANDREW KEMP, SP 2018-LE-029 Appl. under Sects. 8-914 and 10-104 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit a deck (at grade patio) to remain 1.8 ft. from a side lot line. Located at 5426 Broadmoor St., Alexandria, 22315 on approx. 8,807 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 100-2 ((2)) 443. (Concurrent with VC 2018-LE-006).</p> |
| <p>K. McMahan
<i>Withdrawn</i></p> | <p>MONICA KEMP AND ANDREW KEMP, VC 2018-LE-006 Appl. under Sects. 10-104 and 18-401 of the Zoning Ordinance to permit an accessory storage structure (shed) to remain in a front yard of a lot containing 36,000 sq. ft. or less. Located at 5426 Broadmoor St., Alexandria, 22315 on approx. 8,807 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 100-2 ((2)) 443. (Concurrent with SP 2018-LE-029).</p> |

- C.S. Belgin
Admin.
Moved to
10/3/18 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.) (Admin. moved from 9/16/15, 6/8/16, 11/30/16, 5/24/17 and 11/15/17 at appl. req. and from 4/11/18 due to a Board Room scheduling conflict.)*
- A. Homer
Admin.
Moved to
8/1/18 at
appl. req.
- ANGELA LAURIA, A 2018-DR-008 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing operation of a business from a dwelling that is most similar to a school of special education, which doesn't meet the use limitations for home occupations in the R-1 District, in violation of Zoning Ordinance provisions. Located at 612 Rivercrest Drive, McLean 20101. On approx. 1.1999 acres. of land zoned R-1. Providence District. Tax Map 21-2 ((3)) 19R. (Concurrent with A 2018-DR-010.)
- A. Homer
Admin.
Moved to
8/1/18 at
appl. req.
- CEDAR MEDICAL, LLC. A 2018-DR-010 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing operation of a business from a dwelling that is most similar to a school of special education, which doesn't meet the use limitations for home occupations in the R-1 District, in violation of Zoning Ordinance provisions. Located at 612 Rivercrest Drive, McLean 20101. On approx. 1.1999 acres. of land zoned R-1. Providence District. Tax Map 21-2 ((3)) 19R. (Concurrent with A 2018-DR-008.)

Public Hearings

- 9 a.m.
Z. Fountain
Approved
- DEAN GUERRO, SP 2018-SU-024 Appl. Under Sects.8-914 and 8-922 of the Zoning Ordinance to allow a reduction to certain yard requirements to permit construction of an addition 14.3 ft. from rear lot line and a reduction in minimum yard requirements based on an error in building location to permit deck with steps to remain 7.5 ft. from the rear lot line. Located at 13615 Old Chatwood Pl., Chantilly, 20151 on approx. 6,870 sq. ft. of land zoned R-5 and WS. Sully District. Tax Map 34-4 ((10)) 60. *(Admin. moved from 6/6/18.)*
- 9 a.m.
E. Estes
Deferred to
6/27/18
- THE MOST REVEREND MICHAEL F. BURBIDGE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (OUR LADY OF LAVANG), SPA 01-Y-069-02 Appl. under Sects. 8-014 and 3-C03 of the Zoning Ordinance to amend SP 01-Y-069 previously approved for church with a child care center to permit a change in permittee. Located at 6611 Cedar Spring Rd., Centreville, 20121 on approx. 11.05 ac. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((3)) 21A.
- 9 a.m.
K. McMahan
Approved
- LEAH M. BECKETT, SP 2018-LE-022 Appl. under Sect. 8-917 of the Zoning Ordinance to permit a modification to the limitation on the keeping of animals (chickens). Located at 6716 South Benson Dr., Alexandria, 22306 on approx. 20,047 sq. ft. of land zoned R-2. Lee District. Tax Map 92-2 ((11)) 5. *(Decision Deferred from 6/6/18)*

- 9 a.m. BRIAN D. SIMPSON, SP 2018-MV-027 Appl. under Sects. 8-922 and 8-924 of the Zoning Ordinance to permit a reduction in certain yard requirements to construct a second story addition 7.0 ft. from a side lot line, roofed deck 9.0 ft. from a side lot line and certain additions to an existing single family detached dwelling to permit construction of two dormers 12.8 ft. from the front lot line. Located at 6424 Potomac Ave., Alexandria, 22307 on approx. 7,000 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 93-2 ((8)) (27) 27. (Concurrent with VC 2018-MV-005). (*Admin. moved from 6/13/18 at appl. req.*)
- K. McMahan
- Approved
- 9 a.m. BRIAN D. SIMPSON, VC 2018-MV-005 Appl. under Sects. 2-412, 3-307, 10-103 and 18-401 of the Zoning Ordinance to permit construction of roofed deck (covered front porch) 3.7 ft. from front lot line. Located at 6424 Potomac Ave., Alexandria, 22307 on approx. 7,000 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 93-2 ((8)) (27) 27. (Concurrent with SP 2018-MV-027). (*Admin. moved from 6/13/18 at appl. req.*)
- K. McMahan
- Approved
- 9 a.m. ROBERT MERKLI A 2017-MV-027 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a storage yard, a vehicle light service establishment, and vehicle major service establishment, all on the property in the R-1 District all in violation of Zoning Ordinance provisions. Located at 10506 Old Colchester Road Lorton, 22079. On approx. 5.1979 acres of land zoned R-1. Mount Vernon District. Tax Map 113-4 ((1)) 31. (*Deferred from 4/18/18 at staff's req.*)
- S.C. Williams
- Deferred to*
- 9/26/18*

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA JUNE 27, 2018

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 **June 27, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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

H. Eddy THOMAS SORDS, SP 2018-BR-032 (50% and error)

Admin.

*Moved to
7/11/18 at
appl. req.*

C.S. Belgin INTERNATIONAL TOWN AND COUNTRY CLUB, INC. A 2018-SU-006 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has constructed an accessory structure on the property that is not included in the approval of the Special Exception SE 2003-SU-027, all in violation of Zoning Ordinance provisions. Located at 13200 Lee Jackson Memorial Hy, Fairfax 22033. On approx. 122.72 acres. of land zoned R-1 and H-C. Sully District. Tax Map 35-3 ((1)) 11 and 45-1 ((1)) 11.

Admin.

*Moved to
9/26/18 at
appl. req.*

Public Hearings

9 a.m. MATTHEW R. ELIOT, SP 2018-SU-028 Appl. under Sect. 8-913 of the Zoning Ordinance to permit modifications to the minimum yard requirements for certain R-C lots to permit construction of a deck 15.7 ft. from a side lot line. Located at 15345 Oakmere Pl., Centreville, 20120 on approx. 13,462 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-3 ((3)) (4) 9.

M. Eveleigh
Approved

9 a.m. THE MOST REVEREND MICHAEL F. BURBIDGE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (OUR LADY OF LAVANG), SPA 01-Y-069-02 Appl. under Sects. 8-014 and 3-C03 of the Zoning Ordinance to amend SP 01-Y-069 previously approved for church with a child care center to permit a change in permittee. Located at 6611 Cedar Spring Rd., Centreville, 20121 on approx. 11.05 ac. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((3)) 21A. (Deferred from 6/20/18 at appl. req.)

E. Estes
*Deferred to
7/25/18 at
appl. req.*

- 9 a.m. YUEN O. STERLING, SP 2018-BR-033 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 5.1 ft. from a side lot line and a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 5.9 ft. from the rear lot line. Located at 5002 Chanticleer Ave., Annandale, 22003 on approx. 11,348 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 70-3 ((5)) 149.
- K. McMahan
Approved
- 9 a.m. JOHN PHOUMINH/WAT LAO VIRGINIA, INC., SP 2017-MV-088 Appl. under Sects. 3-E03 and 8-301 of the Zoning Ordinance to permit a place of worship. Located at 6812 Springfield Dr., Lorton, 22079 on approx. 4.14 ac. of land zoned R-E. Mount Vernon District. Tax Map 114-4 ((3)) (1) 10A. *(Admin. moved from 12/6/17 at appl. req.) (Deferred from 2/14/18, and 4/18/18 at appl. req.) (Continued from 5/23/18.)*
- H. Eddy
Decision
Deferred to
9/26/18 at
appl. req.
- 9 a.m. SWEET LEAF, INC., A 2015-DR-027 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the rescission and reissuance of a determination that the appellant, which is a fast food establishment, is occupying premises with Non-Residential Use Permit #90890071 that was issued for a retail sales establishment, on property in the C-6, SC, and CRD Districts in violation of Zoning Ordinance provisions. Located at 1359 Chain Bridge Rd., McLean, 22101, on approx. 7,323 sq. ft. of land zoned C-6, SC, and CRD. Dranesville District. Tax Map 30-2 ((12)) 4E1. (Concurrent with A 2015-DR-028.) *(Admin. moved from 1/13/16, 7/13/16, 4/12/17, 7/19/17, 11/29/17, 3/7/18, and 5/16/18 at appl. req.)*
- S.C. Williams
Deferred to
10/24/18 at
staff req.
- 9 a.m. JULIANO PROPERTIES, INC., A 2015-DR-028 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the rescission and reissuance of a determination that the appellant is allowing a tenant, which is a fast food establishment, to occupy premises with Non-Residential Use Permit #90890071 that was issued for a retail sales establishment, on property in the C-6, SC, and CRD Districts in violation of Zoning Ordinance provisions. Located at 1359 Chain Bridge Rd., McLean, 22101, on approx. 7,323 sq. ft. of land +zoned C-6, SC, and CRD. Dranesville District. Tax Map 30-2 ((12)) 4E1. (Concurrent with A 2015-DR-027). *(Admin. moved from 1/13/16, 7/13/16, 4/12/17, 7/19/17, 11/29/17, 3/7/18, and 5/16/18 at appl. req.)*
- S.C. Williams
Deferred to
10/24/18 at
staff req.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JULY 4, 2018**

-- NO SCHEDULED MEETING --

BOARD OF ZONING APPEALS AGENDA JULY 11, 2018

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 **July 11, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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

H. Eddy Admin. FERNANDO PAGAN/EMILY PAGAN, SP 2018-DR-034 (Concurrent with VC 2018-DR-007) (errors/fence)

*Moved to
7/18/18 at
appl. req.*

H. Eddy Admin. FERNANDO PAGAN/EMILY PAGAN, VC 2018-DR-007 (Concurrent with SP 2018-DR-034)

*Moved to
7/18/18 at
appl. req.*

9 a.m. SHAUN KHOSLA, SP 2018-MV-035 (Concurrent with VC 2018-MV-008) (fence)

E. Estes
Withdrawn

9 a.m. SHAUN KHOSLA, VC 2018-MV-008 (Concurrent with SP 2018-MV-035)

E. Estes
Withdrawn

9 a.m. OLDE HIDEAWAY INC. DBA CLUB ONE SPORTS BAR AND GRILLE & BERKELEY PLAZA ASSOCIATES A 2017-MV-021 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a commercial recreation use (hookah), which is not reflected on the approved Non-Residential Use Permit for an eating establishment and does not have Special Permit approval, all on property in the C-6 and H-C Districts in violation of Zoning Ordinance provisions. Located at 8786 Richmond Highway Alexandria 22309 on approx. 8.54 acres of land zoned C-6, H-C and CRD. Mount Vernon District. Tax Map 109-2 ((1)) 24. (*Admin. moved from 3/21/18 at staff's req. and 5/2/18 at appl. req.*)

