

**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
January 5, 2022**

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 Development 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>
Gabriel M. Gamarra, SP-2021-LE-00106 to permit a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) to remain 1.8 ft. from the south side lot line and 1.2 ft. from the rear lot line. Located at 5804 Brunswick St., Springfield, 22150 on approx. 9,189 sq. ft. of land zoned R-4. Lee District. Tax Map 80-1 ((5)) (8) 3.	Kevin McMahan	Admin moved to 2/2/2022

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, 7/21/2021, 10/6/2021, and 10/20/21)</i>	Kevin McMahan	<i>Indefinitely Deferred</i>
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. <i>(Admin moved from 11/17/2021)</i>	Damaris Martinez	Approved
John C and Dana J Gilmore, SP-2021-MA-068 to permit a reduction of setback requirements to permit an addition 6.0 ft. from the north side lot line. Located at 6731 Fern Ln., Annandale, 22003 on approx. 11,057 sq. ft. of land zoned R-3. Mason District. Tax Map 60-4 ((16)) (B) 7.	Damaris Martinez	<i>Dec. Deferred to 2/2/2022</i>
Erwan Dapoigny and Sandra P. Lukic-Dapoigny, VC-2021-BR-007 to permit an accessory structure (treehouse/elevated platform) in a front yard 13.9 ft. from the front lot line to remain. Located at 4217 Holborn Ave., Annandale, 22003 on approx. 12,271 sq. ft. of land zoned R-2C. Braddock District. Tax Map 70-1 ((7)) 226.	Brandon McCadden	<i>Dec Deferred to 2/2/2022</i>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Andrew Hanna, SP-2021-PR-00049 to permit an accessory living unit. Located at 9616 Whitecedar Ct., Vienna, 22181 on approx. 15,962 sq.ft. of land zoned R-3 and R-1. Providence District. Tax Map 48-1 ((9)) 44 and 48-1 ((1)) 144H.	Sunny Yang	Approved
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, 7/28/2021 9/29/2021, and 11/17/2021).</i>	Sara Morgan	<i>Deferred to 3/9/2022</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.

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
January 12, 2022**

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 Development 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

ITEMS

<u>Application</u>	<u>Staff</u>	<u>Action</u>
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, 7/28/2021, and 10/27/21 at appl. req.)</i>	Brandon McCadden	Admin moved to 2/16/2022
Diuris J. Quant and Little Beginners, LLC, SP-2021-MV-072 Appl. to permit a home day care facility and a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) 1.4 ft. from the east side lot line. Located at 2701 Dawn Dr., Alexandria, 22306 on approx. 12,160 sq. ft. of land zoned R-4 and HC. Mount Vernon District. Tax Map 93-1 ((8)) 4.	Damaris Martinez	Admin moved to 3/9/2022
Woo Jung Kim, SP-2021-LE-071 Appl. to permit a reduction in setback requirements based on an error in building location to allow an addition 4.2 ft. from the south side lot line to remain. Located at 6319 Frontier Dr., Springfield, 22150 on approx. 9,779 sq. ft. of land zoned R-4, HC . Lee District. Tax Map 80-4 ((5)) (2) 6.	Kevin McMahan	Withdrawn

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Merlin E. Berganza, SP-2021-MV-073 Appl. to permit a home day care facility and a reduction in setback requirements based on errors in building location to permit an accessory structure (pavilion) 2.6 ft. from the rear lot line and a second accessory structure (shed) 1.6 ft. from the rear lot line. Located at 7932 Orange Plank Rd., Springfield, 22153 on approx. 8,651 sq. ft. of land zoned R-3 Cluster. Mount Vernon District. Tax Map 89-4 ((6)) 13.	Brandon McCadden	Approved

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Barry Dunsmoor, SP-2021-SP-074 Appl. to permit a reduction of setback requirements to permit an addition 20.4 ft. from the rear lot line. Located at 7205 Flower Tuft Ct., Springfield, 22153 on approx. 9,942 sq. ft. of land zoned R-3 Cluster. Springfield District. Tax Map 88-4 ((6)) 3A.	Sunny Yang	Approved
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 and 12/8/21</i>).	Kevin McMahan	<i>Decision Deferred to 2/16/2022</i>
Christine Chen Zinner, Kurt Iselt, Sara Ellis, Lillian Whitesell, A 2021-DR-021 Appeal of a determination that the Phase 6 portion of the proposed "Tysons Strip One Replacement Natural Gas Pipeline Project", which is located in the VDOT right-of-way of Pimmit Drive (between Route 7 and Griffith Road), is exempt from the Zoning Ordinance provisions nor requires special exception approval as a light utility facility. Dranesville District.	Cathy Belgin	<i>Continued to 2/2/2022</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.

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BOARD OF ZONING APPEALS AGENDA
January 19, 2022

-- NO SCHEDULED MEETING --

**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
January 26, 2022**

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 Development 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>
Mesrake Tsehay Kidus Teklehaymanot - Ethiopian Orthodox Church, SP-2021-MV-00053 Appl. to permit a religious assembly use. Located at 9290 Windrush Dr., Lorton, 22079 on approx. 5.0 ac. of land zoned R-1. Mount Vernon District. Tax Map 106-2 ((1)) 42.	Sunny Yang	Admin. move req. to 3/9/2022

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. (.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, 6/30/2021, and 10/27/21).	Cathy S. Belgin	<i>Continued to 6/8/22</i>
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. (Deferred from 11/17/2021)	Austin Gastrell	<i>Deferred to 3/30/22</i>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Zachary David Weidner and Anna-Sophie Rich Weidner, SP-2021-DR-00063 Appl. to permit a reduction of setback requirements to permit an addition 18.6 ft. from the rear lot line. Located at 1629 Linway Park Dr., McLean, 22101 on approx. 8,904 sq. ft. of land zoned PDH-3. Dranesville District. Tax Map 31-3 ((39)) 11.	Damaris Martinez	<i>Deferred to 3/23/22</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 3/17/2021, 4/21/2021, 7/28/2021, 9/29/21, and 12/8/2021)	Alexis Robinson	<i>Decision Deferred to 3/9/22</i>
Linda Strachan, SP 2021-MV-00059 Appl. to permit a reduction in setback requirements to permit an addition 5.2 ft. from the north side lot line and a roofed deck (portico) 26.9 ft. from the front lot line. Located at 1927 Summit Ter., Alexandria, 22307 on approx. 6,898 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 83-3 ((14)) (10) 19. (Concurrent with VC 2021-MV-00015).	Brandon McCadden	Approved
Linda Strachan, VC 2021-MV-00015 to permit an increase in fence height in a side and rear yard. Located at 1927 Summit Ter., Alexandria, 22307 on approx. 6,898 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 83-3 ((14)) (10) 19. (Concurrent with SP 2021-MV-00059).	Brandon McCadden	Approved
Gregory and Debra Trotto, SP-2021-SP-076 Appl. to permit a reduction of setback requirements to permit an addition 15.5 ft. from the rear lot line and an increase in fence height in a front yard adjacent to a pipestem driveway. Located at 7900 Springfield Village Dr., Springfield, 22152 on approx. 10,128 sq. ft. of land zoned PDH-3. Springfield District. Tax Map 89-2 ((12)) 46A.	Kevin McMahan	Approved
Donald T. Stemetzki and Kathleen M. Stemetzki, SP-2021-BR-00058 Appl. to permit a reduction in setback requirements based on an error in building location to permit an addition (carport) to remain 2.4 ft. from the east side lot line. Located at 7813 Glenister Dr., Springfield, 22152 on approx. 12,341 sq. ft. of land zoned R-3. Braddock District. Tax Map 89-2 ((5)) 401.	Kevin McMahan	Approved
Hui Thi Dang, SP-2021-MA-075 Appl. to permit a reduction of setback requirements to permit an addition 7.5 ft. from the southeast side lot line and 13.8 ft. from the northwest side lot line. Located at 6427 Holyoke Dr., Annandale, 22003 on approx. 15,801 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((3)) 20.	Sunny Yang	Approved

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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
February 2, 2022**

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 Development 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>
Roger and Tara Forester, SP-2021-HM-078 Appl. to permit a reduction in setback requirements to permit an addition 19.0 ft. from the rear lot line. Located at 11643 Deer Forest Rd., Reston, 20194 on approx. 27,049 square feet. of land zoned R-1. Hunter Mill District. Tax Map 11-1 ((6)) 135.	Damaris Martinez	Admin moved to 2/16/2022
David Gill, Wire Gill LLP, A 2021-MV-017	Cathy S. Belgin	Admin moved to 5/25/2022

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Gabriel M. Gamarra, SP-2021-LE-00106 to permit a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) to remain 1.8 ft. from the south side lot line and 1.2 ft. from the rear lot line. Located at 5804 Brunswick St., Springfield, 22150 on approx. 9,189 sq. ft. of land zoned R-4. Lee District. Tax Map 80-1 ((5)) (8) 3. (Admin move from 01/5/2022)	Kevin McMahan	<i>Deferred to</i> 3/23/22
John C and Dana J Gilmore, SP-2021-MA-068 to permit a reduction of setback requirements to permit an addition 6.0 ft. from the north side lot line. Located at 6731 Fern Ln., Annandale, 22003 on approx. 11,057 sq. ft. of land zoned R-3. Mason District. Tax Map 60-4 ((16)) (B) 7. (Decision Deferred from 1/5/2022)	Damaris Martinez	Approved
Erwan Dapoigny and Sandra P. Lukic-Dapoigny, VC-2021-BR-007 to permit an accessory structure (treehouse/elevated platform) in a front yard 13.9 ft. from the front lot line to remain. Located at 4217 Holborn Ave., Annandale, 22003 on approx. 12,271 sq. ft. of land zoned R-2C. Braddock District. Tax Map 70-1 ((7)) 226. (Decision Deferred from 1/5/2022)	Brandon McCadden	Denied

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Laurie Hyde Boulden, SP-2021-BR-079 Appl. to permit a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) 1.1 ft. from the east side lot line. Located at 7522 Inzer St., Springfield, 22151 on approx. 10,500 sq. ft. of land zoned R-3. Braddock District. Tax Map 71-3 ((4)) (39) 13.	Brandon McCadden	Denied
Christopher Martirano and Elizabeth Secue, SP-2021-PR-080 Appl. to permit a reduction of setback requirements to permit an accessory structure (detached garage) 5.0 ft. from the northwest side lot line. Located at 7226 Tod St., Falls Church, 22046 on approx. 11,310 sq. ft. of land zoned R-4. Providence District. Tax Map 50-1 ((3)) 20.	Kevin McMahan	Approved
Ashwin M. and Keyuri A. Amin, SP-2021-MV-077 Appl. to permit a reduction in setback requirements to permit an addition 17.9 ft. from the rear lot line and a reduction in setback requirements based on errors in building location to permit an addition (elevated concrete patio) 0.6 ft. from the east side lot line and 15.9 feet from the rear lot line. Located at 7925 Richfield Rd., Springfield, 22153 on approx. 8,889 sq. ft. of land zoned R-3 (Cluster). Springfield District (formerly Mount Vernon District). Tax Map 98-2 ((6)) 526.	Sunny Yang	Decision Deferred to 3/16/2022
Franklin L. Coleman and Antoinette M. Coleman, SP-2021-DR-00055 Appl. to permit a reduction in setback requirements to permit an addition 8.7 ft. from the north side lot line such that side yards total 16.0 ft. Located at 6403 Woodsong Ct., Mclean, 22101 on approx. 18,450 sq. ft. of land zoned R-2 (Cluster). Dranesville District. Tax Map 31-3 ((31)) 38.	Sunny Yang	Approved
Christine Chen Zinner, Kurt Iselt, Sara Ellis, Lillian Whitesell, A 2021-DR-021 Appeal of a determination that the Phase 6 portion of the proposed "Tysons Strip One Replacement Natural Gas Pipeline Project", which is located in the VDOT right-of-way of Pimmit Drive (between Route 7 and Griffith Road), is exempt from the Zoning Ordinance provisions nor requires special exception approval as a light utility facility. Dranesville District. (<i>Continued from 1/12/2022</i>)	Cathy Belgin	Upheld in Part & Overturned in Part

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
February 9, 2022**

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 Development 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>
Joel D. Couenhoven, SP-2021-HM-00051 Appl. to permit an accessory living unit. Located at 11959 Grey Squirrel Ln., Reston, 20194 on approx. 31,582 sq. ft. of land zoned PRC and R-1. Hunter Mill District. Tax Map 11-3 ((8)) (3) 16.	Damaris Martinez	<i>Withdrawn</i>
Jayme Fuentes, SP-2021-SP-083 Appl. to permit keeping of animals (dogs). Located at 8107 Clifforest Dr., Springfield, 22153 on approx. 1,760 sq. ft. of land zoned R-5. Springfield District. Tax Map 98-2 ((16)) 47A.	Damaris Martinez	<i>Admin move to 2/16/2022</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. (<i>Admin move from 12/1/21</i>)	Kevin McMahan	<i>Admin move to 2/16/2022</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. (<i>Admin move from 12/8/2021</i>).	Sunny Yang	<i>Admin move to 3/23/2022</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Daniel Forlai, SP-2021-BR-00132 Appl. to permit a reduction of setback requirements to permit an addition 20.1 ft. from the front lot line adjacent to Pheasant Ridge Road and 37.7 ft. from the front lot line adjacent to Rowan Tree Drive. Located at 12219 Rowan Tree Dr., Fairfax, 22030 on approx. 23,866 sq. ft. of land zoned R-C. Braddock District. Tax Map 56-3 ((9)) 46. (Concurrent with VC 2021-BR-008).	Brandon McCadden	<i>Deferred to 3/30/22</i>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Daniel Forlai, VC-2021-BR-008 Appl. to permit a freestanding accessory structure (shed) to remain in a front yard on a lot less than 36,000 sq. ft. in area. Located at 12219 Rowan Tree Dr., Fairfax, 22030 on approx. 23,866 sq. ft. of land zoned R-C. Braddock District. Tax Map 56-3 ((9)) 46. (Concurrent with SP 2021-BR-00132).	Brandon McCadden	<i>Deferred to 3/30/22</i>
Diamond Ridge, LLC, SP-2021-DR-00111 Appl. to allow an increase in the percentage of coverage permitted in the minimum required rear setback. Located at 893 Georgetown Ridge Ct., McLean, 22102 on approx. 36,099 sq. ft. of land zoned R-1. Dranesville District. Tax Map 20-2 ((1)) 40C.	Brandon McCadden	Approved
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, 10/20/2021, and 12/8/2021)	Kevin McMahan	<i>Decision Deferred to 3/16/22</i>
CAJOLL CO, SPA-92-D-028 Appl. to amend SP 92-D-028 previously approved for a horse riding and boarding stable to allow for a change in permittee and modifications to site and development conditions. Located at 9809 Arnon Chapel Rd., Great Falls, 22066 on approx. 33.02 ac. of land zoned R-E. Dranesville District. Tax Map 8-3 ((1)) 45Z and 51Z (pt.).	Kevin McMahan	Approved
Andrea Hurtado-Mejia, SP-2021-DR-00105 Appl. to permit an increase in the percentage of coverage permitted in the minimum required rear setback. Located at 891 Georgetown Ridge Ct., McLean, 22102 on approx. 36,061 sq. ft. of land zoned R-1. Dranesville District. Tax Map 20-2 ((1)) 40B.	Sunny Yang	Approved

