

**FAIRFAX COUNTY BOARD OF ZONING APPEALS**  
**MEETING AGENDA**  
**July 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>
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**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
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**Ryan N. Hoover and Karalee D. Werning, SP-2025-PR-00003** to permit an accessory living unit. Located at 8616 McHenry St., on approx. 22,000 sq. ft. of land zoned R-1. Providence District. Tax Map 39-3 ((5)) (5) 43. (Continued from 5/21/2025)

Brandon  
McCadden

**Trustees of Lewinsville Presbyterian Church, SPA-88-D-013**, amend SP 88-D-013 previously approved for a religious assembly to add a private school and child care center. Located at 1724 Chain Bridge Rd., on approx. 3.33 ac. of land zoned R-3. Dranesville District. Tax Map 30-3 ((1)) 61(pt.). (Admin moved from 7/23/2025)

Sunny  
Yang

**Suma Rajanna dba The Curious Kids Montessori, SP-2024-SP-00150** to permit a home day care facility. Located at 3701 Michele Ct., on approx. 40,062 sq. ft. of land zoned R-1. Springfield District. Tax Map 46-4 ((3)) 4.

Adriana  
Santiago

**Oscar Maravilla, SP-2022-MA-00157** to permit a reduction in setback requirements based on an error in building location to permit an addition 4.7 ft. from the side lot line and a roofed deck (covered porch/balcony) 27.0 ft. from the front lot line adjacent to Wayne Road; an increase in fence height in the front yard adjacent to Wayne Road and Oak Ridge Road; and an increase in the limitations on coverage of the minimum rear setback. Located at 3137 Wayne Rd., on approx. 9,239 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((18)) (C) 1.

Brandon  
Lesko

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>8600 Clara M. Morrisette Tr LLC, SP-2025-BR-00025</b> to permit a health and exercise facility, large (indoor softball training). Located at 8600 Morrisette Dr. Suite B and C, on approx. 22,266 sq. ft. of land zoned I-4. Braddock District. Tax Map 79-1 ((16)) 2 (pt.).	Philip Isaiah	
<b>Vivian O. Rocha and Hasan A. Zia, SP-2024-MA-00078</b> to permit an increase in fence height in the front yard adjacent to Glen Carlyn Rd. and Magnolia Ave. Located at 3201 Magnolia Ave. on approx. 32,314 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((28)) 1. (Admin moved from 6/4/2025)	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.