

BOARD OF ZONING APPEALS AGENDA
January 6, 2021

Matters Presented by Board Members

Administrative Items – 9 a.m.

Staff/Action

K. McMahan **Cody R. and Angela A. Morgan, VC 2020-MV-005 (NOV)**
Withdrawn

Public Hearings

Staff/Action

- 9 a.m. **Brandon Pfleckl and Celia Ann Pfleckl, A 2020-BR-019** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have erected an accessory structure (treehouse) in the front yard of a lot that is less than 36,000 square feet and located in the R-3 District, in violation of Zoning Ordinance provisions. Located at 11011 Del Mar Ct., Fairfax, VA 22030 on approx. 11,063 sq. ft. of land zoned R-3 and WS, Braddock District, Tax Map 57-3 ((7)) 228.
- S. Gilbert
Deferred to 2/3/2021 by appl.
- 9 a.m. **Brenda Rowe, SP 2020-MV-021** Appl. under Sects. 8-914 and 8-926 of the Zoning Ordinance to permit an increase in the percentage of coverage permitted in the minimum required rear yard and a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 6.8 ft. from the west side lot line and 7.0 ft. from the rear lot line and a deck (concrete patio) to remain 1.2 ft. from the rear lot line. Located at 8506 Silverdale Rd., Lorton, 22079 on approx. 9,154 sq. ft. of land zoned R-3 cluster. Mount Vernon District. Tax Map 98-3 ((8)) 10. (*Admin. Moved from 5/20/2020 due to COVID-19 Pandemic meeting cancellation.*) (**Decision deferred from 7/29/2020 and 10/21/2020.**)
- J. Onyebuchi
Decision Deferred to 2/3/2021 by appl.
- 9 a.m. **Muhammed Rafay Hassan, SP 2020-DR-072** Appl. under Sect.8-917 of the Zoning Ordinance to permit a modification to the limitation on the keeping of animals (chickens). Located at 9608 Pembroke Pl., Vienna, 22182 on approx. 40,000 sq. ft. of land zoned R-1. Dranesville District. Tax Map 19-3 ((2)) 15.
- D. Creed
Approved
- 9 a.m. **Tammie Askew, SP 2020-DR-076** Appl. under Sect. 8-917 of the Zoning Ordinance to permit modification to the limitation on the keeping of animals (chickens). Located at 1904 Great Falls St., Mclean, 22101 on approx. 8,400 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 40-2 ((20)) 5.
- S. Williams
Approved
- 9 a.m. **Miriam Medina and Miriam’s Daycare Inc., SP 2020-MA-057** Appl. under Sect. 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3233 Nealon Dr., Falls Church, 22042 on approx. 10,002 sq. ft. of land zoned R-4. Mason District. Tax Map 60-1 ((18)) 33. (*Deferred from 11/4/2020 at appl. req.*)
- B. McCadden
Deferred to 3/10/2021 by appl.

- 9 a.m. **Matthew Hilleary, SP 2020-MV-074** Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to allow a covered front porch 23.2 ft. from the front lot line and a reduction to the minimum yard requirements based on an error in building location to permit an accessory structure (swing set) 9.2 ft. from the western side lot line and an accessory storage structure 1.7 ft. from the eastern side lot line and 4.7 ft. from rear lot line to remain. Located at 1804 Jamestown Rd., Alexandria, 22308 on approx. 9,960 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-1 ((9)) (9) 7.
- B. McCadden
Approved
- 9 a.m. **Cody R. and Angela A. Morgan, SP 2020-MV-073** 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 for an accessory structure (workshop) to remain 1.0 ft. from the south side lot line and 1.6 ft. from the rear lot line. Located at 2105 Shenandoah Rd., Alexandria, 22308 on approx. 15,250 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-1 ((14)) (B) 15.
- K. McMahan
Approved
- 9 a.m. **Carl and Adele Neuberg, SP 2020-MA-078** Appl. under Sect. 8-922 & Sect. 8-914 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 7.5 ft. from the eastern side lot line, an open deck 5.6 ft. from the eastern side 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 5.3 feet from the western side lot line. Located at 3406 Fiddlers Green, Falls Church, 22044 on approx. 21,674 sq. ft. of land zoned R-2. Mason District. Tax Map 61-1 ((11)) 696.
- S. Yang
Approved

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA January 13, 2021

Matters Presented By Board Members

Administrative Items – 9 a.m.

Staff/Action

- D. Creed
Admin. Moved to 2/24/21 at appl. req. **Luke K. and Emily W. Pedersen, SP 2020-DR-079** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 18.5 ft. from the rear lot line. Located at 6030 Corland Ct., Mclean, 22101 on approx. 20,001 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-4 ((17)) 13.
- R. Johnson
Admin. Moved to 6/9/2021 at appl. req. **Miguel A. Giron A 2020-MA-022** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure which exceeds 7 feet in height does not meet the minimum side yard requirements, in the R-3 District, in violation of Zoning Ordinance provisions. Located at 3604 Paul Street, Alexandria, VA 22311 on approx. 14,516 sq. ft. of land zoned R-3, Mason District, Tax. Map 61-4 ((17)) 63.
- J. Shields
Withdrawn **Osama Aljubori and Aseel Dawood A 2020-BR-021** Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that three accessory storage structures (sheds) which each exceed 8½ feet in height do not meet the minimum side yard requirements and one does not meet the location regulations for the minimum required distance to the rear lot line, in the R-3 District, in violation of Zoning Ordinance provisions. Located at 5528 Eastbourne Dr., Springfield, VA 22151 on approx. 10,894 sq. ft. zoned R-3, Braddock District, Tax. Map 79-1 ((6)) 478.

Public Hearings

Staff/Action

- 9 a.m. **George E. Karch and Laquetta A. Karch, SP 2020-BR-071** Appl. under Sect. 8-917 of the Zoning Ordinance to permit a modification to the limitation on the keeping of animals (chickens). Located at 4817 Marymead Dr., Fairfax, 22030 on approx. 29,735 sq. ft. of land zoned R-C and WS. Braddock District. Tax Map 56-3 ((11)) 25.
- Z. Fountain
Decision Deferred to 2/24/2021
- 9 a.m. **Mary J. Dority, SP 2020-MV-077** Appl. under Sect. 8-917 of the Zoning Ordinance to permit a modification to the limitation on the keeping of animals (chickens). Located at 4325 Tarpon Ln., Alexandria, 22309 on approx. 24,200 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 110-3 ((4)) (D) 10.
- E. Estes
Approved
- 9 a.m. **Deborah P. Buchanan, SP 2020-BR-075** Appl. under Sect. 8-917 of the Zoning Ordinance to permit a modification to the limitation on the keeping of animals (dogs). Located at 10110 Round Top Ct., Fairfax, 22032 on approx. 10,537 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 57-4 ((16)) 121.
- D. Martinez
Approved

- 9 a.m. **Suzanne B. Kozic, SP 2020-DR-058** 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 structure (freestanding canopy over hot tub) to remain 0.9 ft. from the side lot line and roofed deck to remain 4.7 ft. from the side lot line. Located at 12737 Builders Rd, Herndon, 20170 on approx. 12,299 sq. ft. of land zoned R-3 Cluster. Dranesville District. Tax Map 10-3 ((7)) 25. (Concurrent with VC 2020-DR-004) (*Deferred from 11/4/2020.*)
- B. McCadden
Approved
- 9 a.m. **Suzanne B. Kozic, VC 2020-DR-004** Appl. Under Sect 18-401 of the Zoning Ordinance to allow an accessory storage structure in a front yard of a lot less than 36,000 sq. ft. in area. Located at 12737 Builders Rd., Herndon, 20170 on approx. 12,299 sq. ft. of land zoned R-3 Cluster. Dranesville District. Tax Map 10-3 ((7)) 25. (Concurrent with SP 2020-DR-058) (*Deferred from 11/4/2020.*)
- B. McCadden
Approved
- 9 a.m. **Gretchen Mitchler, VC 2020-DR-006** Appl. Under Sects. 3-107 and 18-401 of the Zoning Ordinance to permit construction of a dwelling located 15.0 ft. from the front lot line adjacent to Randwood St., 39.3 ft. from the front lot line adjacent to Spring Hill Rd., and 10.5 ft. from the north side lot line. Located at 1258 Spring Hill Rd., McLean, 22102 on approx. 9,644 sq. ft. of land zoned R-1. Dranesville District. Tax Map 29-1 ((2)) 4.
- B. McCadden
Decision Deferred to 3/10/2021
- 9 a.m. **Wilfredo and Katty Aliaga, SP 2019-PR-072** 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 accessory structures: 1.) (Outdoor cooking area and flagstone patio) 3.1 ft. from the north side lot line and 2.) (multi-purpose court) 2.6 ft. from the rear lot line; and to allow an increase in the percentage of rear yard coverage permitted in the minimum required rear yard. Located at 8650 Dogwood Ln., Fairfax, 22031 on approx. 36,000 sq. ft. of land zoned R-1 and HC. Providence District. Tax Map 49-3 ((6)) 31 and 32. (*Admin. moved from 10/23/19 at appl. req.*) (*Decision Deferral from 12/4/19.*) (*Ad language changed on 1/9/20.*) (*Continued from 2/12/2020.*) (*Admin. Moved from 3/25/2020 due to COVID-19 pandemic meeting cancellation.*) (*Continued from 6/17/2020.*) (*Admin. Moved from 9/23/2020 at appl. req. due to revised ad language.*) (**Continued from 10/28/2020.**)
- K. McMahan
Continued to 3/17/2021 by appl.
- 9 a.m. **Ashley Hollowood Dyson, SP 2020-MV-080** Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 5.4 ft. from the west side lot line and a reduction to the minimum yard requirements based on an error in building location to permit a deck 0.4 ft. from the east side lot line, a patio 2.3 ft. from the east side lot line, and an accessory storage structure (shed) 3.4 ft. from the west side lot line and 5.9 ft. from the rear lot line to remain. Located at 2007 Dartmouth Dr., Alexandria, 22307 on approx. 7,316 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((23)) (7) 1.
- K. McMahan
Approved

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
January 20, 2021

-- NO SCHEDULED MEETING --

BOARD OF ZONING APPEALS AGENDA
January 27, 2021

Matters Presented By Board Members

Administrative Items – 9 a.m.

Staff/Action

K. McMahan **Nosheen Iftikhar and Rainbow Child Care VA LLC, SP 2020-PR-085** (Home Child Care/ Error for Deck with Steps)
Admin. Moved to 3/3/2021 at appl. req.

S. Yang **Stephen A. Norton and Elissa F. Norton, VC 2020-MA-007** (Concurrent with SP 2020-MA-083)
Withdrawn

S. Yang **La Biblia Church Ministries, Inc., SP 2020-SP-049** Appl. under Sect. 3-C03 and Sect. 8-301 of the Zoning Ordinance to permit a place of worship. Located at 11600 Popes Head Rd., Fairfax, 22030 on approx. 15.78 ac. of land zoned R-C & WS. Springfield District. Tax Map 67-2 ((1)) 34B, 34C and 36. (*Admin. moved from 11/18/2020.*)
Admin. Moved to 3/3/2021 at appl. req.

Public Hearings

Staff/Action

9 a.m. **Keoviengkhone J. Phouminh, SP 2020-LE-081** Appl. under Sect. 8-917 of the Zoning Ordinance to permit a modification to the limitation on the keeping of animals (dogs). Located at 4331 Lawrence St., Alexandria, 22309 on approx. 2,717 sq. ft. of land zoned R-8. Lee District. Tax Map 101-1 ((6)) 84.
D. Martinez **Approved**

9 a.m. **Chatha LLC D/B/A Crossroads, SPA 96-Y-043** Appl. under Sects. 4-803 and 8-501 of the Zoning Ordinance to amend SP 96-Y-043 previously approved for a billiard and pool hall to permit an increase in floor area, modification to development conditions, and a change in permittee. Located at 13891 Metrotech Dr., Chantilly, 20151 on approx. 1.17 ac. of land zoned C-8, WS and HC. Sully District. Tax Map 34-4 ((1)) 16E (pt.).
B. McCadden **Approved**

9 a.m. **A Di Da Charitable Buddhist Association, SP 2020-MA-065** Appl. under Sect. 3-203 of the Zoning Ordinance to permit a place of worship. Located at 6818 and 6822 Columbia Pike, Annandale, 22003 on approx. 32,688 ac. of land zoned R-2 and HC. Mason District. Tax Map 60-4 ((1)) 12A and 13A. (*Deferred from 12/2/2020 at appl. req.*)
K. McMahan *Deferred to 3/17/2021 at appl. req.*

9 a.m. **Katelynn Stilling, SP 2020-PR-082** Appl. under Sect. 8-923 of the Zoning Ordinance to permit an increase in fence height in a front yard. Located at 2300 Jackson Pkwy., Vienna, 22180 on approx. 11,692 sq. ft. of land zoned R-3. Providence District. Tax Map 39-3 ((16)) 257.
K. McMahan **Approved**

- 9 a.m. **Winding Brook Condominium Association, Inc., SPA 85-S-045** Appl. under Sects. 3-2003, 8-401 of the Zoning Ordinance to modify SP 85-S-045 previously approved for a community swimming pool and tennis courts to permit site and development condition modifications. Located at 4101 Chantilly Rd., Chantilly, 20151 on approx. 1.74 ac. of land zoned R-20. Sully District. Part of Tax Map 44-2 ((10)).
- S. Yang
Approved
- 9 a.m. **Stephen A. Norton and Elissa F. Norton, SP 2020-MA-083** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 22.9 ft. from the front lot line and a reduction of minimum yard requirement based on an error in building location to permit an accessory storage structure (shed) to remain 1.2 ft. from the rear lot line. Located at 3813 Larchmont Dr., Annandale, 22003 on approx. 16,100 sq. ft. of land zoned R-3. Mason District. Tax Map 60-3 ((20)) 198A.
- S. Yang
Approved
- 9 a.m. **Aydin Gurtali for Happy Tails, A 2020-PR-023** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a kennel in the C-8 District where dogs are being allowed in an outdoor area, and the property is not in compliance with the development conditions approved with Variance VC 91-P-087, including Condition #3 regarding planting screening trees or similar plant materials, in violation of Zoning Ordinance provisions. Located at 7646 Lee Hwy., Falls Church, VA, 22042, Providence District, Tax. Map 49-2 ((9)) 1B.
- C. Block
Upheld

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
February 3, 2021

Matters Presented By Board Members

Administrative Items – 9 a.m.

Staff/Action

S. Yang **Maurice George Singleton, SP 2020-MV-087** (50% sunroom addition to townhouse)
Withdrawn

S. Gilbert **Brandon Pfleckl and Celia Ann Pfleckl, A 2020-BR-019** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have erected an accessory structure (treehouse) in the front yard of a lot that is less than 36,000 square feet and located in the R-3 District, in violation of Zoning Ordinance provisions. Located at 11011 Del Mar Ct., Fairfax, VA 22030 on approx. 11,063 sq. ft. of land zoned R-3 and WS, Braddock District, Tax Map 57-3 ((7)) 228. *(Deferred from 1/6/2021.)*
Admin.
Withdrawn

Public Hearings

Staff/Action

9 a.m. **Brenda Rowe, SP 2020-MV-021** Appl. under Sects. 8-914 and 8-926 of the Zoning Ordinance to permit an increase in the percentage of coverage permitted in the minimum required rear yard and a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 6.8 ft. from the west side lot line and 7.0 ft. from the rear lot line and a deck (concrete patio) to remain 1.2 ft. from the rear lot line. Located at 8506 Silverdale Rd., Lorton, 22079 on approx. 9,154 sq. ft. of land zoned R-3 cluster. Mount Vernon District. Tax Map 98-3 ((8)) 10. *(Admin. Moved from 5/20/2020 due to COVID-19 Pandemic meeting cancellation.) (Decision deferred from 7/29/2020, 10/21/2020, and 1/6/2021.)*

J. Onyebuchi **Approved**

9 a.m. **Mircea A. Munteanu, SP 2020-LE-084** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit a second story addition 9.5 ft. from the west side lot line and 7.6 ft. from the east side lot line. Located at 3408 Groveton St., Alexandria, 22306 on approx. 6,500 sq. ft. of land zoned R-2. Lee District. Tax Map 92-2 ((17)) 14.
D. Martinez **Approved**

9 a.m. **Warren Detrick, SP 2020-LE-070** Appl. under Sect. 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit an addition 6.0 ft. from the western side lot line. Located at 4517 Apple Tree Dr., Alexandria, 22310 on approx. 10,560 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((13)) 85. *(Continued from 12/2/2020.)*
B. McCadden **Approved**

9 a.m. **Daniel and Lindsay Ricks, VC 2020-PR-008** Appl. Under Sects. 10-104 and 18-401 of the Zoning Ordinance to permit a sports court with associated enclosure to remain 3.4 ft. from the rear lot line. Located at 3699 Waples Crest Ct., Oakton, 22124 on approx. 38,770 sq. ft. of land zoned R-1. Providence District. Tax Map 46-4 ((12)) 10.
B. McCadden **Approved**

9 a.m. **H. Jason Schneider, SP 2020-LE-060** 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 a deck and steps to remain 1.3 ft. from the rear lot line and a patio to remain 0.0 ft. from the rear lot line. Located at 6631 Castle Bar Ct., Alexandria, 22315 on approx. 4,452 sq. ft. of land zoned PDH-4. Lee District. Tax Map 91-2 ((12)) (43) 76. *(Admin. moved from 11/18/2020 at appl. req.)*

K. McMahan
Approved

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
February 10, 2021

Matters Presented By Board Members

Administrative Items – 9 a.m.