A. Homer Admin. *Moved to 10/17/18 at appl. req.*

Public Hearings

- 9 a.m. RALPH CALVIN MILLER, JR., SP 2018-PR-038 Appl. Under Sect. 8-922 of the zoning ordinance to permit a reduction of certain yard requirements to permit construction of an addition 6.2 ft. from a side lot line. Located at 8304 Colby St., Vienna, 22180 on approx. 13,713 sq. ft. of land zoned R-3. Providence District. Tax Map 49-1 ((9)) (H) 5.
K. McMahan Approved
- 9 a.m. LARRY D. AND PATRICIA A. GRIPPIN, TR., VC 2017-SP-006 Appl. under Sects. 10 103 and 18-401 of the Zoning Ordinance to permit greater than 30 percent of rear yard coverage. Located at 9442 Onion Patch Dr., Burke, 22015 on approx. 9,840 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-4 ((10)) 474. (Heard concurrently with SP 2017-SP-028, which was approved on 6/14/17.) (Decision deferred from 6/14/17 and 3/7/18.)
K. McMahan Decision Deferred to 9/26/18 req. by appl.
- 9 a.m. HEUIRYEONG LEE/K-POP KARAOKE, INC., SP 2018-MA-036 Appl. Under Sects. 4-603 and 8-503 of the Zoning Ordinance to permit an indoor commercial recreation use (karaoke). Located at 7108 and 7110 Columbia Pike, Annandale, 22003 on approx. 1.05 ac. of land zoned C-6, CRD, SC and HC. Mason District. Tax Map 71-1 ((4)) 147.
K. McMahan Approved
- 9 a.m. ALEX GARCIA, SP 2018-LE-037 Appl. under Sect. 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 4220 Corcoran St., Alexandria, 22309 on approx. 18,802 sq. ft. of land zoned R-3. Lee District. Tax Map 101-1 ((3)) 355.
K. McMahan Approved
- 9 a.m. THOMAS SORDS, SP 2018-BR-032 Appl. under Sects. 3-203, 8-914 and 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an addition 5.0 ft. from a side lot line and a reduction of minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 6.2 ft. from the southern side and 3.2 ft. from western side lot line and 12.9 ft. from the rear lot line. Located at 9817 Bronte Dr., Fairfax, 22032 on approx. 10,843 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 69-3 ((5)) 426. (Admin. moved from 6/27/18 at appl. req.)
H. Eddy Approved
- 9 a.m. GODDESS OF HEAVEN TEMPLE, INC., SP 2017-MA-097 Appl. under Sect. 3-303 of the Zoning Ordinance to permit a place of worship. Located at 3309 Magnolia Ave., Falls Church, 22041 on approx. 40,046 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((1)) 19. (Admin. moved from 1/31/18 and 3/28/18 at appl. req.) (Admin. moved from 4/11/18 due to meeting cancellation.) (Decision deferred from 5/2/18 and 6/13/18.)
H. Eddy Decision Deferred to 10/3/18
- 9 a.m. ALVARO CESTTI AND GLADYS CABALLERO, A 2017-LE-019 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an accessory structure which exceeds 7 feet in height and is located within the 10-foot minimum required side yard; and, has constructed a fence exceeding 4 feet in height in the front yard, both in violation of Zoning Ordinance provisions. Located at 3114 Burgundy Road, Alexandria, 22303 on approx. 7,200 sq. ft. of land zoned R-4. Lee District. Tax Map 82-2 ((14)) (B) 15. (Decision Deferred from 3/14/18 and 3/28/18 at appl. req.)
S.C. Williams Decision Deferred to 11/7/18

JOHN F. RIBBLE III, CHAIRMAN

Printed December 14, 2018 (7:37AM)

**BOARD OF ZONING APPEALS AGENDA
JULY 18, 2018**

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 **July 18, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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 a.m. MARCELA A. LAUREANO/PLEASANT WAY DAYCARE, SP 2018-MA-021 Appl. under Sects. 3-303, 8-305, 8-914 and 8-923 of the Zoning Ordinance to permit a home child care facility and a reduction in minimum yard requirements based on an error in building location to permit a deck (at grade patio) to remain 3.3 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 7488 Pleasant Way, Annandale, 22003 on approx. 15,826 sq. ft. of land zoned R-3. Mason District. Tax Map 60-3 ((4)) 1. (Concurrent with VC 2018-MA-003) *(Admin. moved from 6/20/18 at appl. req.)*
- E. Estes
Admin.
Moved to
9/12/18 at
appl. req.
- 9 a.m. MARCELA AMANDA LAUREANO, VC 2018-MA-003 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit rear yard coverage exceeding 30 percent. Located at 7488 Pleasant Way, Annandale, 22003 on approx. 15,826 sq. ft. of land zoned R-3. Mason District. Tax Map 60-3 ((4)) 1. (Concurrent with SP 2018-MA-021). *(Admin. moved from 6/20/18 at appl. req.)*
- E. Estes
Admin.
Moved to
9/12/18 at
appl. req.
- 9 a.m. DEBORAH P. VILLAGRA AND GREEN FROG LLC, SP 2014-SU-238 Appl. Under Sects. 3-503 and 8-305 of the zoning ordinance to permit a home child care facility. Located at 14700 Braddock Rd., Centreville, 20120 on approx. 8,848 sq. ft. of land zoned R-3 and WS. Sully District. Tax Map 54-1 ((13)) (25) 39. (Concurrent with VC 2018-SU-010). *(Indefinitely deferred from 6/10/15 at staff's req.) (Reactivated on 7/23/15.) (Indefinitely deferred from 11/4/15 at staff's request. (Reactivated 6/2/17.) (Admin. moved from 9/20/17, 11/1/17, and 12/6/17 at appl. req.) (Indefinite deferral from 1/24/18 at appl. req.) (Reactivated on 4/10/18.)*
- K. McMahan
Admin.
Moved to
10/3/18 at
appl. req.

- 9 a.m. DEBORAH P. VILLAGRA AND GREEN FROG LLC, VC 2018-SU-010 Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit front yard coverage exceeding thirty percent, (paved for parking). Located at 14700 Braddock Rd., Centreville, 20120 on approx. 8,848 sq. ft. of land zoned R-3 and WS. Sully District. Tax Map 54-1 ((13)) (25) 39. (Concurrent with SP 2014-SU-238).
K. McMahan Admin.
Moved to 10/3/18 at appl. req.
- 9 a.m. SEAN A. SHANAHAN AND SUE A. FULTON A 2018-MV-001 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an accessory structure (pergola) which exceeds 7 feet in height and is located within the 10-foot minimum required side yard in violation of Zoning Ordinance provisions. Located at 6424 Cygnet Drive Alexandria, VA 22307. On approx. 8402 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((28)) (4) 6. (Admin. moved from 4/25/18 at appl. req.)
S. Morgan Admin.
Moved to 9/12/18 at appl. req.

Public Hearings

- 9 a.m. JENNIFER M. PENA, SP 2018-MA-039 Appl. Under Sects. 8-923 and 10-104 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 3015 Beechwood Ln., Falls Church, 22042 on approx. 20,646 sq. ft. of land zoned R-1. Mason District. Tax Map 51-3 ((6)) 63.
B. Krasner Approved
- 9 a.m. KEIKO CHIGIRA/KENNETH SHIN, SP 2018-SP-041 Appl. Under Sect. 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 storage structure to remain 4.5 ft. from a side lot line and 5.4 ft. from the rear lot line, a second accessory storage structure to remain 0.3 ft. from the rear lot line, and a third accessory storage structure to remain 0.7 ft. from the rear lot line and 6.5 ft. from a side lot line. Located at 13212 Pleasantview Ln., Fairfax, 22033 on approx. 10,385 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-1 ((3)) (60) 29.
K. McMahan Approved
- 9 a.m. ANTONIO J. RIVERA, SP 2018-MV-045 Appl. Under Sects. 8-923 and 10-104 of the zoning ordinance to permit fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 8121 Orville St., Alexandria, 22309 on approx. 21,191 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 101-3 ((2)) 534.
K. McMahan Approved
- 9 a.m. WILL MCCAULEY, SP 2018-MV-042 Appl. Under Sect. 8-917 of the zoning ordinance to permit modifications to the limitations for keeping of animals (potbelly pig). Located at 2214 Huntington Ave., Alexandria, 22303 on approx. 3,997 sq. ft. of land zoned R-8. Mt. Vernon District. Tax Map 83-1 ((13)) 23A.
E. Estes Approved
- 9 a.m. DILEK DEGIRMENCIOGLU/DEE DEE'S CHILDCARE, SP 2018-MA-046 Appl. Under Sects. 3-103 and 8-305 of the zoning ordinance to permit a home child care facility. Located at 3040 Cedarwood Ln., Falls Church, 22042 on approx. 25,878 sq. ft. of land zoned R-1. Mason District. Tax Map 50-4 ((23)) 55.
E. Estes Approved

- 9 a.m. BRETT AND MARY ANNE ANTONIDES, SP 2018-HM-040 Appl. Under Sects. 3-107 and 8-922 of the zoning ordinance to permit a reduction of certain yard requirements to permit construction of an addition 12.4 ft. from a side lot line such that side yards total 33.7 ft. Located at 1213 Shaker Dr., Herndon, 20170 on approx. 32,994 sq. ft. of land zoned R-1 (Cluster). Hunter Mill District. Tax Map 11-2 ((5)) 33.
- H. Eddy
Approved
- 9 a.m. FERNANDO PAGAN/EMILY PAGAN, SP 2018-DR-034 Appl. under Sects. 2-302, 8-914, 8-923 and 10-104 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height to remain in a front yard of a corner lot and a reduction in minimum yard requirements based on an error in building location to permit an addition (open deck with lattice below) to remain 2.0 ft. from the rear lot line and 7.2 ft. from a side lot line. Located at 1701 Esquire Ln., McLean, 22101 on approx. 13,363 sq. ft. of land zoned R-3. Dranesville District. Tax Map 31-3 ((45)) 14A. (Concurrent with VC 2018-DR-007). (*Admin. moved from 7/11/18 at appl. req.*)
- H. Eddy
Approved
- 9 a.m. FERNANDO PAGAN/EMILY PAGAN, VC 2018-DR-007 Appl. under Sects. 3-307 and 18-401 of the Zoning Ordinance to permit an accessory storage structure in a front yard of a lot containing 36,000 sq. ft. or less. Located at 1701 Esquire Ln., McLean, 22101 on approx. 13,363 sq. ft. of land zoned R-3. Dranesville District. Tax Map 31-1 ((45)) 14A. (Concurrent with SP 2018-DR-034). (*Admin. moved from 7/11/18 at appl. req.*)
- H. Eddy
Approved
- 9 a.m. STRATFORD RECREATION ASSOCIATION, INC., SPA 76-V-303-03 Appl. under Sects. 3-303 and 8-401 of the Zoning Ordinance to amend SP 76-V-303 previously approved for swim and tennis club to permit modification of development conditions. Located at 2300 Brinitzer Wy. / 2300 Camden Ct., Alexandria, 22308 on approx. 5.76 ac. of land zoned R-3. Mount Vernon District. Tax Map 111-1 ((1)) 10.
- H. Eddy
Approved
- 9 a.m. JOSE A. BENITEZ AND BLANCA I. BENITEZ. A 2018-LE-014 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory storage structure (shed) is located on the property which exceeds eight and one-half (8 1/2) feet in height and is located closer than the minimum required side yard to the side lot line, and closer than the distance equal to the height of the structure from the rear lot line, in the R-4 District, in violation of the Zoning Ordinance provisions. Located at, 3710 Trigger Court, Alexandria 22310. On approx. 10,213 sq. ft. of land, zoned R-4. Lee District. Tax Map No. 82-4 ((14)) (16) 19.
- S. C. Williams
Withdrawn

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
JULY 25, 2018**

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 **July 25, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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 a.m. JACQUELYN A. VAN CLEVE, SP 2018-MV-048 (50% and error)

E. Estes

Admin.

Moved to

8/1/18 at

appl. req.

S.C. Williams RUB A DUB LLC, DBA RUB A DUB ECO WASH, A 2017-PR-012 Appl. under Sect.
Admin. 18-301 of the Zoning Ordinance. Appeal of a determination that the Appellant is operating
Moved to a car wash, which is not a permitted use on property located in the C-4 and SC District in
11/7/18 at violation of Zoning Ordinance provisions. Located at 1676 International Dr., McLean
appl. req. 22102 on approx. 4.37 acres of land zoned C-4 and SC. Providence District. Tax Map
29-3 ((15)) 11B3. (*Admin. moved from 10/4/17, 1/31/18, and 3/7/18 at appl. req.*)

S.C. Williams RUB A DUB LLC, DBA RUB A DUB ECO WASH, A 2017-PR-013 Appl. under Sect.
Admin. 18-301 of the Zoning Ordinance. Appeal of a determination that the Appellant is operating
Moved to a car wash, which is not a permitted use on property located in the C-3, H-C and SC
11/7/18 at District in violation of Zoning Ordinance provisions. Located at 1900 Gallows Rd, Vienna
appl. req. 22182 on approx. 4.11 acres of land zoned C-3, H-C and SC. Providence District. Tax
Map 39-1((6)) 81A. (*Admin. moved from 10/4/17, 1/31/18, and 3/7/18 at appl. req.*)

Public Hearings

9 a.m. BRIAN L. MCCARTHY AND JENNIFER N. BUCK, SP 2018-BR-047 Appl. Under Sect. 8-
917 of the Zoning Ordinance to permit modifications to the limitations of the keeping of
D. Creed animals (dogs). Located at 5422 Bromyard Ct., Burke, 22015 on approx. 1,760 sq. ft. of
Approved land zoned PDH-3. Braddock District. Tax Map 78-2 ((8)) 31.

