FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
May 12, 2021

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: **Currently in-Process BZA Zoning Cases - Land Development System - Fairfax County, Virginia. Information is updated as received. Staff reports are published one week prior to a hearing.** You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are televised, on Channel 16, streamed live online and available to view on demand following the meeting.

All items are scheduled for 9 a.m., but may be taken out of order of the agenda at the Chairman's discretion.

MATTERS PRESENTED BY BOARD MEMBERS

ADMINISTRATIVE ITEMS

Application	Staff	Action
The Most Reverend Michael F. Burbidge, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office (Our Lady of La Vang Parish), SP 2020-SU-106 Appl. under Sects. 3-C03 and 8-301 of the Zoning Ordinance to permit a place of worship, nursery school, private school of general education, and child care center. Located in the N.W. quadrant of the intersection of Pleasant Valley Road and Herndon Avenue on approx. 33.07 ac. of land zoned R-C and WS. Sully District. Tax Map 33-3 ((1)) 3.	Brandon McCadden	*Admin moved to 6/9/2021 at appl req.*
Daniel J. and Lindsay L. Ricks, A 2018-PR-025 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure (basketball pole, backboard, and rim) exceeding seven (7) feet in height 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, a fence taller than seven (7) feet in height is located in the rear yard, and an outdoor light fixture that does not include fully cut-off or directionally-shielded fixtures and that exceeds initial light outputs of 2000 lumens or less on property in the R-1 District, in violation of Zoning Ordinance provisions. Located at 3699 Waples Crest Court, Oakton, VA 22124, on approx. 38,770 sq. ft. in the R-1 District, Providence District, Tax Map 46-4 ((12)) 10. *(Admin. moved from 2/6/19, 4/17/19, 9/18/19, 1/15/20, 4/22/2020, 7/22/2020, and 12/9/2021 at appl. req.)*	Suzanne Gilbert	**Withdrawn**

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Staff	Action
KIFAB, LLC (Grapes Lounge), A 2020-MA-027 Appl. under Sect. 18-301 of the Zoning Ordinance. This is an appeal of a determination that the appellant is operating a commercial recreation use (live entertainment and hookah), without an approved Group 5 Special Permit on property in the C-6 District, in violation of Zoning Ordinance provisions. Located at 3811 South George Mason Drive, Suites E & F, Falls Church, VA 22041 on approx. 2,400 sq. ft. of land zoned C-6, SC, CRD. Mason District. Tax. Map 62-3 ((13)) 5 & 26. *(Deferred from 3/3/2021 at appl. req.) (Continued from 4/28/2021)*	Ryan Johnson/ Cathy Belgin	**Upheld**

Application	Staff	Action
Karen L. Teele, SP 2020-SP-109 Appl. under Sects. 8-914 and 8-926 of the Zoning Ordinance to allow an increase in the percentage of coverage permitted in the minimum required rear yard and a reduction of certain yard requirements based on errors in building location to permit an addition to remain 13.9 ft. from the rear lot line and a deck (at-grade patio) 4.0 ft. from the southwest side lot line. Located at 4114 Middle Ridge Dr., Fairfax, 22033 on approx. 11,443 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-4 ((3)) (29) 19. *(Admin. moved from 3/24/2021 at appl. req.)*	Kevin McMahan	**Approved**
Georgette Saad, A 2021-MV-002 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has installed a cargo container, which is not a permitted accessory structure, on property located in the R-2 District, in violation of Zoning Ordinance provisions. Located at 7834 Kent Road, Alexandria, Virginia 22308 on approx. 15,877 sq. ft. of land zoned R-2, Mount Vernon District, Tax Map 102-2 ((18)) 41B.	Suzanne Gilbert	**Upheld**

All persons wishing to present their views may do so by emailing BZAClerkMail@fairfaxcounty.gov, send via regular mail to Clerk, Board of Zoning Appeals, 12055 Government Center Parkway, Fairfax, VA 22035, and/or sign up to speak online. It is recommended that all correspondence be received one week and one day prior to a hearing by 3 pm in order for the Board members to have a week to review materials. Correspondence can be accepted up to 3 pm the day before a hearing, but may not be forwarded to members until the evening before. If there are any questions, please call the Clerk's office at 703-324-1280.

Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities and supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. All televised government meetings are closed captioned. For other accommodations, please call the Clerk to the Board of Zoning Appeals office, 703-324-1280, TTY: 711 (Virginia Relay Center), as soon as possible but no later than 48 hours before the public hearing.