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
February 16, 2022**

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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 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, 3/3/21, 6/23/21, 7/28/21, 10/27/21 and 1/12/22)	Brandon McCadden	Admin move to 4/6/2022
Lessiane Goncalvez Muniz, SP-2021-LE-00077 Appl. to permit a home day care facility and reduction of setback requirements based on errors in building location to allow an addition and roofed deck 10.0 ft. from the southwest side lot line. Located at 5005 Greenhaven Pl. Alexandria, 22310 on approx. 10,888 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((12)) 46.	Sunny Yang	Admin move to 4/20/2022

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Abdelrahman and Madiha Abdelkarim, SP-2021-SP-00097 Appl. to permit an accessory living unit. Located at 11701 Braddock Rd., Fairfax, 22030 on approx. 3.84 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-2 ((1)) 4.	Kevin McMahan	Deferred to 3/30/22
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. (Admin. move from 10/20/2021 and 12/8/21) (Decision Deferred from 1/12/2022)	Kevin McMahan	Approved
Roger and Tara Forester, SP-2021-HM-078 Appl. to permit a reduction in setback requirements to permit an addition 19.0 ft. from the rear lot line. Located at 11643 Deer Forest Rd., Reston, 20194 on approx. 27,049 square feet. of land zoned R-1. Hunter Mill District. Tax Map 11-1 ((6)) 135. (Admin moved from 2/2/2022)	Damaris Martinez	Deferred to 3/16/22

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Jayme Fuentes, SP-2021-SP-083 Appl. to permit keeping of animals (dogs). Located at 8107 Cliffforest Dr., Springfield, 22153 on approx. 1,760 sq. ft. of land zoned R-5. Springfield District. Tax Map 98-2 ((16)) 47A. (<i>Admin move from 2/9/2022</i>)	Damaris Martinez	Approved
Stephanie A. Nolasco and Joseph S. Nolasco and Smartkidz, LLC, SP-2021-SU-082 Appl. to permit a home day care facility. Located at 14599 Woodland Ridge Dr., Centreville, 20121 on approx. 12,830 sq. ft. of land zoned R-2 (Cluster) and WS. Sully District. Tax Map 65-1 ((2)) 55.	Damaris Martinez	Approved
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. (<i>Admin move from 12/1/2021 & 2/9/2022</i>)	Kevin McMahan	Approved-In-Part (Carport DENIED)

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**BOARD OF ZONING APPEALS AGENDA
February 23, 2022**

-- NO SCHEDULED MEETING --

**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
March 2, 2022**

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 Development 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>
MSSS Lorton Market Street, A 2021-MV-018 Appeal of a determination that the appellant is allowing storage containers to be located on the property without site plan approval, in violation of Zoning Ordinance provisions. Located at 9461 Lorton Market Street, Lorton, Virginia 22079 on approx. 94,797 sq. ft. of land zoned I-5, Mount Vernon, Tax Map 107-4 ((1)) 44A.	Cathy Belgin	<i>Admin moved to 3/30/22</i>
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, 7/14/2021, and 10/27/21</i>) (<i>Admin. moved to 4/13/22 but meeting canceled for BOS Budget Hearings</i>)	Suzanne Gilbert	<i>Admin moved to 11/2/2022</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Addicott Hills Homeowners Association; Great Falls Citizen Association; Fahad Saba, A 2021-DR-015 Appeal of a non-site-specific February 28, 2020, determination that a proposed use by Stonecrest Home Arts, Inc. is most similar to a "convent, monastery, seminary, or nunnery", as defined in the Zoning Ordinance. Located at 815 Walker Road, Great Falls, Virginia 22066 on approx. 5 acres of land zoned R-1, Dranesville, Tax Map 13-1 ((1)) 28.	Cathy Belgin	<i>Deferred to 3/30/22</i>
Robert E. Fennema and Christine L. Fennema, SP-2021-BR-00109 Appl. to permit a reduction in setback requirements to permit an addition 12.8 ft. from the rear lot line. Located at 5110 Kings Grove Ct., Burke, 22015 on approx. 8,895 sq. ft. of land zoned R-3C. Braddock District. Tax Map 69-3 ((16)) 4.	Kimia Zolfagharian	Approved

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Tysons-Briar, Incorporated t/a Cardinal Hill Swim & Racquet Club, SPA-82-C-025-05 Appl. to amend SP 82-C-025 previously approved for a community swim and tennis club to permit modifications to development conditions. Located at 9117 Westerholme Way, Vienna, 22182 on approx. 6.99 ac. of land zoned R-1. Hunter Mill District. Tax Map 28-4 ((1)) 45A and 47.	Damaris Martinez	<i>Decision Deferred to 3/30/22</i>
David L. Kupfer, SP-2021-MA-00057 Appl. to permit a home-based business (clinical psychology practice) and an increase in fence height in the front yard adjacent to Blair Rd. Located at 3501 Pinetree Ter., Falls Church, 22041 on approx. 24,080 sq. ft. of land zoned R-2. Mason District. Tax Map 61-2 ((16)) 818.	Brandon McCadden	Approved
Ashley Mehta, TR, SP-2021-PR-00126 Appl. to permit a reduction in setback requirements based on an error in building location to permit an addition (screened porch) to remain 20.3 ft. from the rear lot line. Located at 8291 Elm Shade Ct., Vienna, 22182 on approx. 12,815 sq. ft. of land zoned R-4 Cluster. Providence District. Tax Map 39-1 ((43)) 41.	Kevin McMahan	Approved
Velia Guzman d/b/a Velia's Daycare, Sole Proprietor, SP-2021-HM-084 Appl. to permit a home day care facility. Located at 2303 Colts Brook Dr., Reston, 20191 on approx. 10,827 sq. ft. of land zoned R-3 Cluster. Hunter Mill District. Tax Map 16-4 ((9)) (1B) 2.	Sunny Yang	Approved

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
March 9, 2022**

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 Development 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>
<p>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, 7/28/2021 9/29/2021, 11/17/2021, & 1/5/2022).</i></p>	Sara Morgan	Withdrawn
<p>Lamson Dang Nguyen and Thanh Phuc Ngoc Le, SP-2021-MA-086 Appl. to permit a reduction in setback requirements to permit an addition 30.0 ft. from the front lot line and 16.9 ft. from the southern side lot line. Located at 3100 Knoll Dr., Falls Church, 22042 on approx. 21,309 sq. ft. of land zoned R-1. Mason District. Tax Map 51-3 ((7)) 28.</p>	Sunny Yang	Withdrawn
<p>James V. Mitchell and Elizabeth M. Mitchell, SP-2021-PR-00082 Appl. to permit a reduction in setback requirements based on an error in building location to permit an accessory structure (office/studio) 8.6 ft. from the rear lot line and 9.5 ft. from the north side lot line. Located at 2916 Fairmont St., Falls Church, 22042 on approx. 12,950 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((17)) 36.</p>	Kevin McMahan	<i>Admin. moved to 3/23/22</i>
<p>Mesrake Tsehay Kidus Teklehaymanot - Ethiopian Orthodox Church, SP-2021-MV-00053 Appl. to permit a religious assembly use. Located at 9290 Windrush Dr., Lorton, 22079 on approx. 5.0 ac. of land zoned R-1. Mount Vernon District. Tax Map 106-2 ((1)) 42. <i>(Admin move from 1/26/2022)</i></p>	Sunny Yang	<i>Admin. moved to 4/27/22</i>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Virginia E. O'Neil and J. Timothy O'Neil, SP-2021-MV-00087 Appl. to permit a reduction in setback requirements to permit a roofed deck (portico) 27.6 ft. from the front lot line and to permit an increase in fence height in a front yard. Located at 2116 Belle Haven Rd., Alexandria, 22307 on approx. 8,500 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 83-3 ((14)) (20) 12.	Damaris Martinez	<i>Admin. moved to 3/30/2022</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

Diuris J. Quant and Little Beginners, LLC, SP-2021-MV-072 Appl. to permit a home day care facility and a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) 1.4 ft. from the east side lot line. Located at 2701 Dawn Dr., Alexandria, 22306 on approx. 12,160 sq. ft. of land zoned R-4 and HC. Mount Vernon District. Tax Map 93-1 ((8)) 4. (<i>Admin move from 1/12/2022</i>)	Damaris Martinez	<i>Deferred to 4/6/2022</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. (<i>Decision Deferred from 3/17/2021, 4/21/2021, 7/28/2021, 9/29/21, 12/8/2021, & 1/26/22</i>)	Alexis Robinson	<i>Decision Deferred to 4/27/2022</i>
Andrew J. Ross and Logan P. Ross, SP-2021-PR-00108 Appl. to permit a reduction in setback requirements to permit an addition 7.9 ft. from the northern side lot line and 6.8 ft. from the southern side lot line, and an open deck 8.9 ft. from the northern side lot line, and a reduction in setback requirements based on an error in building location to permit a roofed deck (covered porch) 29.7 ft. from the front lot line to remain. Located at 2835 Greenway Blvd., Falls Church, 22042 on approx. 7,250 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((5)) 73.	Brandon McCadden	Approved
David Domanski, SP-2021-MV-00141 Appl. to permit a reduction in setback requirements to permit an addition (screened porch) 13.7 ft. from the rear lot line. Located at 8029 Candlewood Dr., Alexandria, 22306 on approx. 10,498 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-1 ((28)) (A) 3.	Kevin McMahan	Approved

Rocco Leonard Russo III and Hannah Elizabeth Russo, SP 2021-MV-00067 Appl. to permit reduction in setback requirements to permit an addition 10.0 ft. from the southeast side lot line such that side yards total 18.7 feet and a reduction in setback requirements based on an error in building location to permit a deck to remain 4.0 ft. from the northwest side lot line. Located at 7803 Cliffside Ct., Springfield, 22153 on approx. 10,762 sq. ft. of land zoned R-3C. Springfield District. Tax Map 98-2 ((6)) 345.

Sunny
Yang

Approved

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
March 16, 2022**

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MATTERS PRESENTED BY BOARD MEMBERS

ADMINISTRATIVE ITEMS

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Lance Ohlsson and Carlee Cardwell, SP-2021-MV-00092- Appl. to permit a reduction of setback requirements to permit an accessory structure (detached garage/studio with deck) 7.9 ft. from the east side lot line, a freestanding accessory structure (detached garage/studio with deck) at 21.0 feet in height on a lot 36,000 sq. ft. or less, and an increase in the maximum permitted cumulative square footage of all enclosed freestanding accessory structures on a lot 36,000 sq. ft. or less. Located at 8124 Wellington Rd., Alexandria, 22308 on approx. 21,913 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-2 ((13)) 19.	Brandon McCadden	<i>Indefinitely Deferred</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Carrie Lee Ward, SP-2021-BR-087 Appl. to permit an increase in fence height in a front yard. Located at 5631 Southampton Dr., Springfield, 22151 on approx. 11,415 sq. ft. of land zoned R-3. Braddock District. Tax Map 79-1 ((6)) 699.	Damaris Martinez	<i>Deferred to 3/30/22</i>
Ashwin M. and Keyuri A. Amin, SP-2021-MV-077 Appl. to permit a reduction in setback requirements to permit an addition 17.9 ft. from the rear lot line and a reduction in setback requirements based on errors in building location to permit an addition (elevated concrete patio) 0.6 ft. from the east side lot line and 15.9 feet from the rear lot line. Located at 7925 Richfield Rd., Springfield, 22153 on approx. 8,889 sq. ft. of land zoned R-3 (Cluster). Springfield District (formerly Mount Vernon District). Tax Map 98-2 ((6)) 526. <i>(Decision Deferred from 2/2/22)</i>	Sunny Yang	Approved

<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.) (<i>Deferred from 9/29/2021, 10/20/2021, and 12/8/2021</i>) (Decision Deferred from 2/9/22)	Kevin McMahan	Approved
Roger and Tara Forester, SP-2021-HM-078 Appl. to permit a reduction in setback requirements to permit an addition 19.0 ft. from the rear lot line. Located at 11643 Deer Forest Rd., Reston, 20194 on approx. 27,049 square feet. of land zoned R-1. Hunter Mill District. Tax Map 11-1 ((6)) 135. (<i>Admin moved from 2/2/2022</i>) (<i>Deferred from 2/16/22</i>)	Damaris Martinez	Approved
Kevin J. Kalkwarf and Mary Bibee Kalkwarf, SP-2021-DR-00113 Appl. to permit an increase in fence height in a front yard. Located at 6516 Hitt Ave., McLean, 22101 on approx. 16,372 sq. ft. of land zoned R-3. Draneville District. Tax Map 31-3 ((3)) (11) 503.	Kevin McMahan	Approved
Michael A. Massetti and Katherine Khanh Vu Ngoc Massetti, SP-2021-SP-00115 Appl. to permit a detached accessory living unit. Located at 7355 Clifton Rd., Clifton, 20124 on approx. 6.92 acres of land zoned R-C. Springfield District. Tax Map 86-1 ((1)) 3B.	Sunny Yang	Approved
Poonam Anand, SPA-2014-SP-125 Appl. to amend SP 2014-SP-125 previously approved for a home day care facility to allow a change in permittee and modifications to site and development conditions. Located at 12150 Blue Topaz Ln., Fairfax, 22030 on approx. 1.47 ac. of land zoned R-C. Springfield District. Tax Map 67-1 ((1)) 38.	Sunny Yang	Approved

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
March 23, 2022**

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MATTERS PRESENTED BY BOARD MEMBERS

