The regular meeting of the Board of Zoning Appeals was held in the Board Auditorium of the Government Center on Wednesday, March 11, 2026. The following Board Members were present Chairman Karen L. Day; Daniel Aminoff; Akida Rouzi; Vice Chairman Rebeccah Ballo; Clair McDade (arrived at 9:14AM), Triston O'Savio , and Sean Peiffer. Thomas W. Smith III. was absent.

Chairman Day called the meeting to order at 9:01 a.m. She asked if there were any Board Matters to bring before the Board. As there were no Board Matters, she then discussed the policies and procedures of the Board of Zoning Appeals.

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~ ~ ~ March 11, 2026, Consent Agenda Items

APPROVAL OF February 11, 2026, MINUTES.

Chairman Day stated the consent agenda was adopted by unanimous consent.

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~ ~ ~ March 11, 2026, Scheduled case of:

Michael J. McNall TR and Page W. McNall, TR, SP-2025-SU-00110 to permit a detached accessory living unit. Located at 11900 Shady Mill Ln. on approx. 2.0 ac. of land zoned R-E. Sully District. Tax Map 36-1 ((3)) 2.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Adrianna Santiago, Staff Coordinator
- Page McNall, Applicant
- Farhang Mojgani, Agent for the applicants

After the hearing where testimony was presented by Mr. Krasner, Ms. Santiago, and Mr. Mojgani , and there being no public speakers for this case, Mr. O'Savio moved to approve special permit SP-2025-SU-00110 for the reasons discussed during the hearing and stated in the resolution. Mr. Aminoff seconded the motion, which carried by a vote of 7-0. Mr. Smith was absent from the meeting.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Michael J. McNall TR and Page W. McNall, TR, SP 2025-SU-00110 to permit a detached accessory living unit. Located at 11900 Shady Mill Ln. on approx. 2.0 ac. of land zoned R-E. Sully District. Tax Map 36-1 ((3)) 2. Mr. O'Savio 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 March 11, 2026; and

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

1. The owners of the property are the applicants.
2. The present zoning is R-E

3. The area of the lot is 2.0 ac of land.
4. 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. These conditions must be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions must be provided to the Zoning Permits Section, Department of Planning and Development.

2. The approval for the detached accessory living unit (ALU) is granted to the applicants, Michael J. McNall TR and Page W. McNall, TR, only, for the location indicated on the application, 11900 Shady Mill Lane, Herndon 20171, and is not transferable to other land or other owners.

3. This special permit is granted only for the proposed detached ALU as depicted on the plat, entitled "Special Permit Plat, Lot 2, Hidden Valley, 11900 Shady Mill Ln.,"
prepared by Civiland, LLC and dated November 24, 2025, as submitted with this application, and is not transferable to other land.

4. The design of the ALU must be generally consistent with the architectural elevations depicted in Attachment 1 of these conditions.

5. The ALU is limited to a maximum of 1,198 square feet and must be in substantial conformance with the floor plan attached to these development conditions as Attachment 1.

6. Occupancy of the accessory living unit is limited to no more than two (2) persons.

7. The ALU must contain a working multi-purpose fire extinguisher and smoke and carbon monoxide detectors that are interconnected with the principal dwelling.

8. The applicants must meet all PFM requirements at the time the INF grading plan is submitted. The INF grading plan is subject to approval, and the applicants must provide any additional information required during the review process.

9. Within 180 days of the approval of this special permit, the applicant must apply for a building permit and pass inspection for the rear screen porch addition.

