

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
July 22, 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**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Jonathan E. Haynie, SP-2023-SP-00037</b> to permit modifications to the provisions for the keeping of animals (chickens). Located at 12630 Plow Ct. on approx. 14,325 sq. ft. of land zoned R-2 (Cluster) and WS. Springfield District. Tax Map 55-4 ((7)) 391. (Admin moved from 10/08/2025, 11/19/2025, and 12/3/2025) (Deferred from 2/25/2026, and 5/13/2026)	Adriana Santiago	Request to defer to 10/07/2026

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Sean M. Jellish and Jessica A. Jellish, SP-2025-FR-00106</b> to permit a reduction of setback requirements to permit an addition (carport with enclosed storage) 6.6 ft. from the northeast side lot line such that side setbacks total 15 ft. Located at 6828 Lamp Post Ln., on approx. 8,410 sq. ft. of land zoned R-3 (Cluster). Franconia District. Tax Map 92-2 ((22)) 451. (Continued from 6/24/2026)	Adriana Santiago	
<b>Brice A. Hadden and Christina L. Hadden, SP-2026-FR-00033</b> to permit a reduction of setback requirements to permit an addition 6.0 ft. from the west side lot line and a reduction in setback requirements based on errors in building location to permit an accessory structure (shed) 3.5 ft. from the rear lot line and 4.1 ft. from the west side lot line Located at 3117 Hatcher St. on approx. 12,858 sq. ft. of land zoned R-3. Franconia District. Tax Map 82-2 ((10)) 27.	Sharon Williams	

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<b>Kylen M. Mahaney, SP-2026-SP-00004</b> to permit modifications to the provisions for the keeping of animals (chickens). Located at 5947 Hall St. on approx. 11,483 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 79-3 ((16)) 19.	Megan Riley	
<b>Rene Yomar Guerrero and Carmen Ruiz de Guerrero, SP-2025-MV-00103</b> to permit a reduction in setback requirements based on errors in building location to permit an accessory structure (detached garage) 1.0 foot from the northwest side lot line and 1.4 ft. from the rear lot line, and to permit an increase in the limitations on coverage of the minimum rear setback. Located at 2812 Groveton St. on approx. 6,500 sq. ft. of land zoned R-3 and HC. Mount Vernon District. Tax Map 93-1 ((18)) (I) 361.	Brandon Lesko	
<b>Laura B. Cheplak and Matthew L. Cheplak, SP-2026-DR-00048</b> to permit a reduction in setback requirements to permit an addition 18.9 ft. from the front lot line and 5.4 ft. from the northeast side lot line and a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) 2.3 ft. from the rear lot line. Located at 1928 Leonard Rd. on approx. 10,075 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((2)) 55.	Brandon Lesko	
<b>Capstone Soccer LLC, SP-2026-BR-00028</b> to permit a health and exercise facility, large. Located at 5256 Port Royal Rd. on approx. 12,753 sq. ft. of land zoned I-5. Braddock District. Tax Map 70-4 ((10)) 11D (pt.).	Adriana Santiago	
<b>Kateryna Gill and Bradley Gill, SP-2026-FR-00036</b> to permit an increase in fence height in the front yard adjacent to Green Meadow Ct. Located at 6064 Tammy Dr. on approx. 14,473 sq. ft. of land zoned R-3. Franconia District. Tax Map 81-4 ((23)) 52.	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.