ADMINISTRATIVE ITEMS

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Michael R. Sharps and Lan V. Sharps, SP-2021-MA-00133 Appl. to permit a reduction in setback requirements to permit an accessory structure (greenhouse) 19.8 ft. from rear lot line. Located at 8017 Garlot Dr., Annandale, 22003 on approx. 15,007 sq. ft. of land zoned R-2. Mason District. Tax Map 59-4 ((14)) (3) 13.	Brandon McCadden	Withdrawn
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. (<i>Admin move from 12/8/2021 and 2/9/2022</i>).	Sunny Yang	<i>Admin moved to 5/4/22</i>
North American Islamic Foundation, A 2021-DR-011 (<i>Admin. move from 10/06/2021</i>)	Ryan Johnson	<i>Admin Moved to 6/8/2022</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Peter MacGregor, SP-2021-MV-00124 Appl. to permit an increase in fence height in the front yard adjacent to Dartmouth Drive and Quander Road. Located at 6901 Quander Rd., Alexandria, 22307 on approx. 10,885 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((23)) (7) 2.	Brandon McCadden	<i>Deferred to 4/20/2022</i>
Zachary David Weidner and Anna-Sophie Rich Weidner, SP-2021-DR-00063 Appl. to permit a reduction of setback requirements to permit an addition 18.6 ft. from the rear lot line. Located at 1629 Linway Park Dr., McLean, 22101 on approx. 8,904 sq. ft. of land zoned PDH-3. Dranesville District. Tax Map 31-3 ((39)) 11. (<i>Deferred from 1/26/22</i>)	Damaris Martinez	Approved

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Anjali B. Patel and Nitinkumar J. Patel, SP-2021-DR-00134 Appl. to permit a reduction in setback requirements to permit an addition 12.5 ft. from the rear lot line. Located at 2037 Stephanie Marie Dr., Falls Church, 22043 on approx. 15,032 sq. ft. of land zoned R-2. Dranesville District. Tax Map 40-1 ((37)) 1.	Damaris Martinez	Approved
Gabriel M. Gamarra, SP-2021-LE-00106 to permit a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) to remain 1.8 ft. from the south side lot line and 1.2 ft. from the rear lot line. Located at 5804 Brunswick St., Springfield, 22150 on approx. 9,189 sq. ft. of land zoned R-4. Lee District. Tax Map 80-1 ((5)) (8) 3. (Admin move from 01/5/2022) (Deferred from 2/2/22)	Kevin McMahan	Approved
James V. Mitchell and Elizabeth M. Mitchell, SP-2021-PR-00082 Appl. to permit a reduction in setback requirements based on an error in building location to permit an accessory structure (office/studio) 8.6 ft. from the rear lot line and 9.5 ft. from the north side lot line. Located at 2916 Fairmont St., Falls Church, 22042 on approx. 12,950 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((17)) 36. (Admin. move from 3/9/22)	Kevin McMahan	<i>Decision deferred to 5/4/2022</i>
Cimbria M. Peterson, Keith A. Peterson, and Marigold Montessori LLC, SP-2021-BR-00127 Appl. to permit a home day care facility and reduction in setback requirements based on an error in building location to permit an accessory structure (shed) 3.4 ft. from the rear line. Located at 5205 Lindsay St. Fairfax, 22032 on approx. 15,642 sq. ft. of land zoned R-2C. Braddock District. Tax Map 68-3 ((4)) (8) 18.	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
March 30, 2022

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 Development 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>
MSSS Lorton Market Street, A 2021-MV-018 Appeal of a determination that the appellant is allowing storage containers to be located on the property without site plan approval, in violation of Zoning Ordinance provisions. Located at 9461 Lorton Market Street, Lorton, Virginia 22079 on approx. 94,797 sq. ft. of land zoned I-5, Mount Vernon, Tax Map 107-4 ((1)) 44A. <i>(Admin move from 3/2/22)</i>	James Shield	<i>Admin Moved to 5/4/2022</i>
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. <i>(Deferred from 11/17/2021 & 1/26/2022)</i>	Austin Gastrell	<i>Withdrawn</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Daniel Forlai, SP-2021-BR-00132 Appl. to permit a reduction of setback requirements to permit an addition 20.1 ft. from the front lot line adjacent to Pheasant Ridge Road and 37.7 ft. from the front lot line adjacent to Rowan Tree Drive. Located at 12219 Rowan Tree Dr., Fairfax, 22030 on approx. 23,866 sq. ft. of land zoned R-C. Braddock District. Tax Map 56-3 ((9)) 46. (Concurrent with VC 2021-BR-008). <i>(Deferred from 2/9/22)</i>	Brandon McCadden	<i>Deferred to 5/4/22</i>
Daniel Forlai, VC-2021-BR-008 Appl. to permit a freestanding accessory structure (shed) to remain in a front yard on a lot less than 36,000 sq. ft. in area. Located at 12219 Rowan Tree Dr., Fairfax, 22030 on approx. 23,866 sq. ft. of land zoned R-C. Braddock District. Tax Map 56-3 ((9)) 46. (Concurrent with SP 2021-BR-00132). <i>(Deferred from 2/9/22)</i>	Brandon McCadden	<i>Deferred to 5/4/22</i>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Tysons-Briar, Incorporated t/a Cardinal Hill Swim & Racquet Club, SPA-82-C-025-05 Appl. to amend SP 82-C-025 previously approved for a community swim and tennis club to permit modifications to development conditions. Located at 9117 Westerholme Way, Vienna, 22182 on approx. 6.99 ac. of land zoned R-1. Hunter Mill District. Tax Map 28-4 ((1)) 45A and 47. <i>(Decision Deferred from 3/2/22)</i>	Damaris Martinez	<i>Decision Deferred to 4/20/2022</i>
Carrie Lee Ward, SP-2021-BR-087 Appl. to permit an increase in fence height in a front yard. Located at 5631 Southampton Dr., Springfield, 22151 on approx. 11,415 sq. ft. of land zoned R-3. Braddock District. Tax Map 79-1 ((6)) 699. <i>(Deferred from 3/16/2022)</i>	Damaris Martinez	Approved
Virginia E. O'Neil and J. Timothy O'Neil, SP-2021-MV-00087 Appl. to permit a reduction in setback requirements to permit a roofed deck (portico) 27.6 ft. from the front lot line and to permit an increase in fence height in a front yard. Located at 2116 Belle Haven Rd., Alexandria, 22307 on approx. 8,500 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 83-3 ((14)) (20) 12. <i>(Admin moved from 3/9/22)</i>	Damaris Martinez	Approved
Abdelrahman and Madiha Abdelkarim, SP-2021-SP-00097 Appl. to permit an accessory living unit. Located at 11701 Braddock Rd., Fairfax, 22030 on approx. 3.84 ac. Of land zoned R-C and WS. Springfield District. Tax Map 67-2 ((1)) 4. <i>(Deferred from 2/16/22)</i>	Kevin McMahan	Approved
Addicott Hills Homeowners Association; Great Falls Citizen Association; Fahad Saba, A 2021-DR-015 Appeal of a non-site-specific February 28, 2020, determination that a proposed use by Stonecrest Home Arts, Inc. is most similar to a “convent, monastery, seminary, or nunnery”, as defined in the Zoning Ordinance. Located at 815 Walker Road, Great Falls, Virginia 22066 on approx. 5 acres of land zoned R-1, Dranesville, Tax Map 13-1 ((1)) 28. <i>(Deferred from 3/2/22)</i>	Cathy Belgin	<i>Decision Deferred to 4/20/2022</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.

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
April 6, 2022**

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 Development 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>
Joseph Adam Rittierodt, SP-2021-BR-00120 Appl. to permit a reduction in setback requirements to permit an accessory structure (workshop) 8.5 ft. from the rear lot line and 7.0 ft. from the east side lot line. Located at 5308 Dunleigh Dr., Burke, 22015 on approx. 15,426 sq. ft. of land zoned R-3C. Braddock District. Tax Map 69-4 ((14)) 129.	Brandon McCadden	Withdrawn
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, 3/3/21, 6/23/21, 7/28/21, 10/27/21, 1/12/22, & 2/16/22)	Brandon McCadden	Admin moved to 4/27/22
Centreville Presbyterian Church, a Virginia Corporation, SPA-99-Y-065-04 (modification to development conditions)	Sunny Yang	Admin Moved to 4/27/22

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Diuris J. Quant and Little Beginners, LLC, SP-2021-MV-072 Appl. to permit a home day care facility and a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) 1.4 ft. from the east side lot line. Located at 2701 Dawn Dr., Alexandria, 22306 on approx. 12,160 sq. ft. of land zoned R-4 and HC. Mount Vernon District. Tax Map 93-1 ((8)) 4. (Admin move from 1/12/2022) (Deferred from 3/9/2022)	Damaris Martinez	Approved
Natalie M. Rose and John A. Rose, III, SP-2021-SU-00083 Appl. to permit a reduction in setback requirements to permit an addition 21.0 ft. from the rear lot line. Located at 3628 Rocky Meadow Ct., Fairfax, 22033 on approx. 15,383 sq. ft. of land zoned R-3, WS. Sully District. Tax Map 45-2 ((19)) 4.	Damaris Martinez	Approved

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Quang T. Nguyen, SP-2022-PR-002 Appl. to permit a reduction in setback requirements to permit an addition 12.5 ft. from the rear lot line and 8.8 ft. from the south side lot line (such that side yards total 17.8 ft.) and to permit a deck 12.7 ft. from the rear lot line, and a reduction in setback requirements based on an error in building location to permit an addition (enclosed carport) to remain 9.0 feet from the northeast side lot line. Located at 3054 Bohicket Ct., Fairfax, 22031-, on approx. 8,673 sq. ft. of land zoned R-3 (Cluster). Providence District. Tax Map 48-3 ((34)) 52.	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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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
April 13, 2022
BOS BUDGET HEARINGS**

-- NO SCHEDULED MEETING --

**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
April 20, 2022**

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 Development 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>Tyson-Briar, Incorporated t/a Cardinal Hill Swim & Racquet Club, SPA-82-C-025-05 Appl. to amend SP 82-C-025 previously approved for a community swim and tennis club to permit modifications to development conditions. Located at 9117 Westerholme Way, Vienna, 22182 on approx. 6.99 ac. Of land zoned R-1. Hunter Mill District. Tax Map 28-4 ((1)) 45A and 47. <i>(Decision Deferred from 3/2/22 and 3/30/22)</i></p>	Damaris Martinez	Approved
<p>Addicott Hills Homeowners Association; Great Falls Citizen Association; Fahad Saba, A 2021-DR-015 Appeal of a non-site-specific February 28, 2020, determination that a proposed use by Stonecrest Home Arts, Inc. is most similar to a "convent, monastery, seminary, or nunnery", as defined in the Zoning Ordinance. Located at 815 Walker Road, Great Falls, Virginia 22066 on approx. 5 acres of land zoned R-1, Dranesville, Tax Map 13-1 ((1)) 28. <i>(Deferred from 3/2/22)(Decision Deferred from 3/30/2022)</i></p>	Cathy Belgin	Upheld
<p>Peter MacGregor, SP-2021-MV-00124 Appl. to permit an increase in fence height in the front yard adjacent to Dartmouth Drive and Quander Road. Located at 6901 Quander Rd., Alexandria, 22307 on approx. 10,885 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((23)) (7) 2. <i>(Deferred from 3/23/2022)</i></p>	Brandon McCadden	<i>Continued to 5/4/2022</i>
<p>Freddy Arevalo Amaya, VC 2021-SP-00008 to permit: 1) construction of a single family detached dwelling 20.0 ft. from the front lot line and 9.7 ft. from the southwest side lot line, 2) an open deck 31.7 ft. from the front line and 11.0 ft. from the southwest side lot line, and 3) a pool and patio 11.0 ft. from the southwest side lot line. Located at 11401 Popes Head Rd., Fairfax, 22030 on approx. 23,681 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 67-4 ((1)) 18.</p>	Brandon McCadden	<i>Decision Deferred to 5/18/2022</i>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
David P. Horgan, SP 2021-PR-00107 to permit a reduction in setback requirements to construct an addition 5.0 ft. from the southeast side lot line. Located at 7220 Tod St., Falls Church, 22046 on approx. 11,310 sq. ft. of land zoned R-4. Providence District. Tax Map 50-1 ((3)) 23.	Kevin McMahan	Approved
Lessiane Goncalvez Muniz, SP-2021-LE-00077 Appl. to permit a home day care facility and reduction of setback requirements based on errors in building location to allow an addition and roofed deck 10.0 ft. from the southwest side lot line. Located at 5005 Greenhaven Pl. Alexandria, 22310 on approx. 10,888 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((12)) 46. (Admin move from 2/16/22)	Sunny Yang	Approved
Life Community Church Alexandria, SP 2022-LE-00010 to permit a religious assembly use with child care center. Located at 3500 Franconia Rd., Alexandria, 22310 on approx. 2.92 ac. of land zoned R-3. Lee District. Tax Map 82-2 ((1)) 45A.	Sunny Yang	Approved

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
April 27, 2022**

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 Development 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>
Mesrake Tsehay Kidus Teklehaymanot - Ethiopian Orthodox Church, SP-2021-MV-00053 Appl. to permit a religious assembly use. Located at 9290 Windrush Dr., Lorton, 22079 on approx. 5.0 ac. of land zoned R-1. Mount Vernon District. Tax Map 106-2 ((1)) 42. <i>(Admin move from 1/26/2022 and 3/6/2022).</i>	Sunny Yang	<i>Admin moved to 6/15/2022</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
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, 4/21/21, 7/28/21, 9/29/21, 12/8/21, 1/26/22, & 3/9/22)</i>	Alexis Robinson	<i>Decision Deferred to 6/8/2022</i>
Kathleen Griffin Wilson and Jefferson Todd Wilson, SP 2021-PR-00071 to permit a reduction of setback requirements to permit an addition 6.8 ft. from the northeast side lot line. Located at 2622 Lemontree Ln., Vienna, 22181 on approx. 13,258 sq. ft. of land zoned R-3. Providence District. Tax Map 48-1 ((9)) 1. (Concurrent with VC 2021-PR-00017).	Brandon McCadden	Approved
Kathleen Griffin Wilson and Jefferson Todd Wilson, VC 2021-PR-00017 to permit accessory structures (freestanding deck and shed) to remain in the front yard adjacent to Courthouse Road on a lot less than 36,000 sq. ft. in area. Located at 2622 Lemontree Ln., Vienna, 22181 on approx. 13,258 sq. ft. of land zoned R-3. Providence District. Tax Map 48-1 ((9)) 1. (Concurrent with SP 2021-PR-00071).	Brandon McCadden	Denied