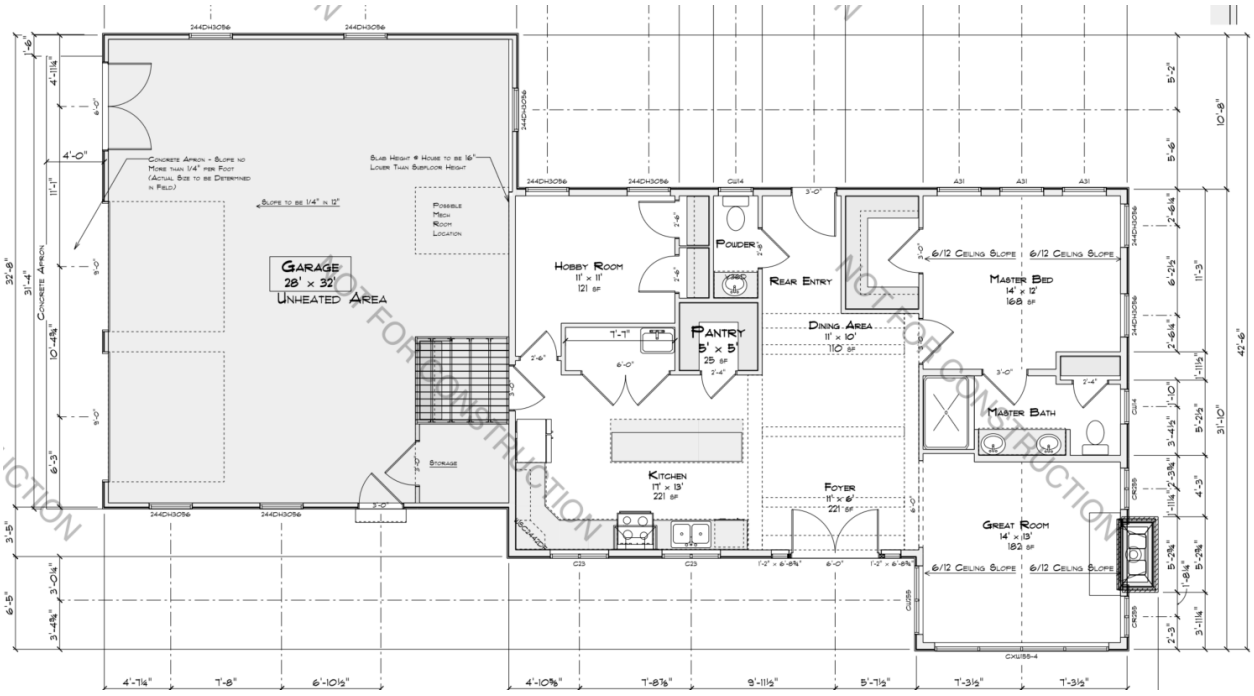
10. The accessory living unit is approved for an initial period of two years from the approval date of the special permit and may be extended by the Zoning Administrator for succeeding periods of up to five years.

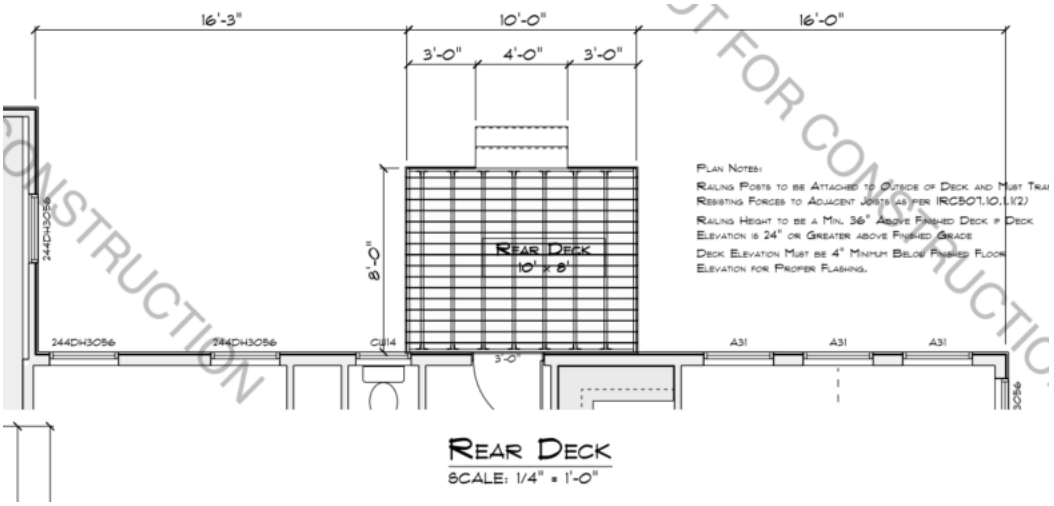
11. The applicant is responsible for identifying and complying with the terms of all legally binding easements, covenants, conditions, liens, judgments, encroachments or other encumbrances to title affecting the subject property, shown or not shown, on the approved special permit plat as may be determined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

