The regular meeting of the Board of Zoning Appeals was held in the Board Auditorium of the Government Center on Wednesday, February 25, 2026. The following Board Members were present; Chairman Karen L. Day; Vice Chairman Rebeccah Ballo; Akida Rouzi; and Sean Peiffer. Clair Marie McDade (Arrived at 09:15). Daniel Aminoff; Thomas Smith III; and Triston O'Savio were absent from the meeting.

Chairman Day called the meeting to order at 9:00 a.m. Chairman Day asked if there were any Board Matters to bring before the Board. Chairman Day reviewed the opening policies and procedures, as well as the administrative items. Chairman Day then discussed the policies and procedures of the Board of Zoning Appeals. Chairman Day called the first scheduled case.

~ ~ ~February 25, 2026, Consent Items:

APPROVAL OF January 14, 2026, MINUTES.

Jonathan E. Haynie, SP-2023-SP-00037 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)

William K. Baker, TR, SP-2025-PR-00118 to permit a reduction in setback requirements to permit an accessory structure (detached garage with workshop) 10.0 ft. from the southwest side lot line. Located at 3235 Highland Ln. on approx. 39,019 sq. ft. of land zoned R-1. Providence District. Tax Map 59-1 ((3)) 3A.

Chairman Day motioned to approve the consent agenda items. Vice Chairman Ballo seconded the motion, which was carried out by a vote of 4-0. Clair Marie McDade was absent from the vote. Daniel Aminoff; Thomas Smith III; and Triston O'Savio were absent from the meeting.

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~ ~ ~February 25, 2026, Scheduled Public Hearing:

Joelle L. Monroe and James E. Monroe, SP-2025-MA-00109 to permit modifications to the provisions for the keeping of animals (chickens). Located at 3113 Shadeland Dr., on approx. 11,200 sq. ft. of land zoned R-3. Mason District. Tax Map 51-3 ((11)) 157 (Admin moved from 1/28/2026 for inclement weather)

The participants in the hearing were as follows:

- Brent Krasner, Branch Chief Department of Planning & Development
- St. Clair Williams, Staff Coordinator
- Joelle L. Monroe and James E. Monroe, Applicant
- Speaker:
    - Teracida Wilson (Address not provided)

After the hearing where testimony was presented by Mr. Krasner, Ms. Monroe, and Mr. Monroe, which was then followed by the above referenced public speaker for this case, Mr. Peiffer moved to approve SP-2025-MA-00109, for the reasons stated in the Resolution. Vice Chairman Ballo seconded the motion, which carried by a vote of 5-0. Daniel Aminoff; Thomas Smith III; and Triston O'Savio were absent from the meeting.

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SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Joelle L. Monroe and James E. Monroe, SP-2025-MA-00109 to permit modifications to the provisions for the keeping of animals (chickens). Located at 3113 Shadeland Dr. on approx. 11,200 sq. ft. of land zoned R-3. Mason District. Tax Map 51-3 ((11)) 157. Mr. Peiffer moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on February 25, 2026, and

WHEREAS, the Board has made the following findings of fact:

1. The applicants are the owners of the land.
2. The present zoning is R-3.
3. The area of the lot is 11,200 square feet.
4. The development conditions sufficiently mitigate the concerns of the neighboring properties.
5. The applicant has read, understands, and concurs with the proposed development conditions.

WHEREAS, the Board has made the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 4102.1.F(2) and the standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED**, with the following development conditions:

1. This approval is granted to the applicants, Joelle L. Monroe and James Monroe, only, and is not transferable without further action of the Board, and is for the location indicated on the application, 3113 Shadeland Drive, Falls Church, 22044, and is not transferable to other land.

2. This special permit is granted only for the keeping of hen chickens as indicated on the plat titled “Lot 157, Shadeland Drive., dated October 6, 2025, and signed by Joelle L. Monroe, as approved with this application, and qualified by these development conditions.

3. This approval is for a maximum of four (4) hen chickens. No roosters are permitted.

4. The chickens must remain in a fenced area in the rear and side yards at all times.

5. All waste must be removed from the chicken coop, run, side and rear yard on at least a weekly basis, bagged, and disposed of with household trash.

6. Any on-site burial must be at least 2 feet above the high ground water table and 2 feet below the soil surface, or removal of dead chickens must be through a licensed animal removal company or must be cremated by a licensed company.

7. In order to provide a visual screen of the chicken coop and run, the applicants must maintain the existing solid fencing along the side and rear lot lines.

8. The applicants are responsible for identifying and complying with the terms of all legally enforceable easements, covenants, conditions, liens, judgments, encroachments or other encumbrances to title affecting the subject property shown or not shown, on the approved special permit plat, as may be determined by a court of competent jurisdiction. Approval of this application does not abrogate, vacate, interfere with, or invalidate such claims.

9. Pursuant to Section 8100.4.D of the Zoning Ordinance, this special permit will take effect upon approval by the Board of Zoning Appeals.

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~ ~ ~February 25, 2026, Scheduled Public Hearing:

Eric S. Wechselblatt and Jo E. Wechselblatt, SP-2025-HM-00116 to permit a reduction in setback requirements based on an error in building location to permit a roofed deck (covered porch) 40.1 ft. from the front lot line. Located at 2717 Soapstone Dr., on approx. 1.88 ac. of land zoned R-E. Hunter Mill District. Tax Map 36-2 ((9)) 1.

Mr. Peiffer made a disclosure that he had current and ongoing projects with the applicants' agents' law firm, and indicated that he would recuse himself from the public hearing.