- 9 a.m. LAMARISE VENNEY/MORNINGWOOD LANE LLC., SP 2018-DR-030 Appl. under Sect. 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 storage structure to remain 0.5 ft. from the rear lot line and 3.9 ft. from the side lot line. Located at 1119 Morningwood Ln., Great Falls, 22066 on approx. 25,407 sq. ft. of land zoned R-1 (Cluster). Dranesville District. Tax Map 12-3 ((6)) 7. *(Admin. moved from 6/20/18 at appl. req.)*
- E. Estes
Deferred to
10/17/18 at
appl. req.
- 9 a.m. ETHAN EDDY, VC 2018-MV-009 Appl. under Sects. 2-416 and 18-401 of the Zoning Ordinance to permit construction of a garage addition (enclosed carport) 3.6 ft. from the front lot line of a pipestem lot and 12.8 ft. from a side lot line. Located at 1314 Alexandria Ave., Alexandria, 22308 on approx. 22,274 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-2 ((6)) 3A.
- E. Estes
Approved
- 9 a.m. THE MOST REVEREND MICHAEL F. BURBIDGE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (OUR LADY OF LAVANG), SPA 01-Y-069-02 Appl. under Sects. 8-014 and 3-C03 of the Zoning Ordinance to amend SP 01-Y-069 previously approved for church with a child care center to permit a change in permittee. Located at 6611 Cedar Spring Rd., Centreville, 20121 on approx. 11.05 ac. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((3)) 21A. *(Deferred from 6/20/18 and 6/27/18 at appl. req.) ***STAFF TO DO NOTICES****
- E. Estes
Deferred to
9/12/18 at
appl. req.
- 9 a.m. ALAHNA KELLOGG, SP 2018-LE-043 Appl. Under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5716 Marble Arch Way, Alexandria, 22315 on approx. 10,941 sq. ft. of land zoned R-3. Lee District. Tax Map 100-2 ((2)) 263.
- K. McMahan
Deferred to
8/1/18 at
Appl. req.
- 9 a.m. JESSICA JOHNSON, SP 2018-MV-015 Appl. under Sect. 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 909 Croton Dr., Alexandria, 22308 on approx. 14,478 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-4 ((5)) (6) 34. *(Deferred from 5/23/18 at appl. req.) ***STAFF TO DO NOTICES****
- H. Eddy
Approved
- 9 a.m. AGAPE EMBASSY MINISTRIES, SP 2018-LE-044 Appl. under Sects. 5-403 and 8-301 of the Zoning Ordinance to permit a church with a child care center. Located at 5775 Barclay Dr., Suites 7 and 9, Alexandria, 22315 on approx. 3.24 ac. of land zoned I-4. Lee District. Tax Map 91-2 ((1)) 26H.
- H. Eddy
Approved
- 9 a.m. WIN & ARCHERY, LLC, A 2017-SU-006 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellant is operating an indoor archery range in the I-5 District without approval of a Group 5 Special Permit; and without a Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 14101 Sullyfield Circle, Suite 300 Chantilly, 20151 on approx. 4.18 acres. of land zoned I 5, AN, H-C, and WS. Sully District. Tax Map 34-4 ((11)) F1. *(Admin. moved from 6/21/17, 9/13/17, 1/10/18, 3/28/18, and 5/2/18 at appl. req.)*
- S.C. Williams
Deferred to
11/28/18 at
appl. req.

9 a.m. GREGG CALDWELL, A 2017-SU-026 Appl. under Sect. 18-301 of the Zoning Ordinance.
S.C. Williams Appeal of a determination that three (3) storage structures ("sea containers") are located
Decision on the property without site plan approval, that the required 25 foot wide transitional
Deferred to screening yard has not been maintained, and that a sign has been placed on the property
10/3/18 without required permits, all on property in the I-5 District in violation of Zoning Ordinance
provisions. Located at 14008 Willard Road, Chantilly, 20151-2930 on approx. 68,219 sq.
ft. of land zoned I-5. Sully District. Tax Map 44-2 ((8)) 31. (*Admin. moved from 4/18/18
by staff.*) (*Deferred from 5/23/18 at appl. req.*)

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
AUGUST 1, 2018**

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 **August 1, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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

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| 9 a.m. | PINEWOOD LAKE HOMEOWNERS ASSOCIATION, A 2017-LE-011 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a junk yard and a storage yard, which are not permitted uses, and outdoor storage in excess of the amount permitted on property in the R-8 District in violation of Zoning Ordinance provisions. Located on a portion of Tax Map 101-1 ((6)) K1 & Y1 at the terminus of Saint Anne's Court, Alexandria, 22309 on approx. 1.235 acres of land zoned R-8. Lee District. (Admin. moved from 9/27/17, 12/6/17, 3/14/18, and 5/16/18 at appl. req.) |
| M. Mertz
Admin.
Moved to
11/7/18 at
Appl. req. | |
| 9 a.m. | PLAY N' LEARN PC LLC, A 2017-SU-010 Appl. under Sect. 18-301. This is an appeal of a determination that the appellant is operating an indoor commercial recreational use on property located in the I-5 District without approval of a Group 5 Special Permit in violation of Zoning Ordinance provisions. Located at 4102 Pepsi Place, Chantilly, VA 20151 on approx. 8.68 acres of land zoned I-5. Sully District. Tax Map 34-3 ((1)) 1C. (Admin moved from 7/12/17, 10/4/17, 1/10/18, 3/28/18, and 5/23/18 at appl. req.) |
| C.S. Belgin
Admin.
Moved to
11/7/18 at
Appl. req. | |
| 9 a.m. | TRUSTEES OF FIRST VIRGINIA BAPTIST CHURCH, A 2017-SP-022 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a junk yard and storage yard on the property, and is maintaining the use of two trailers which were permitted by the development conditions approved with SPA 2004-MV-025-02; but which were required to be removed within 6 months of special permit approval and are still located on the subject property in the R-1 District in violation of Zoning Ordinance provisions. Located at 8616 Pohick Rd, Springfield, VA 22153 on approx. 3.97 acres of land zoned R-1. Springfield District. Tax Map 98-1 ((1)) 21. (Admin. moved from 3/28/18, and 5/23/18 at appl. req.) |
| C.S. Belgin
Admin.
Moved to
11/28/18 at
Appl. req. | |

9 a.m. ANGELA LAURIA A 2018-DR-008 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing operation of a business from a dwelling that is most similar to a school of special education, which doesn't meet the use limitations for home occupations in the R-1 District, in violation of Zoning Ordinance provisions. Located at 612 Rivercrest Drive, McLean 20101. On approx. 1.1999 acres. of land zoned R-1. Dranesville District. Tax Map 21-2 ((3)) 19R. (Concurrent with A 2018-DR-010.) (*Admin. moved from 6/20/18 at appl. req.*)

A. Homer
Withdrawn

Public Hearings

9 a.m. CEDAR MEDICAL, LLC. A 2018-DR-010 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing operation of a business from a dwelling that is most similar to a school of special education, which doesn't meet the use limitations for home occupations in the R-1 District, in violation of Zoning Ordinance provisions. Located at 612 Rivercrest Drive, McLean 20101. On approx. 1.1999 acres. of land zoned R-1. Dranesville District. Tax Map 21-2 ((3)) 19R. (Concurrent with A 2018-DR-008.) (*Admin. moved from 6/20/18 at appl. req.*)

A. Homer
Dismissed

9 a.m. PHUOC V. NGUYEN, SP 2017-MA-095 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit a dwelling to remain 24.1 ft. from a rear lot line and a stoop with steps to remain 26.3 ft. from a front lot line. Located at 4213 Pine Ln., Alexandria, 22312 on approx. 22,927 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 60B. (Concurrent with VC 2017-MA-016). (*Admin. moved from 1/24/18 at appl. req.*) (*Admin. moved from 2/7/18 due to inclement weather.*) (*Continued from 3/7/18, 4/18/18, and 6/13/18.*)

E. Estes
Approved-In-Part

9 a.m. PHUOC V. NGUYEN, VC 2017-MA-016 Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit greater than 25 percent front yard coverage paved for parking. Located at 4213 Pine Ln., Alexandria, 22312 on approx. 22,927 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 60B. (Concurrent with SP 2017-MA-095). (*Admin. moved from 1/24/18 at appl. req.*) (*Admin. moved from 2/7/18 due to inclement weather.*) (*Continued from 3/7/18, 4/18/18, and 6/13/18.*)

E. Estes
Denied

9 a.m. ROBIN G. DAVIS, SP 2018-LE-049 Appl. Under Sect. 8-914 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 8.3 ft. from the west side lot line and a deck (paver patio) to remain 1.7 ft. from the east side lot line. Located at 6504 Windham Ave., Alexandria, 22315 on approx. 26,793 sq. ft. of land zoned R-1. Lee District. Tax Map 90-2 ((9)) 100.

E. Estes
Approved

9 a.m. JACQUELYN A. VAN CLEVE, SP 2018-MV-048 Appl. Under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 10.6 ft. from a side lot line and a reduction in minimum yard requirements based on an error in building location to permit a previously constructed addition to remain 10.0 ft. with chimneys at 8.3 ft. and 8.7 ft. and an accessory structure (two story barn/garage) to remain 2.4 ft. from a side lot line. Located at 1811 Collingwood Rd., Alexandria, 22308 on approx. 2.0 ac. of land zoned R-3. Mount Vernon District. Tax Map 102-4 ((1)) 32. (*Admin. moved from 7/25/18 at appl. req.*)

E. Estes
Approved

- 9 a.m. GARY A. CASTELLAW, SP 2018-PR-050 Appl. Under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an accessory structure (detached garage) 10.0 ft. from a side lot line. Located at 10595 Hannah Farm Rd., Oakton, VA 22124 on approx. 38,235 sq. ft. of land zoned R-1. Providence District. Tax Map 37-4 ((25)) 10.
- K. McMahan
Approved
- 9 a.m. EDWARD E. MOAWAD, VC 2018-DR-011 Appl. under Sects. 3-107 and 18-401 of the Zoning Ordinance to permit construction of a second story addition 17.0 ft. from the western side lot line and 23.0 ft. from the front lot line and a two story addition 13.8 ft. from the eastern side lot line, 25.8 ft. from the front lot line and 23.8 ft. from the rear lot line. Located at 6302 and 6304 Old Dominion Dr., McLean, 22101 on approx. 8,896 sq. ft. of land zoned R-1. Dranesville District. Tax Map 31-3 ((1)) 131 and 134.
- K. McMahan
Approved
- 9 a.m. ALAHNA KELLOGG, SP 2018-LE-043 Appl. Under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5716 Marble Arch Way, Alexandria, 22315 on approx. 10,941 sq. ft. of land zoned R-3. Lee District. Tax Map 100-2 ((2)) 263. (Deferred from 7/25/18 at Appl. req.)
- K. McMahan
Approved
- 9 a.m. MCLEAN ISLAMIC CENTER, SPA 79-D-141-03 Appl. under Sects. 3-103 and 8-303 of the Zoning Ordinance to amend SPA 79-D-141-02 previously approved for a place of worship to permit modifications of development conditions. Located at 8800 Jarrett Valley Dr., Vienna, 22182 on approx. 1.54 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((1)) 10A.
- H. Eddy
Deferred to 10/3/18 at appl. req.

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
AUGUST 8, 2018**

****MEETING CANCELLED****

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 **August 8, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
AUGUST 15–SEPTEMBER 5, 2018**

-- BOARD RECESS --

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 12, 2018**

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 12, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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 – 9 a.m.