Staff/Action

B. McCadden **Michelle Thompson, SP 2020-DR-091** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an addition 7.5 ft. from the northeast side lot line. Located at 1721 Oak Lane, McLean, 22101 on approx. 14,491 sq. ft. of land (5,419 sq. ft. in Fairfax County/remainder in Arlington County) zoned R-2. Dranesville District. Tax Map 31-4 ((9)) 20.
Admin. Moved to 3/17/2021 at appl. req.

S. Morgan **Terry Abrams, A 2020-MV-025**
Admin. Moved to 3/10/2021 at appl. req.

Public Hearings

Staff/Action

9 a.m. **Micah R. McCracken, SP 2020-MV-088** Appl. under Sects. 8-914 and 8-923 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 2.1 ft. from the side lot line and 1.6 ft. from the rear lot line and to permit an increase in fence height in a front yard. Located at 8341 Wagon Wheel Rd., Alexandria, 22309 on approx. 14,303 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 101-4 ((17)) 102.
D. Martinez **Approved**

9 a.m. **Dulcie Larsen, SP 2020-MV-067** Appl. under Sect. 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals (chickens). Located at 9015 Jameson St., Lorton, 22079 on approx. 21,780 sq. ft. of land zoned R-1. Mount Vernon District. Tax Map 106-2 ((5)) 74. ***(Decision deferred from 12/2/2020.)***
B. McCadden **Approved**

9 a.m. **David Morgan and Ann-Marie F. Morgan, SP 2020-PR-086** Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition (screened porch) 16.2 ft. from the rear lot line and a reduction to minimum yard requirements based on an error in building location to allow an addition (enclosed carport) to remain 11.7 ft. from the south side lot line. Located at 9301 Swinburne Ct., Fairfax, 22031 approx. 10,516 sq. ft. of land zoned R-3. Providence District. Tax Map 58-2 ((11)) 9.
K. McMahan **Approved**

9 a.m. **Shin Hyo Jin Kim, SP 2020-BR-089** 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 structure (children's playroom/studio) to remain 2.9 ft from the rear lot line. Located at 4927 Gadsen Dr., Fairfax, 22032 approx. 15,600 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 68-2 ((4)) (9) 2.
K. McMahan **Denied**

9 a.m. **Gerald N. Miranda, Jr., SP 2020-BR-093** Appl. under Sect. 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals (chickens).
S. Yang Located at 8920 Rhyme Ct., Annandale, 22003 approx. 28,510 sq. ft. of land zoned R-2.
Approved Braddock District. Tax Map 69-2 ((7)) (3) 9.

9 a.m. **Board of Trustees of Columbia Baptist Church, SP 2019-MA-062** Appl. under Sect. 2-513, 3-303 and 8-300 of the Zoning Ordinance to permit a place of worship with a nursery school and child care center. Located at 3241 and 3245 Glen Carlyn Rd., Falls Church, 22041 on approx. 3.16 ac. of land zoned R-3, HC and CRD. Mason District. Tax Map 61-2 ((1)) 9 and 11. (*Admin. moved from 10/2/19 by staff and from 12/4/19 and 2/5/20 by appl.*) (*Admin. moved from 6/3/2020 by staff due to incorrect date on ad language in paper.*) (**Decision deferred from 6/24/2020, 9/23/2020, 10/21/2020, and 11/18/20 at appl req.**)

S. Yang
*Decision
Deferred
to 2/24/2021*

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
February 17, 2021

-- NO SCHEDULED MEETING --

BOARD OF ZONING APPEALS AGENDA
February 24, 2021

Matters Presented by Board Members

Administrative Items – 9 a.m.

Staff/Action

- R. Johnson **Liam P. O’Neill and Sarah A. O’Neill, A 2020-LE-026** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that more than 25% of the front yard consists of surfaced area for a driveway or vehicle/trailer parking in an R-2 District, in violation of Zoning Ordinance provisions. Located at 3224 Groveton Street, Alexandria, VA 22306, on approx. 6,750 sq. ft. of land zoned R-2, Lee District, Tax. Map 92-2 ((18)) (3) 10. (*Originally Admin. moved to 4/21, but now WITHDRAWN.*)
- Withdrawn**
- J. Shields **NV Flagging LLC, A 2020-LE-017** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a storage yard, which is a permitted use in the I-5 District, without a Non-Residential Use Permit, in violation of Zoning Ordinance provisions. Located at 7813 Cinder Bed Road Lorton, VA 22079 on approx. 87,120 sq. ft. of land zoned I-5, Lee District, Tax. Map 99-2 ((1)) 26. (*Admin. moved from 12/2/2020.*)
- Withdrawn**

Public Hearings

Staff/Action

- 9 a.m. **Board of Trustees of Columbia Baptist Church, SP 2019-MA-062** Appl. under Sect. 2-513, 3-303 and 8-300 of the Zoning Ordinance to permit a place of worship with a nursery school and child care center. Located at 3241 and 3245 Glen Carlyn Rd., Falls Church, 22041 on approx. 3.16 ac. of land zoned R-3, HC and CRD. Mason District. Tax Map 61-2 ((1)) 9 and 11. (*Admin. moved from 10/2/19 by staff and from 12/4/19 and 2/5/20 by appl.*) (*Admin. moved from 6/3/2020 by staff due to incorrect date on ad language in paper.*) (**Decision deferred from 6/24/2020, 9/23/2020, 10/21/2020, and 11/18/20 at appl req. and from 2/10/2021 at Board’s req.**)
- S. Yang
- Approved**
- 9 a.m. **George E. Karch and Laquetta A. Karch, SP 2020-BR-071** Appl. under Sect. 8-917 of the Zoning Ordinance to permit a modification to the limitation on the keeping of animals (chickens). Located at 4817 Marymead Dr., Fairfax, 22030 on approx. 29,735 sq. ft. of land zoned R-C and WS. Braddock District. Tax Map 56-3 ((11)) 25. (**Decision Deferred from 1/13/2021.**)
- Z. Fountain
- Approved**
- 9 a.m. **Luke K. and Emily W. Pedersen, SP 2020-DR-079** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 18.5 ft. from the rear lot line. Located at 6030 Corland Ct., Mclean, 22101 on approx. 20,001 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-4 ((17)) 13. (*Admin. moved from 1/13/2021.*)
- D. Creed
- Approved**

- 9 a.m. **Paul T. Tansill and Yonsun Jung Tansill, SP 2020-DR-064** Appl. under Sect. 8-914 of the Zoning Ordinance to permit an error in building location to allow an accessory structure (detached garage) to remain 0.8 ft. from the southwest side lot line. Located at 1566 Chain Bridge Rd., McLean, 22101 on approx. 15,124 sq. ft. of land zoned R-3, CRD and SC. Dranesville District. Tax Map 30-4 ((2)) (6) 41. (Associated with SE 2020-DR-014).
J. Onyebuchi
Approved
- 9 a.m. **Jeffrey E. and Melissa G. Clegg, SP 2020-SP-094** Appl. under Sect. 8-918 of the Zoning Ordinance to permit accessory dwelling unit. Located at 13109 Fox Shadow Lane, Clifton, 20124 on approx. 10 ac. of land zoned R-C and WS. Springfield District. Tax Map 75-1 ((10)) 2A and 3A.
D. Martinez
Approved
- 9 a.m. **Arsenio and Donnica Ayon, VC 2020-MV-009** Appl. Under Sects. 10-104 and 18-401 of the Zoning Ordinance to allow an accessory use (garden) exceeding 100 sq. ft. in area in a minimum required front yard located 2.0 ft. from the front lot line and to allow a fence/wall greater than 6 ft. in height in a front yard. Located at 6006 River Dr., Lorton, VA 22079 on approx. 37,500 sq. ft. of land zoned R-E. Mount Vernon District. Tax Map 122-2 ((3)) 10.
B. McCadden
Approved
- 9 a.m. **Matthew J. Hawkins, SP 2020-MA-090** Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit provisions for a reduction of certain yard requirements to permit an addition (solarium) 8.9 ft. from the southwest side lot line and a reduction to the minimum yard requirements based on an error in building location to permit an existing accessory storage structure (shed) to remain 3.9 ft. from the rear lot line and 2.3 ft. from the southwest side lot line. Located at 3117 Cofer Rd., Falls Church, 22042 on approx. 11,472 sq. ft. of land zoned R-3. Mason District. Tax Map 50-4 ((20)) 138.
K. McMahan
Approved
- 9 a.m. **David Chiang and Rebecca Chiang, SP 2020-LE-092** Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on errors in building location to permit a deck with stairs to remain 2.9 ft. from the northwest side lot line and 29.1 ft. from the front lot line and an addition (enclosed carport) to remain 7.9 ft. from the northwest side lot line. Located at 6221 Driftwood Dr., Alexandria, 22310 on approx. 12,246 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((13)) 107.
K. McMahan
Approved

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
March 3, 2021

Matters Presented by Board Members

Administrative Items – 9 a.m.

Staff/Action

B. McCadden **Yajun Wang, SP 2020-DR-096** 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 5.5 ft. from the northwest side lot line. Located at 6631 Tucker Ave., McLean, 22101 on approx. 10,500 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((9)) 42A.
Withdrawn

B. McCadden **Islamic Seminary, Inc., SP 2020-SP-040** Appl. under Sect. 8-308 of the Zoning Ordinance to permit a place of worship. Located at 12208 and 12214 Braddock Rd., Fairfax, 22030 on approx. 5.65 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 23 and 24. (*Admin. Moved from 10/28/20 at appl. req.*)
Admin. Moved to 6/23/2021 at appl. req.

Public Hearings

Staff/Action

9 a.m. **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.
 R. Johnson/
 C. Belgin
Deferred to 4/28/2021 at appl. req.

9 a.m. **Nosheen Iftikhar and Rainbow Child Care VA LLC, SP 2020-PR-085** Appl. under Sects. 8-305 and 8-914 of the Zoning Ordinance to permit a home child care facility and a reduction to certain yard requirements based on an error in building location to allow a deck with steps to remain 8.0 ft. from the rear lot line. Located at 10506 Marbury Rd., Oakton, 22124 on approx. 20,001 sq. ft. of land zoned R-1 (Cluster). Providence District. Tax Map 47-2 ((16)) 29. (*Admin. moved from 1/27/2021 at appl. req.*)
 K. McMahan
Deferred to 5/5/2021 at appl. req.

9 a.m. **Frank A. and Betty M. Quirk, SP 2020-MV-098** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit a covered stoop (roofed deck) 21.0 ft. from the front lot line. Located at 2110 Foresthill Rd., Alexandria, 22307 on approx. 7,500 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 83-3 ((14)) (19) 13.
 A. Robinson
Approved

9 a.m. **Jan Hendrik van Greuning and Elna van Greuning, SP 2020-HM-095** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 19.9 ft. from rear lot line. Located at 10937 Hunter Gate Way, Reston, 20194 on approx. 16,780 sq. ft. of land zoned PDH-2. Hunter Mill District. Tax Map 12-3 ((17)) 183.
 J. Onyebuchi
Approved

9 a.m. **Scott M. Perry & JoAnn H. Perry, Trustees of The Perry Family Trust, SP 2020-DR-097** 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 (deck with screening panels) to remain 7.4 ft. from the northwest side lot line and to permit an accessory structure (play structure) to remain 5.6 ft. from the south side lot line and 6.5 ft. from the rear lot line. Located at 2134 Emilys Lane, Falls Church, 22043 on approx. 10,615 sq. ft. of land zoned R-4. Dranesville District. Tax Map 41-1 ((17)) 55.

D. Martinez
Approved

9 a.m. **Robyn K. Weimer, SP 2020-SP-099** Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 20.5 ft. from the rear lot line and 9.0 ft. from the southern side lot line such that side yards total 18.9 ft. and a reduction to the minimum yard requirements based on error in building location to permit an addition to remain 23.5 ft. from the rear lot line. Located at 6613 Red Jacket Rd., Springfield, 22152 on approx. 10,598 sq. ft. of land zoned R-2 (Cluster). Springfield District. Tax Map 88-2 ((4)) 137.

S. Yang
Approved

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
March 10, 2021

Matters Presented by Board Members

Administrative Items – 9 a.m.

Staff/Action

S. Yang **Centerpointe Church at Fair Oaks, SPA 01-Y-069-03** Appl. under Sects. 3-C03 and 8-014 of the Zoning Ordinance to amend SP 01-Y-069 previously approved for a place of worship and child care center to permit modifications to site and development conditions and 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.
Admin. Moved to 4/28/2021 at appl. req.

Public Hearings

Staff/Action

9 a.m. **Miriam Medina and Miriam's Daycare Inc., SP 2020-MA-057** Appl. under Sect. 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3233 Nealon Dr., Falls Church, 22042 on approx. 10,002 sq. ft. of land zoned R-4. Mason District. Tax Map 60-1 ((18)) 33. *(Deferred from 11/4/2020 and 1/6/2021 at appl. req.)*
 B. McCadden
Deferred to 4/7/2021 at appl. req.

9 a.m. **Gretchen Mitchler, VC 2020-DR-006** Appl. Under Sects. 3-107 and 18-401 of the Zoning Ordinance to permit construction of a dwelling located 15.0 ft. from the front lot line adjacent to Randwood St., 39.3 ft. from the front lot line adjacent to Spring Hill Rd., and 10.5 ft. from the north side lot line. Located at 1258 Spring Hill Rd., McLean, 22102 on approx. 9,644 sq. ft. of land zoned R-1. Dranesville District. Tax Map 29-1 ((2)) 4.
Approved
(Decision deferred from 1/13/2021.)

9 a.m. **Michael Toner, SP 2020-MA-101** Appl. under Sects. 8-914 and 10-104 of the Zoning Ordinance to permit reductions to minimum yard requirements based on errors in building location to allow: 1.) an accessory structure (treehouse) to remain 11.8 ft. from the east side lot line and 2.1 ft. from the rear lot line, 2.) a deck with steps to remain 0.7 ft. from the southeast side lot line, 3.) an accessory structure (wood platform with pergola) to remain 10 ft. from the southeast side lot line, and 4.) a patio to remain 2.8 ft. from the northwest side lot line, and to a permit a section of fencing exceeding 7 ft. in height to remain in the northwest side yard. Located at 6204 Waterway Dr., Falls Church, 22044 on approx. 15,150 sq. ft. of land zoned R-2. Mason District. Tax Map 61-1 ((11)) 4.
 D. Martinez
Decision Deferred to 4/7/2021

9 a.m. **V-Gateway 95, LLC, SP 2020-MV-103** Appl. under Sect. 5-603 of the Zoning Ordinance to permit a health club. Located at 8530 Cinder Bed Rd., Lorton, 22079 on approx. 5.77 ac. of land zoned I-6. Mount Vernon District. Tax Map 99-3 ((4)) 3A.
 K. McMahan
Approved

9 a.m. **John S. and Angela M. Griffith, SP 2020-MV-100** Appl. under Sects. 8-914 and 8-926 of the Zoning Ordinance for a reduction to the minimum yard requirements based on an error in building location to permit a roofed deck to remain 0.5 ft. from the east side lot line and to allow an increase in the percentage of coverage permitted in the minimum required rear yard. Located at 6765 Blanche Dr., Lorton, 22079 on approx. 7,863 sq. ft. of land zoned R-5. Mount Vernon District. Tax Map 99-4 ((5)) 29.
K. McMahan
Approved

9 a.m. **Terry Abrams A 2020-MV-025** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination by the Zoning Administrator that the proposed use of the property is a riding and boarding stable in the Zoning Ordinance, and does not constitute an agritourism activity because the use of the property is not an agricultural use. Located at 10704, 10706, 10712 and 10714 Harley Road, Lorton, VA 22079 on approx. 9.56 acres of land zoned R-E, Mount Vernon District, Tax Map 118-1 ((4)) 1, 2, 3, 6. (*Admin. moved from 2/10/2021 at appl. req.*)
S. Morgan
Upheld

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
March 17, 2021

Matters Presented by Board Members

Administrative Items – 9 a.m.