12. Pursuant to Sect. 8100.4.D(6) of the Zoning Ordinance, this special permit will automatically expire, without notice, 36 months after the date of approval unless construction has commenced on the detached accessory living unit and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time if filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the

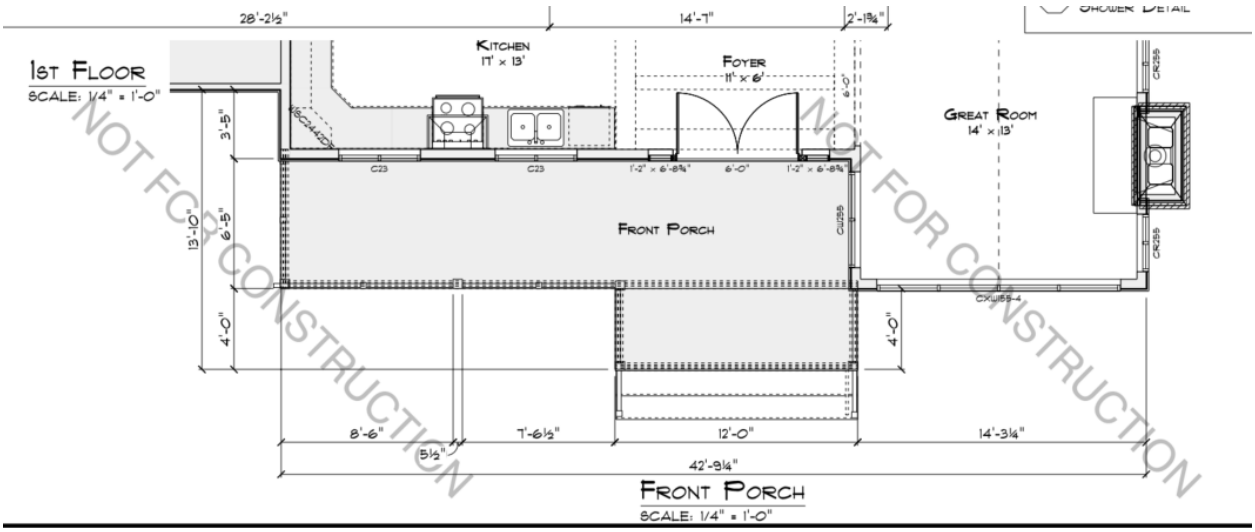
amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

ATTACHMENT 1





REAR DECK
SCALE: 1/4" = 1'-0"



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~ ~ ~ March 11, 2026, Scheduled case of:

Clare O. Callahan and Navid Kiani, SP-2025-MA-00039 to permit a reduction in setback requirements to permit an addition 9.7 ft. from the south side lot line. Located at 3402 Greentree Dr. on approx. 16,289 sq. ft. of land zoned R-2. Mason District. Tax Map 61-1 ((11)) 970.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Adriana Santiago, Staff Coordinator
- Clare O. Callahan and Navid Kiani, Applicants

After the hearing where testimony was presented by Mr. Krasner, Ms. Santiago, Clare O. Callahan, and Navid Kiani, and there being no public speakers for this case, Vice Chairman Ballo moved to approve special permit SP-2025-MA-00039 for the reasons stated in the resolution**.** Mr. O'Savio seconded the motion, which carried by a vote of 6-1. Mr. Peiffer voted against the motion. Mr. Smith was absent from the meeting.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Clare O. Callahan and Navid Kiani, SP 2025-MA-00039 to permit a reduction in setback requirements to permit an addition 9.7 ft. from the south side lot line. Located at 3402 Greentree Dr. on approx. 16,289 sq. ft. of land zoned R-2. Mason District. Tax Map 61-1 ((11)) 970. Vice Chairman Ballo 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 March 11, 2026; and

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

1. The property owners are the applicants.
2. The present zoning is R-2.
3. The area of the lot is 16,289 square feet.
4. The Board affirms and adopts the findings and facts from the staff report.
5. The Board finds that the application meets the provisions for a reduction in setback requirements.
6. 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. A certified copy of the recorded conditions must be provided to the Zoning Permits Section, Department of Planning and Development.