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Rowdy Spuesens and Kendra Marie Spuesens, SP 2022-LE-003 to permit a reduction of setback requirements to permit construction of an addition 9.8 ft. from the southeastern side lot line and a reduction to setback requirements based on errors in building location to permit an accessory structure (shed) 4.2 ft. from the southeastern side lot line and a second accessory structure (shed) 3.0 ft. from the western side lot line. Located at 3405 Sharon Chapel Rd., Alexandria, 22310 on approx. 21,589 sq. ft. of land zoned R-2. Lee District. Tax Map 82-4 ((8)) 9.	Kevin McMahan	Approved
Centreville Presbyterian Church, a Virginia Corporation, SPA 99-Y-065-04 , Appl. to amend SP 99-Y-065 previously approved for a religious assembly use with a child care center and a private school of general education to allow modifications to development conditions. Located at 15450 Lee Hwy., Centreville, 20120 on approx. 20.38 acres of land zoned R-C and WS. Sully District. Tax Map 64-1 ((1)) 7. (<i>Admin move from 4/6/22</i>)	Sunny Yang	Approved
Islamic Seminary, Inc., SP 2020-SP-040 Special Permit Application to permit a place of worship (religious assembly). Located at 12208, 12212 and 12214 Braddock Rd., Fairfax, 22030 on approx. 6.65 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 22, 23 and 24. (<i>Admin. Moved from 10/28/20, 3/3/21, 6/23/21, 7/28/21, 10/27/21, 1/12/22, 2/16/22, 4/6/22</i>)	Brandon McCadden	Approved
American Legion Mclean, Post No. 270, Inc. A 2021-DR-025 , Appeal of a determination that the appellant is allowing the use of the property as a banquet or reception hall, which is not a permitted use in the R-3 District, in violation of Zoning Ordinance provisions. Located at 1355 Balls Hill Road, McLean, Virginia 22101 on approx. 1.51 ac. of land zoned R-3, Dranesville District, Tax Map 30-1 ((22)) 1A.	Ryan Johnson	Overtured

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
May 4, 2022**

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MATTERS PRESENTED BY BOARD MEMBERS

ADMINISTRATIVE ITEMS

<u>Application</u>	<u>Staff</u>	<u>Action</u>
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. (<i>Admin move from 12/8/2021, 2/9/2022, and 3/23/2022</i>).	Sunny Yang	<i>Admin moved to 6/15/2022</i>
MSSS Lorton Market Street, A 2021-MV-018 Appeal of a determination that the appellant is allowing storage containers to be located on the property without site plan approval, in violation of Zoning Ordinance provisions. Located at 9461 Lorton Market Street, Lorton, Virginia 22079 on approx. 94,797 sq. ft. of land zoned I-5, Mount Vernon, Tax Map 107-4 ((1)) 44A. (<i>Admin move from 3/2/22 and 3/30/22</i>)	James Shield	Withdrawn

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
James V. Mitchell and Elizabeth M. Mitchell, SP 2021-PR-00082 Appl. to permit a reduction in setback requirements based on an error in building location to permit an accessory structure (office/studio) 8.6 ft. from the rear lot line and 9.5 ft. from the north side lot line. Located at 2916 Fairmont St., Falls Church, 22042 on approx. 12,950 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((17)) 36. (<i>Admin. move from 3/9/22</i>) (Decision Deferred from 3/23/22)	Kevin McMahan	Approved
Peter MacGregor, SP-2021-MV-00124 Appl. to permit an increase in fence height in the front yard adjacent to Dartmouth Drive and Quander Road. Located at 6901 Quander Rd., Alexandria, 22307 on approx. 10,885 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((23)) (7) 2. (<i>Deferred from 3/23/2022</i>) (Continued from 4/20/2022)	Brandon McCadden	Approved

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Daniel Forlai, SP-2021-BR-00132 Appl. to permit a reduction of setback requirements to permit an addition 20.1 ft. from the front lot line adjacent to Pheasant Ridge Road and 37.7 ft. from the front lot line adjacent to Rowan Tree Drive. Located at 12219 Rowan Tree Dr., Fairfax, 22030 on approx. 23,866 sq. ft. of land zoned R-C. Braddock District. Tax Map 56-3 ((9)) 46. (Concurrent with VC 2021-BR-008). <i>(Deferred from 2/9/22 and 3/30/22)</i>	Brandon McCadden	Approved
Daniel Forlai, VC-2021-BR-008 Appl. to permit a freestanding accessory structure (shed) to remain in a front yard on a lot less than 36,000 sq. ft. in area. Located at 12219 Rowan Tree Dr., Fairfax, 22030 on approx. 23,866 sq. ft. of land zoned R-C. Braddock District. Tax Map 56-3 ((9)) 46. (Concurrent with SP 2021-BR-00132). <i>(Deferred from 2/9/22 and 3/30/22)</i>	Brandon McCadden	Denied
Rajinikanth Pattabiraman and Anu Anand Ravilla, SP 2021-DR-00078 Appl. to permit a reduction in setback requirements to allow construction of an addition 23.9 ft. from the rear lot line. Located at 1114 Theresa Ann St., McLean, 22101 on approx. 15,456 sq. ft. of land zoned R-2. Dranesville District. Tax Map 30-1 ((8)) 64. <i>(Admin. move from 5/11/22)</i>	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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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
May 11, 2022
MEETING CANCELED**

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 Development 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>
Rajinikanth Pattabiraman and Anu Anand Ravilla, SP 2021-DR-00078	Kevin McMahan	Admin. Moved to 5/4/2022
Somsre Gaston, SP-2021-LE-00148 <u>CLERK TO DO NOTICES</u>	Brandon McCadden	Admin. Moved to 5/25/2022

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
May 18, 2022**

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 Development 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>
Subbareddy Pulakandam, VC 2021-HM-00009 to permit a fence 7.0 ft. in height in the front yard adjacent to Monroe Street to remain. Located at 2638 Iron Forge Rd., Herndon, 20171 on approx. 11,098 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 25-1 ((14)) 195 (Concurrent with SP 2022-HM-001).	Brandon McCadden	Withdrawn

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Freddy Arevalo Amaya, VC 2021-SP-00008 to permit: 1) construction of a single family detached dwelling 20.0 ft. from the front lot line and 9.7 ft. from the southwest side lot line, 2) an open deck 31.7 ft. from the front line and 11.0 ft. from the southwest side lot line, and 3) a pool and patio 11.0 ft. from the southwest side lot line. Located at 11401 Popes Head Rd., Fairfax, 22030 on approx. 23,681 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 67-4 ((1)) 18. <i>(Decision Deferred from 4/20/2022)</i>	Brandon McCadden	Approved
Mohammad A. Mannan, SP 2022-LE-005 to permit modifications to the provisions for the keeping of animals (chickens). Located at 5905 Brunswick St., Springfield, 22150 on approx. 8,646 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((2)) (6) 14.	Damaris Martinez	Approved
Subbareddy Pulakandam, SP 2022-HM-001 to permit a reduction in setback requirements to permit additions and an open deck 5.0 ft. from the southwest side lot line such that side yards total 12.8 ft. Located at 2638 Iron Forge Rd., Herndon, 20171 on approx. 11,098 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 25-1 ((14)) 195. (Concurrent with VC 2021-HM-00009).	Brandon McCadden	Approved

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Robert J. Stevens, SP 2022-DR-004 to permit a reduction of setback requirements to allow construction of an addition 15.1 ft. from the rear lot line and a reduction in setback requirements based on errors in building location to permit an accessory structure (shed) to remain 2.2 ft. from the rear lot line and 2.6 ft. from the north side lot line. Located at 1405 Audmar Dr., Mclean, 22101 on approx. 11,259 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((12)) 172.	Kevin McMahan	Approved
Giovanni Fernando Castaneda and Milagros Luz Castaneda, SP 2022-MV-006 to permit a modification to the provisions for the keeping of animals (chickens) and an increase in the maximum cumulative square footage permitted for enclosed freestanding accessory structures on a lot less than 36,000 sq. ft. in area. Located at 8339 Mount Vernon Hwy., Alexandria, 22309 on approx. 35,625 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 101-4 ((1)) 39A. (Concurrent with VC 2021-MV-00019).	Sunny Yang	Approved
Giovanni Fernando Castaneda and Milagros Luz Castaneda, VC 2021-MV-00019 to permit front yard area paved for parking exceeding 30 percent. Located at 8339 Mount Vernon Hwy., Alexandria, 22309 on approx. 35,625 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 101-4 ((1)) 39A (Concurrent with SP 2022-MV-006).	Sunny Yang	Approved

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
May 25, 2022**

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 Development 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>
Protection of the Holy Mother of God Orthodox Church (St. Mary Orthodox Church), SP 2021-PR-00091 to permit building/site modifications to an existing religious assembly use, and an increase in fence height in the front yard adjacent to Roosevelt Avenue. Located at 7219 and 7223 Roosevelt Ave., Falls Church, 22042 on approx. 1.16 ac. of land zoned R-4. Providence District. Tax Map 50-3 ((9)) 56 and 50-3 ((1)) 9.	Sunny Yang	<i>Admin. Moved to 7/13/2022</i>
Scannell Properties 117, LLC A 2021-MV-017 , Appeal of a determination that the proposed use of the property is a motor freight terminal. Located at 8991 and 8995 Belvoir View Place, Lorton, Virginia 22079 on approx. 30.4 acres of land zoned I-5, Mount Vernon, Tax Map 108-1 ((12)) 7C (prev. 7B2 and 7B3). (Admin move from 2/2/2022)	Cathy S. Belgin	Withdrawn

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Kenya Z. Knight f/k/a Kenya G. Zambrano and Keith C. Knight, SP 2022-SP-00013 to permit modifications to the provisions for the keeping of animals (chickens). Located at 3910 Pender Spring Dr., Fairfax, 22033 on approx. 15,766 sq. ft. of land zoned R-2 and HC. Springfield District. Tax Map 46-4 ((13)) 3.	Damaris Martinez	<i>Decision Deferred to 6/15/2022</i>
Katherine Hannon, SP 2022-PR-00001 to permit a home-based business (psychotherapy practice). Located at 2998 Eskridge Rd., Fairfax, 22031 on approx. 1,203 sq. ft. of land zoned PRM. Providence District. Tax Map 49-3 ((41)) 5.	Brandon McCadden	Approved
Somsre Gaston, SP-2021-LE-00148 to permit a home based business (hair salon). Located at 6230 Valley View Dr., Alexandria, 22310 on approx. 47,136 sq. ft. of land zoned R-3 and HC. Lee District. Tax Map 81-3 ((4)) 4. (Admin moved from 5/11/2022)	Brandon McCadden	Approved

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Taylor Clark Roberts and Megan Hey, SP 2021-LE-00116 to permit a reduction in setback requirements based on an error in building location to permit an accessory structure (office/studio) to remain 1.4 ft. from the side lot line and 5.6 ft. from the rear lot line. Located at 5919 Edgehill Dr., Alexandria, 22303 on approx. 3,696 sq. ft. of land zoned R-8. Lee District. Tax Map 83-3 ((2)) (4A) 12B.	Kevin McMahan	Approved
Bradley Flanigan, SP 2021-SU-00144 to permit a reduction in setback requirements to permit an addition 16.9 ft. from the rear lot line. Located at 12559 Lieutenant Nichols Rd., Fairfax, 22033 on approx. 9,459 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 45-2 ((6)) 321.	Sunny Yang	Approved
Steven L. Duckett, Jr., SP 2021-SP-00073 to permit a reduction of setback requirements to permit an open deck 12.5 ft. from the southeast side lot line. Located at 7509 Weymouth Hill Rd., Clifton, 20124 on approx. 45,930 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 74-4 ((3)) 63.	Sunny Yang	Approved

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
June 1, 2022**

-- NO SCHEDULED MEETING --

**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
June 8, 2022**

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 – 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>
Gennaro Rucci III, SP 2021-MV-00114 to permit an increase in fence height in the - front yard adjacent to Laurel Road, an increase in the percentage of coverage permitted in the minimum required rear yard, and a reduction in setback requirements based on errors in building location to permit an accessory structure (pavilion) to remain 3.5 ft. from the rear lot line and a second accessory structure (detached garage) to remain 4.1 ft. from the rear lot line. Located at 4204 Laurel Rd., Alexandria, 22309 on approx. 21,412 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-3 ((8)) (G) 4. (Concurrent with VC 2021-MV-00018).	Kevin McMahan	<i>Admin. Moved to 7/27/2022</i>
Gennaro Rucci III, VC 2021-MV-00018 to allow an accessory structure (detached garage) to remain in the front yard adjacent to Laurel Road on a lot less than 36,000 sq. ft. in area. Located at 4204 Laurel Rd., Alexandria, 22309 on approx. 21,412 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-3 ((8)) (G) 4. (Concurrent with SP 2021-MV-00114).	Kevin McMahan	<i>Admin. Moved to 7/27/2022</i>
North American Islamic Foundation, A 2021-DR-011 , Appeal of a determination that the appellant is operating a place of worship without a valid Non-Residential Use Permit (Non-RUP), in violation of Zoning Ordinance provisions. Located at 13515 Dulles Technology Drive, Suite 1, Herndon, Virginia 20170, on approx. 0 ac. of land, in a condominium consisting of 12,801 square feet of gross floor area zoned I-4, Dranesville District, Tax Map 16-3((19)) (C2)1. (<i>Admin. move from 10/06/2021, and 3/23/2022</i>)	Ryan Johnson	<i>Admin. Moved to 9/28/2022</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<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, 6/30/2021, and 10/27/21).</p>	Cathy S. Belgin	<i>Continued to 9/28/2022</i>
<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. (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.) (Continued from 10/28/2020, 6/23/2021 and 10/27/21.)</p>	James Shields	<i>Continued to 11/2/2022</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, 4/21/21, 7/28/21, 9/29/21, 12/8/21, 1/26/22, 3/9/22 & 4/27/22)</p>	Alexis Robinson	Approved
<p>Kevin P. Lloyd, SP 2022-SU-00011 to permit a reduction in setback requirements to permit an addition 14.0 ft. from the rear lot line. Located at 12394 Falkirk Dr., Fairfax, 22033 on approx. 29,020 sq. ft. of land zoned R-1. Sully District (Cluster). Tax Map 36-3 ((16)) (2) 3A.</p>	Curtis Rowlette	Approved