Staff/Action

S. Yang **Stonecrest Home Arts, Inc., SP 2020-DR-105** Appl. under Sect. 3-103 and Sect. 8-301 of the Zoning Ordinance to permit a convent. Located at 815 Walker Rd., Great Falls, 22066 on approx. 3.90 ac. of land zoned R-1. Dranesville District. Part of Tax Map 13-1 ((1)) 28.
Admin. Moved to 4/28/2021 at appl. req.

Public Hearings

Staff/Action

9 a.m. **A Di Da Charitable Buddhist Association, SP 2020-MA-065** Appl. under Sect. 3-203 of the Zoning Ordinance to permit a place of worship. Located at 6818 and 6822 Columbia Pike, Annandale, 22003 on approx. 32,688 ac. of land zoned R-2 and HC. Mason District. Tax Map 60-4 ((1)) 12A and 13A. *(Deferred from 12/2/2020 and 1/27/2021 at appl. req.)*

K. McMahan
Deferred to 4/28/2021 at appl. req.

9 a.m. **Wilfredo and Katty Aliaga, SP 2019-PR-072** 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 accessory structures: 1.) (Outdoor cooking area and flagstone patio) 3.1 ft. from the north side lot line and 2.) (multi-purpose court) 2.6 ft. from the rear lot line; and to allow an increase in the percentage of rear yard coverage permitted in the minimum required rear yard. Located at 8650 Dogwood Ln., Fairfax, 22031 on approx. 36,000 sq. ft. of land zoned R-1 and HC. Providence District. Tax Map 49-3 ((6)) 31 and 32. *(Admin. moved from 10/23/19 at appl. req.) (Decision Deferral from 12/4/19.) (Ad language changed on 1/9/20.) (Continued from 2/12/2020.) (Admin. Moved from 3/25/2020 due to COVID-19 pandemic meeting cancellation.) (Continued from 6/17/2020.) (Admin. Moved from 9/23/2020 at appl. req. due to revised ad language.) (Continued from 10/28/2020 and 1/13/2021.)*

K. McMahan
Continued to 4/21/2021 at appl. req.

9 a.m. **Adam Barmil, SP 2020-LE-108** Appl. under Sect. 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals (chickens). Located at 5828 Piedmont Dr., Alexandria, 22310 on approx. 21,493 sq. ft. of land zoned R-3. Lee District. Tax Map 81-2 ((5)) 9 and 81-4 ((10)) 8A and 9A.

A. Robinson
Decision Deferred to 4/21/2021 at appl. req.

9 a.m. **Leena Qazi Tukhi and Belleairs Little Learners LLC, SP 2020-BR-102** Appl. under Sect. 3-103 of the Zoning Ordinance to permit a home child care facility. Located at 6236 Belleair Rd., Burke, 22015 on approx. 2.5 ac. of land zoned R-1. Braddock District. Tax Map 77-4 ((2)) 8.

D. Martinez
Approved

- 9 a.m. **Michelle Thompson, SP 2020-DR-091** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an addition 7.5 ft. from the northeast side lot line. Located at 1721 Oak Lane, McLean, 22101 on approx. 14,491 sq. ft. of land (5,419 sq. ft. in Fairfax County/remainder in Arlington County) zoned R-2. Dranesville District. Tax Map 31-4 ((9)) 20. *(Admin. moved from 2/10/2021 due to application name change.)*
- B. McCadden
Approved
- 9 a.m. **Tara Arndt and George Arndt III, SP 2020-MV-107** Appl. under Sect. 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit an addition 7.5 feet from the northeastern side lot line. Located at 4202 Adrienne Dr., Alexandria, 22309 on approx. 22,219 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 110-1 ((11)) 24.
- B. McCadden
Approved
- 9 a.m. **William Daniel Joseph Gonzalez and Karen M. Lee, SP 2020-DR-104** Appl. under Sect. 8-923 of the Zoning Ordinance to permit an increase in fence height in a front yard. Located at 1549 Brookhaven Dr., McLean, 22101 on approx. 20,673 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-3 ((2)) (2) A.
- K. McMahan
Approved

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
March 24, 2021

Matters Presented by Board Members

Administrative Items – 9 a.m.

Staff/Action

K. McMahan
Admin. Moved
to 5/12/2021
at appl. req.

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.

Public Hearings

Staff/Action

9 a.m.

S. Yang
Deferred to
4/7/2021 at
appl. req.

Edwin Ian H. Monsma, SP 2021-DR-004 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 19.1 ft. from the front lot line and 6.0 ft. from northwest side lot line. Located at 6609 Tucker Ave., McLean, 22101 on approx. 10,500 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((9)) 53A.

9 a.m.

D. Martinez
Approved

George Benjamin Powell and Taylor Edwards Powell, SP 2021-PR-003 Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 2641 Jackson Dr., Falls Church, 22043 on approx. 20,000 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((6)) 16.

9 a.m.

B. McCadden
Approved

Anthony Cortes, SP 2021-MV-001 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 7.5 ft. from the northeast side lot line. Located at 7520 Cornith Dr., Alexandria, 22306 on approx. 15,369 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 93-3 ((19)) 4.

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
March 31, 2021

Matters Presented by Board Members

Administrative Items – 9 a.m.

Staff/Action

S. Yang
*Admin. Moved
to 5/26/2021
at appl. req.*

La Biblia Church Ministries, Inc., SP 2020-SP-049 Appl. under Sect. 3-C03 and Sect. 8-301 of the Zoning Ordinance to permit a place of worship. Located at 11600 Popes Head Rd., Fairfax, 22030 on approx. 15.78 ac. of land zoned R-C & WS. Springfield District. Tax Map 67-2 ((1)) 34B, 34C and 36. (*Admin. moved from 11/18/2020 and 1/27/21 at appl req.*)

S. Gilbert
*Admin. Moved
to 5/26/2021 at
appl. req.*

Newer LLC, A 2020-MV-028

Public Hearings

Staff/Action

9 a.m.
D. Martinez
*Decision
Deferred
to 5/5/2021*

Kenton K. Pham, SP 2021-LE-005 Appl. under Sect. 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals (chickens). Located at 6501 Casperson Rd., Alexandria, 22315 on approx. 21,780 sq. ft. of land zoned R-1. Lee District. Tax Map 91-3 ((5)) 4.

9 a.m.
B. McCadden
Approved

Farrah Deeba and Deeba LLC, SP 2021-MV-006 Appl. under Sects. 8-305 and 8-923 of the Zoning Ordinance to permit a home child care facility and an increase in fence height in a front yard. Located at 2404 Belle Haven Meadows Ct., Alexandria, 22306 on approx. 17,110 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((1)) 44D.

9 a.m.
K. McMahan
Approved

Thanh Cham Thi Thach and Hai Minh Ho, SP 2021-LE-002 Appl. under Sect. 8-923 of the Zoning Ordinance to permit an increase in fence height in a front yard. Located at 6721 Elder Ave., Springfield, 22150 on approx. 22,107 sq. ft. of land zoned R-1. Lee District. Tax Map 90-2 ((10)) 93.

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
April 7, 2021

Matters Presented by Board Members

Administrative Items – 9 a.m.

Staff/Action

- E. Estes
Admin. Moved to 5/5/2021 at appl. req.
- Milestone Tower Limited Partnership IV and Trustees of the Virginia Korean Baptist Church, SPA 80-S-043-03** (Amendment to Place of Worship for New Telecom Monopole) (Associated with SE 2020-SP-021)
- S. Yang
Admin moved to 5/5/2021 at appl. req for ad lang
- Walter D. and Jennifer J. Kelley, SP 2021-MV-009** Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 28.4 ft. from the front lot line and a reduction to the minimum yard requirements based on errors in building location to permit: 1.) a deck 4.9 ft. from the western side lot line, 5.9 ft. from the eastern side lot line and 20.0 ft. from the front lot line, and 2.) a patio 3.8 ft. from the eastern side lot line and 1.2 ft. from the western side lot line. Located at 2202 Woodmont Rd., Alexandria, 22307 on approx. 8,883 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 83-3 ((14)) (17) 2.
- R. Johnson
Admin. Moved to 5/26/2021 at appl. req.
- Virginia University of Science & Technology A 2020-HM-008** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination by the Zoning Administrator that the Virginia University of Science and Technology is considered a college/university, which requires special exception approval in the C-3 District. Located at 2070 Chain Bridge Rd., Vienna, VA 22182 on approx. 8.7 acres of land zoned C-3, Hunter Mill District, Tax. Map 29-3 ((1)) 30D. (*Admin. moved from 10/7/2020 at appl. req.*)

Public Hearings

Staff/Action

- 9 a.m.
- C.S. Belgin
Continued to 6/30/21 at appl. req
- Bogle Telegraph Road Associates L.P., A 2019-LE-021** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has allowed 9 sea containers to be located on the property, including one located in the minimum required front yard, without site plan approval; has allowed the construction of a 600 square foot office structure without building permits or site plan approval; has allowed the conversion of 1800 square feet of an accessory structure (lumber shed) to an office/warehouse without building permits or site plan approval; and has allowed the construction of a 400 square foot roof overhang without building permits, all in violation of Zoning Ordinance provisions. Located at 6404 Telegraph Road, Alexandria, VA 22310, on approx. 67,954 sq. ft. of land zoned C-8, in Lee District Tax Map 82-3 ((4)) 2B. (*Admin. moved from 3/4/2020 at appl. req., and 6/3/2020 due to meeting cancellation for incorrect ads.*) (*Deferred from 7/8/2020 at staff's req.*) (**Continued from 10/28/2020.**)

- 9 a.m. **Michael Toner, SP 2020-MA-101** Appl. under Sects. 8-914 and 10-104 of the Zoning Ordinance to permit reductions to minimum yard requirements based on errors in building location to allow: 1.) an accessory structure (treehouse) to remain 11.8 ft. from the east side lot line and 2.1 ft. from the rear lot line, 2.) a deck with steps to remain 0.7 ft. from the southeast side lot line, 3.) an accessory structure (wood platform with pergola) to remain 10 ft. from the southeast side lot line, and 4.) a patio to remain 2.8 ft. from the northwest side lot line, and to a permit a section of fencing exceeding 7 ft. in height to remain in the northwest side yard. Located at 6204 Waterway Dr., Falls Church, 22044 on approx. 15,150 sq. ft. of land zoned R-2. Mason Distr-091ict. Tax Map 61-1 ((11)) 4. **(Decision deferred from 3/10/2021.)**
- D. Martinez **Approved-In-Part**
(treehouse denied)
- 9 a.m. **Craig J. Herberg, SP 2021-BR-007** Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 19.5 ft. from the rear lot line and a reduction to minimum yard requirements based on an error in building location to allow a deck with steps to remain 2.6 ft. from the rear lot line. Located at 4614 Tapestry Dr., Fairfax, 22032, on approx. 8,500 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 68-2 ((8)) 142.
- D. Martinez **Approved**
- 9 a.m. **Mark E. Yachmetz and Madonna C. Douglass, SP 2021-MV-010** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 8.2 ft. from the southwest side lot line and 12.5 ft. from the rear lot line. Located at 1917 Duffield Lane, Alexandria, 22307 on approx. 3,251 sq. ft. of land zoned R-12 and HC. Mount Vernon District. Tax Map 83-3 ((34)) 21A.
- B. McCadden **Approved**
- 9 a.m. **Miriam Medina and Miriam's Daycare Inc., SP 2020-MA-057** Appl. under Sect. 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3233 Nealon Dr., Falls Church, 22042 on approx. 10,002 sq. ft. of land zoned R-4. Mason District. Tax Map 60-1 ((18)) 33. *(Deferred from 11/4/2020, 1/6/2021, and 3/10/2021 at appl. req.)*
- B. McCadden **Approved**
- 9 a.m. **Janet Thorne, SP 2021-PR-008** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition (screened porch) 19.1 ft. from the rear lot line. Located at 2120 Silentree Dr., Vienna, 22182 on approx. 7,000 sq. ft. of land zoned R-4 (Cluster). Providence District. Tax Map 39-1 ((27)) 8.
- K. McMahan **Approved**
- 9 a.m. **Edwin Ian H. Monsma, SP 2021-DR-004** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition 19.1 ft. from the front lot line and 6.0 ft. from northwest side lot line. Located at 6609 Tucker Ave., McLean, 22101 on approx. 10,500 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((9)) 53A. *(Deferred from 3/24/2021.)*
- S. Yang **Approved**

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
April 14, 2021

-- MEETING CANCELLED --
(BOS Budget Hearings)

**BOARD OF ZONING APPEALS AGENDA
April 21, 2021**

Matters Presented by Board Members

Administrative Items – 9 a.m.

Staff/Action

R. Johnson **Sagebrush Treatment Inc., A 2020-HM-032** Appeal of a determination that the appellant is operating an office at the property located in the R-2 District, in violation of Zoning Ordinance provisions. Located at 9947 Corsica Street, Vienna, VA 22181 on approx. 26,283 sq. ft. of land zoned R-2. Hunter Mill District, Tax. Map 38-3 ((1)) 1E.

Withdrawn

Public Hearings

Staff/Action

9 a.m. **Adam Barmil, SP 2020-LE-108** Appl. under Sect. 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals (chickens). Located at 5828 Piedmont Dr., Alexandria, 22310 on approx. 21,493 sq. ft. of land zoned R-3. Lee District. Tax Map 81-2 ((5)) 9 and 81-4 ((10)) 8A and 9A. **(Decision Deferred from 3/17/21)**

A. Robinson
Decision Deferred to 7/28/2021.

9 a.m. **Wilfredo and Katty Aliaga, SP 2019-PR-072** 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 accessory structures: 1.) (Outdoor cooking area and flagstone patio) 3.1 ft. from the north side lot line and 2.) (multi-purpose court) 2.6 ft. from the rear lot line; and to allow an increase in the percentage of rear yard coverage permitted in the minimum required rear yard. Located at 8650 Dogwood Ln., Fairfax, 22031 on approx. 36,000 sq. ft. of land zoned R-1 and HC. Providence District. Tax Map 49-3 ((6)) 31 and 32. *(Admin. moved from 10/23/19 at appl. req.) (Decision Deferral from 12/4/19.) (Ad language changed on 1/9/20.) (Continued from 2/12/2020.) (Admin. Moved from 3/25/2020 due to COVID-19 pandemic meeting cancellation.) (Continued from 6/17/2020.) (Admin. Moved from 9/23/2020 at appl. req. due to revised ad language.) (Continued from 10/28/2020, 1/13/2021, and 3/17/2021.)*

K. McMahan

Approved-In-Part (outdoor cooking area and flagstone patio denied)

9 a.m. **Gary Buchheim, SP 2021-MV-011** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an accessory structure (detached garage) 10 ft. from the south side lot line. Located at 8604 Rockdale Ln., Springfield, 22153 on approx. 41,339 sq. ft. of land zoned R-1. Mount Vernon District. Tax Map 98-4 ((5)) 8.

K. McMahan

Approved

JOHN F. RIBBLE III, CHAIRMAN

BOARD OF ZONING APPEALS AGENDA
April 28, 2021

Matters Presented by Board Members

Administrative Items – 9 a.m.

