

**FAIRFAX COUNTY BOARD OF ZONING APPEALS
MEETING AGENDA
September 17, 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

| <u>Application</u> | <u>Staff</u> | <u>Action</u> |
|--|---------------------|---------------------------|
| Jason A. Dispenza, Brittany Dispenza, and Martha Kendall, ZAPL-2024-DR-00021 An appeal of a Notice of Violation that the appellants have a fence in a front yard that exceeds the height limitation, and multiple accessory structures, including a tree trunk jungle gym, two pergolas, and a wooden platform area, that are located in a front yard of the referenced property that does not meet the setback requirements, in violation of Zoning Ordinance provisions. Located at 7904 Foxhound Road, McLean, VA 22102. Approx. one acre of land, zoned R-1, Dranesville District, Tax Map 20-4 ((1)) 56A. (Deferred from 3/12/2025, and 4/30/2025) | Adam Nowaczyk | Admin moved to 10/22/2025 |
| Lift Me Up!, ZAPL-2025-DR-00012 An appeal of a Notice of Violation that the appellant is operating a riding or boarding stable without an approved special permit and exceeding the number of dwelling units permitted on a lot, in violation of Zoning Ordinance provisions. Located at 9700 and 9704 Georgetown Pike, Great Falls, VA 22066. Approx. 6.265 acres of land, zoned R-E, Dranesville District, Tax Map 13-1 ((1)) 42 and 43. | Jennan Qato | Admin moved to 10/8/2025 |
| Mahtab Sarvari and My Little Stars LLC, SP-2024-SU-00064 to permit a home day care facility. Located at 12100 Vale Rd., on approx. 1.0 ac. of land zoned R-1. Sully District. Tax Map 46-1 ((1)) 10. (Deferred from 1/29/2025)(Admin moved from 4/2/2025, 5/14/2025, and 7/16/2025) | Brandon Lesko | Admin moved to 11/19/2025 |

ITEMS SCHEDULED FOR PUBLIC HEARING

| <u>Application</u> | <u>Staff</u> | <u>Action</u> |
|---|---------------------|----------------------|
| John J. McGowan, TR, SP-2024-HM-00153 to permit a reduction in setback requirements to permit an addition 19.6 ft. from the northeastern side lot line such that side setbacks total 31.1 ft. Located at 10203 Tamarack Dr. on approx. 28,007 sq. ft. of land zoned R-1 (Cluster). Hunter Mill District. Tax Map 27-2 ((3)) 60A. | Adriana Santiago | |
| Summer Choi and Carol Preschool Inc., SP-2025-MA-00056 to permit a home day care facility. Located at 7202 Carol Ln. on approx. 12,474 sq. ft. of land zoned R-4. Mason District. Tax Map 60-1 ((20)) 23. | Adriana Santiago | |
| Khalid Mahmood and Azra Mahmood, SP-2025-SP-00007 to permit a reduction in setback requirements based on an error in building location to permit an addition 13.7 ft. from the rear lot line. Located at 4104 Majestic Ln. on approx. 11,115 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-1 ((3)) (25) 3. | Brandon Lesko | |
| Ray Mohammadi, SP-2024-DR-00024 to permit a reduction in setback requirements based on an error in building location to permit an addition 27.3 ft. from front lot line and 4.9 ft. from the northwest side lot line to remain. Located at 1725 Olney Rd. on approx. 8,716 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-3 ((18)) 5 | Philip Isaiah | |
| Michael Bruce and Sarah Bruce, SP-2025-DR-00010 to permit a reduction in setback requirements based on errors in building location to permit an accessory structure (fenced pickle ball courts and lights) 18.6 ft. from the front lot line. Located at 9511 Georgetown Pike, on approx. 75,000 sq. ft. of land zoned R-E. Dranesville District. Tax Map 13-1 ((1)) 71A. (Admin moved from 5/14/2025, and 7/16/2025) | Philip Isaiah | |
| Debre Qusquam Kidist Mariam Ethiopian Orthodox Tewahido Church Corp., SP-2024-MA-00068 to permit construction of a religious assembly. Located at 5406 Carolina Pl., on approx. 1.01 ac. of land zoned R-2. Mason District. Tax Map 80-2 ((1)) 45. (Admin moved from 1/29/2025, 4/2/2025, 6/11/2025, and 7/16/2025) | Brandon McCadden | |

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.