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Saurabh A. Thakrar, Tr. and Sweety S. Thakrar, Tr., SP 2021-SP-00121 to permit a reduction of setback requirements to permit construction of an addition 12.9 ft. from the rear lot line. Located at 8311 Periwinkle Pl., Fairfax Station, 22039 on approx. 9,667 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-3 ((13)) 91.	Damaris Martinez	Approved
Marleny Howard, SP 2021-SU-00136 to permit a reduction in setback requirements based on errors in building location to permit a carport to remain 1.2 ft. from the southwest side lot line and an accessory structure (shed) to remain 4.8 ft. from the east side lot line. Located at 13603 Ellendale Dr., Chantilly, 20151 on approx. 11,122 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 45-1 ((2)) 495.	Kevin McMahan	<i>Decision Deferred to 6/29/2022</i>
Fadi Alaeddin and Razan Chaar, SP 2022-MA-00081 to permit a reduction in setback requirements to permit an addition 25.7 ft. from the front lot line adjacent to Blair Road. Located at 3445 Blair Rd., Falls Church, 22041 on approx. 17,364 sq. ft. of land zoned R-2. Mason District. Tax Map 61-2 ((16)) 827.	Sunny Yang	Approved
Carey S. Ramirez SP 2022-BR-00006 to permit a reduction in setback requirements to permit an addition 14.3 ft. from the rear lot line. Located at 5243 Dunleigh Drive, Burke, 22015 on approx. 8,654 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 69-4 ((14)) 89.	Sunny Yang	Approved

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
June 15, 2022**

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 – 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>
Tushar Bhardwaj, VC 2021-BR-00010 to permit construction of a single-family dwelling 19.7 ft. from the front lot line adjacent to Ox Road and 19.7 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. (<i>Admin move from 12/8/2021, 2/9/2022, 3/23/2022, and 5/4/2022</i>).	Sunny Yang	<i>Admin moved to 9/14/2022</i>
Mesrake Tsehay Kidus Teklehaymanot - Ethiopian Orthodox Church, SP 2021-MV-00053 Appl. to permit a religious assembly use. Located at 9290 Windrush Dr., Lorton, 22079 on approx. 5.0 ac. of land zoned R-1. Mount Vernon District. Tax Map 106-2 ((1)) 42. (<i>Admin move from 1/26/2022, 3/6/2022, and 4/27/2022</i>).	Sunny Yang	<i>Admin moved to 9/14/2022</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Kenya Z. Knight f/k/a Kenya G. Zambrano and Keith C. Knight, SP 2022-SP-00013 to permit modifications to the provisions for the keeping of animals (chickens). Located at 3910 Pender Spring Dr., Fairfax, 22033 on approx. 15,766 sq. ft. of land zoned R-2 and HC. Springfield District. Tax Map 46-4 ((13)) 3. (<i>Decision Deferred from 5/25/22.</i>)	Damaris Martinez	Approved
Silvia M. Escobar and Happy Kid Daycare LLC, SP 2022-PR-006 to permit a home day care facility. Located at 3007 Graham Rd., Falls Church, 22042 on approx. 9,203 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((5)) (40) 7.	Damaris Martinez	Approved

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<p>Family Life Worship Center Church, SPA 85-D-009-08, Appl. to amend SP 85-D-009 previously approved for a religious assembly use, private school of general education, and a childcare center to permit a change in permittee and modifications to development conditions. Located at 1545, 1549, and 1551 Dranesville Rd., Herndon, 20170 on approx. 5.65 ac. of land zoned R-3. Dranesville District. Tax Map 10-2 ((1)) 7 and 7A.</p>	Brandon McCadden	Approved
<p>Chandler Joseph Ohi-Trlica, SP 2021-HM-00076 to permit modifications to the provisions for the keeping of animals (chickens). Located at 1797 Hawthorne Ridge Ct., Vienna, 22182 on approx. 36,001 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 28-3 ((24)) 7.</p>	Kevin McMahan	Approved

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**BOARD OF ZONING APPEALS AGENDA
June 22, 2022**

-- NO SCHEDULED MEETING --

**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
June 29, 2022**

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 – 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>
Stuart R. Morgan, TR, SP-2022-SP-00003	Kevin McMahan	<i>Admin moved to 7/20/2022</i>
Norton A. Schwartz and Suzanne E. Schwartz, SP-2022-DR-00023	Kevin McMahan	<i>Admin moved to 7/20/2022</i>
Tesfu Zegeye Trust and Mahelete Yared Trust, VC-2022-MV-00008 to permit a fence 6.4 ft. in height to remain in the front yard adjacent to Sherwood Hall Lane. Located at 7700 Robinhood Ct., Alexandria, 22306 on approx. 20,087 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-2 ((5)) (5) 37.	Brandon McCadden	<i>Admin moved to 7/20/2022</i>
Karl E. and Kristen Duckworth, A 2022-LE-001 Appeal of a determination that an addition is located 5 feet from the side lot line, which does not meet the side setback requirement of 12 feet, in violation of Zoning Ordinance provisions. Located at 6420 Telegraph Road, Alexandria, Virginia 22310, on approx. 0.42 ac. of land zoned R-3, Lee District, Tax Map 82-3 ((1)) 54A.	Suzanne Gilbert	<i>Admin moved to 11/2/2022</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Marleny Howard, SP 2021-SU-00136 to permit a reduction in setback requirements based on errors in building location to permit a carport to remain 1.2 ft. from the southwest side lot line and an accessory structure (shed) to remain 4.8 ft. from the east side lot line. Located at 13603 Ellendale Dr., Chantilly, 20151 on approx. 11,122 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 45-1 ((2)) 495. <i>(Decision Deferred from 6/8/2022)</i>	Kevin McMahan	Approved

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Phyllis Azama, SP-2021-MV-00119 to permit a reduction in setback requirements to permit an addition 13.0 ft. from the rear lot line. Located at 1385 Bishop Crest Ct., Alexandria, 22308 on approx. 11,119sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-4 ((27)) 3.	Damaris Martinez	Approved
Lawrence L. Ross, SP-2021-LE-00130 to permit a reduction in setback requirements to allow construction of an accessory structure (two-story detached garage) 16.0 ft. from the rear lot line and 10.5 ft. from the north side lot line. Located at 6108 Augusta Dr., Springfield, 22150 on approx. 13,322 sq. ft. of land zoned R-3. Lee District. Tax Map 80-4 ((3)) (4) 28	Kevin McMahan	Approved
Bernarda Torrez, SP-2022-MA-00005 00005 to permit a home day care facility. Located at 4629 Barnum Ln., Alexandria, 22312 on approx. 22,550 sq. ft. of land zoned R-3. Mason District. Tax Map 72-2 ((7)) 5.	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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BOARD OF ZONING APPEALS AGENDA
July 6, 2022

-- NO SCHEDULED MEETING --

**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
July 13, 2022**

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 – 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>
Joseph P. Clancy, VC-2021-MV-00024 to allow an accessory structure (detached carport) in a front yard (23.0 feet from the front lot line adjacent to Stafford Road) on a lot less than 36,000 sq. ft. in area. Located at 7314 Stafford Rd., Alexandria, 22307 on approx. 21,590 sq. ft. of land zoned R-2 and HD Mount Vernon District. Tax Map 93-3 ((4)) 58.	Kevin McMahan	Admin Moved to 10/5/2022
Protection of the Holy Mother of God Orthodox Church (St. Mary Orthodox Church), SP 2021-PR-00091 to permit building/site modifications to an existing religious assembly use, and an increase in fence height in the front yard adjacent to Roosevelt Avenue. Located at 7219 and 7223 Roosevelt Ave., Falls Church, 22042 on approx. 1.16 ac. of land zoned R-4. Providence District. Tax Map 50-3 ((9)) 56 and 50-3 ((1)) 9.(Admin Moved from 5/25/2022, 7/13/2022)	Sunny Yang	Admin moved to 9/28/2022
Dimitrios C. Papadouris and Demetra Souchleris, SP-2022-MV-00026 to permit an increase in fence height in the front yard adjacent to Southdown Rd. Located at 7855 Southdown Rd., Alexandria, 22308 on approx. 28,162 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-2 ((18)) 7.	Brandon McCadden	Admin moved to 7/27/2022

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Daniel J. Townsend, SP-2021-SU-00098 to permit a reduction in setback requirements to permit an addition 12.5 ft. from the rear lot line. Located at 13620 Chevy Chase Ln., Chantilly, 20151 on approx. 6,551 sq. ft. of land zoned R-5, HC and WS. Sully District. Tax Map 34-4 ((14)) 11.	Damaris Martinez	Approved

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Rink Management Services Corp, SP-2022-PR-00086 to permit a temporary use (special event-roller-skating/ice-skating rink). Located adjacent to 2980 and 2985 District Avenue [within Merrifield Town Center Drive], Fairfax, 22031 on approx. 18,024 sq. ft. of land zoned PRM, PDC, and HC. Providence District. Tax Map 49-3 ((38)) (6) 1 and 49-3 ((38)) (3) 1A.	Brandon McCadden	<i>Continued to 9/14/2022</i>
Damian Hammontree and Stacy Crickmer, SP-2021-SU-00123 to permit a reduction of setback requirements to permit an addition 18.9 ft. from the rear lot line. Located at 4428 Cub Run Rd., Chantilly, 20151 on approx. 10,500 sq. ft. of land zoned R-C, AN and WS. Sully District. Tax Map 33-4 ((2)) 359.	Kevin McMahan	Approved
Cintia Alvarado, SP-2021-LE-00072 (HCC) to permit a home day care facility. Located at 7832 Martha Washington St., Alexandria, 22309 on approx. 27,916 sq. ft. of land zoned R-3. Lee District. Tax Map 101-2 ((2)) 17&18.	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
July 20, 2022**

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 – 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>
Amulkumar H. Patel and Harshaben A. Patel, SP-2021-SU-00086(HBB) to permit a home-based business (sewing/tailoring). Located at 5225 Tulip Leaf Ct., Centreville, 20120 on approx. 11,410 sq. ft. of land zoned PDH-2. Sully District. Tax Map 55-3 ((13)) 35.	Sunny Yang	Withdrawn
Tesfu Zegeye Trust and Mahelete Yared Trust, VC-2022-MV-00008 to permit a fence 6.4 ft. in height to remain in the front yard adjacent to Sherwood Hall Lane. Located at 7700 Robinhood Ct., Alexandria, 22306 on approx. 20,087 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-2 ((5)) (5) 37. (Admin moved from 6/29/2022)	Brandon McCadden	Withdrawn
6651 LLC and Campbell & Ferrara Nurseries, Inc., A 2022-MV-002	James Shields	<i>Admin moved to 9/21/2022</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
John T. Burch, SP-2022-MA-00018 to permit a reduction in setback requirements to permit additions 9.3 ft. and 12.2 ft. from the western side lot line, an open deck with steps 11.7 ft. from the eastern side lot line, and an addition 14.9 ft. from the eastern side lot line. Located at 6386 Lakeview Dr., Falls Church, 22401 on approx. 12,652 sq. ft. of land zoned R-2. Mason District. Tax Map 61-3 ((14)) 136.	Brandon McCadden	Approved
Tesfu Zegeye Trust and Mahelete Yared Trust, SP-2022-MV-00127 to permit an increase in fence height in the front yard adjacent to Sherwood Hall Lane. Located at 7700 Robinhood Ct., Alexandria, 22306 on approx. 20,087 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-2 ((5)) (5) 37.	Brandon McCadden	Approved

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Stuart R. Morgan, TR, SP-2022-SP-00003 to permit a reduction in setback requirements to permit an open deck 5.0 ft. from the southwest side lot line. Located at 7703 Huntsman Blvd., Springfield, 22153 on approx. 10,169 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 97-2 ((3)) 800. <i>(Admin moved from 6/29/2022)</i>	Kevin McMahan	Approved
Norton A. Schwartz and Suzanne E. Schwartz, SP-2022-DR-00023 to permit a reduction in setback requirements to permit an addition (screened porch) 14.3 ft. from the rear lot line. Located at 1662 Perlich St., Mclean, 22101 on approx. 9,998 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 30-4 ((54)) 12. <i>(Admin moved from 6/29/2022)</i>	Kevin McMahan	Approved
Reston Association, A 2022-HM-004 Appeal of a determination that a PRC Plan approval is required to install lighting on the tennis courts. Located at 1901 Barton Hill Road, Reston, Virginia 20191, on approx. 3.14 ac. of land zoned PRC, Hunter Mill District, Tax Map 27-1 ((5)) 3.	Bill Mayland	<i>Decision Deferred to 9/28/2022</i>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
July 27, 2022**

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 – 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>
Unitarian Universalist Congregation of Fairfax, SPA 83-P-053-04 Appl. to amend SP 83-P-053 previously approved for a religious assembly with child care center and private school of general education to permit modifications to development conditions. Located at 2709 Hunter Mill Rd., Oakton, 22124 on approx. 10.58 ac. of land zoned R-1. Providence District. Tax Map 37-4 ((1)) 23.	Brandon McCadden	<i>Admin moved to 10/12/2022</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
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>) (<i>Continued from 5/2/18, 12/5/18, 9/11/19, 9/16/2020, and 9/22/2021</i>)	Cathy S. Belgin	<i>Continued to 12/7/2022</i>
Charles G. Hills, SP-2022-MA-00002 to permit a reduction in setback requirements to permit a roofed deck (covered porch) 26.0 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) to remain 0.3 ft. from the rear lot line and 4.3 ft. from the north side lot line. Located at 3008 Greenway Blvd., Falls Church, 22042 on approx. 7,803 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((17)) 9.	Damaris Martinez	Approved