Staff/Action

S. Yang **Stonecrest Home Arts, Inc., SP 2020-DR-105** Appl. under Sect. 3-103 and Sect. 8-301 of the Zoning Ordinance to permit a convent. Located at 815 Walker Rd., Great Falls, 22066 on approx. 3.90 ac. of land zoned R-1. Dranesville District. Part of Tax Map 13-1 ((1)) 28. *(Admin. moved from 3/17/2021 at appl. req.)*

S. Yang **Centerpointe Church at Fair Oaks, SPA 01-Y-069-03** Appl. under Sects. 3-C03 and 8 014 of the Zoning Ordinance to amend SP 01-Y-069 previously approved for a place of worship and child care center to permit modifications to site and development conditions and 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. *(Admin. moved from 3/10/2021 at appl. req.)*

Public Hearings

Staff/Action

9 a.m. **A Di Da Charitable Buddhist Association, SP 2020-MA-065** Appl. under Sect. 3-203 of the Zoning Ordinance to permit a place of worship. Located at 6818 and 6822 Columbia Pike, Annandale, 22003 on approx. 32,688 ac. of land zoned R-2 and HC. Mason District. Tax Map 60-4 ((1)) 12A and 13A. *(Deferred from 12/2/2020, 1/27/2021, and 3/17/2021 at appl. req.)*

9 a.m. **Somsre Gaston, A 2020-LE-018** 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 (beauty salon) on property in the R-3 District, in violation of Zoning Ordinance provisions. Located at 6230 Valley View Drive Alexandria, VA 22310 on approx. 1.1119 acres of land zoned R-3, Lee District, Tax. Map 81-3 ((4)) 4. *(Decision Deferred from 12/9/2020.)*

9 a.m. **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.)*

JOHN F. RIBBLE III, CHAIRMAN

**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
May 5, 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

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Pillar Church of Dumfries, Inc., SPA 93-V-021 Appl. under Sects. 2-412 and 3-103 and 8-301 of the Zoning Ordinance to amend SP 93-V-021 previously approved for a place of worship to allow a modification of site and development conditions and a change in permittee. Located at 9001 Woodlawn Rd., Alexandria, 22309 on approx. 4.97 ac. of land zoned R-1, HC and HD. Mount Vernon District. Tax Map 109-2 ((1)) 1.	Kevin McMahan	<i>Admin. Moved to 6/23/2021 at appl. req.</i>
Eric Perlsh and Hope Mallon, A 2021-DR-001	Suzanne Gilbert	<i>Admin. Moved to 9/15/2021 at appl. req.</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Nosheen Iftikhar and Rainbow Child Care VA LLC, SP 2020-PR-085 Appl. under Sects. 8-305 and 8-914 of the Zoning Ordinance to permit a home child care facility. Located at 10506 Marbury Rd., Oakton, 22124 on approx. 20,001 sq. ft. of land zoned R-1 (Cluster). Providence District. Tax Map 47-2 ((16)) 29. <i>(Admin. moved from 1/27/2021 at appl. req.) (Deferred from 3/3/2021 at appl req.)</i>	Kevin McMahan	<i>Deferred to 6/9/2021 at appl. req.</i>
Kenton K. Pham, SP 2021-LE-005 Appl. under Sect. 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals (chickens). Located at 6501 Casperson Rd., Alexandria, 22315 on approx. 21,780 sq. ft. of land zoned R-1. Lee District. Tax Map 91-3 ((5)) 4. <i>(Decision Deferred from 3/31/2021.)</i>	Damaris Martinez	Approved
Milestone Tower Limited Partnership IV and Trustees of the Virginia Korean Baptist Church, SPA 80-S-043-03 Appl. under Sects. 3-0C03, 3-0C04, 8-301 and 8-914 of the Zoning Ordinance to amend SP 80-S-043 previously approved for church and related facilities to permit modifications of site and development conditions. Located at 7200 Ox Rd., Fairfax Station, 22039 on approx. 13.54 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-4 ((1)) 1A. (Associated with SE 2020-SP-021 and 2232-S20-4) <i>(Admin. moved from 4/7/2021 at appl. req.)</i>	Emma Estes	Approved

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Darioush D. Movafagh and Lili Movafagh, SP 2021-HM-012 Appl. under Sects. 8-914 and 8-923 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on an error in building location to allow an open deck 13.0 ft. from the northeast side lot line and an addition (enclosed hot tub) 8.0 ft. from the northeast side lot line to remain and to permit an increase in fence height in a front yard. Located at 9354 Campbell Rd., Vienna, 22182 on approx. 1.18 ac. of land zoned R-1. Hunter Mill District. Tax Map 28-1 ((2)) 4.	Brandon McCadden	Approved
Walter D. and Jennifer J. Kelley, SP 2021-MV-009 Appl. under Sect. 8-914 of the Zoning Ordinance a reduction to the minimum yard requirements based on errors in building location to permit: 1.) a deck 4.9 ft. from the western side lot line, 5.9 ft. from the eastern side lot line and 20.0 ft. from the front lot line, and 2.) a patio 3.8 ft. from the eastern side lot line. Located at 2202 Woodmont Rd., Alexandria, 22307 on approx. 8,883 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 83-3 ((14)) (17) 2. (Concurrent with VCA 88-V-005). <i>(Admin moved from 4/7/2021 at appl req. for ad lang.)</i>	Sunny Yang	Approved
Walter D. and Jennifer J. Kelley, VCA 88-V-005 Appl. under Sect. 18-401 of the Zoning Ordinance to permit an amendment to VC 88-V-005 previously approved for construction of a new dwelling 25.0 feet from the front line to permit an addition (front entry surround) 28.4 feet from the front lot line. Located at 2202 Woodmont Rd., Alexandria, 22307 on approx. 8,883 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 83-3 ((14)) (17) 2. (Concurrent with SP 2021-MV-009.)	Sunny Yang	Approved
Ryan N. Hoover and Karalee Werning, A 2020-PR-030 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that building permit #181770071 is not in compliance with the terms of an Agreed Order regarding bringing an existing structure into compliance, in the R-1 District, in violation of Zoning Ordinance provisions. Located at 8616 McHenry St., Vienna, VA 22180 on approx. 22,00 sq. ft. of land zoned R-1. Providence District Tax Map 39-3 ((5)) (5) 43. (Concurrent with A 2020-PR-031)	Cathy S. Belgin	Continued to 5/26/2021
Ryan N. Hoover and Karalee Werning, A 2020-PR-031 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that building permit #201780124 is not in compliance with the terms of an Agreed Order regarding bringing an existing structure into compliance, in the R-1 District, in violation of Zoning Ordinance provisions. Located at 8616 McHenry St., Vienna, VA 22180 on approx. 22,00 sq. ft. of land zoned R-1. Providence District Tax Map 39-3 ((5)) (5) 43. (Concurrent with A 2020-PR-030)	Cathy S. Belgin	Continued to 5/26/2021

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.

**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

<u>Application</u>	<u>Staff</u>	<u>Action</u>
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	<i>Admin moved to 6/9/2021 at appl req.</i>
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. <i>(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.)</i>	Suzanne Gilbert	Withdrawn

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
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. <i>(Deferred from 3/3/2021 at appl. req.) (Continued from 4/28/2021)</i>	Ryan Johnson/ Cathy Belgin	Upheld

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<p>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. <i>(Admin. moved from 3/24/2021 at appl. req.)</i></p>	Kevin McMahan	Approved
<p>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.</p>	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.

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
May 19, 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 - NONE

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Centerpointe Church at Fair Oaks, SPA 01-Y-069-03 Appl. under Sects. 3-C03 and 8 014 of the Zoning Ordinance to amend SP 01-Y-069 previously approved for a place of worship and child care center to permit modifications to site and development conditions and 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. <i>(Admin. moved from 3/10/2021 and 4/28/2021 at appl. req.)</i>	Sunny Yang	Approved

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.

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
May 26, 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

<u>Application</u>	<u>Staff</u>	<u>Action</u>
La Biblia Church Ministries, Inc., SP 2020-SP-049 Appl. under Sect. 3-C03 and Sect. 8-301 of the Zoning Ordinance to permit a place of worship. Located at 11600 Popes Head Rd., Fairfax, 22030 on approx. 15.78 ac. of land zoned R-C & WS. Springfield District. Tax Map 67-2 ((1)) 34B, 34C and 36. (<i>Admin. moved from 11/18/2020, 1/27/21, and 3/31/2021 at appl req.</i>)	Sunny Yang	<i>Admin. Moved to 6/30/2021 at appl. req.</i>
Virginia University of Science & Technology, A 2020-HM-008 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination by the Zoning Administrator that the Virginia University of Science and Technology is considered a college/university, which requires special exception approval in the C-3 District. Located at 2070 Chain Bridge Rd., Vienna, VA 22182 on approx. 8.7 acres of land zoned C-3, Hunter Mill District, Tax. Map 29-3 ((1)) 30D. (<i>Admin. moved from 10/7/2020 and 4/7/2021 at appl. req.</i>)	Ryan Johnson	<i>Admin. Moved to 7/14/2021 at appl. req.</i>
Newer LLC, A 2020-MV-028 (<i>Admin. moved from 3/31/2021 at appl. req.</i>)	Suzanne Gilbert	<i>Admin. Moved to 7/14/2021 at appl. req.</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Ryan N. Hoover and Karalee Werning, A 2020-PR-030 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that building permit #181770071 is not in compliance with the terms of an Agreed Order regarding bringing an existing structure into compliance, in the R-1 District, in violation of Zoning Ordinance provisions. Located at 8616 McHenry St., Vienna, VA 22180 on approx. 22,00 sq. ft. of land zoned R-1. Providence District Tax Map 39-3 ((5)) (5) 43. (Concurrent with A 2020-PR-031) (<i>Continued from 5/5/2021</i>)	Cathy S. Belgin	Upheld-in-Part and Overturned-in-Part

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Ryan N. Hoover and Karalee Werning, A 2020-PR-031 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that building permit #201780124 is not in compliance with the terms of an Agreed Order regarding bringing an existing structure into compliance, in the R-1 District, in violation of Zoning Ordinance provisions. Located at 8616 McHenry St., Vienna, VA 22180 on approx. 22,00 sq. ft. of land zoned R-1. Providence District Tax Map 39-3 ((5)) (5) 43. (Concurrent with A 2020-PR-030) (Continued from 5/5/2021)	Cathy S. Belgin	Upheld-in-Part and Overturned-in-Part
Deborah L. Jones and Richard H. Jones, Jr. Trustees, SP 2021-SP-013 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an accessory structure (detached garage) 10.0 ft. from the northwest side lot line. Located at 7362 Clifton Rd., Clifton, 20124 on approx. 1.93 ac. of land zoned R-C and WS. Springfield District. Tax Map 86-1 ((5)) 6.	Damaris Martinez	<i>Decision Deferred to 6/9/2021</i>
Benjamin Nielsen, SP 2021-SP-014 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 8836 Rommel Dr., Lorton, 22079 on approx. 39,715 sq. ft. of land zoned R-1. Springfield District. Tax Map 106-2 ((13)) 4.	Kevin McMahan	Approved

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.

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BOARD OF ZONING APPEALS AGENDA
June 2, 2021

-- NO SCHEDULED MEETING --

FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
June 9, 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

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Marc A. Cohen, SP 2021-DR-017 Appl. under Sects. 8-917 and 8-923 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals (chickens) and an increase in fence and/or wall height in a front yard. Located at 1010 Turkey Run Rd. McLean, 22101 on approx.1.00 ac. of land zoned R-1. Dranesville District. Tax Map 22-3 ((1)) 13.	Sunny Yang	<i>Admin. Moved to 6/30/2021 at appl. req.</i>
Miguel A. Giron, A 2020-MA-022 (<i>Admin. moved from 1/13/2021.</i>)	Ryan Johnson	<i>Admin. Moved to 7/14/2021 at appl. req.</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Nosheen Iftikhar and Rainbow Child Care VA LLC, SP 2020-PR-085 Appl. under Sects. 8-305 and 8-914 of the Zoning Ordinance to permit a home child care facility. Located at 10506 Marbury Rd., Oakton, 22124 on approx. 20,001 sq. ft. of land zoned R-1 (Cluster). Providence District. Tax Map 47-2 ((16)) 29. (<i>Admin. moved from 1/27/2021 at appl. req.</i>) (<i>Deferred from 3/3/2021 and 5/5/2021 at appl req</i>)	Kevin McMahan	<i>Deferred to 7/21/2021</i>
Deborah L. Jones and Richard H. Jones, Jr. Trustees, SP 2021-SP-013 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an accessory structure (detached garage) 10.0 ft. from the northwest side lot line. Located at 7362 Clifton Rd., Clifton, 20124 on approx. 1.93 ac. of land zoned R-C and WS. Springfield District. Tax Map 86-1 ((5)) 6. (<i>Decision Deferred from 5/26/2021</i>)	Damaris Martinez	<i>Decision Deferred to 7/21/2021</i>

<p>Elsis Vanessa Sortos, SP 2021-LE-015 Appl. under Sects. 8-914 and 10- 104 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on an error in building location to permit an accessory structure (pergola) to remain 9.2ft. from the northwest side lot line and 3.2 ft. from the rear lot line. Located at 6430 Meriwether Lane, Springfield, 22150 on approx. 10,500 sq. ft. of land zoned R-3. Lee District. Tax Map 81-3 ((13)) (N) 646.</p>	Damaris Martinez	Approved
<p>Hiep T. Dao and Jennifer B. Dao, VC 2021-DR-002, Appl. Under Sects. 10-104 and 18-401 of the Zoning Ordinance to permit construction of accessory structures (pool and at-grade patio) 30.0 ft. from the front lot line along Spring Hill Road. Located at 1005 Northwoods Trail, McLean, 22102 on approx. 25,215 sq. ft. of land zoned R-1 (Cluster). Dranesville District. Tax Map 20-4 ((12)) 1.</p>	Brandon McCadden	<i>Decision Deferred to 8/4/2021</i>
<p>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. (<i>Admin moved from 5/12/2021 at appl. req.</i>)</p>	Brandon McCadden	Approved
<p>Harmandeep Singh and Sukhjit K. Ghumman, SP 2021-SP-016 Appl. under Sects. 8-922 and 10-104 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition (screened porch) 18.2 ft. from the rear lot line and to permit a section of fencing exceeding 4 ft. in height to remain in the front yard. Located at 8298 Swope Ct., Springfield, 22153 on approx. 12,250 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 89-3 ((34)) 17.</p>	Kevin McMahan	Approved
<p>Stonecrest Home Arts, Inc., SP 2020-DR-105 Appl. under Sect. 3-103 and Sect. 8-301 of the Zoning Ordinance to permit a convent. Located at 815 Walker Rd., Great Falls, 22066 on approx. 3.90 ac. of land zoned R-1. Dranesville District. Part of Tax Map 13-1 ((1)) 28. (<i>Admin. moved from 3/17/2021 and 4/28/2021 at appl. req.</i>)</p>	Sunny Yang	<i>Decision Deferred to 6/30/2021</i>

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.

BOARD OF ZONING APPEALS AGENDA
June 16, 2021

-- NO SCHEDULED MEETING --

**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
June 23, 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

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Islamic Seminary, Inc., SP 2020-SP-040 Appl. under Sect. 8-308 of the Zoning Ordinance to permit a place of worship. Located at 12208 and 12214 Braddock Rd., Fairfax, 22030 on approx. 5.65 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 23 and 24. (Admin. Moved from 10/28/20 and 3/3/2021 at appl. req.)	Brandon McCadden	<i>Admin move to 7/28/2021 at appl req</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Norman and Debbie Chirite of 11820 Plantation Drive, Zeeshan Rasheed and Bethany Hunter-Rasheed of 11900 Plantation Drive, Jeffrey and Megan Brelsford of 11821 Plantation Drive, and Arik and Lara Holsinger of 11720 Plantation Drive, A 2021-DR-004 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the proposed Newport Academy facility would be a group residential facility, which is a by-right use in the R-E District. Located at 11901 Plantation Drive, Great Falls, Virginia 22066 on approx. 5 acres of land zoned R-E, Dranesville, Tax Map 6-1 ((1)) 12A. (Intent to defer approved 6/9/2021)	Sara Morgan	<i>Deferred to 7/28/2021 at appl req.</i>
Giles Industrial LLC, A 2019-MV-007 Appl. under Sect. 18-301 of the Zoning Ordinance. This is an Appeal of a determination that appellant is allowing an excavating business to be operated on the property, which includes an accessory storage structure, accessory vehicle repair, and an accessory storage yard; without site plan approval, building permit approval, or a Non-Residential Use Permit, in the I-6 District, in violation of Zoning Ordinance provisions. Located at 10125 Giles Run Rd Lorton 22079, approx. 3.36 acres. of land zoned I-6. Mount Vernon District. Tax Map 113-2 ((3)) D2. (Admin. moved from 10/2/19, 12/4/19, 2/5/20, 7/8/2020, and 9/16/2020 at appl. req.) (Continued from 10/28/2020.)	James Shields	<i>Continued to 10/27/2021</i>

Alexandra Workman and John Gerstein, Jr., SP 2021-MA-018 Appl. under Sect. 8-917 of the Zoning Ordinance to permit a modification to the limitations on keeping of animals (chickens). Located at 6618 Tansey Dr., Falls Church, 22042 on approx. 21,780 sq. ft. of land zoned R-2. Mason District. Tax Map 60-2 ((24)) 4. Damaris Martinez **Approved**

Matthew Lyttle and Jessica Werder, SP 2021-MA-020 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit an addition 19.8 feet from the front lot line along Seminole Avenue and 14.8 feet from the north side lot line and a roofed deck (covered porch) 17.5 ft. from the front lot line along Seminole Avenue. Located at 4859 Seminole Ave., Alexandria, 22312 on approx. 13,750 sq. ft. of land zoned R-2. Mason District. Tax Map 72-3 ((8)) (E) 66, 69, and 70. Brandon McCadden **Approved**

Giovana Jimenez Pinto and Wilder Andia Merida, VC 2021-MA-003, Appl. under Sects. 3-207 and 18-401 of the Zoning Ordinance to permit construction of a dwelling 9.4 ft. from the northwest and the southeast side lot lines. Located at 6448 Holyoke Dr., Annandale, 22003 on approx. 9,319 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((6)) 10. Kevin McMahan **Approved**

Pillar Church of Dumfries, Inc., SPA 93-V-021 Appl. under Sects. 2-412 and 3-103 and 8-301 of the Zoning Ordinance to amend SP 93-V-021 previously approved for a place of worship to allow a modification of site and development conditions and a change in permittee. Located at 9001 Woodlawn Rd., Alexandria, 22309 on approx. 4.97 ac. of land zoned R-1, HC and HD. Mount Vernon District. Tax Map 109-2 ((1)) 1. (Admin moved from 5/5/2021 at appl. req.) Kevin McMahan **Approved**

Scott T. McCain and Marie Z. McCain, SP 2021-MV-019 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 allow an accessory structure (treehouse) to remain 2.1 ft. from the rear lot line and 8.6 ft. from the southern side lot line. Located at 8429 Richmond Ave., Alexandria, 22309 on approx. 18,807 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-4 ((8)) (A) 30. Sunny Yang **Approved**

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.

