

**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
April 8, 2026**

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

CONSENT AGENDA 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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Claudia C. Tramontana and First Years Learning Center LLC, SP-2025-MV-00072 to permit a Home Day Care Facility and reduction in setback requirements based on an error in building location to permit a roof eave 36.5 ft. from the front lot line. Located at 7729 Pohick River Dr. on approx. 23,500 sq. ft. of land zoned R-1. Mount Vernon District. Tax Map 107-4 ((4)) 25.

Adriana
Santiago

Richard F. Hayes and Janice C. Hayes, SP-2025-BR-00045 to permit a reduction of setback requirements to permit an addition 7.2 ft. from the north side lot line such that side setbacks total 14.7 ft. Located at 8322 Queen Elizabeth Blvd., on approx. 13,213 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 70-3 ((7)) 78. (Admin moved from 2/25/2026)

Brandon
McCadden

Michael J. Smith and Margaret E. Durant - VC-2025-MA-00015 to permit an accessory structure (detached carport) in the front yard adjacent to Lakeview Dr. and Quaint Acre Cir. Located at 6413 Lakeview Dr. on approx. 14,036 of land zoned R-2. Mason District. Tax Map 61-3 ((14)) 210.

Brandon
McCadden

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<p>KF Baileys Crossroads LLC, ZAPL-2025-MA-00029 An appeal of a determination that a public entertainment use is operating on the subject property without special exception approval, in violation of the Zoning Ordinance provisions. Located at 5863 Columbia Pike, Falls Church, VA, 22041. Approx. 42,384 sf of land, zoned C-6 and C-8, Mason District, Tax Map 61-2 ((19)) 2.</p>	<p>Christopher Evans</p>	
<p>74B, L.L.C, ZAPL-2025-PR-00030 An appeal of a determination, associated with Rough Grading Plan RGP-2025-00021, that a special exception for fill in the floodplain is required to develop the subject property. Approx 878,927 sf of land, zoned PDC, Providence District, Tax Map 49-4 ((1)) 74B.</p>	<p>Austin Gastrell</p>	

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.