Staff/Action

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| D. Creed
Withdrawn | ANTONIO OVANDO, VC 2017-MA-002 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit greater than 30% rear yard coverage. Located at 3111 Collie Ln., Falls Church, 22044 on approx. 11,959 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((3)) 87. (Concurrent with SP 2017-MA-005.) <i>(Indefinitely deferred from 4/26/17 at appl. req.) (Reactivated on 7/26/17 at appl. req.) (Admin. moved from 1/24/18, 3/28/18, and 6/13/18 at appl. req.)</i> |
| E. Estes
Withdrawn | MARCELA AMANDA LAUREANO, VC 2018-MA-003 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit rear yard coverage exceeding 30 percent. Located at 7488 Pleasant Way, Annandale, 22003 on approx. 15,826 sq. ft. of land zoned R-3. Mason District. Tax Map 60-3 ((4)) 1. (Concurrent with SP 2018-MA-021). <i>(Admin. moved from 6/20/18 and 7/18/18 at appl. req.)</i> |
| K. McMahan
Withdrawn | ZHU LI WU & SHAO SHENG REN, SP 2018-DR-052 Appl. Under Sect. 8-918 of the zoning ordinance to permit an accessory dwelling unit. Located at 715 and 715A Walker Rd., Great Falls, 22066 on approx. 3.48 ac. of land zoned R-1. Dranesville District. Tax Map 13-1 ((2)) 3 A1. |
| H. Eddy
<i>Admin. Moved
to 9/26/18 at
appl. req.</i> | JOHN & LONA SACCOMANDO, SP 2018-SP-055(ADU) |
| H. Eddy
Withdrawn | STANLEY C. OWEN, TR & BEVERLY J. HOWARD, TR, VC 2017-SP-007 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit greater than 30 percent rear yard coverage. Located at 6153 Pohick Station Dr., Fairfax Station, 22039 on approx. 23,309 sq. ft. of land zoned R-1 (Cluster). Springfield District. Tax Map 77-4 ((22)) 2. (Concurrent with SP 2017-SP-030.) <i>(Admin. moved from 6/21/17, 10/25/17, 2/28/18, and 6/6/18 at appl. req.)</i> |

- C. Judge
Withdrawn MARK B. VAN KIRK, VC 2014-DR-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit rear yard coverage exceeding 30%. 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 SP 2014-DR-124). (*Admin. moved from 9/17/14, 2/4/15, 4/22/15 and 7/15/15 at appl. req.*) (*Continued from 9/30/15.*) (*Decision deferred from 1/6/16, 3/16/16 and 5/18/16.*) (*Indefinitely deferred from 7/20/16 at appl. req.*) (*Reactivated on 5/5/17.*) (*Decision deferred from 6/14/17, 3/7/18, and 6/13/18.*)
- S. Morgan
Admin.
Moved to
12/5/18 at
appl. req.
Subsequently
Withdrawn SEAN A. SHANAHAN AND SUE A. FULTON A 2018-MV-001 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an accessory structure (pergola) which exceeds 7 feet in height and is located within the 10-foot minimum required side yard in violation of Zoning Ordinance provisions. Located at 6424 Cygnet Drive Alexandria, VA 22307. On approx. 8402 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((28)) (4) 6. (*Admin. moved from 4/25/18 and 7/18/18 at appl. req.*)
- S. Gilbert
Admin.
Moved to
11/28/18 at
App. req. DISTRICT CAFES LLC DBA MINT CAFÉ, A 2017-PR-002 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellants are operating a commercial recreation use (hookah) on property in the PTC, H-C, and SC Districts without Special Exception approval and Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 8346 Leesburg Pike., Vienna, 22182 on approx. 21,431 sq. ft. of land zoned PTC, H-C, and SC. Providence District. Tax Map 29 3 ((1)) 65. (*Admin. moved from 5/3/17, 9/13/17, 12/6/17, 2/7/18, 4/25/18, and 5/23/18 at appl. req.*)

Public Hearings

- 9 a.m.
E. Estes
Deferred to
11/7/18 at
appl. req. THE MOST REVEREND MICHAEL F. BURBIDGE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (OUR LADY OF LAVANG), SPA 01-Y-069-02 Appl. under Sects. 8-014 and 3-C03 of the Zoning Ordinance to amend SP 01-Y-069 previously approved for church with a child care center to permit a change in permittee. Located at 6611 Cedar Spring Rd., Centreville, 20121 on approx. 11.05 ac. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((3)) 21A. (*Deferred from 6/20/18, 6/27/18, and 7/25/18 at appl. req.*)
- 9 a.m.
D. Creed
Deferred to
10/17/18 at
appl. req. ANTONIO OVANDO, SP 2017-MA-005 Appl. Under Sects. 8-914 and 8-926 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on errors in building location to allow the following accessory structures to remain: 1.) an arbor 7.5 ft. in height to remain 6.1 ft. from a side lot line; 2.) an arbor 10.0 ft. in height to remain 8.6 ft. to a side lot line; 3.) an arbor 9.5 ft. in height to remain 6.1 ft. from the rear lot line and 3.0 from a side lot line; 4.) a pool house to remain 10.5 ft. from the rear lot line and 8.3 ft. from a side lot line; and 5.) a deck to remain 5.0 ft. from the rear lot line and 2.0 feet from a side lot line and an increase in the percentage of minimum required rear yard coverage. Located at 3111 Collie Ln., Falls Church, 22044 on approx. 11,959 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((3)) 87. (*Indefinitely deferred from 4/26/17 at appl. req.*) (*Reactivated on 7/26/17 at appl. req.*) (*Admin. moved from 1/24/18, 3/28/18, and 6/13/18 at appl. req.*)

- 9 a.m. STANLEY C. OWEN, TR & BEVERLY J. HOWARD, TR, SP 2017-SP-030 Appl. Under Sects. 8-914 and 8-926 of the zoning ordinance to permit a reduction in minimum yard requirements based on errors in building locations to permit a deck to remain 0.4 ft. from the rear lot line and 6.4 ft. from a side lot line, an accessory structure (swing set) to remain 5.2 ft. from the rear lot line, and an increase in the percentage of minimum required rear yard coverage. Located at 6153 Pohick Station Dr., Fairfax Station, 22039 on approx. 23,309 sq. ft. of land zoned R-1 (Cluster). Springfield District. Tax Map 77-4 ((22)) 2. *(Admin. moved from 6/21/17, 10/25/17, 2/28/18, and 6/6/18 at appl. req.)*
- H. Eddy
Approved
- 9 a.m. MARCELA A. LAUREANO/PLEASANT WAY DAYCARE, SP 2018-MA-021 Appl. under Sects. 3-303, 8-305, 8-914, 8-923 and 8-926 of the Zoning Ordinance to permit a home child care facility, reduction in minimum yard requirements based on an error in building location to permit a deck (at grade patio) to remain 3.3 ft. from a side lot line, fence greater than 4.0 ft. in height to remain in a front yard of a corner lot and an increase in the percentage of minimum required rear yard coverage. Located at 7488 Pleasant Way, Annandale, 22003 on approx. 15,826 sq. ft. of land zoned R-3. Mason District. Tax Map 60-3 ((4)) 1. *(Admin. moved from 6/20/18 and 7/18/18 at appl. req.)*
- E. Estes
Continued to 9/26/18
- 9 a.m. PATRIOT PAWSABILITIES, SP 2018-BR-051 Appl. under Sect. 4-603 of the Zoning Ordinance to permit an indoor commercial recreation use (cat café). Located at 10611 Braddock Rd., Fairfax, 22032 on approx. 18.80 ac. of land zoned C-6. Braddock District. Tax Map 68-1 ((1)) 9 and 9A.
- E. Estes
Approved
- 9 a.m. MARK B. VAN KIRK, SP 2014-DR-124 Appl. Under Sects. 8-914 and 8-926 of the zoning ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit a deck to remain 3.0 ft. from the side lot line and 2.5 ft. from the rear lot line and an increase in the percentage of minimum required rear yard coverage. 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. *(Admin. moved from 9/17/14, 2/4/15, 4/22/15, & 7/15/15 at appl. req.) (Continued from 9/30/15.) (Decision deferred from 1/6/16, 3/16/16 and 5/18/16.) (Indefinitely deferred from 7/20/16 at appl. req.) (Reactivated on 5/5/17.) (Decision deferred from 6/14/17, 3/7/18, and 6/13/18) (Went forward as New Hearing)*
- C. Judge
Approved
- 9 a.m. ANH NGO DRAKE A 2018-MV-004 Appl. under Sect. 18-301 of the Zoning Ordinance. This is an appeal of a determination that the appellant is operating a personal service establishment (nail salon) on property in the R-3 District, in violation of Zoning Ordinance provisions. Located at 6414 14th Street Alexandria, VA 22307. On approx. 6500 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 83-4 ((2)) (11) 31. *(Admin. moved from 6/6/18 at appl. req.)*
- A. Homer
Upheld

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 19, 2018**

-- NO SCHEDULED MEETING --

BOARD OF ZONING APPEALS AGENDA SEPTEMBER 26, 2018

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 26, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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 – 9 a.m.

Staff/Action

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| E. Estes
<i>Admin.</i>
<i>Moved to</i>
<i>12/12/18 at</i>
<i>appl. req.</i> | FARIBA HATAMI/FARIBA'S DAY CARE, SP 2018-DR-053 Appl. Under Sects. 3-303, 8-305 and 8-914 of the Zoning Ordinance to permit a home child care facility and a reduction in minimum yard requirements based on an error in building location to permit deck to remain 2.8 ft. from a side lot line. Located at 6202 Hardy Dr., McLean, 22101 on approx. 10,560 sq. ft. of land zoned R-3. Dranesville District. Tax Map 31-1 ((9)) 180. |
| K. McMahan
<i>Withdrawn</i> | LARRY D. AND PATRICIA A. GRIPPIN, TR., VC 2017-SP-006 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit greater than 30 percent of rear yard coverage. Located at 9442 Onion Patch Dr., Burke, 22015 on approx. 9,840 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-4 ((10)) 474. (Heard concurrently with SP 2017-SP-028, which was approved on 6/14/17.) (<i>Decision deferred from 6/14/17, 3/7/18 and 7/11/18.</i>) |
| H. Eddy
<i>Withdrawn</i> | JOHN PHOUMINH/WAT LAO VIRGINIA, INC., SP 2017-MV-088 Appl. under Sects. 3-E03 and 8-301 of the Zoning Ordinance to permit a place of worship. Located at 6812 Springfield Dr., Lorton, 22079 on approx. 4.14 ac. of land zoned R-E. Mount Vernon District. Tax Map 114-4 ((3)) (1) 10A. (<i>Admin. moved from 12/6/17 at appl. req.</i>) (<i>Deferred from 2/14/18, and 4/18/18 at appl. req.</i>) (<i>Continued from 5/23/18.</i>) (<i>Decision Deferred from 6/27/18.</i>) |
| S. Gilbert
<i>Withdrawn</i> | BRIAN L. MCCARTHY AND JENNIFER N. BUCK, A 2018-BR-015 |
| S.C. Williams
<i>Admin. moved</i>
<i>to 12/12/18</i>
<i>at appl. req.</i> | 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). (<i>Admin. moved from 7/29/15, 9/23/15, 10/28/15, 4/27/16, 7/27/16, 1/11/17, 5/17/17, 9/27/17, 2/28/18, and 5/9/18 at appl. req.</i>) |

- S.C. Williams
Admin. moved to 12/12/18 at appl. req. 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, 9/23/15, 10/28/15, 4/27/16, 7/27/16, 1/11/17, 5/17/17, 9/27/17, 2/28/18, and 5/9/18 at appl. req.*)
- C.S. Belgin
Admin. moved to 12/5/18 at appl. req. INTERNATIONAL TOWN AND COUNTRY CLUB, INC. A 2018-SU-006 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has constructed an accessory structure on the property that is not included in the approval of the Special Exception SE 2003-SU-027, all in violation of Zoning Ordinance provisions. Located at 13200 Lee Jackson Memorial Hy, Fairfax 22033. On approx. 122.72 acres. of land zoned R-1 and H-C. Sully District. Tax Map 35-3 ((1)) 11 and 45-1 ((1)) 11. (Admin. moved from 6/27/18 at appl. req.)

Public Hearings

- 9 a.m.
E. Estes
Approved MARCELA A. LAUREANO/PLEASANT WAY DAYCARE, SP 2018-MA-021 Appl. under Sects. 3-303, 8-305, 8-914, 8-923 and 8-926 of the Zoning Ordinance to permit a home child care facility, reduction in minimum yard requirements based on an error in building location to permit a deck (at grade patio) to remain 3.3 ft. from a side lot line, fence greater than 4.0 ft. in height to remain in a front yard of a corner lot and an increase in the percentage of minimum required rear yard coverage. Located at 7488 Pleasant Way, Annandale, 22003 on approx. 15,826 sq. ft. of land zoned R-3. Mason District. Tax Map 60-3 ((4)) 1. (*Admin. moved from 6/20/18 and 7/18/18 at appl. req.*) (*Continued from 9/12/18.*)
- 9 a.m.
K. McMahan
Approved LARRY D. AND PATRICIA A. GRIPPIN, TR, SP 2018-SP-068 Appl. Under Sect. 8-926 of the Zoning Ordinance to allow an increase in the percentage of coverage permitted in the minimum required rear yard. Located at 9442 Onion Patch Dr., Burke, 22015 on approx. 9,480 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-4 ((10)) 474.
- 9 a.m.
K. McMahan
Approved YOUNG GEE KIM, SP 2018-MA-054 Appl. Under Sects. 8-917 and 8-923 of the Zoning Ordinance to permit a modification to the limitation on the keeping of animals (chickens) and a fence greater than 4.0 ft. in height to remain in a front yard of a through lot. Located at 3801 Annandale Rd., Annandale, 22003 on approx. 33,123 sq. ft. of land zoned R-1, R-3 and R-4. Mason District. Tax Map 60-3 ((6)) 22E and 60-3 ((28)) A.
- 9 a.m.
H. Eddy
Approved DENNIS K. MOYER & CHRISTINA B. MOYER, SP 2018-SU-057 Appl. Under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of additions 17.8 ft. and 18.3 ft. from the rear lot line. Located at 11931 Bennett Rd., Oak Hill, 20171 on approx. 25,059 sq. ft. of land zoned R-1. Sully District. Tax Map 36-3 ((2)) 47.
- 9 a.m.
H. Eddy
Approved JOHN & LONA SACCOMANDO, SP 2018-SP-055 Appl. Under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 12115 Sangsters Ct., Clifton, 20124 on approx. 5.00 ac. of land zoned R-C and WS. Springfield District. Tax Map 76-3 ((12)) 10. (*Admin. moved from 9/12/18 at appl. req.*)

9 a.m. ROBERT MERKLI, A 2017-MV-027 Appl. under Sect. 18-301 of the Zoning Ordinance.
 Appeal of a determination that the appellant is operating a storage yard, a vehicle light
 S.C. Williams service establishment, and vehicle major service establishment, all on the property in the
Deferred to R-1 District all in violation of Zoning Ordinance provisions. Located at 10506 Old
 11/28/18 at Colchester Road Lorton, 22079. On approx. 5.1979 acres of land zoned R-1. Mount
 appl. req. Vernon District. Tax Map 113-4 ((1)) 31. (*Deferred from 4/18/18 at staff's req. and*
6/20/18 at appl. req.)