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
June 30, 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

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Paul A Heishman and Maria Alicia Pitarque Heishman, VC 2021-HM-004	Brandon McCadden	<i>Admin. moved to 7/14/2021 at appl. req.</i>
Marc A. Cohen, SP 2021-DR-017 Appl. under Sects. 8-917 and 8-923 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals (chickens) and an increase in fence and/or wall height in a front yard. Located at 1010 Turkey Run Rd. McLean, 22101 on approx.1.00 ac. of land zoned R-1. Dranesville District. Tax Map 22-3 ((1)) 13. (<i>Admin. moved from 6/9/2021 at appl req</i>)	Sunny Yang	Withdrawn

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Bogle Telegraph Road Associates L.P., A 2019-LE-021 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has allowed 9 sea containers to be located on the property, including one located in the minimum required front yard, without site plan approval; has allowed the construction of a 600 square foot office structure without building permits or site plan approval; has allowed the conversion of 1800 square feet of an accessory structure (lumber shed) to an office/warehouse without building permits or site plan approval; and has allowed the construction of a 400 square foot roof overhang without building permits, all in violation of Zoning Ordinance provisions. Located at 6404 Telegraph Road, Alexandria, VA 22310, on approx. 67,954 sq. ft. of land zoned C-8, in Lee District Tax Map 82-3 ((4)) 2B. (<i>.Admin. moved from 3/4/2020 at appl. req, and 6/3/2020 due to meeting cancellation for incorrect ads.</i>) (<i>Deferred from 7/8/2020 at staff's req.</i>) (Continued from 10/28/2020 and 4/7/2021 at appl. req.)	Cathy S. Belgin	<i>Continued to 10/27/2021 at appl. req.</i>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Stonecrest Home Arts, Inc., SP 2020-DR-105 Appl. under Sect. 3-103 and Sect. 8-301 of the Zoning Ordinance to permit a convent. Located at 815 Walker Rd., Great Falls, 22066 on approx. 3.90 ac. of land zoned R-1. Dranesville District. Part of Tax Map 13-1 ((1)) 28. <i>(Admin. moved from 3/17/2021 and 4/28/2021 at appl. req.) (Decision Deferred for from 6/9/2021)</i>	Sunny Yang	Approved
Leslie and David Sofocleous, SP 2021-SU-022 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit a sunroom addition 20.1 ft. from the rear lot line and a reduction to the minimum yard requirements based on an error in building location to permit an addition to remain 20.3 ft. from the rear lot line. Located at 13456 Stream Valley Dr., Chantilly, 20151 on approx. 8,512 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 45-1 ((9)) 26.	Damaris Martinez	Approved
Zachary Kittle Vezzani, SP 2021-LE-023 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction to certain yard requirements based on an error in building location to permit an accessory structure (workshop) to remain 0.5 ft. from the south side lot line. Located at 7023 Ridge Dr., Alexandria, 22306 on approx. 10,639 sq. ft. of land zoned R-2. Lee District. Tax Map 92-2 ((19)) 126.	Kevin McMahan	Approved
Laili Akahanzadah and Home of Angels Daycare LLC, SP 2021-MV-026 Appl. under Sects. 3-103 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 9017 Haywood Ave., Lorton, 22079 on approx. 13,125 sq. ft. of land zoned R-1. Mount Vernon District. Tax Map 106-4 ((2)) 21.	Kevin McMahan	Approved
Daniel and Sanaa Willenbring, SP 2021-PR-025 pl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit a second story addition 7.6 ft. from the northern side lot line and 7.1 ft. from the southern side lot line and a one-story rear addition 7.1 ft. from the southern side lot line and a reduction to the minimum yard requirements based on an error in building location to permit an existing patio to remain 0.5 ft. from the southern side lot line. Located at 2808 Bolling Rd., Falls Church, 22042 on approx. 6,590 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-2 ((6)) 429.	Sunny Yang	Approved
La Biblia Church Ministries, Inc., SP 2020-SP-049 Appl. under Sect. 3-C03 and Sect. 8-301 of the Zoning Ordinance to permit a place of worship. Located at 11600 Popes Head Rd., Fairfax, 22030 on approx. 15.78 ac. of land zoned R-C & WS. Springfield District. Tax Map 67-2 ((1)) 34B, 34C and 36. <i>(Admin. moved from 11/18/2020, 1/27/21, 3/31/2021, and 5/26/2021 at appl req.)</i>	Sunny Yang	<i>Decision Deferred to 7/28/2021</i>

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BOARD OF ZONING APPEALS AGENDA
July 7, 2021

-- NO SCHEDULED MEETING --

**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
July 14, 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

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Newer LLC, A 2020-MV-028 An appeal of a determination that the appellant is operating a kennel that includes outdoor play/exercise areas in the C-6 District, in violation of Zoning Ordinance provisions. Located at 8101 Alban Road, Springfield, VA 22150, 22074 on approx. 72,710 sq. ft. of land zoned C-6, Mount Vernon District. Tax. Map 99-1 ((17)) 6. (<i>Admin. moved from 3/31/2021 and 5/26/21 at appl. req.</i>)	Suzanne Gilbert	<i>Admin moved to 10/27/2021 at appl req.</i>
Miguel A. Giron A 2020-MA-022 An appeal of a determination that an accessory structure which exceeds 7 feet in height does not meet the minimum side yard requirements, in the R-3 District, in violation of Zoning Ordinance provisions. Located at 3604 Paul Street, Alexandria, VA 22311 on approx. 14,516 sq. ft. of land zoned R-3, Mason District, Tax. Map 61-4 ((17)) 63. (<i>Admin. moved from 1/13/2021 and 6/9/2021.</i>)	Ryan Johnson	<i>Withdrawn</i>
Virginia University of Science & Technology, A 2020-HM-008 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination by the Zoning Administrator that the Virginia University of Science and Technology is considered a college/university, which requires special exception approval in the C-3 District. Located at 2070 Chain Bridge Rd., Vienna, VA 22182 on approx. 8.7 acres of land zoned C-3, Hunter Mill District, Tax. Map 29-3 ((1)) 30D. (<i>Admin. moved from 10/7/2020, 4/7/202, and 5/26/21 at appl. req.</i>)	Ryan Johnson	<i>Withdrawn</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Sun Young Lee and Kidscare LLC, SP 2021-PR-029 to permit a home child care facility and an increase in fence height in a front yard. Located at 2911 Swanee Ln., Fairfax, 22031 on approx. 23,174 sq. ft. of land zoned R-1 and HC. Providence District. Tax Map 48-2 ((7)) (33) 14.	Brandon McCadden	Deferred to 9/29/2021 at app. req.

Ibrahim Eldosougi, SP 2021-LE-028 to permit a reduction to certain yard (setback) requirements to permit construction of an addition 10.2 ft. from the northwest side lot line and a reduction to the minimum yard (setback) requirements based on an error in building location to allow an accessory structure (playset) 4.0 ft. from the southwest side lot line to remain. Located at 6518 Carriage Dr., Alexandria, 22310 on approx. 11,529 sq. ft. of land zoned R-3. Lee District. Tax Map 92-1 ((6)) 65.

Damaris Martinez **Approved**

Hamid Barka, SP 2021-LE-021 to permit a reduction to certain yard (setback) requirements to permit a second-story addition 24.1 ft. from the front lot line. Located at 3307 Groveton St., Alexandria, 22306 on approx. 20,362 sq. ft. of land zoned R-2. Lee District. Tax Map 92-2 ((17)) 39.

Brandon McCadden **Approved**

Paul A. Heishman and Maria Alicia Pitarque Heishman, VC 2021-HM-004, to amend Variance V-52-75 previously approved to allow an addition (attached garage) 7.7 ft. from the southeast side lot line to permit construction of an addition (screened-in porch) 10.5 ft. from the northwest side lot line such that side yards total 17.8 ft. Located at 2709 Viking Dr., Herndon, 20171 on approx. 12,269 sq. ft. of land zoned R-2 (Cluster). Hunter Mill District. Tax Map 25-4 ((2)) 164. (*Admin. moved from 6/30/2021 at appl. req.*)

Brandon McCadden **Approved**

Mary Belinda Johns Irrevocable Trust, SP 2021-MV-024, to permit a reduction to the minimum yard (setback) requirements based on an error in building location to permit a roofed deck located 9.1 ft. from the north side lot line to remain and to permit an increase in fence height in a front yard. Located at 4900 Old Mill Rd., Alexandria, 22309 on approx. 27,059 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 110-1 ((1)) 38A.

Kevin McMahan **Approved**

Curt Schumacher, SP 2021-SP-027 to permit a reduction to certain yard (setback) requirements to permit an addition 16.4 ft. from the rear lot line and 7.7 ft. from the southern side lot line, such that side yards total 17.4 ft. Located at 7103 Plandome Ct., Springfield, 22153 on approx. 8,464 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 89-3 ((6)) 171.

Sunny Yang **Approved**

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
July 21, 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

<u>Application</u>	<u>Staff</u>	<u>Action</u>
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ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
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<p>Michael DeNardo and Lauren DeNardo, SP 2021-DR-030, to permit a reduction of certain yard (setback) requirements to permit an addition 5.1 ft. from the northeast side lot line and 19.3 ft. from the front lot line and to permit a roofed deck (covered porch) 5.3 ft. from the southwest side lot line. Located at 7409 Paxton Rd., Falls Church, 22043 on approx. 10,061 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((5)) (H) 18.</p>	<p>Brandon McCadden</p>	<p><i>Deferred to 9/15/2021 at appl. req.</i></p>
<p>Nosheen Iftikhar and Rainbow Child Care VA LLC, SP 2020-PR-085 Appl. under Sects. 8-305 and 8-914 of the Zoning Ordinance to permit a home child care facility. Located at 10506 Marbury Rd., Oakton, 22124 on approx. 20,001 sq. ft. of land zoned R-1 (Cluster). Providence District. Tax Map 47-2 ((16)) 29. <i>(Admin. moved from 1/27/2021 at appl. req.) (Deferred from 3/3/2021, 5/5/2021, and 6/9/2021 at appl req)</i></p>	<p>Kevin McMahan</p>	<p><i>Deferred to 10/6/2021 at appl. req.</i></p>
<p>Deborah L. Jones and Richard H. Jones, Jr. Trustees, SP 2021-SP-013 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an accessory structure (detached garage) 10.0 ft. from the northwest side lot line. Located at 7362 Clifton Rd., Clifton, 20124 on approx. 1.93 ac. of land zoned R-C and WS. Springfield District. Tax Map 86-1 ((5)) 6. <i>(Decision Deferred from 5/26/2021 and 6/9/2021)</i></p>	<p>Damaris Martinez</p>	<p><i>Decision Deferred to 9/15/2021 at appl. req.</i></p>
<p>Bin Duan, SP 2021-DR-031, to permit an increase in fence height in a front yard. Located at 6791 Father John Ct., McLean, 22101 on approx. 16,786 sq. ft. of land zoned R-3. Dranesville District. Tax Map 21-4 ((25)) 1.</p>	<p>Damaris Martinez</p>	<p>Approved</p>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Select Property, LLC, VC 2021-LE-001 to permit a reduction to the minimum front yard (setback) requirement to permit a principal structure located 23.5 feet from the front lot line along McGuin Drive. Located at 5630 South Van Dorn St., Alexandria, 22310 on approx. 31,451 sq. ft. of land currently zoned R-1 and C-6 (proposed rezoning to C-6 pending BOS approval). Lee District. Tax Map 81-2 ((3)) 8A. (Assoc. with RZ 2021-LE-005 and SEA 2013-LE-014).	Joe Onyebuchi	Approved

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
July 28, 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.

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MATTERS PRESENTED BY BOARD MEMBERS

ADMINISTRATIVE ITEMS

<u>Application</u>	<u>Staff</u>	<u>Action</u>
The Church of Jesus Christ of Latter-Day Saints, SPA 81-V-066-04 , to amend SP 81-V-066 previously approved for a place of worship (religious assembly) to modify site conditions. Located at 2000 George Washington Memorial Pkwy., Alexandria, 22308 on approx. 7.3 ac. of land zoned R-3. Mount Vernon District. Tax Map 111-1 ((1)) 2. <u>CLERKS TO DO NOTICES</u>	Kevin McMahan	<i>Admin moved to 9/29/2021 at appl req.</i>
Islamic Seminary, Inc., SP 2020-SP-040 Special Permit Application to permit a place of worship (religious assembly). Located at 12208 and 12214 Braddock Rd., Fairfax, 22030 on approx. 5.65 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 23 and 24. (Admin. Moved from 10/28/20, 3/3/2021, and 6/23/2021 at appl. req.)	Brandon McCadden	<i>Admin moved to 10/27/2021 at appl req.</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Gregory J. Kennedy, A 2021-SU-009 Appeal of a determination that the appellant is keeping a rooster, which is excluded from fowl otherwise permitted to be kept as an accessory use on lots over two acres in size, on property located in the R-1 District, in violation of Zoning Ordinance provisions. Located at 2709 Colt Run Road, Oakton, Virginia 22124 on approx. 5 ac. of land zoned R-1, Sully District, Tax Map 36-2 ((2)) 9.9. (Intent to defer approved 7/21/2021)	Suzanne Gilbert	<i>Deferred to 9/29/2021 at staff req.</i>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Norman and Debbie Chirite of 11820 Plantation Drive, Zeeshan Rasheed and Bethany Hunter-Rasheed of 11900 Plantation Drive, Jeffrey and Megan Brelsford of 11821 Plantation Drive, and Arik and Lara Holsinger of 11720 Plantation Drive, A 2021-DR-004 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the proposed Newport Academy facility would be a group residential facility, which is a by-right use in the R-E District. Located at 11901 Plantation Drive, Great Falls, Virginia 22066 on approx. 5 acres of land zoned R-E, Dranesville, Tax Map 6-1 ((1)) 12A. (Intent to defer approved 6/9/2021 & 7/21/2021) (<i>Deferred from 6/23/2021</i>)	Sara Morgan	<i>Deferred to 9/29/2021 at appl. req.</i>
Adam Barmil, SP 2020-LE-108 Appl. under Sect. 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals (chickens). Located at 5828 Piedmont Dr., Alexandria, 22310 on approx. 21,493 sq. ft. of land zoned R-3. Lee District. Tax Map 81-2 ((5)) 9 and 81-4 ((10)) 8A and 9A. (Decision Deferred from 3/17/21 and 4/21/21)	Alexis Robinson	<i>Decision Deferred to 9/29/2021</i>
La Biblia Church Ministries, Inc., SP 2020-SP-049 Appl. under Sect. 3-C03 and Sect. 8-301 of the Zoning Ordinance to permit a place of worship. Located at 11600 Popes Head Rd., Fairfax, 22030 on approx. 15.78 ac. of land zoned R-C & WS. Springfield District. Tax Map 67-2 ((1)) 34B, 34C and 36. (<i>Admin. moved from 11/18/2020, 1/27/21, 3/31/2021, and 5/26/2021 at appl req.</i>) (Decision Deferred from 6/30/2021)	Sunny Yang	<i>Decision Deferred to 8/04/2021</i>
John D. McCullough, SP 2021-MA-032 Special Permit application to permit a reduction of certain yard (setback) requirements to permit an addition 17.6 ft. from rear lot line. Located at 7015A Woodland Dr., Springfield, 22151 on approx. 19,467 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 80-1 ((17)) 4.	Damaris Martinez	Approved
Patrick O'Neill, SP 2021-PR-033 Special Permit Application to permit a reduction of certain yard (setback) requirements to permit an addition 21.1 ft. from rear lot line. Located at 11010 Devenish Dr., Oakton, 22124 approx. 25,388 sq. ft. of land zoned R-1 (Cluster). Providence District. Tax Map 47-1 ((6)) 150.	Damaris Martinez	Approved

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.