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Dimitrios C. Papadouris and Demetra Souchleris, SP-2022-MV-00026 to permit an increase in fence height in the front yard adjacent to Southdown Rd. Located at 7855 Southdown Rd., Alexandria, 22308 on approx. 28,162 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-2 ((18)) 7. (Admin moved from 7/13/2022)	Brandon McCadden	Denied
Gennaro Rucci III, SP 2021-MV-00114 to permit an increase in fence height in the - front yard adjacent to Laurel Road, an increase in the percentage of coverage permitted in the minimum required rear yard, and a reduction in setback requirements based on errors in building location to permit an accessory structure (pavilion) to remain 3.5 ft. from the rear lot line and a second accessory structure (detached garage) to remain 4.1 ft. from the rear lot line. Located at 4204 Laurel Rd., Alexandria, 22309 on approx. 21,412 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-3 ((8)) (G) 4. (Concurrent with VC 2021-MV-00018). (Admin moved from 6/8/2022)	Kevin McMahan	<i>Continued to 11/2/2022</i>
Gennaro Rucci III, VC 2021-MV-00018 to allow an accessory structure (detached garage) to remain in the front yard adjacent to Laurel Road on a lot less than 36,000 sq. ft. in area. Located at 4204 Laurel Rd., Alexandria, 22309 on approx. 21,412 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-3 ((8)) (G) 4. (Concurrent with SP 2021-MV-00114). (Admin moved from 6/8/2022)	Kevin McMahan	<i>Continued to 11/2/2022</i>
SZII-VA, LLC, SPA-2017-BR-102 Appl. amend SP 2017-BR-102 previously approved for an indoor commercial recreation use (trampoline facility) to allow for a change in permittee and modifications to development conditions. Located at 5325 Port Royal Rd., Springfield, 22151 on approx. 4.44 ac. of land zoned I-4. Braddock District. Tax Map 70-4 ((10)) 6A.	Kevin McMahan	Approved
La Biblia Church Ministries, SPA-2020-SP-049 Appl. amend SP 2020-SP-049 previously approved for a religious assembly use to add land area and permit site and development condition modifications. Located at 11600 and 11604 Popes Head Rd., Fairfax, 22030 on approx. 19.30 ac. of land zoned RC and WS. Springfield District. Tax Map 67-2 ((1)) 34B, 34C, 35 and 36.	Sunny Yang	Approved

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
August 3, 2022**

-- NO SCHEDULED MEETING --

**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
September 7, 2022**

-- NO SCHEDULED MEETING --

**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
September 14, 2022**

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 – 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>
Olde Towne Pet Resort Springfield LLC, VC 2022-MV-00003 (concurrent with SP-2021-MV-00138) (associated with SE 2021-MV-00018) (fence height in front yard)	Kimia Zolfagharian	<i>Admin moved to 9/28/2022</i>
Olde Towne Pet Resort Springfield LLC, SP-2021-MV-00138 (concurrent with VC 2022-MV-00003) (associated with SE 2021-MV-00018) (error for awnings/canopies)	Kimia Zolfagharian	<i>Admin moved to 9/28/2022</i>
Tushar Bhardwaj, VC 2021-BR-00010 to permit construction of a single-family dwelling 19.7 ft. from the front lot line adjacent to Ox Road and 19.7 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. (<i>Admin move from 12/8/2021, 2/9/2022, 3/23/2022, 5/4/2022, and 6/15/2022</i>).	Sunny Yang	<i>Admin moved to 10/26/2022</i>
Andrew T Ross, A 2022-PR-006	Cathy S. Belgin	<i>Admin moved to 11/30/2022</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Rink Management Services Corp, SP-2022-PR-00086 to permit a temporary use—a special event for more than 21 days—consisting of a roller-skating rink and ice-skating rink. Roller-skating rink located in Merrifield Town Center Drive (between District Avenue and Merrifield Cinema Drive). Ice-skating rink located in Penny Lane Park and in District Avenue (between Penny Lane and Merrifield Town Center Drive) in Fairfax, 22031 on approx. 5.9 acres of land zoned PRM and PDC. Providence District. Tax Map 49-3 ((37)) J (pt.), 49-3 ((37)) N (pt.), and 49-3 ((38)) (6) 1 (pt.). (<i>Continued from 7/13/2022</i>)	Brandon McCadden	<i>Decision Deferred to 10/19/2022</i>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Carl E. McCants and Diann McCants, SP 2022-MV-00078 to permit a reduction in setback requirements to allow an addition 13.3 ft. from the rear lot line. Located at 1390 Bishop Crest Ct., Alexandria, 22308 on approx. 11,013 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-4 ((27)) 5.	Kevin McMahan	Approved
Mesrake Tsehay Kidus Teklehaymanot-Ethiopian Orthodox Church, SP 2021-MV-00053 Appl. to permit a religious assembly use. Located at 9290 Windrush Dr., Lorton, 22079 on approx. 5.0 ac. of land zoned R-1. Mount Vernon District. Tax Map 106-2 ((1)) 42. (<i>Admin move from 1/26/2022, 3/6/2022, 4/27/2022, and 6/15/2022</i>).	Sunny Yang	<i>Decision Deferred to 10/19/2022</i>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
September 21, 2022**

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 – 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>
Richard M. Smith, Jr. TR and Sonia T. Castillo-Smith TR, SP-2022-SU-00088 to permit reduction in setback requirements to allow an addition (screened porch) 19.7 ft. from the rear lot line. Located at 13107 Briargrove CT., Herndon, 20171 on approx.. 10,491 sq. ft. of land zoned PDH-2. Sully District. Tax Map 35-1 ((4)) (13) 70.	Brandon McCadden	Admin move to 10/05/2022
6651 LLC and Campbell & Ferrara Nurseries, Inc., A 2022-MV-002 (Admin Moved from 7/20/2022)(Admin moved to 10/19/2022)	James Shields	Withdrawn

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Mark D. Hamilton and Shauna M. Hamilton, SP-2022-MV-00025 to permit a reduction in setback requirements to permit an accessory structure (detached two-story garage/studio with deck) 7.9 ft. from the northeast side lot line and to allow an accessory structure (detached two story garage/studio with deck) greater than 20 ft. in height on a lot 36,000 sq. ft. in size or less. Located at 826 Empress Ct., Alexandria, 22308 on approx. 15,582 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-4 ((5)) (2) 15.	Brandon McCadden	Approved
Braden Bowman and Summer Bowman, SP-2022-SU-007 To permit reductions of setback requirements to allow an addition (attached garage) 25.8 ft. from the front lot line adjacent to Wayland St. and based on an error in building location to permit an accessory structure (shed) to remain 6.1 ft. from the rear lot line and 11.6 ft. from the west side lot line. Located at 12114 Wayland St., Oakton, 22124 on approx. 23,298 sq. ft. of land zoned R-2. Sully District. Tax 46-1 ((8)) 58	Kevin McMahan	Approved

<u>Application</u>	<u>Staff</u>	<u>Action</u>
James W. Bodnar and Karen C. Bodnar, SP-2022-SP-00101 to permit modifications to the provisions for the keeping of animals (chickens). Located at 7418 Brian Run Ct., Springfield, 22153 on approx. 14,090 sq. ft. of land zoned R-5. Springfield District. Tax Map 88-4 ((14)) 23.	Kevin McMahan	Approved
Dusan D. Vujcic, SP-2021-PR-00137 to permit an increase in fence height in front yards of a pipestem lot, including a front yard adjacent to an offsite pipestem driveway; and to allow an increase in the percentage of coverage in the minimum required rear setback. Located at 8558 Doveton Cir., Vienna, 22182 on approx. .34 ac. of land zoned R-3. Providence District. Tax Map 39-1 ((32)) 17.	Sunny Yang	Approved
Stephen G. Nagy, SP-2022-SP-00102 to permit a reduction in setback requirements to allow an addition (screened porch) 20.3 ft. from the rear lot line. Located at 7611 Bertito Ln., Springfield, 22153 on approx. 8,398 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-4 ((9)) 651.	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
September 28, 2022**

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 – 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>
Protection of the Holy Mother of God Orthodox Church (St. Mary Orthodox Church), SP 2021-PR-00091 to permit building/site modifications to an existing religious assembly use, and an increase in fence height in the front yard adjacent to Roosevelt Avenue. Located at 7219 and 7223 Roosevelt Ave., Falls Church, 22042 on approx. 1.16 ac. of land zoned R-4. Providence District. Tax Map 50-3 ((9)) 56 and 50-3 ((1)) 9.(Admin Moved from 5/25/2022, 7/13/2022)	Sunny Yang	Admin move to 11/16/2022

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Reston Association, A 2022-HM-004 Appeal of a determination that a PRC Plan approval is required to install lighting on the tennis courts. Located at 1901 Barton Hill Road, Reston, Virginia 20191, on approx. 3.14 ac. of land zoned PRC, Hunter Mill District, Tax Map 27-1 ((5)) 3. <i>(Decision deferred from 7/20/2022)</i>	Bill Mayland	Decision deferred to 10/26/2022
Olde Towne Pet Resort Springfield LLC, VC 2022-MV-00003 to permit existing fences measuring 8.0 ft. in height to remain in the front yards adjacent to Alban Rd. and Interstate 95 (Henry G. Shirley Memorial Highway). Located at 8101 Alban Rd., Springfield, 22150 on approx. 1.67 ac. of land zoned C-6. Mount Vernon District. Tax Map 99-1 ((17)) 6. (Concurrent with SP 2021-MV-00138). <i>(Admin moved from 9/14/2022)</i>	Kimia Zolfagharian	Deferred to 11/30/2022

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<p>Olde Towne Pet Resort Springfield LLC, SP-2021-MV-00138 to permit a reduction in setback requirements based on errors in building location to allow building architectural features (awnings/canopies) to remain 5.07 ft. from the front lot line adjacent to Alban Rd. and 20.51 ft., 1.84 ft., and 21.33 ft. from the front lot line adjacent to Interstate 95 (Henry G. Shirley Memorial Highway). Located at 8101 Alban Rd., Springfield, 22150 on approx. 1.67 ac. of land zoned C-6. Mount Vernon District. Tax Map 99-1 ((17)) 6. (Concurrent with VC 2022-MV-00003). (<i>Admin moved from 9/14/2022</i>)</p>	Kimia Zolfagharian	Deferred to 11/30/2022
<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. (<i>.Admin. moved from 3/4/2020 at appl. req, and 6/3/2020 due to meeting cancellation for incorrect ads.</i>) (Deferred from 7/8/2020 at staff's req.) (Continued from 10/28/2020, 4/7/2021, 6/30/2021, 10/27/21, and 6/8/2022.)</p>	Cathy S. Belgin	Continued to 1/11/2023
<p>North American Islamic Foundation, A 2021-DR-011, Appeal of a determination that the appellant is operating a place of worship without a valid Non-Residential Use Permit (Non-RUP), in violation of Zoning Ordinance provisions. Located at 13515 Dulles Technology Drive, Suite 1, Herndon, Virginia 20170, on approx. 0 ac. of land, in a condominium consisting of 12,801 square feet of gross floor area zoned I-4, Dranesville District, Tax Map 16-3((19)) (C2)1. (<i>Admin. move from 10/06/2021, 3/23/2022, and 6/8/2022</i>)</p>	Ryan Johnson	Deferred to 3/29/2023
<p>Mark J. Walske and Dyann L. Weatherspoon, VC-2021-MV-00011 to permit surfaced area for a driveway or vehicle or trailer parking exceeding 25 percent of the front yard. Located at 1208 Chadwick Ave., Alexandria, 22308 on approx. 7,500 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-4 ((20)) (C) 8A.</p>	Kevin McMahan	Decision deferred to 11/02/2022

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Jacob M. Trithart TR and Kelly A. Behr TR, SP-2021-PR-00068 to permit a reduction in setback requirements to permit a roofed deck (covered porch) 16.0 ft. from the front lot line. Located at 2804 Marshall St., Falls Church, 22042 on approx. 7,866 sf. of land zoned R-4 and HC. Providence District. Tax Map 50-2 ((4)) 41.	Brandon McCadden	Approved
Jerry E. Rothrock Revocable Trust and Linda S. Rothrock Revocable Trust, SP-2022-DR-00021 to permit an accessory living unit with greater than 800 sq. ft. of gross floor area. Located at 1209 Meadow Green Ln, McLean, 22102 on approx. 25,945 sf. of land zoned R-2 (Cluster). Dranesville District. Tax Map 29-2 ((10)) 56.	Brandon McCadden	Decision deferred to 10/19/2022
St. Peter's in the Woods - SPA-93-S-044 to amend SP-93-S-044 previously approved for a Religious Assembly to permit the deletion of land area. Located at 5911 Fairview Woods Dr., Fairfax Station, 22039 on approx. 7.17 ac. of land zoned R-C and WS. Springfield District. Tax Map 77-1 ((1)) 67C.	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 5, 2022**

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 – 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>
JOHNNY WEN And JOANNA WEN, SP-2022-BR-00100 - to permit an attached accessory living unit containing greater than 800 sq. ft. of floor area and a reduction in setback requirements to permit an addition 15.6 ft. from the northwest side lot line. Located at 4807 Marymead Dr., Fairfax, 22030 on approx. 32,996 sq. ft. of land zoned R-C and R-1 (Cluster) and WS. Braddock District. Tax Map 56-3 ((11)) 30. (<i>Admin moved from 10/5/2022</i>)	Kevin McMahan	<i>Admin move to 10/12/2022</i>
Joseph P. Clancy, VC-2021-MV-00024 to allow an accessory structure (detached carport) in a front yard (23.0 feet from the front lot line adjacent to Stafford Road) on a lot less than 36,000 sq. ft. in area. Located at 7314 Stafford Rd., Alexandria, 22307 on approx. 21,590 sq. ft. of land zoned R-2 and HD Mount Vernon District. Tax Map 93-3 ((4)) 58. (<i>Admin moved from 7/13/2022</i>)	Kevin McMahan	<i>Admin move to 11/30/2022</i>
David J. Zimmerman and Denna H. Zimmerman, SP-2021-SP-00143 to permit a detached accessory living unit. Located at 6400 Newman Rd., Clifton, 20124 on approx. 6.93 ac. of land zoned R-C and WS. Springfield District. Tax Map 75-2 ((1)) 4	Sunny Yang	<i>Admin move to 11/30/2022</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Jennifer A. Kang and Roger D. Kang, SP-2022-SP-00129 to permit a reduction in setback requirements to permit an addition 15.8 ft. from the rear lot line. Located at 9422 Wooded Glen Ave., Burke, 22015 on approx. 0.23 ac. or 9,829 sq. ft. of land zoned PDH-3. Springfield District. Tax Map 88-1 ((20)) 53.	Damaris Martinez	Approved