The participants in the hearing were as follows:

- Brent Krasner, Branch Chief Department of Planning & Development
- Brandon Lesko, Staff Coordinator
- Andrew Gregg, Agent

Testimony was presented by Mr. Krasner, and Mr. Gregg, and there were no public speakers for this case, The Board raised several issues related to the previously issued vested rights determination for the previous porch. Vice Chairman Ballo moved to continue SP-2025-HM-00116 to March 25, 2026 and requested that the applicants attend the meeting to provide additional information about the vested rights determination for the old porch. Ms. Rouzi seconded the motion, which carried by a vote of 4-0. Daniel Aminoff; Thomas Smith III; and Triston O'Savio were absent from the meeting.

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~ ~ ~February 25, 2026, Scheduled Public Hearing:

Paul S. Sun and Margaret L. Sun, SP-2025-HM-00044 to permit a reduction in setback requirements to permit an addition 11.2 feet from the southeast side lot line such that the side setbacks total 31.9 feet. Located at 2832 Mustang Dr., on approx. 32,657 sq. ft. of land zoned R-1 (Cluster). Hunter Mill District. Tax Map 25-1 ((15)) 13. (Admin moved from 12/3/2025, and 1/14/2026)

The participants in the hearing were as follows:

- Brent Krasner, Branch Chief Department of Planning & Development
- Brandon Lesko, Staff Coordinator
- Michelle Pu, Agent

After the hearing where testimony was presented by Mr. Krasner, and Ms. Pu, and there being no public speakers for this case, Ms. Rouzi moved to approve SP-2025-HM-00044, for the reasons stated in the Resolution. Vice Chairman Ballo seconded the motion, which carried by a vote of 5-0. Daniel Aminoff; Thomas Smith III; and Triston O'Savio were absent from the meeting.

COUNTY OF FAIRFAX, VIRGINIA
SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Paul S. Sun and Margaret L. Sun, SP-2025-HM-00044 to permit a reduction in setback requirements to permit an addition 11.2 feet from the southeast side lot line such that the side setbacks total 31.9 feet. Located at

2832 Mustang Dr., on approx. 32,657 sq. ft. of land zoned R-1 (Cluster). Hunter Mill District. Tax Map 25-1 ((15)) 13. Ms. Rouzi moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on February 25, 2026, and

WHEREAS, the Board has made the following findings of fact:

1. The applicants are the owners of the land.
2. The present zoning is R-1 (Cluster).
3. The area of the lot is 32,657 square feet.
4. The board agrees with staff's findings.
5. This permit meets all the required standards.
6. The property owner has worked with the county to modify and reduce the size of the proposed addition.
7. The proposal will not be detrimental to the properties in the immediate vicinity.
8. The applicant has read, understands, and concurs with the proposed development conditions.

WHEREAS, the Board has made the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the standards for the Reduction of Setback Requirements as contained in Sect. 5100.2.D(11)(e) of the Zoning Ordinance, the Board has determined that:

1. The application meets all the submission requirements set forth in Sect. 8101.3

2. A. The resulting gross floor area of the addition to the existing principal structure is not greater than 150 percent of the total gross floor area of the principal structure that existed at the time of the first expansion request. If a portion of the single-family detached dwelling is to be removed, no more than 50 percent of the gross floor area of the existing dwelling at the time of the first yard reduction will be removed;

   B. The resulting gross-floor area of the existing accessory structure and any addition to it is clearly subordinate in purpose, scale, use and intent to the principal structure on the site.

3. The proposed scale of the development is harmonious with the existing on-site and surrounding off-site development, and the development preserves existing vegetation and significant trees, as determined by the Director, in a manner that is characteristic of surrounding off-site development.

4. The proposal does not adversely impact the use or enjoyment of any adjacent property through the creation of issues related to noise, light, air, safety, erosion, and stormwater runoff.

5. The proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED**, with the following development conditions:

1. These conditions must be recorded by the applicants among the land records of Fairfax County for this lot prior to the issuance of a building permit for the proposed improvements. A copy of the recorded conditions must be provided to the Zoning Permit Review Branch, Department of Planning and Development.

2. This special permit is granted only for the location of the proposed two-story addition as indicated on the plat "Special Permit Plat, Lot 13, Mustang Crossing" prepared by Larry N. Scartz of Scartz Surveys

revised through November 3, 2025, consisting of one sheet, and approved with this application, as qualified by these development conditions.

3. The subject addition must be generally consistent with the architectural elevations as shown on Attachment 1 to these conditions; however at least 60% of the total area of fenestration shown on the side elevation must be included on the final set of construction drawings approved by LDS at the time of building permit issuance.

4. Pursuant to Article 5100.2.D(11)(e) of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion 4,840 square feet existing +1,512 square feet (150%) =6,352 square feet permitted) regardless of whether such addition complies with the minimum setback requirement or is the subject of a subsequent setback reduction special permit. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single-family dwelling for the purpose of this paragraph will be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum setbacks requirements are permitted without an amendment to this special permit.

5. The applicants are responsible for identifying and complying with the terms of all legally binding easements, covenants, conditions, liens, judgments, encroachments or other encumbrances to title affecting the subject property shown or not shown, on the approved special permit/variance plat, as may be determined by a court of competent jurisdiction. Approval of this application does not abrogate, vacate, interfere with, or invalidate such claims.

6. Pursuant to Article 8100.4.D(6) of the Zoning Ordinance, this special permit automatically expires, without notice, 36 months after the date of approval unless construction has commenced on the subject addition and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Attachment 1

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~ ~ ~ February 25, 2026 After Agenda Items:

Informational Items

- Administrative Items Report for February 25, 2026.

Chairman Day instructed the Board to review the administrative and informational items for February 25, 2026

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As there was no other business to come before the Board, the meeting was adjourned at 11:06 AM.

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Minutes by: Michelle F. Holland

Approved on: March 25, 2026