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
August 4, 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

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Haritha Gajjela and Prasad Salunkhe, A 2021-BR-010	Ryan Johnson	Admin moved to 9/22/2021

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Hiep T. Dao and Jennifer B. Dao, VC 2021-DR-002 , Appl. Under Sects. 10-104 and 18-401 of the Zoning Ordinance to permit construction of accessory structures (pool and at-grade patio) 30.0 ft. from the front lot line along Spring Hill Road. Located at 1005 Northwoods Trail, McLean, 22102 on approx. 25,215 sq. ft. of land zoned R-1 (Cluster). Dranesville District. Tax Map 20-4 ((12)) 1. <i>(Decision Deferred from 6/9/2021)</i>	Brandon McCadden	<i>Decision Deferred to 9/15/2021</i>
La Biblia Church Ministries, Inc., SP 2020-SP-049 Appl. under Sect. 3-C03 and Sect. 8-301 of the Zoning Ordinance to permit a place of worship. Located at 11600 Popes Head Rd., Fairfax, 22030 on approx. 15.78 ac. of land zoned R-C & WS. Springfield District. Tax Map 67-2 ((1)) 34B, 34C and 36. <i>(Admin. moved from 11/18/2020, 1/27/21, 3/31/2021, and 5/26/2021 at appl req.) (Decision Deferred from 6/30/2021 and 7/28/2021)</i>	Sunny Yang	<i>Decision Deferred to 9/29/2021</i>

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BOARD OF ZONING APPEALS AGENDA

August 11, 2020

August 18, 2020

August 25, 2020

September 1, 2020

-- RECESS --

BOARD OF ZONING APPEALS AGENDA
September 8, 2021

-- NO SCHEDULED MEETING --

**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
September 15, 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

<u>Application</u>	<u>Staff</u>	<u>Action</u>
David Zalewski, SP 2021-SU-038 (50% add & garage)	Sunny Yang	<i>Admin moved to 9/22/2021 at appl. req.</i>
Eric Perlsh and Hope Mallon, A 2021-DR-001 (<i>Admin. moved from 5/5/2021 at appl. req.</i>)	Suzanne Gilbert	<i>Admin moved to 12/8/2021 at appl. req.</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Hiep T. Dao and Jennifer B. Dao, VC 2021-DR-002 , Appl. Under Sects. 10-104 and 18-401 of the Zoning Ordinance to permit construction of accessory structures (pool and at-grade patio) 30.0 ft. from the front lot line along Spring Hill Road. Located at 1005 Northwoods Trail, McLean, 22102 on approx. 25,215 sq. ft. of land zoned R-1 (Cluster). Dranesville District. Tax Map 20-4 ((12)) 1. (<i>Decision Deferred from 6/9/2021 and 8/4/2021</i>)	Brandon McCadden	Decision Deferred to 9/22/21
Deborah L. Jones and Richard H. Jones, Jr. Trustees, SP 2021-SP-013 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an accessory structure (detached garage) 10.0 ft. from the northwest side lot line. Located at 7362 Clifton Rd., Clifton, 20124 on approx. 1.93 ac. of land zoned R-C and WS. Springfield District. Tax Map 86-1 ((5)) 6. (<i>Decision Deferred from 5/26/2021, 6/9/2021, and 7/21/2021</i>)	Damaris Martinez	Approved

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Second Sully Limited Partnership, SP 2021-SU-034 to permit additional sign area in a shopping center. Located at 13957 Metrotech Dr., Chantilly, 20151 on approx. 4.87 ac. of land zoned C-8, WS and HC. Sully District. Tax Map 34-4 ((1)) 16B.	Damaris Martinez	Approved
Michael DeNardo and Lauren DeNardo, SP 2021-DR-030 , to permit a reduction of certain yard requirements to permit an addition 5.1 ft. from the northeast side lot line and 20.9 ft. from the front lot line, to permit a roofed deck (covered porch) 5.4 ft. from the southwest side lot line, and a reduction of certain yard requirements based on an error in building location for the existing dwelling 9.3 ft. from the southwest side lot line. Located at 7409 Paxton Rd., Falls Church, 22043 on approx. 10,061 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((5)) (H) 18. <i>(Deferred from 7/21/2021)</i>	Brandon McCadden	Approved
Ryan J. Misiag, SP 2021-SU-035 to permit a reduction of certain yard requirements to permit an addition (screened-in porch) 13.4 ft. from the rear lot line and a reduction of certain yard requirements based on an error in building location to permit an accessory structure (children's playset) to remain 4.8 ft. from the rear lot line. Located at 15216 Sovereign Pl., Chantilly, 20151 on approx. 10,797 sq. ft. of land zoned R-C, AN and WS. Sully District. Tax Map 33-4 ((2)) 466.	Brandon McCadden	Approved
Carlos Javier Sanchez, SPA 2017-HM-006 , to amend SP 2017-HM-006 previously approved for a home child care facility to permit a change in permittee and modification of development conditions. Located at 12310 Coleraine Ct., Reston, 20191 on approx. 20,000 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 26-1 ((16)) 64.	Brandon McCadden	Approved
Mount Vernon Community Park and Playground Association a.k.a. Mount Vernon Park Association, Inc., SPA 75-V-185-03 , to amend SP 75-V-185 previously approved for a community swim and tennis club to permit a modification of development conditions. Located at 8042 Fairfax Rd., Alexandria, 22308 on approx. 10.8 ac. of land zoned R-3. Mount Vernon District. Tax Map 102-2 ((3)) A and D, 102-4 ((1)) 3A, 4, and 11B, and 102-4 ((17)) B.	Kevin McMahan	Approved
Bart H. Knox and Leigh V. Knox, SP 2021-SU-036 to permit a reduction to certain yard requirements to permit an addition (screened porch) 24.0 ft. from the rear lot line. Located at 3203 Brynwood Pl., Herndon, 20171 on approx. 10,147 sq. ft. of land zoned PDH-2. Sully District. Tax Map 35-1 ((4)) (9) 33A.	Kevin McMahan	Approved

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Hunter Mill Montessori School, South Campus, LLC and Unity of Fairfax Church of the Daily Word, Inc., SPA 99-P-036-03 , to amend SP 99-P-036 previously approved for a church with a private school of general education and child care center to permit a change in permittee and modification of development conditions. Located at 2854 Hunter Mill Rd., Oakton, 22124 on approx. 5.0 ac. of land zoned R-1. Providence District. Tax Map 47-2 ((1))18A. <i>(Admin moved from 9/22/2021)</i>	Sunny Yang	Approved

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
September 22, 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

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Rizwan Shah, SP 2021-LE-037 to permit a reduction of certain yard requirements to permit an addition 15.4 ft. from the rear lot line and a roofed deck (covered porch) 29.2 ft. from the front lot line and a reduction to the minimum yard requirements <u>based on an error in building location to allow an addition 6.9 feet from the north side lot line to remain</u> . Located at 6315 Hibbling Ave., Springfield, 22150 on approx. 8,657 sq. ft. of land zoned R-3 and HC. Lee District. Tax Map 80-3 ((3)) (77) 25.	Damaris Martinez	<i>Admin move req. by staff to 10/20/2021</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Hiep T. Dao and Jennifer B. Dao, VC 2021-DR-002 , Appl. Under Sects. 10-104 and 18-401 of the Zoning Ordinance to permit construction of accessory structures (pool and at-grade patio) 30.0 ft. from the front lot line along Spring Hill Road. Located at 1005 Northwoods Trail, McLean, 22102 on approx. 25,215 sq. ft. of land zoned R-1 (Cluster). Dranesville District. Tax Map 20-4 ((12)) 1. <i>(Decision Deferred from 6/9/2021, 8/4/2021, 9/15/2021)</i>	Brandon McCadden	Approved
Haritha Gajjela and Prasad Salunkhe, A 2021-BR-010 Appeal of a determination regarding the yard and setback requirements for the subject property. Located at 11936 Applying Valley Road, Fairfax, Virginia 22030 on 26,457 sq. ft. of land zoned R-C, Braddock District, Tax Map 56-3 ((6)) 28. <i>(Admin moved from 8/4/2021)</i>	Ryan Johnson	<i>Deferred to 11/17/2021 appl. req.</i>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<p>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. (<i>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.</i>) (<i>Deferred from 7/29/15, 12/9/15, 6/8/16, 11/2/16, and 5/3/17 at appl. req.</i>) (<i>Continued from 9/20/17.</i>) (<i>Admin. moved from 3/21/18 due to inclement weather.</i>) (Continued from 5/2/18, 12/5/18, 9/11/19, and 9/16/2020.)</p>	Cathy S. Belgin	<i>Continued to 7/27/2022 at appl. req.</i>
<p>Regina M. Buhrman, SP 2021-HM-041 to permit modifications to the limitations on the keeping of animals (chickens). Located at 1655 Lozano Dr., Vienna, 22182 on approx. 20,000 sq. ft. of land zoned R-1C. Hunter Mill District. Tax Map 28-1 ((12)) 19.</p>	Brandon McCadden	Approved
<p>Mohammad A. Hasan and Samina Hasan, SP 2021-LE-042 to permit an increase in fence height in a front yard. Located at 6830 Ben Franklin Rd., Springfield, 22150 on approx. 6,543 sq. ft. of land zoned R-5. Lee District. Tax Map 90-1 ((13)) 72.</p>	Kevin McMahan	<i>Decision Deferred to 10/27/2021</i>
<p>Eric Perlsh and Hope Mallon, SP 2021-DR-039 to permit an increase in fence height in a front yard. Located at 1903 Bargo Ct., McLean, 22101 on approx. 22,332 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((24)) 9. (Concurrent with VC 2021-DR-005).</p>	Kevin McMahan	Approved
<p>Eric Perlsh and Hope Mallon, VC 2021-DR-005 to permit a freestanding accessory storage structure a private swimming pool and pool equipment, a spa, a concrete patio, a pergola, outdoor cooking area, a fireplace, and other related accessory structures to be located in a front yard of a lot containing 36,000 sq. ft. or less. Located at 1903 Bargo Ct., McLean, 22101 on approx. 22,332 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((24)) 9. (Concurrent with SP 2021-DR-039).</p>	Kevin McMahan	Approved
<p>David Zalewski, SP 2021-SU-038 to permit a reduction to certain yard requirements to permit an addition 19.1 ft. from the northwestern side lot line such that side yards total 31.1 ft. and an accessory structure (detached garage) 10.1 ft. from the rear lot line. Located at 2840 Rifle Ridge Rd., Oakton, 22124 on approx. 24,196 sq. ft. of land zoned R-1 (Cluster). Sully District. Tax Map 36-4 ((16)) 49. (<i>Admin. moved from 9/15/2021 at appl. req.</i>)</p>	Sunny Yang	Approved

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Thomas Lowell Murphy and Anna Patton Murphy, SP 2021-BR-043 to permit a reduction of certain yard requirements to permit an addition 6.2 ft. from the southern side lot line. Located at 8505 Parliament Dr., Springfield, 22151 on approx. 12,675 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-3 ((4)) 298.	Sunny Yang	Approved

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
September 29, 2021**

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MATTERS PRESENTED BY BOARD MEMBERS

ADMINISTRATIVE ITEMS

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Gregory Kennedy, A 2021-SU-009 Appeal of a determination that the appellant is keeping a rooster, which is excluded from fowl otherwise permitted to be kept as an accessory use on lots over two acres in size, on property located in the R-1 District, in violation of Zoning Ordinance provisions. Located at 2709 Colt Run Road, Oakton, Virginia 22124 on approx. 5 ac. of land zoned R-1, Sully District, Tax Map 36-2 ((2)) 9.9. <i>(Intent to defer approved 7/21/2021) (Deferred from 7/28/2021)</i>	Cathy S. Belgin	<i>Withdrawn</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Norman and Debbie Chirite of 11820 Plantation Drive, Zeeshan Rasheed and Bethany Hunter-Rasheed of 11900 Plantation Drive, Jeffrey and Megan Brelsford of 11821 Plantation Drive, and Arik and Lara Holsinger of 11720 Plantation Drive, A 2021-DR-004 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the proposed Newport Academy facility would be a group residential facility, which is a by-right use in the R-E District. Located at 11901 Plantation Drive, Great Falls, Virginia 22066 on approx. 5 acres of land zoned R-E, Dranesville, Tax Map 6-1 ((1)) 12A. <i>(Intent to defer approved 6/9/2021 & 7/21/2021) (Deferred from 6/23/2021 and 7/28/2021)</i>	Sara Morgan	<i>Deferred to to 11/17/21</i>
Sun Young Lee and Kidscare LLC, SP 2021-PR-029 to permit a home child care facility and an increase in fence height in a front yard. Located at 2911 Swanee Ln., Fairfax, 22031 on approx. 23,174 sq. ft. of land zoned R-1 and HC. Providence District. Tax Map 48-2 ((7)) (33) 14. <i>(Deferred from 7/14/2021 at appl. req.)</i>	Brandon McCadden	<i>Indefinitely Deferred</i>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<p>Saint Luke Eastern Serbian Orthodox Church a/k/a Saint Luke Serbian Orthodox Church of McLean, Virginia, SP 2021-DR-040 previously approved for a place of worship to permit modification to site and development conditions to allow construction of a chapel building. Located at 6801 Georgetown Pike, McLean, 22101 on approx. 4.81 ac. of land zoned R-1. Dranesville District. Tax Map 21-4 ((1)) 13.</p>	Kevin McMahan	<i>Deferred to 10/20/21</i>
<p>The Church of Jesus Christ of Latter-Day Saints, SPA 81-V-066-04, to amend SP 81-V-066 previously approved for a place of worship (religious assembly) to modify site conditions. Located at 2000 George Washington Memorial Pkwy., Alexandria, 22308 on approx. 7.3 ac. of land zoned R-3. Mount Vernon District. Tax Map 111-1 ((1)) 2. (Admin moved from 7/28/2021 at appl. req.)</p>	Kevin McMahan	<i>Deferred to 10/20/21</i>
<p>Adam Barmil, SP 2020-LE-108 Appl. under Sect. 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals (chickens). Located at 5828 Piedmont Dr., Alexandria, 22310 on approx. 21,493 sq. ft. of land zoned R-3. Lee District. Tax Map 81-2 ((5)) 9 and 81-4 ((10)) 8A and 9A. (Decision Deferred from 3/17/2021, 4/21/2021, and 7/28/2021)</p>	Alexis Robinson	<i>Decision Deferred to 12/8/21</i>
<p>La Biblia Church Ministries, Inc., SP 2020-SP-049 Appl. under Sect. 3-C03 and Sect. 8-301 of the Zoning Ordinance to permit a place of worship. Located at 11600 Popes Head Rd., Fairfax, 22030 on approx. 15.78 ac. of land zoned R-C & WS. Springfield District. Tax Map 67-2 ((1)) 34B, 34C and 36. (<i>Admin. moved from 11/18/2020, 1/27/21, 3/31/2021, and 5/26/2021 at appl req.</i>) (Decision Deferred from 6/30/2021, 7/28/2021, and 8/4/2021)</p>	Sunny Yang	<i>Decision Deferred to 10/20/21</i>
<p>Daniel and Jennifer Ruff, SP 2021-SP-044 to permit a reduction of certain yard requirements to permit an addition 12.5 ft. from the rear lot line. Located at 5926 Peregrine Dr., Burke, 22015 on approx. 8,530 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 78-4 ((9)) 27.</p>	Damaris Martinez	Approved

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
October 6, 2021**

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MATTERS PRESENTED BY BOARD MEMBERS

ADMINISTRATIVE ITEMS

<u>Application</u>	<u>Staff</u>	<u>Action</u>
North American Islamic Foundation, A 2021-DR-011	Ryan Johnson	<i>Admin. move To 3/23/22</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Nosheen Iftikhar and Rainbow Child Care VA LLC, SP 2020-PR-085 Appl. under Sects. 8-305 and 8-914 of the Zoning Ordinance to permit a home child care facility. Located at 10506 Marbury Rd., Oakton, 22124 on approx. 20,001 sq. ft. of land zoned R-1 (Cluster). Providence District. Tax Map 47-2 ((16)) 29. <i>(Admin. moved from 1/27/2021 at appl. req.) (Deferred from 3/3/2021, 5/5/2021, 6/9/2021, and 7/21/2021)</i>	Kevin McMahan	Deferred to 10/20/21
Maria Isabel Torrico and Little Friends Childcare LLC, SP 2021-MA-049 (Home Child Care) to permit a home day care facility. Located at 4008 Braddock Rd., Alexandria, 22312 on approx. 10,560 ac. of land zoned R-3 and HC. Mason District. Tax Map 61-3 ((7)) (E) 12.	Damaris Martinez	Approved
Lindsey and Melanie Ott, SP 2021-SU-048 to permit a reduction of setback requirements to permit an addition (screened-in porch) 12.9 ft. from the rear lot line. Located at 13729 Rosetree Ct., Chantilly, 20151 on approx. 7,961 sq. ft. of land zoned R-5 and WS. Sully District. Tax Map 34-4 ((10)) 450.	Brandon McCadden	Approved
Aftab Khan, SP 2021-LE-047 to permit a reduction in setback requirements based on errors in building location to permit an accessory structure (shed) to remain 5.0 ft. from the rear lot line and 9.4 ft. from the north side lot line and an addition to remain 8.9 ft. from the north side lot line. Located at 6010 Leewood Dr., Alexandria, 22310 on approx. 10,726 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((12)) 32.	Kevin McMahan	Continued to 12/1/21

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Young Wan Lee and Yun hee Lee, SP 2021-BR-050 to permit a reduction of setback requirements to allow an addition 11.2 ft. from the southern side lot line such that side yards total 24.2 feet. Located at 4807 Piney Branch Rd., Fairfax, 22030 on approx. 21,215 sq. ft. of land zoned R-1(Cluster). Braddock District. Tax Map 56-3 ((7)) 31.	Sunny Yang	Approved

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.