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Richard M. Smith, Jr. TR and Sonia T. Castillo-Smith TR, SP-2022 SU-00088 to permit reduction in setback requirements to allow an addition (screened porch) 19.7 ft. from the rear lot line. Located at 13107 Briargrove CT., Herndon, 20171 on approx. 10,491 sq. ft. of land zoned PDH-2. Sully District. Tax Map 35-1 ((4)) (13) 70. (<i>Admin move from 9/21/2022</i>)	Brandon McCadden	Approved
Donna L. Powers, Trustee, SP-2022-LE-00029 to permit a reduction in setback requirements to permit an addition 7.4 ft. from the south side lot line. Located at 5906 Westchester St., Alexandria, 22310 on approx. 13,300 sq. ft. of land zoned R-3. Lee District. Tax Map 81-4 ((7)) 75.	Brandon McCadden	Approved
Tim R. Bunting and Koyulyn Miller, SP-2022-DR-00024 to permit a detached accessory living unit. Located at 9725 Schreiner Ln., Great Falls, 22066 on approx. 5.04 ac. of land zoned R-E. Dranesville District. Tax Map 13-3 ((4)) 8A.	Kevin McMahan	Approved

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***** MEETING CANCELLED DUE TO LACK OF QUORUM *****

**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
October 12, 2022**

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 – 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>
Unitarian Universalist Congregation of Fairfax, SPA 83-P-053-04 Appl. to amend SP 83-P-053 previously approved for a religious assembly with child care center and private school of general education to permit modifications to development conditions. Located at 2709 Hunter Mill Rd., Oakton, 22124 on approx. 10.58 ac. of land zoned R-1. Providence District. Tax Map 37-4 ((1)) 23. (<i>Admin moved from 7/27/2022</i>)	Brandon McCadden	Admin move to 12/7/2022
Kenneth A. Lewis, VC-2022-MV-00004 to permit construction of a single-family detached dwelling 25.8 ft. from the front lot line, 11.9 ft. from the southeast side lot line, 5.7 ft. from the northwest side lot line, roofed deck 21.3 ft. from the front lot line, deck 9.9 ft. from the northwest side lot line. Located at 5736 Mallow Trl., Lorton, 22079 on approx. 7,500 sq. ft. of land zoned R-E. Mount Vernon District. Tax Map 119-4 ((2)) (20) 15 and 17. (Associated with SP 2022-MV-00180)	Brandon McCadden	<i>Admin move to</i> 11/2/2022

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Elede Abubaker, SP-2022-MV-008 to permit a home day care facility and a reduction in setback requirements based on errors in building location to allow an accessory structure (shed) to remain 1.6 ft. from the southwest side lot line and 2.5 ft. from the rear lot line. Located at 7644 Summerhill Ct., Lorton, 22079 on approx. 6,948 sq. ft. of land zoned R-5. Mount Vernon District. Tax Map 108-1 ((6)) 243.	Kevin McMahan	<i>Admin move to</i> 11/16/2022

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Johnny Wen and Joanna Wen, SP-2022-BR-00100 – to permit an attached accessory living unit containing greater than 800 sq. ft. of floor area and a reduction in setback requirements to permit an addition 15.6 ft. from the northwest side lot line. Located at 4807 Marymead Dr., Fairfax, 22030 on approx. 32,996 sq. ft. of land zoned R-C and R-1 (Cluster) and WS. Braddock District. Tax Map 56-3 ((11)) 30. (<i>Admin moved from 10/5/2022</i>)	Kevin McMahan	<i>Admin move to 11/30/2022</i>
Donna M. Ford and Kevin J. Ford, SP-2022-SU-00080 to permit a reduction in setback requirements to permit an addition 20.0 ft. from the rear lot line. Located at 5524 Virgin Rock Rd., Centreville, 20120 on approx. 9,114 sq. ft. of land zoned R-3 (Cluster). Sully District. Sully District. Tax Map 54-1 ((11)) (5) 4.	Sunny Yang	<i>Admin move to 11/2/2022</i>
Jean K. Preston, TR, SP-2022-MV-00090 to permit a reduction of setback requirements to permit an addition 10.5 ft. from the southwest side lot line and a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) 1.8 ft. from the southwest side lot line. Located at 3617 Old Vernon Ct., Alexandria, 22309 on approx. 16,772 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-4 ((29)) 9.	Sunny Yang	<i>Admin move to 11/16/2022</i>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
October 19, 2022**

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 – 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>
Chau Tran and Trang Tran, VC-2021-BR-00022 to permit construction of a single-family detached dwelling 10.1 ft. from the north side lot line and 10.6 ft. from the south side lot line. Located at 10133 Zion Dr., Fairfax, 22032 on approx. 43,952 sq. ft. of land zoned R-1. Braddock District. Tax Map 77-2 ((1)) 18.	Brandon McCadden	<i>Admin move to 10/26/2022</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Jerry E. Rothrock and Linda S. Rothrock Revocable Trust, SP-2022-DR-00021 to permit an accessory living unit with greater than 800 sq. ft. of gross floor area. Located at 1209 Meadow Green Ln, McLean, 22102 on approx. 25,945 sf. of land zoned R-2 (Cluster). Dranesville District. Tax Map 29-2 ((10)) 56. <i>(Decision Deferred from 9/28/2022)</i>	Brandon McCadden	Approved
Rink Management Services Corp, SP-2022-PR-00086 to permit a temporary use—a special event for more than 21 days—consisting of a roller-skating rink and ice-skating rink. Roller-skating rink located in Merrifield Town Center Drive (between District Avenue and Merrifield Cinema Drive). Ice-skating rink located in Penny Lane Park and in District Avenue (between Penny Lane and Merrifield Town Center Drive) in Fairfax, 22031 on approx. 5.9 acres of land zoned PRM and PDC. Providence District. Tax Map 49-3 ((37)) J (pt.), 49-3 ((37)) N (pt.), and 49-3 ((38)) (6) 1 (pt.). <i>(Continued from 7/13/2022) (Decision Deferred from 9/14/2022)</i>	Brandon McCadden	<i>Continued to 2/1/2023</i>
Mesrake Tsehay Kidus Teklehaymanot-Ethiopian Orthodox Church, SP 2021-MV-00053 Appl. to permit a religious assembly use. Located at 9290 Windrush Dr., Lorton, 22079 on approx. 5.0 ac. of land zoned R-1. Mount Vernon District. Tax Map 106-2 ((1)) 42. <i>(Admin move from 1/26/2022, 3/6/2022, 4/27/2022, and 6/15/2022). (Decision Deferred from 9/14/2022)</i>	Sunny Yang	Decision Deferred to 11/30/2022

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
October 26, 2022**

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 – 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>
Vempalli Bhargav Reddy - A 2022-HM-010	James Shields	Withdrawn
Douglas Dwight Schar - A 2022-DR-008	Suzanne Gilbert	Admin move to 12/7/2022
Chau Tran and Trang Tran, VC-2021-BR-00022 to permit construction of a single-family detached dwelling 10.1 ft. from the north side lot line and 10.6 ft. from the south side lot line. Located at 10133 Zion Dr., Fairfax, 22032 on approx. 43,952 sq. ft. of land zoned R-1. Braddock District. Tax Map 77-2 ((1)) 18. <i>(Admin move from 10/19/2022)</i>	Brandon McCadden	Admin move to 1/25/2023
Tushar Bhardwaj, VC 2021-BR-00010 to permit construction of a single-family dwelling 19.7 ft. from the front lot line adjacent to Ox Road and 19.7 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. <i>(Admin move from 12/8/2021, 2/9/2022, 3/23/2022, 5/4/2022, 6/15/2022, and 9/14/2022).</i>	Sunny Yang	Admin move to 3/1/2023
Katherine C. Maldonado and Katherine Daycare LLC - VC-2022-MA-00009 , to permit fences measuring 8.2 ft. in height to remain in the side and rear yards. Located at 2806 Douglass Ave., Falls Church, 22042 on approx. 7,128 sf. of land zoned R-4 and HC. Mason District. Tax Map 50-2 ((9)) 114A. (Concurrent with SP 2021-MA-00064).	Sunny Yang	Withdrawn

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Reston Association, A 2022-HM-004 Appeal of a determination that a PRC Plan approval is required to install lighting on the tennis courts. Located at 1901 Barton Hill Road, Reston, Virginia 20191, on approx. 3.14 ac. of land zoned PRC, Hunter Mill District, Tax Map 27-1 ((5)) 3. <i>(Decision deferred from 7/20/2022, and 9/28/2022)</i>	Bill Mayland	Upheld
Etelbina Marroquin and First Milestones Academy Inc. - SPA-2018-MA-070 to amend SP 2018-MA-070 previously approved for a home child care facility to allow for a change in permittee. Located at 6720 Edsall Rd., Springfield, 22151 on approx. 21,698 sq. ft. of land zoned R-3. Mason District. Tax Map 71-4 ((1)) 43B.	Brandon McCadden	Approved
Cynthia G. Mcdaniel - SP-2022-MA-00114 to permit a reduction in setback requirements to permit an addition 10.1 ft. from the southwest side lot line. Located at 6813 Hopewell Ave., Springfield, 22151 on approx. 10,500 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 80-2 ((2)) 60.	Kevin McMahan	Approved
Katherine C. Maldonado and Katherine Daycare LLC - SP-2021-MA-00064 , to permit a home day care facility. Located at 2806 Douglass Ave., Falls Church, 22042 on approx. 7,128 Sq. ft. of land zoned R-4 and HC. Mason District. Tax Map 50-2 ((9)) 114A.	Sunny Yang	Approved

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
November 2, 2022**

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 – 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>
Trustees Of Saint Matthews United Methodist Church, SPA-80-A-087-05 amend SP 80-A-087 previously approved for a religious assembly with child care center to permit modifications to site and development conditions. Located at 8617 Little River Tpke., Annandale, 22003 on approx. 4.01 ac. of land zoned R-1. Braddock District. Tax Map 59-3 ((10)) 13.	Sunny Yang	<i>Admin moved to 2/1/2023</i>
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, 7/14/2021, 10/27/21, and 4/13/22</i>) (<i>Admin. moved to 4/13/22 but meeting canceled for BOS Budget Hearings</i>)	Suzanne Gilbert	<i>Admin moved to 2/1/2023</i>
Karl E. and Kristen Duckworth, A 2022-LE-001 Appeal of a determination that an addition is located 5 feet from the side lot line, which does not meet the side setback requirement of 12 feet, in violation of Zoning Ordinance provisions. Located at 6420 Telegraph Road, Alexandria, Virginia 22310, on approx. 0.42 ac. of land zoned R-3, Lee District, Tax Map 82-3 ((1)) 54A. (<i>Admin moved from 6/29/2022</i>)	Suzanne Gilbert	<i>Admin moved to 3/22/2023</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
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, 6/24/20, 7/8/2020, and 9/16/2020 at appl. req.) (Continued from 10/28/2020, 6/23/2021, 10/27/21, and 6/8/2022)	James Shields	<i>Continued to 3/29/2023</i>
Mark J. Walske and Dyann L. Weatherspoon, VC-2021-MV-00011 to permit surfaced area for a driveway or vehicle or trailer parking exceeding 25 percent of the front yard. Located at 1208 Chadwick Ave., Alexandria, 22308 on approx. 7,500 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-4 ((20)) (C) 8A. (Decision deferred from 9/28/2022)	Kevin McMahan	Approved
Gennaro Rucci III, SP 2021-MV-00114 to permit an increase in fence height in the - front yard adjacent to Laurel Road, an increase in the percentage of coverage permitted in the minimum required rear yard, and a reduction in setback requirements based on errors in building location to permit an accessory structure (pavilion) to remain 3.5 ft. from the rear lot line and a second accessory structure (detached garage) to remain 4.1 ft. from the rear lot line. Located at 4204 Laurel Rd., Alexandria, 22309 on approx. 21,412 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-3 ((8)) (G) 4. (Concurrent with VC 2021-MV-00018). (Admin moved from 6/8/2022) (Continued from 7/27/2022)	Kevin McMahan	<i>Continued to 3/1/2023</i>
Gennaro Rucci III, VC 2021-MV-00018 to allow an accessory structure (detached garage) to remain in the front yard adjacent to Laurel Road on a lot less than 36,000 sq. ft. in area. Located at 4204 Laurel Rd., Alexandria, 22309 on approx. 21,412 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-3 ((8)) (G) 4. (Concurrent with SP 2021-MV-00114). (Admin moved from 6/8/2022) (Continued from 7/27/2022)	Kevin McMahan	<i>Continued to 3/1/2023</i>
Soren Caffey and Samira Hakim, SP-2022-DR-00099 to permit a reduction of setback requirements to permit an accessory structure (pool with paver deck) 25.0 ft. from the front lot line adjacent to Georgetown Pike and an increase in fence height in the front yard adjacent to Georgetown Pike. Located at 750 Strawfield Ln., Great Falls, 22066 on approx. 1.75 ac. of land zoned R-E. Dranesville District. Tax Map 13-2 ((8)) 25.	Brandon McCadden	Approved

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Kenneth A. Lewis, SP-2022-MV-00180 to permit a fence greater than 4.0 ft. to remain in the front yard adjacent to Mallow Trail. Located at 5736 Mallow Trl., Lorton, 22079 on approx. 7,500 sq. ft. of land zoned R-E. Mount Vernon District. Tax Map 119-4 ((2)) (20) 15 and17. (Concurrent with VC 2022-MV-00004)	Brandon McCadden	Approved
Kenneth A. Lewis, VC-2022-MV-00004 to permit construction of a single-family detached dwelling 25.8 ft. from the front lot line, 11.9 ft. from the southeast side lot line, 5.7 ft. from the northwest side lot line, roofed deck 21.3 ft. from the front lot line, deck 9.9 ft. from the northwest side lot line. Located at 5736 Mallow Trl., Lorton, 22079 on approx. 7,500 sq. ft. of land zoned R-E. Mount Vernon District. Tax Map 119-4 ((2)) (20) 15 and17. (Concurrent with SP 2022-MV-00180) (<i>Admin moved from 10/12/2022</i>)	Brandon McCadden	Approved
Samantha Neakrase and Joseph Neakrase, SP-2022-MV-00126 to permit modifications to the provisions for the keeping of animals (dogs). Located at 8604 Bound Brook Ln., Alexandria, 22309 on approx. 10,500 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 101-4 ((19)) 37.	Kevin McMahan	Approved
Donna M. Ford and Kevin J. Ford, SP-2022-SU-00080 to permit a reduction in setback requirements to permit an addition 20.0 ft. from the rear lot line. Located at 5524 Virgin Rock Rd., Centreville, 20120 on approx. 9,114 sq. ft. of land zoned R-3 (Cluster). Sully District. Sully District. Tax Map 54-1 ((11)) (5) 4. (<i>Admin move from 10/12/2022</i>)	Sunny Yang	Approved
Huda E. Abdulkader, SP 2022-SP-00028 to permit a home day care facility. Located at 8125 Cliffcrest Dr., Springfield, 22153 on approx. 3,207 square feet of land zoned R-5. Springfield District. Tax Map 98-2 ((16)) 52A.	Sunny Yang	<i>Decision Deferred to 1/11/2023</i>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
November 9, 2022**