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA OCTOBER 3, 2018

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 3, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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 – 9 a.m.

Staff/Action

- | | |
|---|---|
| K. McMahan
<i>Admin. moved to 1/9/19 at appl. req.</i> | DEBORAH P. VILLAGRA AND GREEN FROG LLC, SP 2014-SU-238 Appl. Under Sects. 3-503 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 14700 Braddock Rd., Centreville, 20120 on approx. 8,848 sq. ft. of land zoned R-3 and WS. Sully District. Tax Map 54-1 ((13)) (25) 39. (Concurrent with VC 2018-SU-010). <i>(Indefinitely deferred from 6/10/15 at staff's req.) (Reactivated on 7/23/15.) (Indefinitely deferred from 11/4/15 at staff's request. (Reactivated 6/2/17.) (Admin. moved from 9/20/17, 11/1/17, and 12/6/17 at appl. req.) (Indefinite deferral from 1/24/18 at appl. req.) (Reactivated on 4/10/18.) (Admin. moved from 7/18/18 at appl. req.)</i> |
| K. McMahan
<i>Admin. moved to 1/9/19 at appl. req.</i> | DEBORAH P. VILLAGRA AND GREEN FROG LLC, VC 2018-SU-010 Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit front yard coverage exceeding thirty percent, (paved for parking). Located at 14700 Braddock Rd., Centreville, 20120 on approx. 8,848 sq. ft. of land zoned R-3 and WS. Sully District. Tax Map 54-1 ((13)) (25) 39. (Concurrent with SP 2014-SU-238). <i>(Admin. moved from 7/18/18 at appl. req.)</i> |
| 9 a.m.

C.S. Belgin
Withdrawn | 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. <i>(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.) (Admin. moved from 9/16/15, 6/8/16, 11/30/16, 5/24/17 and 11/15/17 at appl. req. and from 4/11/18 due to a Board Room scheduling conflict.) (Admin. moved from 6/20/18 at appl. req.)</i> |
| S. Gilbert
Withdrawn | DAVID T. FREEMAN, A 2018-BR-017 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a contractor's office and shop and a storage yard on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 4819 Spruce Avenue, Fairfax, VA 22030 on approx. 1 ac. of land zoned R-1. Braddock District. Tax Map 56-3 ((2)) 45. |

Public Hearings

- 9 a.m. GODDESS OF HEAVEN TEMPLE, INC., SP 2017-MA-097 Appl. under Sect. 3-303 of the Zoning Ordinance to permit a place of worship. Located at 3309 Magnolia Ave., Falls Church, 22041 on approx. 40,046 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((1)) 19. *(Admin. moved from 1/31/18 and 3/28/18 at appl. req.) (Admin. moved from 4/11/18 due to meeting cancellation.) (Decision deferred from 5/2/18, 6/13/18, and 7/11/18.)*
- H. Eddy
Decision
Deferred
to 10/24/18
- 9 a.m. VICTORIA J. GOGO, EMMANUEL A. GOGO, AND CLAUDINE E. JONES, SP 2018-MV-056 Appl. Under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 8172 Douglas Fir Dr., Lorton, 22079 on approx. 6,129 sq. ft. of land zoned PDH-4. Mount Vernon District. Tax Map 107-2 ((8)) (F) 22.
- K. Antonucci
Approved
- 9 a.m. AMEET KINI, SP 2018-PR-062 Appl. Under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 8700 Park St., Vienna, 22180 on approx. 24,770 sq. ft. of land zoned R-1. Providence District. Tax Map 39-3 ((5)) (2) 19.
- D. Creed
Approved
- 9 a.m. OPEN DOOR PRESBYTERIAN CHURCH/LOGOS ACADEMY, SP 2018-SU-059 Appl. under Sects. 5-503 and 8-301 of the Zoning Ordinance to permit church with a child care center. Located at 2999 Centreville Rd., Herndon, 20171 on approx. 15.57 ac. of land zoned I-5. Sully District. Tax Map 25-3 ((1)) 14.
- E. Estes
Approved
- 9 a.m. COLIN CAMPBELL, TINA HILL-CAMPBELL, MELISSA CARDENAS AND REGINA HILL, SP 2018-DR-058 Appl. under Sects. 2-302, 8-923 and 10-104 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 1800 Anderson Rd., Falls Church, 22043 on approx. 14,501 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-3 ((4)) 192.
- K. McMahan
Approved
- 9 a.m. LAURA GAMARRA, SP 2018-LE-061 Appl. Under Sect. 8-917 of the Zoning Ordinance to permit modification to the limitation on the keeping of animals. Located at 6069 Heatherwood Dr., Alexandria, 22310 on approx. 1,700 sq. ft. of land zoned R-8. Lee District. Tax Map 81-4 ((30)) 179.
- K. McMahan
Approved
- 9 a.m. MCLEAN ISLAMIC CENTER, SPA 79-D-141-03 Appl. under Sects. 3-103 and 8-303 of the Zoning Ordinance to amend SPA 79-D-141-02 previously approved for a place of worship to permit modifications of development conditions. Located at 8800 Jarrett Valley Dr., Vienna, 22182 on approx. 1.54 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((1)) 10A. *(Deferred from 8/1/18 at appl. req.)*
- H. Eddy
Continued
to 11/14/18
- 9 a.m. STEPHEN A. AND IVA E. ARMSTRONG, A 2017-PR-025 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the subject property has approximately 1,100 sq. ft. of the front yard covered with pavement, which exceeds the maximum of 30 percent coverage allowed in the front yard on property in the R-4 District, in violation of Zoning Ordinance provisions. Located at 6936 Chestnut Avenue, Falls Church, 22042, on approx. 8,760 sq. ft. of land zoned R-4 District. Tax Map 50-4 ((16)) 84. Providence District. *(Admin. moved from 4/11/18 due to a Board Room scheduling conflict.) (Decision Deferred from 6/13/18.)*
- A. Homer
Withdrawn

9 a.m. GREGG CALDWELL, A 2017-SU-026 Appl. under Sect. 18-301 of the Zoning Ordinance.
S.C. Williams Appeal of a determination that three (3) storage structures ("sea containers") are located
Upheld on the property without site plan approval, that the required 25 foot wide transitional
screening yard has not been maintained, and that a sign has been placed on the property
without required permits, all on property in the I-5 District in violation of Zoning Ordinance
provisions. Located at 14008 Willard Road, Chantilly, 20151-2930 on approx. 68,219 sq.
ft. of land zoned I-5. Sully District. Tax Map 44-2 ((8)) 31. (*Admin. moved from 4/18/18
by staff.*) (*Deferred from 5/23/18 at appl. req.*) (*Decision Deferred from 7/25/18*)

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 10, 2018**

-- NO SCHEDULED MEETING --

BOARD OF ZONING APPEALS AGENDA OCTOBER 17, 2018

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 17, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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 – 9 a.m.

Staff/Action

A. Homer
Admin. Moved to 11/7/18 at appl. req. Subsequently Moved to 1/16/19 at appl. req. OLDE HIDEAWAY INC. DBA CLUB ONE SPORTS BAR AND GRILLE & BERKELEY PLAZA ASSOCIATES A 2017-MV-021 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a commercial recreation use (hookah), which is not reflected on the approved Non-Residential Use Permit for an eating establishment and does not have Special Permit approval, all on property in the C-6 and H-C Districts in violation of Zoning Ordinance provisions. Located at 8786 Richmond Highway Alexandria 22309 on approx. 8.54 acres of land zoned C-6, H-C and CRD. Mount Vernon District. Tax Map 109-2 ((1)) 24. (*Admin. moved from 3/21/18 at staff's req. and admin. moved from 5/2/18 and 7/11/18 at appl. req.*)

Public Hearings

9 a.m.
S. Gilbert
Deferred to 2/13/19 at appl. req. HAMAD GHAFOR FOR A. H. GHAFOR COMPANY, LLC, A 2018-MV-018 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a storage yard on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 8249 Richmond Highway, Alexandria, 22309 on approx. 18,992 sq. ft. of land zoned C-8 and H-C. Mount Vernon District. Tax Map 101-4 ((1)) 7.

9 a.m.
K. Antonucci
Approved DOUGLAS KELLY, SP 2018-PR-060 Appl. Under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on errors in building location to permit the following: 1.) an addition to remain 5.0 ft. from the southern side lot line, 2.) a second addition to remain 5.1 ft. from the northern side lot line, 3.) an accessory structure (children's playset) to remain 5.4 ft. from the southern side lot line, and 4.) an accessory storage structure (shed) to remain 1.7 ft. from the rear lot line. Located at 2635 Woodley Pl., Falls Church, 22046 on approx. 10,011 sq. ft. of land zoned R-4. Providence District. Tax Map 50-1 ((7)) 32.

- 9 a.m. PLANET KIDS, LLC D/B/A KID JUNCTION, SPA 2012-SU-080 Appl. under Sects. 2-412, 5-303, 5-403 and 8-500 of the Zoning Ordinance to amend SP 2012-SU-080 previously approved for a commercial recreation use (indoor children's play space) within an existing building to permit a change in permittee. Located at 4090 Lafayette Center Dr., Suite E., Chantilly, 20151 on approx. 5.11 ac. of land zoned I-3, I-4, WS, AN and HC. Sully District. Tax Map 33-2 ((4)) 1A (pt.).
- H. Eddy
Approved
- 9 a.m. ANTONIO OVANDO, SP 2017-MA-005 Appl. Under Sects. 8-914 and 8-926 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on errors in building location to allow the following accessory structures to remain: 1.) an arbor 7.5 ft. in height to remain 6.1 ft. from a side lot line; 2.) an arbor 10.0 ft. in height to remain 8.6 ft. to a side lot line; 3.) an arbor 9.5 ft. in height to remain 6.1 ft. from the rear lot line and 3.0 from a side lot line; 4.) a pool house to remain 10.5 ft. from the rear lot line and 8.3 ft. from a side lot line; and 5.) a deck to remain 5.0 ft. from the rear lot line and 2.0 feet from a side lot line and an increase in the percentage of minimum required rear yard coverage. Located at 3111 Collie Ln., Falls Church, 22044 on approx. 11,959 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((3)) 87. *(Indefinitely deferred from 4/26/17 at appl. req.) (Reactivated on 7/26/17 at appl. req.) (Admin. moved from 1/24/18, 3/28/18, 6/13/18, at appl. req., and deferred from 9/12/18 at appl. req.)*
- D. Creed
Approved
- 9 a.m. JAMES AND PATRICIA BRABSTON, SP 2018-SP-066 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 15.0 ft. from the rear lot line and a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure (shed) to remain 1.6 ft. from the rear lot line. Located at 10700 Cogswell Pl., Fairfax Station, 22039 on approx. 23,562 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 87-1 ((3)) 38.
- E. Estes
Approved
- 9 a.m. PATRICIA A. RANDALL, SP 2018-LE-064 Appl. under Sect. 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 storage structure to remain 1.3 ft. from the rear lot line and 1.0 ft. from the eastern side lot line and a deck (at grade patio) to remain 3.1 ft. from the rear lot line. Located at 6605 The Parkway, Alexandria, 22310 on approx. 11,802 sq. ft. of land zoned R-4. Lee District. Tax Map 92-2 ((2)) (1) 1.
- K. McMahan
Approved
- 9 a.m. ALA AWADALLAH, VC 2018-MA-012 Appl. under Sects. 3-207 and 18-401 of the Zoning Ordinance to permit construction of a two story dwelling 6.5 ft. from the southern side lot line with a carport 4.0 ft. from the northern side lot line. Located at 6458 Holyoke Dr., Annandale, 22003 on approx. 9,580 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((6)) 5.
- K. McMahan
Approved
- 9 a.m. ADAM PAUL TRASK, SP 2018-LE-063 Appl. Under Sect. 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals (dogs). Located at 4202 Fielding St., Alexandria, 22309 on approx. 11,940 sq. ft. of land zoned R-3. Lee District. Tax Map 101-1 ((3)) 300.
- E. Estes
Approved
- 9 a.m. LAMARISE VENEY/MORNINGWOOD LANE LLC., SP 2018-DR-030 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit an accessory storage structure (shed) 6.0 ft. from a side lot line. Located at 1119 Morningwood Ln., Great Falls, 22066 on approx. 25,407 sq. ft. of land zoned R-1 (Cluster). Dranesville District. Tax Map 12-3 ((6)) 7. *(Admin. moved from 6/20/18 at appl. req.) (Deferred from 7/25/18.)*
- E. Estes
Approved

JOHN F. RIBBLE III, CHAIRMAN

Printed December 14, 2018 (7:37AM)

BOARD OF ZONING APPEALS AGENDA OCTOBER 24, 2018

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 24, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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 – 9 a.m.

