

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
April 9, 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>Burke Community Church, SPA-77-S-269-05</b>	Brandon McCadden	Admin moved to 5/14/2025
<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, 11/20/2024, and 1/8/2025)	Christopher Evans	<b>WITHDRAWN</b>
<b>Tysons II Land Company, LLC.; TYC Development Company, LLC; TYD Development Company, LLLP; TYH Development Company, LLC; and TYF Development Company, LLC, SPA-2016-PR-036-03</b> to amend SPA-2016-PR-036-02 previously approved for a special event (theatrical circus performance) to permit modifications to development conditions. Located at 8025 Galleria Dr., on approx. 26.06 ac. of land zoned PDC, HC and SC. Providence District. Tax Map 29-4 ((10)) 2D, 2C, 2A2, 5A, 5B, 5C and 3B1. (Admin moved from 3/19/2025)	Brandon Lesko	Admin moved to 5/14/2025

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>SP-2024-MV-00033 - John Clarence Hardy Jr., Rebecca Paige Hardy, John Clarence Hardy and Tina Marie Hardy</b> to permit Modifications to the provisions for the keeping of animals (ducks). Located at 2702 Popkins Ln., on approx. 19,052 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 93-1 ((1)) 12A.	Adriana Santiago	<b>APPROVED</b>

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>SP-2024-SP-00140 - David A. Hish, Trustee and Adam B. Keplinger, Trustee</b> to permit a detached accessory living unit. Located at 6421 Union Mill Rd., on approx. 5.45 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-3 ((1)) 27A5.	Philip Isaiah	<b>APPROVED</b>
<b>SP-2024-MV-00161 - Scott M. Bouvia</b> to permit a reduction in setback requirements to permit an addition (carport) 5.0 ft. from the southeast side lot line and a roofed deck (covered porch) 23.7 ft. from the front lot line and 9.8 ft. from the northwest side lot line. Located at 6927 Quander Rd., on approx. 7,245 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((23)) (7) 15.	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.