

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
February 26, 2025**

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>Philip Le and Noelle Nguyen. ZAPL-2024-MA-00020.</b> An appeal of a Notice of Violation that the appellants have constructed a fence in the front yard that exceeds the height limitation, and two accessory structures, a treehouse and a gazebo, located in the front yard of the referenced property that is less than 36,000 sq. ft., in violation of Zoning Ordinance provisions. Located at 3232 Glen Carlyn Road, Falls Church, VA 22041. Approx. 10,987 sq. ft. of land, zoned R-3, Mason District, Tax Map 61-2 ((6)) 39.	Christopher Evans	Admin moved to 5/14/2025
<b>Abdul S. Ahmady and Amina Ahmady, VC-2022-MA-00020</b> to permit construction of a single family detached dwelling 9.4 ft. from the front lot line. Located at 6624 Tunlaw Ct., Alexandria, 22312 on approx. 1.18 ac. of land zoned R-2. Mason District. Tax Map 71-4 ((1)) 69 and 71-4.	Philip Isaiah	<b>INDEFINITELY DEFERRED</b>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Tyler W. Gilpatrick and Sarah A. Gilpatrick, SP-2024-SU-00113</b> to permit modifications to the provisions for the keeping of animals (chickens). Located at 15225 Sovereign Pl., on approx. 12,406 sq. ft. of land zoned R-C, AN and WS. Sully District. Tax Map 33-4 ((2)) 448. (Continued from 1/15/2025)	Philip Isaiah	<b>APPROVED</b>
<b>Mision Evangelica Jerusalem LA Celestial, Inc., SP-2022-SU-00144</b> to permit construction of a religious assembly. Located at 6321 Old Centreville Rd., Centreville, 20121 on approx. 1.3 ac. of land zoned R-1 and WS. Sully District. Tax Map 65-1 ((1)) 8C and 8A1. (Admin moved from 3/29/2023, 6/28/2023, 10/11/2023, 1/31/2024, 4/24/2024, 7/24/2024, 10/16/2024, and 2/5/2025) (Continued from 12/4/2024)	Brandon McCadden	<b>APPROVED</b>

<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. (Admin moved from 1/8/2025 due to canceled meeting)	Brandon McCadden	<b>APPROVED</b>
<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. (Admin moved from 1/8/2025 due to canceled meeting)	Brandon McCadden	<b>APPROVED</b>
<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. (Admin moved from 1/8/2025 due to canceled meeting)	Brandon Lesko	<b>APPROVED</b>
<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. (Admin moved from 1/8/2025 due to canceled meeting)	Brandon Lesko	Deferred to 3/26/2025
<b>Standout Sports LLC, SP-2024-SU-00099</b> to permit a home-based business (outdoor soccer lessons). Located at 14832 Cranoke St. on approx. 10,006 sq. ft. of land zoned R-3 (Cluster), AN and WS. Sully District. Tax Map 53-2 ((3)) 49.	Carl Shumate	<b>APPROVED</b>
<b>Bentz Tozer III and Mary Huang, SP-2024-DR-00135</b> to permit an accessory living unit. Located at 1869 Kirby Rd. on approx. 20,730 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((1)) 42.	Ciarra Downing	<b>APPROVED</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Christopher J. Boswell and Beth V. Boswell, SP-2024-DR-00128</b> to permit a reduction in setback requirements to permit an addition 6.2 ft. from the southeast side lot line. Located at 6520 Byrnes Dr. on approx. 11,663 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((8)) (4) 17.	Adriana Santiago	<b>APPROVED</b>
<b>Bryan Virgil Crist and Madelyn Layne Crist (f/k/a Madelyn Layne Farmer), SP 2024-PR-00122</b> , to permit reduction in setback requirements to permit a second story addition 24.5 ft. from the front lot line, a roofed deck (covered front porch) 17.9 ft. from the front lot line, and a second roofed deck (covered side porch) 5.0 ft. from the southern side lot line; and to permit an increase in the limitations on coverage of the minimum rear setback.. Located at 2807 Marshall St. on approx. 6,250 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-2 ((4)) 11.	Brandon Lesko	<b>APPROVED</b>

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.