2. This special permit is approved only for the location of the proposed addition as shown on the special permit plat, entitled *"Plat Showing House Location on Lot 970, Section 10, Lake Barcroft",* prepared by Alterra Surveys, Inc., dated September 3, 2025, as submitted with this application and is not transferable to other land.

3. Pursuant to Par. 6 of Sect. 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 (2,340 square feet existing + 3,510 square feet (150%) = 5,940 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 setback requirements will be permitted without an amendment to this special permit.

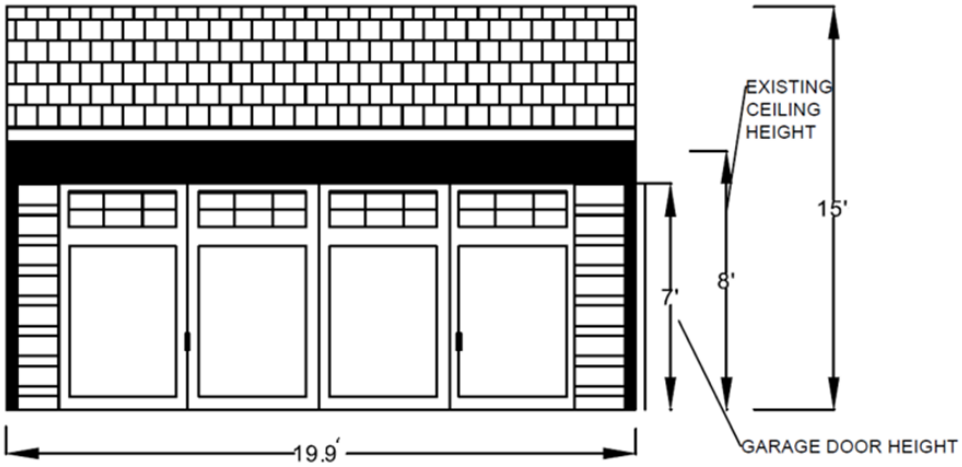
4. The garage addition must be generally consistent with the architectural renderings as shown in Attachment 1 to these conditions.

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 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.

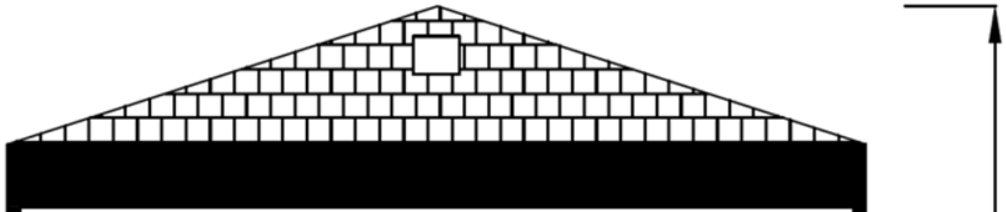
6. Pursuant to Sect. 8100.4.D(6) of the Zoning Ordinance, this special permit will automatically expire, without notice, 36 months after the date of approval unless construction has commenced on the garage addition and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time 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

FRONT ELEVATION



SIDE ELEVATION



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~ ~ ~ March 11, 2026, Scheduled case of:

> **Vito Pizzo, SP-2025-MV-00111** to permit an increase in fence height in the front yard. Located at 7817 Fort Hunt Rd. on approx. 21,448 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-2 ((10)) 16**.**

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Peter Rhyne, Agent for the applicant

After the hearing where testimony was presented by Mr. Krasner, and Mr. Rhyne, and there being no public speakers for this case, Ms. Rouzi moved to approve special permit SP-2025-MV-00111 for the reasons discussed during the hearing and stated in the resolution. Mr. Peiffer seconded the motion, which carried by a vote of 7-0. Mr. Smith was absent from the meeting.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Vito Pizzo, SP-2025-MV-00111 to permit an increase in fence height in the front yard. Located at 7817 Fort Hunt Rd. on approx. 21,448 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-2 ((10)) 16. 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 March 11, 2026; and

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

1. The owner of the land is the applicant.
2. The present zoning is R-2
3. The area of the lot is 21,448 square feet.
4. The Board agrees with the staff's analysis that the traffic volumes and unique topography of the property warrant the increase of the fence height.
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. 5100.2.D(4)(c) and the standards for this use as contained in the Zoning Ordinance.