-- NO SCHEDULED MEETING --

**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
November 16, 2022**

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 – 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 Lewis Duncan and Marie Stella Duncan, SP-2022-HM-00092 to permit a reduction in setback requirements based on errors in building location to permit an accessory structure (shed) to remain 4.1 ft. from the rear lot line and 2.9 ft. from the northwest side lot line. Located at 12228 Folkstone Dr., Herndon, 20171 on approx. 24,0589 sq. ft. of land zoned R-1 Cluster. Hunter Mill District. Tax Map 36-1 ((1)) 147.	Kevin McMahan	<i>Withdrawn</i>
Protection of the Holy Mother of God Orthodox Church (St. Mary Orthodox Church), SP 2021-PR-00091 to permit building/site modifications to an existing religious assembly use, and an increase in fence height in the front yard adjacent to Roosevelt Avenue. Located at 7219 and 7223 Roosevelt Ave., Falls Church, 22042 on approx. 1.16 ac. of land zoned R-4. Providence District. Tax Map 50-3 ((9)) 56 and 50-3 ((1)) 9. (Admin Moved from 5/25/2022, 7/13/2022, and 9/28/2022)	Sunny Yang	<i>Admin move to 2/15/2023</i>
David E. Schmitz, TR and Hollis A. Schmitz, TR, SP-2022-SP-00113 to permit a detached accessory living unit and a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) to remain 3.2 ft. from the northwest side lot line. Located at 8137 Crestridge Rd., Fairfax Station, 22039 on approx. 5.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 95-4 ((1)) 10A. (Concurrent with VC 2022-SP-00013)	Kevin McMahan	<i>Admin move to 2/8/2023</i>
David E. Schmitz, TR and Hollis A. Schmitz, TR, VC 2022-SP-00013 to permit an accessory structure (shed) to remain 25.8 ft. from the front lot line adjacent to September Lane. Located at 8137 Crestridge Rd., 22039 on approx. 5.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 95-4 ((1)) 10A. (Concurrent with SP 2022-SP-00113).	Kevin McMahan	Withdrawn

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Oakton Swim and Racquet Club, Inc., SPA-82-C-067-04 to amend SP 82-C-067 previously approved for a community swim, tennis, and recreation club, to allow modifications to development conditions. Located at 11714 Flemish Mill Ct., Oakton, 22124 on approx. 6.75 ac. of land zoned R-1C. Sully District. Tax Map 46-2 ((13)) A2.	Sunny Yang	Deferred 3/01/2023
Paul A. Schulz and Loretta A. Schulz, TR, SP-2022-SU-00103 to permit a reduction in setback requirements to permit an addition 12.5 ft. from the rear lot line. Located at 3200 History Dr., Oakton, 22124 on approx. 22,043 sq. ft. of land zoned R-1 (Cluster). Sully District. Tax Map 46-2 ((19)) 18.	Philip Isaiah	Approved
Maria G. Jimenez, SP-2022-HM-00038 to permit a reduction in setback requirements based on an error in building location to permit an open deck to remain 1.2 ft. from the southwest side lot line. Located at 2233 Sanibel Dr., Reston, 20191 on approx. 5,699 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 26-1 ((10)) (8) 39A. (Assoc. with SE 2022-HM-00022).	Brandon McCadden	Approved
Elede Abubaker, SP-2022-MV-008 to permit a home day care facility and a reduction in setback requirements based on errors in building location to allow an accessory structure (shed) to remain 1.6 ft. from the southwest side lot line and 2.5 ft. from the rear lot line. Located at 7644 Summerhill Ct., Lorton, 22079 on approx. 6,948 sq. ft. of land zoned R-5. Mount Vernon District. Tax Map 108-1 ((6)) 243. (<i>Admin moved from 10/12/2022</i>)	Kevin McMahan	Approved
Jean K. Preston, TR, SP-2022-MV-00090 to permit a reduction of setback requirements to permit an addition 10.5 ft. from the southwest side lot line and a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) 1.8 ft. from the southwest side lot line. Located at 3617 Old Vernon Ct., Alexandria, 22309 on approx. 16,772 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-4 ((29)) 9. (<i>Admin moved from 10/12/2022</i>)	Sunny Yang	Approved

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
November 23, 2022**

-- NO SCHEDULED MEETING --

**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
November 30, 2022**

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 – Fairfax County, Virginia. Information is updated as received. Staff reports are published one week prior to a hearing.** You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are televised, on Channel 16, streamed live online and available to view on demand following the meeting.

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

MATTERS PRESENTED BY BOARD MEMBERS

ADMINISTRATIVE ITEMS

Application

Andrew T Ross, A 2022-PR-006 (<i>Admin move from 9/14/2022</i>)	Cathy S. Belgin	Admin moved to 1/25/2023
Joseph P. Clancy, VC-2021-MV-00024 to allow an accessory structure (detached carport) in a front yard (23.0 feet from the front lot line adjacent to Stafford Road) on a lot less than 36,000 sq. ft. in area. Located at 7314 Stafford Rd., Alexandria, 22307 on approx. 21,590 sq. ft. of land zoned R-2 and HD Mount Vernon District. Tax Map 93-3 ((4)) 58. (<i>Admin moved from 7/13/2022, and 10/05/2022</i>)	Kevin McMahan	Admin move to 2/8/2022
David J. Zimmerman and Denna H. Zimmerman, SP-2021-SP-00143 to permit a detached accessory living unit. Located at 6400 Newman Rd., Clifton, 20124 on approx. 6.93 ac. of land zoned R-C and WS. Springfield District. Tax Map 75-2 ((1)) 4 (<i>Admin move from 10/5/22</i>)	Sunny Yang	Admin move to 2/8/2022

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Olde Towne Pet Resort Springfield LLC, VC 2022-MV-00003 to permit existing fences measuring 8.0 ft. in height to remain in the front yards adjacent to Alban Rd. and Interstate 95 (Henry G. Shirley Memorial Highway). Located at 8101 Alban Rd., Springfield, 22150 on approx. 1.67 ac. of land zoned C-6. Mount Vernon District. Tax Map 99-1 ((17)) 6. (Concurrent with SP 2021-MV-00138). (<i>Admin moved from 9/14/2022</i>) (<i>Deferred from 9/28/2022</i>)	Kimia Zolfagharian	<i>Deferred to 1/25/2023</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Olde Towne Pet Resort Springfield LLC, SP-2021-MV-00138 to permit a reduction in setback requirements based on errors in building location to allow building architectural features (awnings/canopies) to remain 5.07 ft. from the front lot line adjacent to Alban Rd. and 20.51 ft., 1.84 ft., and 21.33 ft. from the front lot line adjacent to Interstate 95 (Henry G. Shirley Memorial Highway). Located at 8101 Alban Rd., Springfield, 22150 on approx. 1.67 ac. of land zoned C-6. Mount Vernon District. Tax Map 99-1 ((17)) 6. (Concurrent with VC 2022-MV-00003). (<i>Admin moved from 9/14/2022</i>) (Deferred from 9/28/2022)	Kimia Zolfagharian	<i>Deferred to 1/25/2023</i>
Mesrake Tsehay Kidus Teklehaymanot-Ethiopian Orthodox Church, SP 2021-MV-00053 Appl. to permit a religious assembly use. Located at 9290 Windrush Dr., Lorton, 22079 on approx. 5.0 ac. of land zoned R-1. Mount Vernon District. Tax Map 106-2 ((1)) 42. (<i>Admin move from 1/26/2022, 3/6/2022, 4/27/2022, and 6/15/2022</i>). (Decision Deferred from 9/14/2022, and 10/19/2022)	Sunny Yang	Approved
Madelyn R. Creedon and James J. Bracco, SP-2022-MA-00007 to permit a reduction in setback requirements to permit an open deck 5.3 ft. from the southwest side lot line. Located at 5920 Reservoir Heights Ave., Alexandria, 22311 on approx. 9,838 sq. ft. of land zoned R-3 (Cluster). Mason District. Tax Map 61-4 ((34)) 61.	Kevin McMahan	Approved
Steven Letteney, Holly Letteney, Daniel Gray and Nancy Gray, SP-2022-PR-00109 to permit an attached accessory living unit with greater than 800 sq. ft. of gross floor area. Located at 9006 Glenbrook Rd., Fairfax, 22031 on approx. 65,497 sq. ft. of land zoned R-1. Providence District. Tax Map 58-2 ((4)) 24 and 25.	Philip Isaiah	Approved
Maria Potehina and In Good Hands LLC, SP-2022-DR-00123 to permit a home day care facility. Located at 2008 Leonard Rd., Falls Church, 22043 on approx. 12,771 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((18)) 1.	Brandon McCadden	Approved
David E. Simon, TR, VC-2022-MV-00012 to allow surfaced area for a driveway or vehicle or trailer parking exceeding 25 percent of the front yard. Located at 7801 Southdown Rd., Alexandria, 22308, on approx. 20,524 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-2 ((18)) 21A.	Brandon McCadden	Approved
Johnny Wen and Joanna Wen, SP-2022-BR-00100 – to permit an attached accessory living unit containing greater than 800 sq. ft. of floor area and a reduction in setback requirements to permit an addition 15.6 ft. from the northwest side lot line. Located at 4807 Marymead Dr., Fairfax, 22030 on approx. 32,996 sq. ft. of land zoned R-C and R-1 (Cluster) and WS. Braddock District. Tax Map 56-3 ((11)) 30. (<i>Admin moved from 10/5/2022, and 10/12/2022</i>)	Kevin McMahan	Approved

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Robert Paul Berra Jr., SP-2022-MA-00079 to permit a reduction in setback requirements to permit an addition 10.0 ft. from the northeast side lot line and to permit a reduction in setback requirements based on errors in building location to permit an addition to remain 26.8 ft. from the front lot line adjacent to Celadon Lane, an open deck to remain 23.5 ft. from the front lot line adjacent to Brook Drive, and an accessory structure (shed) to remain 0.9 ft. from the rear lot line. Located at 3125 Celadon Ln., Falls Church, 22044 on approx. 0.29 ac. of land zoned R-3. Mason District. Tax Map 51-4 ((2)) (C) 15.	Sunny Yang	Approved

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
December 7, 2022**

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 – 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>
Unitarian Universalist Congregation of Fairfax, SPA 83-P-053-04 Appl. to amend SP 83-P-053 previously approved for a religious assembly with child care center and private school of general education to permit modifications to development conditions. Located at 2709 Hunter Mill Rd., Oakton, 22124 on approx. 10.58 ac. of land zoned R-1. Providence District. Tax Map 37-4 ((1)) 23. <i>(Admin moved from 7/27/2022, and 10/12/2022)</i>	Brandon McCadden	Admin move to 3/1/2023
Trustees of St. John's United Methodist Church, SP-2022-MA-00119 to permit the continuation of an existing religious assembly with the addition of a child care center. Located at 5312 and 5400 Backlick Rd. Springfield, 22151 on approx. 6.19 ac. of land zoned R-2 and HC. Mason District. Tax Map 80-2 ((4)) 7 and 8.	Kevin McMahan	Admin move to 3/8/2023
Trustees of Garfield Memorial Christian Church, SP-2022-DR-00143 to permit the continuation of an existing religious assembly including construction of a new principal building and modification to site conditions. Located at 1731 Great Falls St., McLean, 22101 on approx. 0.87 ac. of land zoned R-3. Dranesville District. Tax Map 30-3 ((1)) 21A (pt.).	Sunny Yang	Admin move to 2/8/2023
Douglas Dwight Schar - A 2022-DR-008 , Appeal of a determination that the appellant is breeding and selling cats, which meets the definition of a kennel in the Zoning Ordinance, without special exception approval as required in the R-E District, in violation of Zoning Ordinance provisions. Located at 11500 Indian Spring Court, Great Falls, Virginia 22066, on approx. 5.0212 ac. of land zoned R-E, Dranesville District, Tax Map 6-2 ((8)) 26. <i>(Admin move from 10/26/2022)</i>	Suzanne Gilbert	Withdrawn

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Paul Michael, TR, Christina A. Michael, SP-2021-BR-00090 to permit a reduction of setback requirements to permit an addition 10.2 ft. from the east side lot line. Located at 11610 Leehigh Dr., Fairfax, 22030 on approx. 22,082 sq. ft. of land zoned R-1. Braddock District. Tax Map 56-4 ((2)) 31.	Kevin McMahan	Deferred To 3/15/2023
Yorka Paz, SP-2022-LE-00098 to permit a home-based business (hair salon). Located at 7425 Gene St., Alexandria, 22315 on approx. 24,562 sf. of land zoned R-1. Lee District. Tax Map 91-3 ((7)) 23.	Philip Isaiah	Approved
John T. Burton and Sherrene L. Burton, SP-2022-SP-00035 to permit a reduction in setback requirements to permit an addition 13.1 ft. from the rear lot line. Located at 4874 Annamohr Dr., Fairfax, 22030 on approx. 15,558 Sq. ft. of land zoned R-2 (Cluster), WS. Springfield District. Tax Map 55-2 ((8)) 21.	Philip Isaiah	Approved
Michael Crook and Sandra Eminger, SP 2021-HM-00117 to permit a reduction in setback requirements to permit an addition 12.8 ft. from the rear lot line. Located at 12005 Stuart Ridge Dr., Herndon, 20170 on approx. 11,230 sf. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 11-3 ((3)) 122.	Sunny Yang	Approved
Centreville Presbyterian Church, a Virginia Corporation, SPA-99-Y-065-05 amend SP 99-Y-065 previously approved for a religious assembly with a child care center and private school of general education to permit modifications to development conditions. Located at 15450 and 15452 Lee Hwy., Centreville, 20120, on approx. 20.38 ac. of land zoned R-C and WS. Sully District. Tax Map 64-1 ((1)) 7.	Sunny Yang	Approved
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.) (Deferred from 7/29/15, 12/9/15, 6/8/16, 11/2/16, and 5/3/17 at appl. req.) (Continued from 9/20/17.) (Admin. moved from 3/21/18 due to inclement weather.) (Continued from 5/2/18, 12/5/18, 9/11/19, 9/16/2020, 9/22/2021, and 7/27/2022)</i>	Cathy S. Belgin	<i>Continued to 7/19/2023</i>

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**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
December 14, 21, 28, 2022**

-- NO SCHEDULED MEETING --