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
October 13, 2021**

-- Meeting Canceled --

**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
October 20, 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

<u>Application</u>	<u>Staff</u>	<u>Action</u>
St. Philopateer Coptic Orthodox Church of Vienna VA, SP 2021-PR-046 to permit a place of worship. Located at 8700 Arlington Blvd., Fairfax, 22031 on approx. 3.13 ac. of land zoned R-1. Providence District. Tax Map 49-3 ((1)) 24.	Kevin McMahan	<i>Admin. move to 12/8/2021 at appl. req.</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
The Church of Jesus Christ of Latter-Day Saints, SPA 81-V-066-04 , to amend SP 81-V-066 previously approved for a place of worship (religious assembly) to modify site conditions. Located at 2000 George Washington Memorial Pkwy., Alexandria, 22308 on approx. 7.3 ac. of land zoned R-3. Mount Vernon District. Tax Map 111-1 ((1)) 2. (Admin moved from 7/28/2021 at appl. req.) (Deferred from 9/29/2021)	Kevin McMahan	Deferred to 12/8/21
Nosheen Iftikhar and Rainbow Child Care VA LLC, SP 2020-PR-085 Appl. under Sects. 8-305 and 8-914 of the Zoning Ordinance to permit a home child care facility. Located at 10506 Marbury Rd., Oakton, 22124 on approx. 20,001 sq. ft. of land zoned R-1 (Cluster). Providence District. Tax Map 47-2 ((16)) 29. (Admin. moved from 1/27/2021 at appl. req.) (Deferred from 3/3/2021, 5/5/2021, 6/9/2021, 7/21/2021, and 10/6/2021)	Kevin McMahan	Deferred to 1/5/21
La Biblia Church Ministries, Inc., SP 2020-SP-049 Appl. under Sect. 3-C03 and Sect. 8-301 of the Zoning Ordinance to permit a place of worship. Located at 11600 Popes Head Rd., Fairfax, 22030 on approx. 15.78 ac. of land zoned R-C & WS. Springfield District. Tax Map 67-2 ((1)) 34B, 34C and 36. (Admin. moved from 11/18/2020, 1/27/21, 3/31/2021, and 5/26/2021 at appl req.) (Decision Deferred from 6/30/2021, 7/28/2021, 8/4/2021, and 9/29/2021)	Sunny Yang	APPROVED

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<p>Rizwan Shah, SP 2021-LE-037 to permit a reduction of certain yard requirements to permit an addition 15.4 ft. from the rear lot line and a roofed deck (covered porch) 29.2 ft. from the front lot line and a reduction to the minimum yard requirements based on an error in building location to allow an addition 6.9 feet from the north side lot line to remain. Located at 6315 Hibbling Ave., Springfield, 22150 on approx. 8,657 sq. ft. of land zoned R-3 and HC. Lee District. Tax Map 80-3 ((3)) (77) 25. (Admin moved from 9/22/2021 at staff req.)</p>	Damaris Martinez	APPROVED
<p>Saint Luke Eastern Serbian Orthodox Church a/k/a Saint Luke Serbian Orthodox Church of McLean, Virginia, SP 2021-DR-040 previously approved for a place of worship to permit modification to site and development conditions to allow construction of a chapel building. Located at 6801 Georgetown Pike, McLean, 22101 on approx. 4.81 ac. of land zoned R-1. Dranesville District. Tax Map 21-4 ((1)) 13. (Deferred from 9/29/2021)</p>	Kevin McMahan	APPROVED

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
October 27, 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

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Newer LLC, A 2020-MV-028 An appeal of a determination that the appellant is operating a kennel that includes outdoor play/exercise areas in the C-6 District, in violation of Zoning Ordinance provisions. Located at 8101 Alban Road, Springfield, VA 22150, 22074 on approx. 72,710 sq. ft. of land zoned C-6, Mount Vernon District. Tax. Map 99-1 ((17)) 6. (<i>Admin. moved from 3/31/2021, 5/26/21, and 7/14/2021 at appl. req.</i>)	Suzanne Gilbert	<i>Admin. Move To 4/23/2022</i>
Islamic Seminary, Inc., SP 2020-SP-040 Special Permit Application to permit a place of worship (religious assembly). Located at 12208 and 12214 Braddock Rd., Fairfax, 22030 on approx. 5.65 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 23 and 24. (<i>Admin. Moved from 10/28/20, 3/3/2021, 6/23/202, and 7/28/2021 at appl. req.</i>)	Brandon McCadden	<i>Admin. Move to 1/12/2022</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Mirna Salgado, A 2021-MV-008 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-4 District, in violation of Zoning Ordinance provisions. Located at 6334 Quander Road, Alexandria, Virginia 22307 on 0.5 acre of land zoned R-4, Mount Vernon District, Tax Map 83-3 ((1)) 26B.	Suzanne Gilbert	<i>Deferred to 12/1/2021</i>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<p>Bogle Telegraph Road Associates L.P., A 2019-LE-021 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has allowed 9 sea containers to be located on the property, including one located in the minimum required front yard, without site plan approval; has allowed the construction of a 600 square foot office structure without building permits or site plan approval; has allowed the conversion of 1800 square feet of an accessory structure (lumber shed) to an office/warehouse without building permits or site plan approval; and has allowed the construction of a 400 square foot roof overhang without building permits, all in violation of Zoning Ordinance provisions. Located at 6404 Telegraph Road, Alexandria, VA 22310, on approx. 67,954 sq. ft. of land zoned C-8, in Lee District Tax Map 82-3 ((4)) 2B. (.Admin. moved from 3/4/2020 at appl. req, and 6/3/2020 due to meeting cancellation for incorrect ads.) (Deferred from 7/8/2020 at staff's req.) (Continued from 10/28/2020, 4/7/2021, and 6/30/2021 at appl. req.)</p>	Cathy S. Belgin	Continued to 1/26/2022
<p>Mohammad A. Hasan and Samina Hasan, SP 2021-LE-042 to permit an increase in fence height in a front yard. Located at 6830 Ben Franklin Rd., Springfield, 22150 on approx. 6,543 sq. ft. of land zoned R-5. Lee District. Tax Map 90-1 ((13)) 72. (Decision Deferred from 9/22/2021)</p>	Kevin McMahan	APPROVED
<p>Rakesh Kochhar and Kalpana Kochhar, SP 2021-DR-053 to permit a reduction in setback requirements to permit a roofed deck (covered porch) 33.2 ft. from the front lot line. Located at 5183 37TH Road North, Arlington (Fairfax County), 22207 on approx. 16,136 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((29)) 1A.</p>	Damaris Martinez	APPROVED
<p>Theodore Coley, SP 2021-PR-056 to permit a reduction of setback requirements to permit a roofed deck (covered front porch) 23.3 ft. from the front lot line and a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) 0.3 ft. from the rear lot line and 0.0 ft. from the south side lot line. Located at 2851 Marshall St., Falls Church, 22042 on approx. 6,250 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((3)) 121.</p>	Brandon McCadden	APPROVED
<p>Guillermo Letona, SP 2021-PR-054 to permit a reduction of setback requirements to permit a roofed deck (covered front porch) 22.5 ft. from the front line along Woodlawn Avenue and 29.0 ft. from the front lot line along Chestnut Avenue. Located at 2901 Woodlawn Ave., Falls Church, 22042 on approx. 10,387 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((16)) 095.</p>	Kevin McMahan	APPROVED

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<p>Reid G. Voss, SP 2021-MA-00080 to permit a reduction of setback requirements to allow an addition 7.8 ft. from the eastern side lot line and a second-story addition 13.5 ft. from the western side lot line and a reduction in setback requirements based on errors in building location to permit an addition (screened porch) to remain 11.9 ft from the western side lot line. Located at 6359 Waterway Dr., Falls Church, 22044 on approx. 33,237 sf. of land zoned R-2. Mason District. Tax Map 61-3 ((14)) 465.</p>	Sunny Yang	APPROVED
<p>Giles Industrial LLC, A 2019-MV-007 Appl. under Sect. 18-301 of the Zoning Ordinance. This is an Appeal of a determination that appellant is allowing an excavating business to be operated on the property, which includes an accessory storage structure, accessory vehicle repair, and an accessory storage yard; without site plan approval, building permit approval, or a Non-Residential Use Permit, in the I-6 District, in violation of Zoning Ordinance provisions. Located at 10125 Giles Run Rd Lorton 22079, approx. 3.36 acres. of land zoned I-6. Mount Vernon District. Tax Map 113-2 ((3)) D2. <i>(Admin. moved from 10/2/19, 12/4/19, 2/5/20, 6/24/20, 7/8/2020, and 9/16/2020 at appl. req.)</i> (Continued from 10/28/2020 and 6/23/2021.)</p>	James Shields	Continued to 6/8/2022

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**BOARD OF ZONING APPEALS AGENDA
November 3, 2021**

-- NO SCHEDULED MEETING --

BOARD OF ZONING APPEALS AGENDA
November 10, 2021

-- NO SCHEDULED MEETING --

**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
November 17, 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

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Noor Jahan Arman and Sunnyside Daycare, LLC, SP 2021-MV-051 to permit a home day care facility and an increase in fence height in a front yard. Located at 8970 Hooes Rd., Lorton, 22079 on approx. 27,807 sq. ft. of land zoned R-1. Mount Vernon District. Tax Map 106-2 ((5)) 23. (Concurrent with VC 2021-MV-006).	Damaris Martinez	<i>Admin move req. to 1/5/22</i>
Noor Jahan Arman and Sunnyside Daycare, LLC, VC 2021-MV-006 to allow an accessory use (garden) exceeding 100 sq. ft. in area in a minimum required front yard Located at 8970 Hooes Rd., Lorton, 22079 on approx. 27,807 sq. ft. of land zoned R-1. Mount Vernon District. Tax Map 106-2 ((5)) 23. (Concurrent with SP 2021-MV- 051).	Damaris Martinez	<i>Withdrawn</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Norman and Debbie Chirite of 11820 Plantation Drive, Zeeshan Rasheed and Bethany Hunter-Rasheed of 11900 Plantation Drive, Jeffrey and Megan Brelsford of 11821 Plantation Drive, and Arik and Lara Holsinger of 11720 Plantation Drive, A 2021-DR-004 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the proposed Newport Academy facility would be a group residential facility, which is a by-right use in the R-E District. Located at 11901 Plantation Drive, Great Falls, Virginia 22066 on approx. 5 acres of land zoned R-E, Dranesville, Tax Map 6-1 ((1)) 12A. (<i>Intent to defer approved 6/9/2021 & 7/21/2021</i>) (<i>Deferred from 6/23/2021, 7/28/2021 and 9/29/2021</i>)	Sara Morgan	Deferred to 1/5/22
Kent A. and Betty D. Maxfield, Trustees, A 2021-DR-016 Appeal of the denial of a sign permit application on property located in the R-3 District. Located at 6310 Dunaway Court, McLean, VA 22101 on 0.5 acres of land zoned R-3, Dranesville District, Tax Map 31-1 ((18)) 12.	Austin Gastrell	Deferred to 1/26/22

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Francis D. II and Amy Rosenberger, SP 2021-SP-061 to permit a reduction in setback requirements to allow construction of an addition (screened porch) 21.7 ft. from the rear lot line. Located at 6324 Cardinal Hill Pl., Springfield, 22052 on approx. 9,494 sq. ft. of land zoned R-3 Cluster. Springfield District. Tax Map 79-3 ((34)) 14.	Damaris Martinez	Approved
Reston VA II FGF LLC, SP 2021-HM-064 to permit a reduction in setback requirements for an accessory structure (vehicle inspection station with canopy) 20 ft. from the front lot line. Located at 12296 Sunrise Valley Dr., Reston, 20191 on approx. 11.09 ac. of land zoned C-3. Hunter Mill District. Tax Map 17-3 ((8)) 7C1.	Brandon McCadden	Approved
Julia A. Gould; Trustee of the Julia A. Gould Trust, SP 2021-DR-058 to permit an increase in fence height in a front yard. Located at 6842 Woodland Dr., Falls Church, 22046 on approx. 31,503 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-4 ((16)) 9B.	Brandon McCadden	Approved
Samuel S. Song and Kimberly Song SP 2021-SP-055 to permit a reduction of setback requirements to permit an addition 18.1 ft. from the rear lot line. Located at 8303 Periwinkle Pl., Fairfax Station, 22039 on approx. 10,054 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-3 ((13)) 94.	Kevin McMahan	Approved
Paula M. Arroyo, SP 2021-MV-00084 to permit an increase in fence height in a front yard. Located at 8101 Winding Way Ct., Springfield, 22153 on approx. 16,200 sq. ft. of land zoned PDH-3. Mount Vernon District. Tax Map 98-1 ((4)) 503.	Kevin McMahan	Approved
Trustees of St. Christopher's Episcopal Church, SPA 68-S-952-04 to permit an amendment to SP 68-S-952 previously approved for a religious assembly use and child care center to allow the modification of development conditions. Located at 6320 Hanover Ave., Springfield, 22150 on approx. 3.68 ac. of land zoned R-3. Springfield District. Tax Map 80-3 ((3)) (39) 2 and 2A.	Sunny Yang	Approved
Haritha Gajjela and Prasad Salunkhe, A 2021-BR-010 Appeal of a determination regarding the yard and setback requirements for the subject property. Located at 11936 Appling Valley Road, Fairfax, Virginia 22030 on 26,457 sq. ft. of land zoned R-C, Braddock District, Tax Map 56-3 ((6)) 28. <i>(Admin moved from 8/4/2021) (Deferred from 9/22/2021)</i>	Ryan Johnson	Upheld

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BOARD OF ZONING APPEALS AGENDA
November 24, 2021

-- NO SCHEDULED MEETING --

**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
December 1, 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 - PLUS - Accela Citizen Access - 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

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Thomas L. Hutchins, Jr. SP 2021-SU-067	Damaris Martinez	<i>Withdrawn</i>
Huong Thien Inc. DBA Tinh Xa Huong Thien, SP 2021-BR-00081	Kevin McMahan	<i>Withdrawn</i>
Alberto Gonzalo Acha, SP 2021-BR-00088 to permit a reduction in setback requirements based on errors in building location to permit an addition 6.6 ft. from the east side lot line and deck 6.6 ft. from the east side lot line and an accessory structure (shed) 1.7 ft. from the east side lot line and 5.7 ft. from rear lot line. Located at 7517 Hamlet St., Springfield, 22151 on approx. 10,800 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (62) 20.	Kevin McMahan	<i>Admin Move to 2/9/2022</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>±</u>	<u>Staff</u>	<u>Action</u>
Aftab Khan, SP 2021-LE-047 to permit a reduction in setback requirements based on errors in building location to permit an accessory structure (shed) to remain 5.0 ft. from the rear lot line and 9.4 ft. from the north side lot line and an addition to remain 8.9 ft. from the north side lot line. Located at 6010 Leewood Dr., Alexandria, 22310 on approx. 10,726 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((12)) 32 (<i>Continued from 10/6/2021</i>)	Kevin McMahan	APPROVED
Wayne J. Campagna, SP 2021-BR-062 to permit a reduction in setback requirements to allow construction of an addition 13.3 ft. from the rear lot line. Located at 8333 Chapel Lake Ct., Annandale, 22033 on approx. 11,751 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 70-3 ((14)) 20.	Damaris Martinez	APPROVED