Staff/Action

K. McMahan *Admin. moved to 12/12/18 at appl. req.* LUCK STONE COPORATION, SPA 81-S-064-11 Appl. under Sects. 7-305 and 8-104 of the Zoning Ordinance to amend SP 81-S-064 to permit renewal of existing quarrying, sales and ancillary use. Located at 15717 Lee Hwy., Centreville, 20121, on approx. 210.25 ac. of land zoned R-C, NR and WS. Sully District. Tax Map 64-1 ((1)) 1, 4, 13, 14, 15, 17pt., 33A, 38pt., 39pt. and 64-1 ((4)) 7A.

S.C. Williams **Withdrawn** LINJIAN WU, A 2018-DR-019 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has constructed an accessory structure (fence) on a vacant lot where there is no principal use, in violation of Zoning Ordinance provisions. Located at Tax Map No. 3-4 ((1)) 34B, McLean 20101, on approx. 5.01 acres. of land, zoned R-E. Dranesville District.

S.C. Williams *Admin. Moved to 1/16/19 at appl. req.* JIHONG LAO, A 2018-DR-020 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a Det determination that the appellant has constructed an accessory structure (fence) on a vacant lot where there is no principal use, in violation of Zoning Ordinance provisions. Located at Tax Map No. No. 3-4 ((1)) 34A, McLean 20101, on approx. 5.0 acres. of land, zoned R-E. Dranesville District.

Public Hearings

9 a.m. SWEET LEAF, INC., A 2015-DR-027 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the rescission and reissuance of a determination that the appellant, which is a fast food establishment, is occupying premises with Non-Residential Use Permit #90890071 that was issued for a retail sales establishment, on property in the C-6, SC, and CRD Districts in violation of Zoning Ordinance provisions. Located at 1359 Chain Bridge Rd., McLean, 22101, on approx. 7,323 sq. ft. of land zoned C-6, SC, and CRD. Dranesville District. Tax Map 30-2 ((12)) 4E1. (Concurrent with A 2015-DR-028.) (*Admin. moved from 1/13/16, 7/13/16, 4/12/17, 7/19/17, 11/29/17, 3/7/18, and 5/16/18 at appl. req.*) (*Deferred from 6/27/18 at staff's req.*)

- 9 a.m. JULIANO PROPERTIES, INC., A 2015-DR-028 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the rescission and reissuance of a determination that the appellant is allowing a tenant, which is a fast food establishment, to occupy premises with Non-Residential Use Permit #90890071 that was issued for a retail sales establishment, on property in the C-6, SC, and CRD Districts in violation of Zoning Ordinance provisions. Located at 1359 Chain Bridge Rd., McLean, 22101, on approx. 7,323 sq. ft. of land +zoned C-6, SC, and CRD. Dranesville District. Tax Map 30-2 ((12)) 4E1. (Concurrent with A 2015-DR-027). (*Admin. moved from 1/13/16, 7/13/16, 4/12/17, 7/19/17, 11/29/17, 3/7/18, and 5/16/18 at appl. req.*) (*Deferred from 6/27/18 at staff's req.*)
- S.C. Williams
Deferred to 1/9/19 at appl. req.
- 9 a.m. GODDESS OF HEAVEN TEMPLE, INC., SP 2017-MA-097 Appl. under Sect. 3-303 of the Zoning Ordinance to permit a place of worship. Located at 3309 Magnolia Ave., Falls Church, 22041 on approx. 40,046 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((1)) 19. (*Admin. moved from 1/31/18 and 3/28/18 at appl. req.*) (*Admin. moved from 4/11/18 due to meeting cancellation.*) (*Decision deferred from 5/2/18, 6/13/18 7/11/18, and 10/3/18.*)
- B. Krasner/
H. Eddy
Decision Deferred to 12/5/18
- 9 a.m. GERALD GAUL/HOLLY RITLAND, SP 2018-SU-071 Appl. Under Sects. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit an addition 19.5 ft. from the rear lot line. Located at 3613 Elderberry Pl., Fairfax, 22033, on approx. 11,696 sq. ft. of land zoned R-5 and WS. Sully District. Tax Map 35-3 ((5)) 68.
- Z. Fountain
Approved
- 9 a.m. AIJIN NI, SPA 2008-PR-034 Appl. under Sect. 8-918 of the Zoning Ordinance to amend SP 2008-PR-034 previously approved for an accessory dwelling unit to permit a change in permittee. Located at 2537 Gallows Rd., Dunn Loring, 22027, on approx. 15,375 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 4B.
- E. Estes
Approved
- 9 a.m. SHERRY BOWEN, SP 2018-LE-067 Appl. Under Sect. 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals (dogs). Located at 5325 Larochele Ct., Alexandria, 22315, on approx. 2,325 sq. ft. of land zoned R-5. Lee District. Tax Map 91-2 ((9)) 71.
- K. McMahan
Decision Deferred to 11/7/18
- 9 a.m. JOSEPH GWOZDZ, SP 2018-MV-069 Appl. Under Sects. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 18.2 ft. from rear lot line and 7.6 ft. from side lot line. Located at 6010 Fort Hunt Rd., Alexandria, 22307, on approx. 6,629 sq. ft. of land zoned R-4 and HC. Mt. Vernon District. Tax Map 83-4 ((3)) (1) 4.
- H. Eddy
Approved
- 9 a.m. THEODORE B. KLEINBERG & AMY Y. KLEINBERG, VC 2018-DR-013 Appl. under Sect. 18-401 of the Zoning Ordinance to permit construction of a new two-story dwelling with deck and porch 10.0 ft. from the north and south side lot lines. Located at 1935 Rockingham St., McLean, 22101, on approx. 10,550 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (8) 10.
- H. Eddy
Approved

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA OCTOBER 31, 2018

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 31, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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 – 9 a.m.

Staff/Action

B. Krasner
Admin. moved to 12/12/18 at appl. req. PILGRIM COMMUNITY CHURCH, INC./PILGRIM CHRISTIAN DAYCARE CENTER, SPA 81-A-002-07 Appl. under Sects. 3-103 of the Zoning Ordinance to amend SP 81-A-002 previously approved for a place of worship to permit a child care center. Located at 4925 Twinbrook Rd., Burke, 22015, on approx. 5.16 ac. of land zoned R-1. Braddock District. Tax Map 69-3 ((2)) 29 and 29A.

Public Hearings

9 a.m. MAZAR W. ERTEKIN/CIGDEM ERTEKIN, SP 2018-DR-072 Appl. Under Sect. 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals (chickens). Located at 7437 Tillman Dr., Falls Church, 22043, on approx. 9,636 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-3 ((16)) 31.
S. Gardner
Approved

9 a.m. PRAGYA KC/FIRST MILESTONES ACADEMY INC., SP 2018-MA-070 Appl. Under Sects. 3-303, 8-305 and 8-914 of the Zoning Ordinance to permit a home child care facility and a reduction in minimum yard requirements based on an error in building location to permit an accessory structure (workshop/accessory storage structure) to remain 1.6 ft. from a side lot lined and 2.4 ft. from the rear lot line. Located at 6720 Edsall Rd., Springfield, 22151, on approx. 21,698 sq. ft. of land zoned R-3. Mason District. Tax Map 71-4 ((1)) 43B.
E. Estes
Approved

9 a.m. RICHARD WADSWORTH & ALLISON WADSWORTH, SP 2018-HM-074 Appl. Under Sects. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 12.5 ft. and deck 7.0 ft. from a rear lot line. Located at 2506 Camberwell Ct., Herndon, 20171, on approx. 9,137 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 25-2 ((14)) 47.
E. Estes
Approved

- 9 a.m. MARK S. WILKERSON & KIM B. WILKERSON, SP 2018-MA-073 Appl. Under Sects. 8-922 and 8-923 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 5.7 ft. from the south side lot line and a request for a fence greater than 4.0 ft. in height to remain in the front yard. Located at 3206 Rollin Rd., Falls Church, 22042, on approx. 10,439 sq. ft. of land zoned R-4. Mason District. Tax Map 60-1 ((22)) (D) 2.
- K. McMahan
Approved
- 9 a.m. PATRICK J. SULLIVAN & SUNYOUNG C. SULLIVAN, SP 2018-BR-075 Appl. Under Sects. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition (enclosed carport) 7.1 ft. from a side lot line. Located at 7317 Leesville Rd., Springfield, 22151, on approx. 11,340 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (8) 8.
- H. Eddy
Approved
- 9 a.m. CENTREVILLE ENGLISH CONGREGATION OF JEHOVAH'S WITNESSES, INC., SPA 2011-SP-069-02 Appl. under Sects. 3-C03 of the Zoning Ordinance to amend SP 2011-SP-069 previously approved for a place of worship to permit site and development condition modifications. Located at 12901 Braddock Rd., Clifton, 20124, on approx. 4.18 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((2)) 3.
- H. Eddy
Approved

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA NOVEMBER 7, 2018

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 7, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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 – 9 a.m.

Staff/Action

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| K. Posusney

Withdrawn | JESSICA DATTA, SP 2018-MA-081 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 4215 Summit Pl., Lincolnia, 22312, on approx. 19,500 sq. ft. of land zoned R-3. Mason District. Tax Map 72-1 ((7)) 84. |
| S.C. Williams

Withdrawn | RUB A DUB LLC, DBA RUB A DUB ECO WASH, A 2017-PR-012 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the Appellant is operating a car wash, which is not a permitted use on property located in the C-4 and SC District in violation of Zoning Ordinance provisions. Located at 1676 International Dr., McLean 22102 on approx. 4.37 acres of land zoned C-4 and SC. Providence District. Tax Map 29-3 ((15)) 11B3. <i>(Admin. moved from 10/4/17, 1/31/18, 3/7/18, and 7/25/18 at appl. req.)</i> |
| S.C. Williams

Withdrawn | RUB A DUB LLC, DBA RUB A DUB ECO WASH, A 2017-PR-013 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the Appellant is operating a car wash, which is not a permitted use on property located in the C-3, H-C and SC District in violation of Zoning Ordinance provisions. Located at 1900 Gallows Rd, Vienna 22182 on approx. 4.11 acres of land zoned C-3, H-C and SC. Providence District. Tax Map 39-1((6)) 81A. <i>(Admin. moved from 10/4/17, 1/31/18, 3/7/18 and 7/25/18 at appl. req.)</i> |
| M. Mertz
<i>Admin.</i>
<i>Moved to</i>
<i>1/9/19 at</i>
<i>appl. req.</i> | PINEWOOD LAKE HOMEOWNERS ASSOCIATION, A 2017-LE-011 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a junk yard and a storage yard, which are not permitted uses, and outdoor storage in excess of the amount permitted on property in the R-8 District in violation of Zoning Ordinance provisions. Located on a portion of Tax Map 101-1 ((6)) K1 & Y1 at the terminus of Saint Anne's Court, Alexandria, 22309 on approx. 1.235 acres of land zoned R-8. Lee District. <i>(Admin. moved from 9/27/17, 12/6/17, 3/14/18, 5/16/18 and 8/1/18 at appl. req.)</i> |

C.S. Belgin
Admin. moved to 1/30/19 at appl. req.

