

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
April 10, 2024**

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: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). 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 live 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>Debre Bisrat St. Gabriel Ethiopian Orthodox Tewahedo Church Trust, SPA-78-L-021-02</b>	Philip Isaiah	Admin moved to 5/22/204

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Douglas B. Liszewski and Julia K. Roig, SP-2022-HM-00153</b> to permit a reduction in setback requirements based on errors in building location to permit an accessory structure (shed) 0.4 ft. from the rear lot line and 1.1 ft. from the side lot line, and a deck (patio) 0.9 ft. from the rear lot line and 0.3 ft. from the side lot line; and an increase in the limitations on coverage of the minimum rear setback. Located at 12037 Stuart Ridge Dr., Herndon, 20710 on approx. 9,365 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 11-3 ((3)) 106. <i>(Deferred from 3/20/2024) *This hearing is in addition to one previously held on March 20, 2024; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</i>	Brandon Lesko	Deferral request to 5/8/2024 due to notices.
<b>Allison M. Kops, SP-2023-FR-00179</b> to permit a Home-Based Business (pediatric physical therapy practice). Located at 6011 Woodlake Ln., Alexandria, 22315 on approx. 8,323 sq. ft. of land zoned PDH-4. Franconia District. Tax Map 91-2 ((14)) (33) 4.	Owen Albrecht	
<b>Patrick L. Gary, SP-2023-MV-00131</b> to permit a reduction in setback requirements to permit an addition (carport with storage) 7.9 ft. from the north side lot line. Located at 6501 Bluebill Ln., Alexandria, 22307 on approx. 10,892 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((26)) (1) 17.	Owen Albrecht	

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Robert Ellis and Kate Ellis, SP-2023-MV-00047</b> to permit a reduction in setback requirements to permit an addition 24.6 feet from the front lot line adjacent to Midday Lane and a reduction in setback requirements based on an error in building location to permit a roofed deck (pergola) 7.4 ft. from the southwest side lot line. Located at 7818 Evening Ln., Alexandria, 22306 on approx. 12,591 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-1 ((13)) 55A.	Brandon Lesko	
<b>Neyer A. Torrico and Yankarla Torrico, SP-2023-SP-00028</b> to permit modifications to the provisions for the keeping of animals (chickens). Located at 7516 Lee Chapel Rd., Fairfax, 22039 on approx. 1.24 ac. of land zoned R-1. Springfield District. Tax Map 88-3 ((1)) 11. <i>(Admin moved from 10/4/2023, 11/29/2023, and 2/14/2024)</i>	Curtis Rowlette	
<b>Michael Liuzza and Christian Liuzza, SP-2023-MA-00181</b> to permit a modification to the provisions for the keeping of animals (chickens). Located at 5009 Montgomery St., Annandale, 22003 on approx. 36,000 sq. ft. of land zoned R-2. Mason District. Tax Map 71-4 ((10)) 58.	Karen Yee	
<b>Christian R. Quiroz and Nathalia J. Quiroz, SP-2022-FR-00105</b> to permit an increase in fence height in a front yard. Located at 6603 Bowie Dr., Springfield, 22150 on approx. 10,329 sq. ft. of land zoned R-4. Franconia District. Tax Map 80-4 ((5)) (19) 13. (Concurrent with VC 2023-FR-00002).	Brandon McCadden	
<b>Christian R. Quiroz and Nathalia J. Quiroz, VC-2023-FR-00002</b> to permit a freestanding accessory structure (shed) in a front yard on a lot less than 36,000 ft. in area. Located at 6603 Bowie Dr., Springfield, 22150 on approx. 10,329 sq. ft. of land zoned R-4. Franconia District. Tax Map 80-4 ((5)) (19) 13. (Concurrent with SP 2022-FR-00105).	Brandon McCadden	

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.