A. The fence or wall height may not exceed six feet;

B. The fence or wall must meet the sight distance requirements contained in subsection 5100.2.D(4)(c);

C. The proposed fence or wall height increase is warranted based on the orientation and location of the principal structure on the lot, the orientation and location of nearby off-site structures, topography of the lot, presence of multiple front yards, concerns related to safety or noise, or other similar factors;

D. The proposed fence or wall height increase will be in character with the existing on-site development and will be harmonious with the surrounding off-site uses and structures in terms of location, height, bulk, scale, and any historic designations;

E. The proposed fence or wall height increase will not adversely impact the use or enjoyment of other properties in the immediate vicinity; and

F. The Board or BZA may impose such conditions as it deems necessary to satisfy these criteria, including but not limited to imposition of landscaping, fence, or wall design requirements.

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

1. This special permit is granted only for the location of the fencing greater than four feet in height, measuring approximately 120 linear feet in the front yard adjacent to Fort Hunt Road as indicated on the plat titled, titled "Plat Showing the Improvements on the Lot 16, Section 3, Tauxemont" prepared by George M. O'Quinn of Dominion Surveyors, Inc. revised through October 17, 2025.

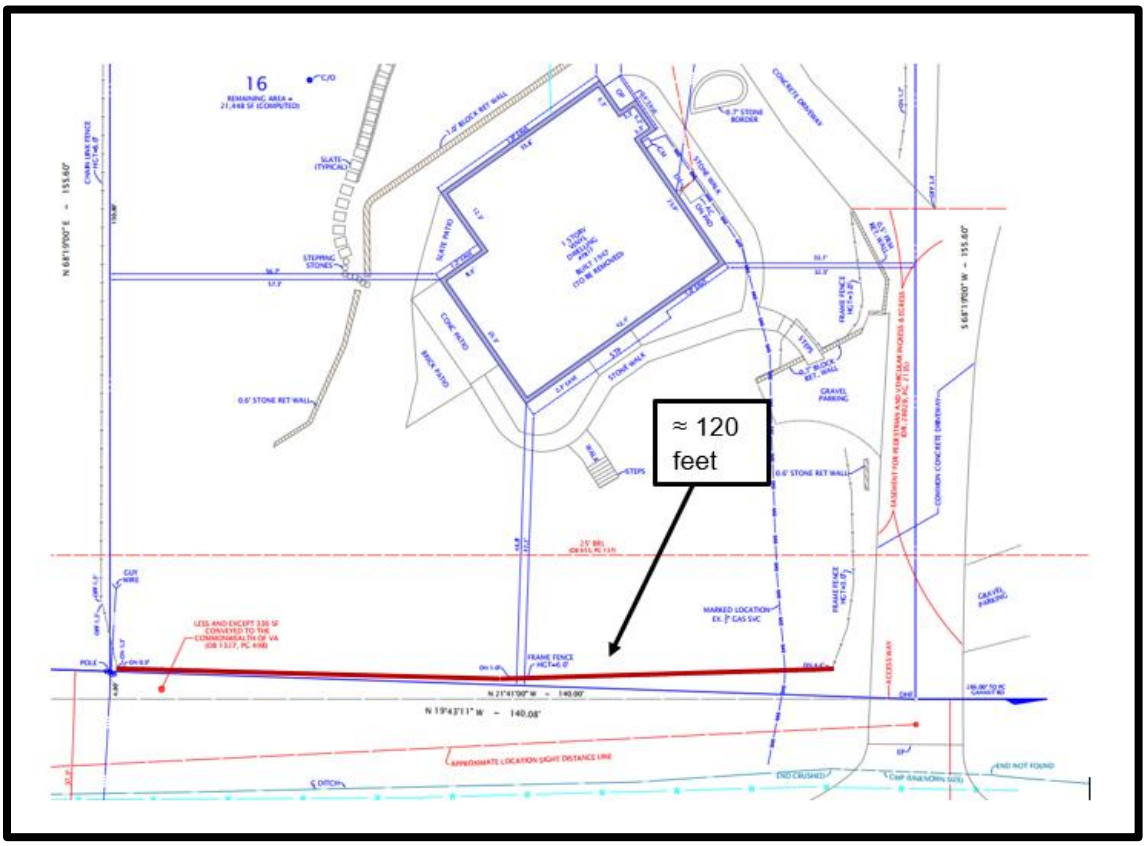
2. The applicant must maintain the fencing in good condition at all times or otherwise bring it into conformance with the Zoning Ordinance. If the fence is ever replaced, any new fence must utilize similar natural materials and earth tones.

