

FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
March 12, 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

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Waldo Reyes Claros and Elizabeth Reyes, SP-2022-LE-00151 to permit an increase in fence height in the front yard adjacent to Bonniemill Lane; and a reduction in setback requirements based on errors in building location to allow a roofed deck (covered porch) with steps to remain 23.5 ft. from the front lot line adjacent to Sterling Grove Dr. and an accessory structure (gazebo) to remain 1.4 ft. from the side lot line. Located at 7101 Sterling Grove Dr., on approx. 12,227 sq. ft. of land zoned R-3. Franconia District. Tax Map 90-3 ((11)) 9.	Brandon Lesko	Admin moved to 3/26/2025
Jerry Artman, SP-2024-PR-00073 to permit modifications to the provisions for the keeping of animals (chickens), reduction in setback requirements based on errors in building location to allow an accessory structure (shed) to remain 2.0 ft. from the rear lot line, and to permit an increase in the limitations on coverage of the minimum rear setback. Located at 7314 Poplar Ct. on approx. 7,200 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-3 ((13)) 25. (Admin moved from 2/12/2025)	Brandon Lesko	Admin moved to 4/2/2025
Collin R. and Gracelda S. Sorensen, SP-2024-MV-00132 to permit a reduction of setback requirements to permit a roofed deck (portico) 21.0 feet from the front lot line adjacent to Woodmont Road., on approx. 9,423 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 83-3 ((14)) (15) 9.	Nick Cicero	Admin moved to 4/2/2025

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Ryan Crane and Sarah Crane, SP-2024-DR-00100 to permit a reduction in setback requirements to permit a roofed deck 12.5 ft. from the rear lot line and 7.5 ft. from the western side lot line. Located at 2139 Crimmins Ln., on approx. 9,903 sq. ft. of land zoned R-4 (Cluster). Dranesville District. Tax Map 41-1 ((34)) 5. (Admin moved from 2/5/2025)	Brandon McCadden	Deferred to 4/2/2025
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, 6/8/2022, 11/2/2022, 3/29/2023, 5/24/2023, 11/1/2023, 1/10/2024, and 12/3/2024) (Admin moved from 2/12/2025 due to canceled meeting)	James Shields	Continued to 4/30/2025
Jason A. Dispenza, Brittany Dispenza, and Martha Kendall, ZAPL-2024-DR-00021 An appeal of a Notice of Violation that the appellants have a fence in a front yard that exceeds the height limitation, and multiple accessory structures, including a tree trunk jungle gym, two pergolas, and a wooden platform area, that are located in a front yard of the referenced property that does not meet the setback requirements, in violation of Zoning Ordinance provisions. Located at 7904 Foxhound Road, McLean, VA 22102. Approx. one acre of land, zoned R-1, Dranesville District, Tax Map 20-4 ((1)) 56A.	Adam Nowaczyk	Deferred to 4/30/2025
Mary Street Complex, LLC, Andrew T. Ross, Ross Tree Expert Company (aka RTEC Treecare), ZAPL-2023-PR-00016 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) (Admin moved from 1/8/2024 and 2/12/2025 due to canceled meetings)	James Shields	UPHELD

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<p>Nancy Bogle Fife and Michael A. Fife, Trustees, SP-2024-MV-00095 to permit a reduction of setback requirement to permit an addition 9.7 ft. from the northwest side lot line and a reduction of setback requirements based on an error in building location to permit an accessory structure (shed) to remain 0.1 ft. from the rear lot line and 0.6 ft. from the southeast side lot line. Located at 820 Elaine Ct. on approx. 14, 044 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-4 ((5)) (2) 27. (Admin moved from 2/12/2025 due to canceled meeting)</p>	Adriana Santiago	APPROVED
<p>Edward G. Joseph and Judy A. E. Joseph, SP-2024-MV-00092 to permit a reduction of setback requirements to permit an addition 12.5 ft. from the rear lot line and an open deck 9.9 ft. from the north side lot line. Located at 2208 Glasgow Rd. on approx. 15,678 sq. ft. of land zoned R-2 and HD. Mount Vernon District. Tax Map 93-3 ((4)) 501. (Admin moved from 2/5/2025, and 2/12/2025 due to canceled meeting)</p>	Philip Isaiah	APPROVED
<p>Lee M. Van Atta and Anne Marie Van Atta, SP-2024-MV-00016 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. (Admin moved from 1/8/2024 and 2/12/2025 due to canceled meeting)</p>	Brandon McCadden	APPROVED
<p>Lorton GSA, LLC, VC-2024-MV-00016 to permit a fence 8.5 ft. in height in the front, side, and rear yards. Located at 10550 Furnace Rd. on approx. 6.53 ac. of land zoned I-4. Mount Vernon District. Tax Map 113-3 ((1)) 5E. (Admin moved from 1/29/2025, and 2/12/2025 due to canceled meeting)</p>	Philip Isaiah	APPROVED
<p>Robert Paul Berra Jr, SPA-2022-MA-00079 to amend SP-2022-MA-00079 previously approved for a reduction in setback requirements for an addition and errors in building location for an addition, deck and shed, to now permit a new addition located 23.0 ft. from the front lot line adjacent to Brook Dr. and to permit the previously approved addition to remain 9.8 feet from the side lot line. Located at 3125 Celadon Ln., on approx. 12,972 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((2)) (C) 15.</p>	Sunny Yang	APPROVED

<u>Application</u>	<u>Staff</u>	<u>Action</u>
Lisa A. Branum and Christopher L. Campbell, SP-2024-SU-00131 to permit reduction in setback requirements to permit an addition with uncovered stairs 15.0 ft. from the rear lot line. Located at 15063 Stillfield Pl., on approx. 13,458 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((5)) (2) 31. (Admin moved from 3/5/2025)	Adriana Santiago	APPROVED

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

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