<u>Application</u>	<u>Staff</u>	<u>Action</u>
JoAnn M. Majesky and Path for Healing, An Integrative Approach, LLC, SP 2021-BR-00052 to permit a home-based business. Located at 7700 Carrleigh Pkwy., Springfield, 22152 on approx. 19, 138 sq. ft. of land zoned PRC. Braddock District. Tax Map 79-4 ((9)) 149.	Brandon McCadden	APPROVED
James W. and Mary Ellen Landry, SP 2021-PR-066 to permit a reduction to setback requirements based on errors in building location to permit a roofed deck (covered front porch) 18.5 ft. from the front lot line and an accessory structure (shed) 3.3 ft. from the rear lot line and 3.7 ft. from the west side lot line. Located at 6909 Farragut Ave., Falls Church, 22042 on approx. 7,200 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((15)) 17.	Brandon McCadden	APPROVED
Jia Hui Pan and Xin Yi Jia Trading, Inc., SP 2021-LE-065 to permit a reduction in setback requirements based on an error in building location to permit an addition to remain 10.1 ft. from the southeast side lot line and an accessory structure (shed) to remain 3.4 ft. from the southeast side lot line and 3.6 ft. from the rear lot line and an increase in fence height in a front yard. Located at 6000 Leewood Dr., Alexandria, 22310 on approx. 10,891 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((12)) 36.	Kevin McMahan	APPROVED
Knox Presbyterian Church, SP 2021-PR-060 to permit a religious assembly with child care center. Located at 7416 Arlington Blvd., Falls Church, 22042 on approx. 42,658 sq. ft. of land zoned R-20. Providence District. Tax Map 50-3 ((12)) 7C.	Sunny Yang	APPROVED
Mirna Salgado, A 2021-MV-008 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-4 District, in violation of Zoning Ordinance provisions. Located at 6334 Quander Road, Alexandria, Virginia 22307 on 0.5 acre of land zoned R-4, Mount Vernon District, Tax Map 83-3 ((1)) 26B. (Deferred from 10/27/2021)	Suzanne Gilbert	Decision Deferred to 12/8/21

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
December 8, 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 - PLUS - Accela Citizen Access - 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

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Eric Perlish and Hope Mallon, A 2021-DR-001 Appl. under Sect. 18 301 of the Zoning Ordinance Appeal of a determination that the appellant has located an accessory structure (batting cage) in a front yard on property less than 36,000 sq. ft. and has constructed a fence exceeding 4 feet in height in the front yard on property located in the R-2 District, in violation of Zoning Ordinance provisions. Located at 1903 Bargo Ct, McLean, VA 22101 on approx. 22,332 sq. ft. of land zoned R-2, Dranesville District, Tax Map 41-1 ((24)) 9. (<i>Admin. moved from 5/5/2021 and 9/15/2021 at appl. req.</i>)	Suzanne Gilbert	<i>Withdrawn</i>
St. Philopateer Coptic Orthodox Church of Vienna VA, SP 2021-PR-046 to permit a place of worship. Located at 8700 Arlington Blvd., Fairfax, 22031 on approx. 3.13 ac. of land zoned R-1. Providence District. Tax Map 49-3 ((1)) 24. (<i>Admin. move from 10/20/2021</i>).	Kevin McMahan	<i>Admin move to 1/12/22</i>
Tushar Bhardwaj, VC-2021-BR-00010 to permit construction of a single-family dwelling 18.4 ft. from the front lot line adjacent to Ox Road, 18.9 ft. from the rear lot line, and 17.2 ft. from the side lot line. Located at 4700 Ox Road, Fairfax, 22030 on approx. 11,400 sq. ft. of land zoned R-1 and WS. Braddock District. Tax Map 68-1 ((3)) 1.	Sunny Yang	<i>Admin move to 2/9/2022</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
The Church of Jesus Christ of Latter-Day Saints, SPA 81-V-066-04 , to amend SP 81-V-066 previously approved for a place of worship (religious assembly) to modify site conditions. Located at 2000 George Washington Memorial Pkwy., Alexandria, 22308 on approx. 7.3 ac. of land zoned R-3. Mount Vernon District. Tax Map 111-1 ((1)) 2. (<i>Admin moved from 7/28/2021 at appl. req.</i>) (Deferred from 9/29/2021 and 10/20/2021)	Kevin McMahan	<i>Deferred to 2/9/2022</i>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Mirna Salgado, A 2021-MV-008 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-4 District, in violation of Zoning Ordinance provisions. Located at 6334 Quander Road, Alexandria, Virginia 22307 on 0.5 acre of land zoned R-4, Mount Vernon District, Tax Map 83-3 ((1)) 26B. <i>(Deferred from 10/27/2021) (Decision Deferred from 12/1/2021)</i>	Suzanne Gilbert	UPHELD
Adam Barmil, SP 2020-LE-108 Appl. under Sect. 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals (chickens). Located at 5828 Piedmont Dr., Alexandria, 22310 on approx. 21,493 sq. ft. of land zoned R-3. Lee District. Tax Map 81-2 ((5)) 9 and 81-4 ((10)) 8A and 9A. <i>(Decision Deferred from 3/17/2021, 4/21/2021, 7/28/2021, and 9/29/21)</i>	Alexis Robinson	<i>Decision Deferred to 1/26/2022</i>
Catherine Price, SP-2021-SU-00074 to permit a reduction in setback requirements to permit an addition 14.6 ft. from the rear lot line. Located at 3564 Armfield Farm Dr., Chantilly, 20151 on approx. 7,735 sq. ft. of land zoned R-5. Sully District. Tax Map 34-4 ((10)) 186.	Damaris Martinez	Approved
Gregory J. Goldwater, Trustee of the Gregory J. Goldwater Living Revocable Trust, SP-2021-SU-00066 to permit a reduction of setback requirements to permit an addition 14.8 ft. from the rear lot line. Located at 3708 Charles Stewart Dr., Fairfax, 22033 on approx. 11,570 sq. ft. of land zoned R-3C. Sully District. Tax Map 45-2 ((6)) 106A.	Brandon McCadden	Approved

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.

**BOARD OF ZONING APPEALS AGENDA
December 15, 22 and 29, 2021**

-- NO SCHEDULED MEETINGS --

- C.S. Belgin **Jolanda N. Janczewski, A 2011-SP-013** Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an existing horse boarding operation and associated buildings and storage may continue on property in the R-C and WS Districts without special permit approval. Located at 10810, 10810A, 10812, 10814, and 10816 Henderson Rd., 22039-2226 on approx. 27.8 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-3 ((15)) 1, 2, 3, 4, and 5. (*Admin. moved from 9/14/11, 3/28/12, 5/16/12, 7/18/12, and 10/17/12 at appl. req.*) (*Indefinitely deferred from 5/15/13.*)
- C. Gresham **David Peete, Jr. And Karen Peete, VC 2014-PR-008** Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit rear yard coverage exceeding 30%. Located at 10206 Oakton Station Ct., Oakton, 22124, on approx. 11,808 sq. ft. of land zoned R-4. Providence District. Tax Map 47-2 ((39)) 4. (*Admin. moved from 10/22/14, 2/11/15 and 4/22/15 at appl. req.*) (*Indefinitely deferred from 5/13/15 at appl. req.*)
- K. McMahan **Martin H. Weik III, SP 2015-SP-083** Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 5404 McDuffie Ln., Fairfax, 22030, on approx. 6.57 of laspnd zoned R-C, WS. Springfield District. Tax Map-4 ((1)) 28. (*Indefinitely deferred from 9/23/15.*)
- S.E. Williams **Joel Torres Otamendi, Elizabeth S. Bringas, SP 2016-MA-039** Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to allow construction of an addition 10.5 ft. from a rear lot line; and, to permit reduction in minimum yard requirements based on an error in building location to permit a deck (at grade patio) to remain 4.6 ft. from a rear lot line and 4.2 ft. from a side lot line. Located at 3116 Sleepy Hollow Rd., Falls Church, 22042, on approx. 22,603 sq. ft. of land zoned R-1. Mason District. Tax Map 51-3 ((9)) 1. (*Deferred from 7/20/16 at appl. req.*) (*Indefinitely deferred from 9/28/16 at appl. req.*)
- S.E. Williams **Qamar Shabon, SP 2016-BR-086** (HCC & error) (*Indefinitely deferred from 3/1/17 at appl. req.*)
- E.M. Haley **Ambassadors For Jesus Arabic Evangelical Church, SP 2012-SP-026** Appl. under Sects. 3-C03 and 8-301 of the Zoning Ordinance to permit a place of worship. Located at 12415 Braddock Rd., Fairfax, 22030, on approx. 2.33 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1)) 22. (*Admin. moved from 8/1/12 and 10/3/12 at appl. req.*) (*Indefinitely deferred from 12/12/12 at appl. req.*) (*Reactivated from indefinitely deferred on 3/25/14.*) (*Deferred from 6/11/14, 10/22/14, and 2/4/15 at appl. req.*) (*Admin. moved from 3/25/15 for ads.*) (*Deferred from 5/13/15 at staff's req.*) (*Indefinitely deferred from 8/5/15 at appl. req.*) (*Reactivated on 12/22/16.*) (*Admin. moved from 3/1/17 at appl. req.*) (*Indefinitely deferred from 4/26/17 at appl. req.*)
- K. McMahan **Lubov Zagrebelnaya, SP 2017-PR-021** Appl. under Sects. 3-203, 8-004 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 9653 Blake Ln., Fairfax, 22031 on approx. 18,679 sq. ft. of land zoned R-2. Providence District. Tax Map 8-3 ((19)) 1. (*Admin moved from 5/24/17 at appl. req.*) (*Indefinitely deferred from 7/12/17 at appl. req.*)

- K. McMahan **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. (*Indefinitely Deferred from 12/5/18 at appl. req.*)
- 9 a.m. **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. (*Admin. moved from 9/26/18 at appl. req.*) (*Indefinitely deferred from 12/12/18 at appl. req.*) [**HAS LETTERS IN INDEFINITELY DEFERRED FILE.**]
- E. Estes
- K. McMahan **Maria J. Vorel, SP 2018-MV-123** 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 5.2 ft. from the east side lot line, and a deck (at grade patio) 0.0 ft. from the rear, 0.6 ft. from the west side, and 1.0 ft. from the east side lot line. Located at 3212 Woodland La., Alexandria, 22309 on approx. 18,405 sq. ft. land zoned R-2. Mount Vernon District. Tax Map 102-3 ((4)) 53. (Concurrent with VC 2018-MV-022.) (*Deferred from 3/13/19, and 5/1/19 at appl. request.*) (*Indefinitely deferred from 6/5/19 at appl. req.*) **CLERKS TO DO NOTICES**
- K. McMahan **Maria J. Vorel, VC 2018-MV-022** Appl. Under Sects. 10-103, 10-104 and 18-401 of the Zoning Ordinance to permit an accessory structure (detached workshop with carport) in the front yard of a lot containing 36,000 sq. ft. or less and rear yard coverage exceeding 60 percent. Located at 3212 Woodland Ln., Alexandria, 22309 on approx. 18,405 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-3 ((4)) 53. (Concurrent with SP 2018-MV-123). (*Deferred from 3/13/19, and 5/1/19 at appl. request.*) (*Indefinitely deferred from 6/5/19 at appl. req.*) **CLERKS TO DO NOTICES**
- B. McCadden **Elizabeth and Chris Massey, VC 2019-MV-003** Appl. under Sects. 10-104 and 18-401 of the Zoning Ordinance to permit construction of an accessory structure (two-story garage with pergola) 2.3 ft. from a side lot line. Located at 4002 Belle Rive Terrace, Alexandria, 22309 on approx. 22,076 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 110-4 ((4)) 26A. (*Admin. moved from 5/22/19 at appl. req.*) (*Indefinitely deferred from 7/17/19 at appl. req.*)
- K. McMahan **Hajuri Khadka d/b/a K & K Family Day Home, SP 2019-DR-030** Appl. under Sects. 3-403, 8-305 and 8-914 of the Zoning Ordinance to permit a home child care facility and a reduction to the minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 6.4 ft. from the north side lot line and addition (deck with lattice) to remain 0.7 ft. from the south side lot line. Located at 1724 Olney Rd., Falls Church, 22043 on approx. 8,635 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-3 ((18)) 32. (*Admin. moved from 6/19/19 at staff's req, and Indefinitely deferred from 10/2/19 at appl. req.*) **CLERK TO DO NOTICES**
- B. McCadden **Joseph Brickey TR, SP 2019-SP-059** Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 13216 Johnny Moore Ln., Clifton, 20124 on approx. 5.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-3 ((3)) 7. (***Decision Deferred from 9/25/19.***) (*Indefinitely deferred from 10/23/19 at appl. req.*)

- 9 a.m. **Stonebridge Investments, LLC, SPA 2016-SU-090** Appl. under Sects. 3-C03 and 8-609 of the Zoning Ordinance to amend SP 2016-SU-090 previously approved for a riding and boarding stable to permit a decrease in land area, site modifications and modification of development conditions. Located at 6780 Bull Run Post Office Rd., Centreville, 20120 on approx. 32.96 ac. of land zoned R-C and WS. Sully District. Tax Map 53-3 ((7)) 32Z and 33Z, 64-1 ((7)) 31Z (pt.), 35Z (pt.), 36Z, 37Z (pt.), 38Z (pt.) 39Z (pt.), 40Z (pt.) and 42Z (pt.). (Associated with SE 2018-SU-027.) (*Admin. moved from 7/24/19 due to incorrect ad language.*) (*Admin. moved from 9/18/19, and 10/23/19.*) (*Indefinite Deferral req. moved from 11/6/19 by Board.*) (*Indefinitely deferred on 11/20/19.*)
- E. Estes
- 9 a.m. **Subinita Chowdhuri/Holy Child Home Daycare LLC, SP 2019-DR-090** Appl. under Sects. 3-E03 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 11022 Georgetown Pike, Great Falls, 22066 on approx. 3.0 ac. of land zoned R-E. Dranesville District. Tax Map 12-1 ((1)) 2. (*Indefinitely deferred on 12/12/19 at appl. req.*) **CLERK TO DO NOTICES**
- K. McMahan
- 9 a.m. **John Remein, SP 2020-MA-008** Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirement to permit an addition 14.1 ft. from a side lot line. Located at 7116 Vellex Ln., Annandale, 22003 on approx. 21,800 sq. ft. of land zoned R-1. Mason District. Tax Map 71-3 ((9)) 13. (*Indefinitely deferred from 4/1/2020 at appl. req.*)
- D. Creed
- 9 a.m. **Edith A. Roscoe and Edie's Enrichment Program, Inc., SP 2020-SP-003** Appl. under Sects. 3-303, 8-914 and 8-305 of the Zoning Ordinance to permit a home child care facility and a reduction to the minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 7.2 ft. from the southwestern side lot line. Located at 6812 Bellamy Ave., Springfield, 22152 on approx. 11,671 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 89-2 ((7)) 13. (*Indefinitely deferred from 3/25/2020.*)
- B. McCadden
- 9 a.m. **Matthew Lyttle and Jessica Werder, VC 2020-MA-001** Appl. Under Sects. 3-207 and 18-401 of the Zoning Ordinance to permit construction of a two-story dwelling 22.8 ft. from the western front lot line. Located at 4859 Seminole Ave., Alexandria, 22312 on approx. 13,750 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 72-3 ((8)) (E) 66, 69, 70. (*Indefinitely deferred from 6/24/2020.*) **CLERKS TO DO NOTICES**
- B. McCadden
- 9 a.m. **Trustees of St. Paul's Lutheran Church, SPA 93-P-046-03** (Place of Worship-Site and DC modifications) (Associated with RZ/FDP 2019-PR-008.) (*Admin. moved from 10/23/19, 12/4/19, and 6/17/2020 at appl. req.*) (*Indefinitely deferred from 10/28/2020 at appl. req.*)
- K. Poususney
- 9 a.m. **Centreville English Congregation of Jehovah's Witnesses, Inc., SPA 2011-SP-069-03** Appl. under Sect. 3-C03 of the Zoning Ordinance to amend SP 2011-SP-069 previously approved for a place of worhsip 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. (*Admin. moved from 2/26/2020, 4/22/2020, and 6/3/2020 at appl. req.*) (*Indefinitely deferred from 9/30/2020 at appl. req.*)
- B. McCadden