PLAY N' LEARN PC LLC, A 2017-SU-010 Appl. under Sect. 18-301 of the Zoning Ordinance. This is an appeal of a determination that the appellant is operating an indoor commercial recreational use on property located in the I-5 District without approval of a Group 5 Special Permit in violation of Zoning Ordinance provisions. Located at 4102 Pepsi Place, Chantilly, VA 20151 on approx. 8.68 acres of land zoned I-5, H-C (pt.), AN, WS. Sully District. Tax Map 34-3 ((1)) 1C. (*Admin moved from 7/12/17, 10/4/17, 1/10/18, 3/28/18, 5/23/18 and 8/1/18 at appl. req.*)

Public Hearings

9 a.m.
E. Estes
Deferred to 1/30/19 at appl. req.

THE MOST REVEREND MICHAEL F. BURBIDGE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (OUR LADY OF LAVANG), SPA 01-Y-069-02 Appl. under Sects. 8-014 and 3-C03 of the Zoning Ordinance to amend SP 01-Y-069 previously approved for church with a child care center to permit a change in permittee. Located at 6611 Cedar Spring Rd., Centreville, 20121 on approx. 11.05 ac. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((3)) 21A. (*Deferred from 6/20/18, 6/27/18, 7/25/18, and 9/12/18 at appl. req.*)

9 a.m.
E. Estes
Decision Deferred to 1/9/19

JAMES P. CHAO, VC 2018-BR-014 Appl. under Sect. 2-412 and 18-401 of the Zoning Ordinance to permit construction of a new dwelling with stoop and steps 18.0 ft. from the front lot line. Located at 4936 Americana Dr., Annandale, 22003, on approx. 16,231 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-4 ((7)) 192A.

9 a.m.
K. McMahan
Approved

SHERRY BOWEN, SP 2018-LE-067 Appl. Under Sect. 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals (dogs). Located at 5325 Laroche Ct., Alexandria, 22315, on approx. 2,325 sq. ft. of land zoned R-5. Lee District. Tax Map 91-2 ((9)) 71. (*Decision deferred from 10/24/18.*)

9 a.m.
K. McMahan
Approved

NATTAYA CLEARY/NATTAYA DAYCARE, SP 2018-BR-077 Appl. under Sects. 3-103 of the Zoning Ordinance to permit a home child care facility. Located at 4010 Elizabeth Ln., Fairfax, 22032, on approx. 21,780 sq. ft. of land zoned R-1. Braddock District. Tax Map 58-4 ((8)) 100.

9 a.m.
K. McMahan
Approved

MATT BEDELL, SP 2018-SP-078 Appl. Under Sects. 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 storage structure (shed) to remain 0.0 ft. from the rear lot line and 3.8 ft. from the east side lot line. Located at 8177 Ships Curve Lane, Springfield, 22153, on approx. 10,224 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 98-2 ((11)) (6) 40.

9 a.m.
K. McMahan
Approved

HARMONY HILLS EQUESTRIAN CENTER, INC – MASON NECK, SP 2018-MV-076 Appl. under Sects. 3-E03 and 8-609 of the Zoning Ordinance to permit a riding and boarding stable. Located at 10704, 10706, 10712 and 10714 Harley Rd., Lorton, 22074, on approx. 9.56 ac. of land zoned R-E. Mount Vernon District. Tax Map 118 ((1)) (4) 1, 2, 3pt. and 6.

- 9 a.m. ALVARO A. CESTTI AND GLADYS A. CABALLERO, SP 2018-LE-082 Appl. Under Sects. 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in the front yard. Located at 3114 Burgundy Rd., Alexandria, 22303, on approx. 7,200 sq. ft. of land zoned R-4. Lee District. Tax Map 82-2 ((14)) (B) 15.
- K. McMahan
*Decision
Deferred
to 12/12/18*
- 9 a.m. ALVARO A. CESTTI AND GLADYS A. CABALLERO, SP 2018-LE-065 Appl. Under Sects. 8-914 and 8-926 of the Zoning Ordinance to permit a reduction in minimum yard requirements to permit one accessory storage structure to remain 0.5 ft. from the western side lot line and 1.2 ft. from the rear lot line and a second accessory storage structure to remain 1.2 ft. from the eastern side lot line and 6.5 ft. from the rear lot line, and an increase in the percentage of coverage permitted in the minimum required rear yard. Located at 3112 Burgundy Rd., Alexandria, 22303, on approx. 7,437 sq. ft. of land zoned R-4. Lee District. Tax Map 82-2 ((14)) (B) 14.
- K. McMahan
**Approved-
In-Part**
(Shed #1
was denied.)
- 9 a.m. ALVARO CESTTI AND GLADYS CABALLERO, A 2017-LE-019 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an accessory structure which exceeds 7 feet in height and is located within the 10-foot minimum required side yard; and, has constructed a fence exceeding 4 feet in height in the front yard, both in violation of Zoning Ordinance provisions. Located at 3114 Burgundy Road, Alexandria, 22303 on approx. 7,200 sq. ft. of land zoned R-4. Lee District. Tax Map 82-2 ((14)) (B) 15. (*Decision Deferred from 3/14/18, 3/28/18, and 7/11/18 at appl. req.*)
- S.C. Williams
*Decision
Deferred
to 12/12/18*

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 14, 2018**

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 14, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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 – 9 a.m.

Staff/Action

Public Hearing

9 a.m.	MCLEAN ISLAMIC CENTER, SPA 79-D-141-03 Appl. under Sects. 3-103 and 8-303 of the Zoning Ordinance to amend SPA 79-D-141-02 previously approved for a place of worship to permit modifications of development conditions. Located at 8800 Jarrett Valley Dr., Vienna, 22182 on approx. 1.54 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((1)) 10A. (<i>Deferred from 8/1/18 at appl. req.</i>) (<i>Continued from 10/3/18</i>)
B. Krasner <i>Decision Deferred to 12/12/18</i>	

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 21, 2018**

-- NO SCHEDULED MEETING --

BOARD OF ZONING APPEALS AGENDA NOVEMBER 28, 2018

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 28, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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 – 9 a.m.

Staff/Action

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| <p>S.C. Williams
<i>Admin.</i>
<i>Moved to</i>
<i>3/27/19 at</i>
<i>appl. req.</i></p> | <p>BRIAN MCVAY AND ALLISON C. MCVAY A 2017-MV-024 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that a stone paver patio, which includes a cooking island with gas grill, sink and refrigerator, a fire pit, and other accessory structures are located in the minimum required rear yard, in excess of the maximum of 30 percent coverage allowed in the minimum required rear yard, in violation of Zoning Ordinance provisions. Located at 2106 Windsor Rd Alexandria, VA 22307. On approx. 8530 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 83-3 ((14)) (21) C1. <i>(Admin. moved from 4/11/18 due to a Board Room Scheduling conflict.) (Admin. moved from 6/13/18 at appl. req.)</i></p> |
| <p>9 a.m.

S. Gilbert
<i>Admin.</i>
<i>Moved to</i>
<i>3/6/19 at</i>
<i>appl. req.</i></p> | <p>DISTRICT CAFES LLC DBA MINT CAFÉ, A 2017-PR-002 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellants are operating a commercial recreation use (hookah) on property in the PTC, H-C, and SC Districts without Special Exception approval and Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 8346 Leesburg Pike., Vienna, 22182 on approx. 21,431 sq. ft. of land zoned PTC, H-C, and SC. Providence District. Tax Map 29 3 ((1)) 65. <i>(Admin. moved from 5/3/17, 9/13/17, 12/6/17, 2/7/18, 4/25/18, 5/23/18, and 9/12/18 at appl. req.)</i></p> |
| <p>9 a.m.

C.S. Belgin
<i>Admin.</i>
<i>Moved to</i>
<i>4/3/19 at</i>
<i>appl. req.</i></p> | <p>TRUSTEES OF FIRST VIRGINIA BAPTIST CHURCH, A 2017-SP-022 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a junk yard and storage yard on the property, and is maintaining the use of two trailers which were permitted by the development conditions approved with SPA 2004-MV-025-02; but which were required to be removed within 6 months of special permit approval and are still located on the subject property in the R-1 District in violation of Zoning Ordinance provisions. Located at 8616 Pohick Rd, Springfield, VA 22153 on approx. 3.97 acres of land zoned R-1. Springfield District. Tax Map 98-1 ((1)) 21. <i>(Admin. moved from 3/28/18, 5/23/18 and 8/1/18 at appl. req.)</i></p> |

Public Hearings

- 9 a.m. ROBERT MERKLI, A 2017-MV-027 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a storage yard, a vehicle light service establishment, and vehicle major service establishment, all on the property in the S.C. Williams R-1 District all in violation of Zoning Ordinance provisions. Located at 10506 Old *Deferred to* Colchester Road Lorton, 22079. On approx. 5.1979 acres of land zoned R-1. Mount 12/12/18 at *appl. req.* Vernon District. Tax Map 113-4 ((1)) 31. (*Deferred from 4/18/18 at staff's req. and 6/20/18 and 9/26/18 at appl. req.*)
- 9 a.m. WIN & ARCHERY, LLC, A 2017-SU-006 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellant is operating an indoor archery S.C. Williams range in the I-5 District without approval of a Group 5 Special Permit; and without a Non- *Deferred to* Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 2/13/19 at 14101 Sullyfield Circle, Suite 300 Chantilly, 20151 on approx. 4.18 acres. of land zoned I *appl. req.* 5, AN, H-C, and WS. Sully District. Tax Map 34-4 ((11)) F1. (*Admin. moved from 6/21/17, 9/13/17, 1/10/18, 3/28/18, and 5/2/18 at appl. req.*) (*Deferred from 7/25/18 at appl. req.*)
- 9 a.m. MALEE ASWINANUN/MALEE ASWINANUN FAMILY CHILD CARE, SP 2018-DR-079, Appl. Under Sect(s). 3-403 and 8-305 of the Zoning Ordinance to permit a home child K. McMahan care facility. Located at 2000 Cherri Dr., Falls Church, 22043, on approx. 10,694 sq. ft. of *Deferred to* land zoned R-4. Dranesville District. Tax Map 40-1 ((2)) 19. *1/9/19 at appl. req.*
- 9 a.m. BEVERLY AND TERRY BOSCHERT, SP 2018-BR-085 Appl. Under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit J. Timberlake construction of an addition 9.5 ft. from the southern side lot line. Located at 8816 Victoria **Approved** Rd., Springfield, 22151, on approx. 10,707 sq. ft. of land zoned R-3. Braddock District. Tax Map 69-4 ((5)) 202.
- 9 a.m. LEONARD SLOBODIN SP 2018-LE-080 Appl. Under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in S. Williams building location to permit an addition 7.9 ft. from the side lot line such that side yards total **Approved** 15.8 ft.; deck 2.7 ft. from side lot line and an accessory storage structure 1.9 ft. from side lot line and 8.5 ft. from rear lot line. Located at 3823 Cobblestone Ct., Alexandria, 22306, on approx. 10,484 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 92-2 ((22)) 444.
- 9 a.m. DAVID CARON, VC 2018-PR-015 Appl. Under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a carport addition 3.0 ft. from the side lot line. Located at 2344 E. Estes Dale Dr., Falls Church, 22043, on approx. 10,501 sq. ft. of land zoned R-3. Providence **Approved** District. Tax Map 40-3 ((3)) 22.
- 9 a.m. MARY C. HANCOCK, SP 2018-MV-083 Appl. Under Sect(s). 8-914 and 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in a front yard E. Estes of a corner lot and a reduction in minimum yard requirements based on an error in **Approved** building location to permit an accessory storage structure to remain 2.2 ft. from the northwestern side lot line and 3.9 ft. from a rear lot line. Located at 2010 Dartmouth Dr., Alexandria, 22307, on approx. 11,323 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((23)) (3) 17. (Concurrent with VC 2018-MV-016)

- 9 a.m. MARY C. HANCOCK, VC 2018-MV-016 Appl. Under Sect(s). 18-401 of the Zoning Ordinance to permit an accessory storage structure in a front yard of a lot containing 36,000 sq. ft. or less and fences within sight distance triangles in the front yard of a corner lot. Located at 2010 Dartmouth Dr., Alexandria, 22307, on approx. 11,323 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((23)) (3) 17. (Concurrent with SP 2018-MV-083)
- E. Estes **Approved-In-Part**
(Fence in sight-distance triangle is **Denied**)
- 9 a.m. J. DOUGLAS BALDRIDGE/COURTNEY R. BALDRIDGE, SP 2018-MV-086 Appl. Under Sect(s). 3-407, 8-914 and 8-922 of the Zoning Ordinance to permit reduction to certain yard requirements to permit construction of one addition 5.0 ft. and a second addition 5.3 ft. from the north side lot line and reduction in minimum yard requirements based on an error in building location to permit a deck (at grade patio) to remain 1.6 ft. from the north side lot line. Located at 6102 Vernon Terrace, Alexandria, 22307, on approx. 8,400 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-3 ((14)) (5) 10.
- K. McMahan **Approved**

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA DECEMBER 5, 2018

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 5, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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 – 9 a.m.

