

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
January 8, 2025**

**\*\*Canceled due to Inclement Weather\*\***

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: [Zoning Application Board Package - Fairfax County Board of Zoning Appeals](#). 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 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**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Ken Biberaj and Valeria Biberaj Revocable Trust, ZAPL-2023-PR-00017</b> Appeal of a Notice of Violation that the appellant has constructed a fence exceeding four feet in height in the front yard of a corner lot on property located in the R-1 District, in violation of Zoning Ordinance provisions. Located at 9100 Glenbrook Road, Fairfax, VA 22031 on approx. 63,618 sq. ft. of land zoned R-1, Providence District, Tax Map 58-2 ((4)) 2. (Admin moved from 12/6/2023, 6/12/2024, 9/11/1014, and 11/20/2024)	Christopher Evans	Admin moved to 4/9/2025

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Mary Street Complex, LLC, Andrew T. Ross, Ross Tree Expert Company (aka RTEC Treecare), ZAPL-2023-PR-00016</b> Appeal of a Notice of Violation that the appellants are operating a contractor's office and shop without the required Nonresidential Use Permit (NonRUP) and allowing the outdoor storage of construction vehicles and equipment, in violation of Zoning Ordinance provisions. Located at 2824, 2828, and 2830 Mary Street, Falls Church, VA 22042 on approx. 14,355 sq. ft. of land zoned C-8, Providence District, Tax Map 49-2 ((11)) 13. (Admin moved from 6/26/2024) (Continued from 12/4/2024)	James Shields	Admin moved to 2/12/2025 due to canceled meeting.
<b>Aimee L. Storm, SP-2023-MV-00150</b> to permit a reduction in setback requirements based on errors in building location to allow an accessory structure (shed/detached garage) to remain 2.6 ft. from the north side lot line, and a second accessory structure (shed) to remain 2.8 ft. from the north side lot line. Located at 6417 10Th St., on approx. 7,000 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 93-2 ((8)) (44) 13.	Brandon Lesko	Admin moved to 2/26/2025 due to canceled meeting.

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Myra Mufti and Kidsdom Montessori, Inc., SPA-2016-HM-051</b> to amend SP-2016-HM-051, previously approved for a Home Day Care Facility, to allow for a change in permittee and modifications to development conditions. Located at 2201 Hunter Mill Rd., on approx. 2.8 ac. of land zoned R-E. Hunter Mill District. Tax Map 27-4 ((1)) 22.	Brandon Lesko	Admin moved to 2/26/2025 due to canceled meeting.
<b>Kris K. Rivera and Emily E. Rivera, SP-2024-FR-00042</b> to permit a reduction of setback requirements to permit an addition 18.7 ft. from the front lot line adjacent to Chevell Court and to permit an increase in fence height in the front yard adjacent to Ridge View Drive. Located at 5915 Ridge View Dr., on approx. 11,202 sq. ft. of land zoned R-3. Franconia District. Tax Map 82-3 ((16)) 16	Philip Isaiah	Admin moved to 2/5/2025 due to canceled meeting.
<b>Andrew D. Goldin, SP-2024-MV-00032</b> to permit modifications to the provisions for the keeping of animals (chickens). Located at 4100 Nellie Custis Ct., on approx. 22,364 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 110-2 ((11)) 13.	Philip Isaiah	Admin moved to 2/5/2025 due to canceled meeting.
<b>Lee M. Van Atta and Anne Marie Van Atta, SP-2024-MV-00016</b> to permit a reduction in setback requirements to permit a second story addition 8.0 ft. from the northern side lot line and 10.1 ft. from the southern side lot line, and a roofed deck (covered porch) 7.0 ft. from the northern side lot line and a reduction in setbacks based on an error in building location to permit an accessory structure (shed/studio) 4.0 ft. from the rear lot line. Located at 6418 14th St., on approx. 7,000 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 93-2 ((8)) (10) 19.	Brandon McCadden	Admin moved to 2/12/2025 due to canceled meeting.
<b>Capital Presbyterian Church, a mission church sponsored by McLean Presbyterian Church, SPA-85-D-009-10</b> to amend SP-85-D-009 previously approved for a religious assembly with a private school of general education, and child care center to allow modifications to development conditions. Located at 1545, 1549, and 1551 Dranesville Rd., on approx. 5.65 ac. of land zoned R-3. Dranesville District. Tax Map 10-2 ((1)) 7 and 7A.	Brandon McCadden	Admin moved to 2/26/2025 due to canceled meeting.

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Pauline B. George and David R. Klingler, SPA-2023-MA-00164</b> to amend SP 2023-MA-00164 previously approved for an error in building location for an open deck and a reduction in setback requirements for an addition 6.0 ft. from the northeast side lot line to allow modifications to the approved design such that the addition would also be located 19.0 ft. from the rear lot line. Located at 4008 Ancient Oak Ct., on approx. 12,291 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 60-4 ((29)) 5.	Brandon McCadden	Admin moved to 2/26/2025 due to canceled meeting.

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

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