3. Prior to commencing construction of the proposed dwelling, the applicant must file a "retention of accessory structures" agreement with the Zoning Permit Review Branch. Furthermore, pursuant to the restrictions on accessory structures in the Ordinance, once the current dwelling on the property is demolished, this approval is contingent on the completion of the new dwelling and receipt of a new Residential Use Permit (RUP). <u>If the lot remains vacant and/or without a principal structure for more than 36 consecutive months, this approval will expire and is null and void.</u>

4. The applicant is responsible for identifying and complying with the terms of all 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. Approval of this application does not abrogate, vacate, interfere with, or invalidate such claims.

5. Pursuant to Article 8100.4.D(6) of the Zoning Ordinance, this special permit will take effect upon a vote of approval by the Board of Zoning Appeals.

Attachment 1



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~ ~ ~ March 11, 2026, Scheduled case of:

Melissa Downs, SP-2025-PR-00101 to permit a reduction of setback requirements to permit a roofed deck (covered porch) 15.1 ft. from the front lot line, 7.8 ft. from the northern side lot line, and 8.2 ft. from the southern side lot line. Located at 2802 Marshall St., on approx. 7,572 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-2 ((4)) 40.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- James T. Downs, Co property owner, 2802 Marshall Street Falls Church, VA 22042

After the hearing where testimony was presented by Mr. Krasner, and Mr. Downs and there being no public speakers for this case, Vice Chairman Ballo moved to approve special permit SP-2025-PR-00101 for the

reasons stated in the resolution**.** Mr. Aminoff seconded the motion, which carried by a vote of 6-0. Mr. O'Savio was absent from the vote. Mr. Smith was absent from the meeting.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Melissa Downs, SP-2025-PR-00101 to permit a reduction of setback requirements to permit a roofed deck (covered porch) 15.1 ft. from the front lot line, 7.8 ft. from the northern side lot line, and 8.2 ft. from the southern side lot line. Located at 2802 Marshall St., on approx. 7,572 sq. ft. of land zoned R-4 and HC. Providence District. Tax Map 50-2 ((4)) 40. Vice Chairman Ballo 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 March 11, 2026; and

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

1. The owner of the land is the applicant.
2. The present zoning is R-4 and HC.
3. The area of the lot is 7,572 square feet.
4. The Board adopts the facts, findings, and rational in the staff report.
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 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. This special permit is granted only for the location of the proposed roofed deck (covered front porch), as shown on the plat titled “Special Permit Plat, Lot 40, Section 2, Greenway Downs” prepared by Larry N. Scartz of Scartz Surveys revised through October 28, 2025 consisting of one sheet, and approved with this application, as qualified by these development conditions.

2. The subject covered porch must be generally consistent with the architectural elevations as shown in Attachment 1 to these conditions.

3. 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.

4. 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 covered front porch 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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~ ~ ~ March 11, 2026 After Agenda Items:

Informational Items

- Administrative Items Report for March 11, 2026.
- Acceptance letter regarding Master Roofing & Siding, Inc, ZAPL-2025-MV-00026, which is scheduled for public hearing on April 22, 2026.

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As there was no other business to come before the Board, the meeting was adjourned at 10:24 A.M.

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Minutes by: Stephanie Martinez Lopez
Approved on: April 29,2026