Staff/Action

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| <p>H. Ellis
<i>Admin.</i>
<i>Moved to</i>
<i>12/12/18 at</i>
<i>appl. req.</i></p> | <p>TIM OLIVER & VIRGINIA HASKELL, VC 2018-MV-017, Appl. Under Sect(s). 18-401 and 3-307 of the Zoning Ordinance to permit construction of a deck with steps 20.8 ft. and an addition (screened porch) 16.6 ft. from a front lot line. Located at 1204 H Street, Alexandria, 22307, on approx. 12,556 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 83-4 ((2)) (43) 27.</p> |
| <p>K. McMahan
<i>Indefinitely</i>
<i>deferred at</i>
<i>appl. req.</i></p> | <p>RYAN BEAUCHEMIN, SP 2018-PR-090, Appl. Under Sect(s). 8-923 of the Zoning Ordinance to permit to permit a fence greater than 4.0 ft. in height in a front yard of a corner lot. Located at 2801 Rosemary Lane, Falls Church, 22042, on approx. 13,371 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-1 ((10)) 4A.</p> |
| <p>K. McMahan
<i>Admin. moved</i>
<i>to 1/16/19</i>
<i>at appl req. -</i>
<i>Ad Language</i>
<i>Change</i></p> | <p>DEYI AWADALLAH/DOMESTIC RENOVATIONS LLC, VC 2018-MA-018, Appl. Under Sect(s). 3-207 and 18-401 of the Zoning Ordinance to permit construction of a two-story dwelling 6.5 ft. from one side lot line and 3.0 ft. from the other side lot line. Located at 4125 Old Columbia Pike, Annandale, 22003, on approx. 9,699 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((6)) 2.</p> |
| <p>C.S. Belgin
<i>Admin.</i>
<i>Moved to</i>
<i>3/20/19 at</i>
<i>appl. req.</i></p> | <p>INTERNATIONAL TOWN AND COUNTRY CLUB, INC. A 2018-SU-006 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has constructed an accessory structure on the property that is not included in the approval of the Special Exception SE 2003-SU-027, all in violation of Zoning Ordinance provisions. Located at 13200 Lee Jackson Memorial Hy, Fairfax 22033. On approx. 122.72 acres. of land zoned R-1 and H-C. Sully District. Tax Map 35-3 ((1)) 11 and 45-1 ((1)) 11. (<i>Admin. moved from 6/27/18 and 9/26/18 at appl. req.</i>)</p> |

Public Hearings

- 9 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, 12/9/15, 6/8/16, 11/2/16, and 5/3/17 at appl. req.) (Continued from 9/20/17.) (Admin. moved from 3/21/18 due to inclement weather.) (Continued from 5/2/18.)*
- C.S. Belgin
Continued to 9/11/19 at appl. req.
- 9 a.m. GODDESS OF HEAVEN TEMPLE, INC., SP 2017-MA-097 Appl. under Sect. 3-303 of the Zoning Ordinance to permit a place of worship. Located at 3309 Magnolia Ave., Falls Church, 22041 on approx. 40,046 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((1)) 19. *(Admin. moved from 1/31/18 and 3/28/18 at appl. req.) (Admin. moved from 4/11/18 due to meeting cancellation.) (Decision deferred from 5/2/18, 6/13/18 7/11/18, 10/3/18, and 10/24/18.)*
- B. Krasner
Decision Deferred to 1/9/19
- 9 a.m. LISA M. MASCOLO, SP 2018-DR-087, Appl. Under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of a roofed deck 44.3 ft. from a front lot line. Located at 10919 Belgravia Ct., Great Falls, 22066, on approx. 1.93 ac. of land zoned R-E. Dranesville District. Tax Map 3-3 ((9)) 5.
- E. Estes
Approved
- 9 a.m. NICHOLAS HUTCHINS, SP 2018-BR-088, 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. Located at 10812 Braddock Road Fairfax, 22030, on approx. 26,994 sq. ft. of land zoned R-1 and WS. Braddock District. Tax Map 68-1 ((4)) 9.
- E. Estes
Approved
- 9 a.m. PATRICK J. KEARNEY, SP 2018-MV-089, Appl. Under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of an addition (enclosed carport) 10.0 ft. from the northern side lot line. Located at 8534 Riverside Road, Alexandria, 22308, on approx. 10,000 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((3)) (30) 28 and 29.
- B. McCadden
Approved
- 9 a.m. KATHERINE CINTYA MALDONADO TAPIA/KATHERINE DAYCARE LLC, SP 2018-MA-084, Appl. Under Sect(s). 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3023 Wayne Road, Falls Church, 22042, on approx. 7,200 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((17)) 202.
- K. McMahan
Approved
(for up to 9 children)
- 9 a.m. NICKOLAS A. PLOUTIS, A 2018-MV-022 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing the use of a dwelling unit for transient occupancy (short-term rental) in the R-4 District in violation of Zoning Ordinance provisions. Located at 6627 Cavalier Drive Alexandria, 22307, R-4 District, Tax Map No. 93-1 ((23)) (L) 9, on approx. 7,225 sq. ft. of land, Mt. Vernon District.
- L. Yegazu
Upheld-In-Part
(The Bed & Breakfast was **Overtured**)

JOHN F. RIBBLE III, CHAIRMAN*Printed December 14, 2018 (7:37AM)*

BOARD OF ZONING APPEALS AGENDA DECEMBER 12, 2018

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 12, 2018**, 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, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on 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 – 9 a.m.

Staff/Action

- | | |
|---|--|
| <p>H. Ellis
Withdrawn</p> | <p>HCA MODEL FUND 2015-8 NORTHEAST LLC, SP 2018-SU-096, Appl. Under Sect(s). 3-C03 of the Zoning Ordinance to permit continuation of a sales office in a model home. Located at 16105 Hunters Pond Trail, Centreville, 20120, on approx. 5.87 ac. of land zoned R-C and WS. Sully District. Tax Map 52-4 ((2)) 1.</p> |
| <p>E. Estes
<i>Indefinitely
Deferred at
appl. req.</i></p> | <p>FARIBA HATAMI/FARIBA'S DAY CARE, SP 2018-DR-053 Appl. Under Sects. 3-303, 8-305 and 8-914 of the Zoning Ordinance to permit a home child care facility and a reduction in minimum yard requirements based on an error in building location to permit deck to remain 2.8 ft. from a side lot line. Located at 6202 Hardy Dr., McLean, 22101 on approx. 10,560 sq. ft. of land zoned R-3. Dranesville District. Tax Map 31-1 ((9)) 180. (<i>Admin. moved from 9/26/18 at appl. req.</i>)</p> |
| <p>K. McMahan
<i>Admin. moved
to 1/16/19 at
appl. req.</i></p> | <p>KAREN WALKER & ALLAN WARWICK, SP 2018-LE-095, Appl. Under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals (dogs). Located at 7001 D'evereux Circle Drive, Alexandria, 22315, on approx. 10,056 sq. ft. land zoned R-5. Lee District. Tax Map 91-2 ((10)) 266.</p> |
| <p>K. McMahan
<i>Admin. moved
to 2/27/19
at appl. req.</i></p> | <p>LUCK STONE COPORATION, SPA 81-S-064-11 Appl. under Sects. 7-305 and 8-104 of the Zoning Ordinance to amend SP 81-S-064 to permit renewal of existing quarrying, sales and ancillary use. Located at 15717 Lee Hwy., Centreville, 20121, on approx. 210.25 ac. of land zoned R-C, NR and WS. Sully District. Tax Map 64-1 ((1)) 1, 4, 13, 14, 15, 17pt., 33A, 38pt., 39pt. and 64-1 ((4)) 7A. (<i>Admin. moved from 10/24/18 at appl. req.</i>)</p> |
| <p>S.C. Williams
<i>Admin. moved
to 3/13/19
at appl. req.</i></p> | <p>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). (<i>Admin. moved from 5/13/15, 9/23/15, 10/28/15, 4/27/16, 7/27/16, 1/11/17, 5/17/17, 9/27/17, 2/28/18, 5/9/18, and 9/26/18 at appl. req.</i>)</p> |

- S.C. Williams
Admin. moved to 3/13/19 at appl. req. 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, 9/23/15, 10/28/15, 4/27/16, 7/27/16, 1/11/17, 5/17/17, 9/27/17, 2/28/18, 5/9/18, and 9/26/18 at appl. req.*)
- S. Gilbert
Admin. moved to 4/3/19 at appl. req. MEDI S. FALSAFI, A 2018-MV-021, Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure that exceeds seven (7) feet in height and is located closer than the minimum required side yard to the side lot line and closer than a distance equal to the height of the structure from the rear lot line is located on property in the R-2 District, in violation of Zoning Ordinance provisions. Located at 7715 Southdown Road, Alexandria, 22308, R-2 District. Tax Map No. 102-2 ((18)) 29, on approx. 15,434 sq. ft. of land, Mt. Vernon District.

Public Hearings

- 9 a.m.
B. Krasner
Approved McLEAN ISLAMIC CENTER, SPA 79-D-141-03 Appl. under Sects. 3-103 and 8-303 of the Zoning Ordinance to amend SPA 79-D-141-02 previously approved for a place of worship to permit modifications of development conditions. Located at 8800 Jarrett Valley Dr., Vienna, 22182 on approx. 1.54 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((1)) 10A. (*Deferred from 8/1/18 at appl. req.*) (*Continued from 10/3/18*) (*Decision Deferred from 11/14/18.*)
- 9 a.m.
H. Ellis
Approved TIM OLIVER & VIRGINIA HASKELL, VC 2018-MV-017, Appl. Under Sect(s). 18-401 and 3-307 of the Zoning Ordinance to permit construction of a deck with steps 20.8 ft. and an addition (screened porch) 16.6 ft. from a front lot line. Located at 1204 H Street, Alexandria, 22307, on approx. 12,556 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 83-4 ((2)) (43) 27. (*Admin. moved from 12/5/18 at appl. req.*)
- 9 a.m.
K. McMahan
Denied ALVARO A. CESTTI AND GLADYS A. CABALLERO, SP 2018-LE-082 Appl. Under Sects. 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in the front yard. Located at 3114 Burgundy Rd., Alexandria, 22303, on approx. 7,200 sq. ft. of land zoned R-4. Lee District. Tax Map 82-2 ((14)) (B) 15. (*Decision Deferred from 11/7/18.*)
- 9 a.m.
K. McMahan
Approved LILIA M. VALENCIA REAL/RAINBOW FAMILY CHILD CARE LLC, SP 2018-MA-091, Appl. Under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4914 Ravensworth Rd. Annandale, 22003 on approx. 10,500 sq. ft. land zoned R-3. Mason District. Tax Map 71-3 ((3)) 4.
- 9: a.m.
B. Krasner
Approved PILGRIM COMMUNITY CHURCH, INC./PILGRIM CHRISTIAN DAYCARE CENTER, SPA 81-A-002-07 Appl. under Sects. 3-103 of the Zoning Ordinance to amend SP 81-A-002 previously approved for a place of worship to permit a child care center. Located at 4925 Twinbrook Rd., Burke, 22015, on approx. 5.16 ac. of land zoned R-1. Braddock District. Tax Map 69-3 ((1)) 29 and 29A. (*Admin. moved from 10/31/18 at appl. req.*)

- 9 a.m. ALVARO CESTTI AND GLADYS CABALLERO, A 2017-LE-019 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an accessory structure which exceeds 7 feet in height and is located within the 10-foot minimum required side yard; and, has constructed a fence exceeding 4 feet in height in the front yard, both in violation of Zoning Ordinance provisions. Located at 3114 Burgundy Road, Alexandria, 22303 on approx. 7,200 sq. ft. of land zoned R-4. Lee District. Tax Map 82-2 ((14)) (B) 15. *(Decision Deferred from 3/14/18, 3/28/18, 7/11/18, and 11/7/18 at appl. req.)*
- S.C. Williams
Upheld
- 9 a.m. ROBERT MERKLI, A 2017-MV-027 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a storage yard, a vehicle light service establishment, and vehicle major service establishment, all on the property in the R-1 District all in violation of Zoning Ordinance provisions. Located at 10506 Old Colchester Road Lorton, 22079. On approx. 5.1979 acres of land zoned R-1. Mount Vernon District. Tax Map 113-4 ((1)) 31. *(Deferred from 4/18/18 at staff's req. and 6/20/18, 9/26/18, and 11/28/18 at appl. req.)*
- S.C. Williams
Continued to 1/30/19

JOHN F. RIBBLE III, CHAIRMAN

**BOARD OF ZONING APPEALS AGENDA
DECEMBER 19 and DECEMBER 26, 2018**

-- NO SCHEDULED MEETINGS --