The regular meeting of the Board of Zoning Appeals was held in the Board Auditorium of the Government Center on Wednesday, March 25, 2026. The following Board Members were present: Vice Chairman Rebeccah Ballo; Daniel Aminoff; Tristan O'Savio; Sean Peiffer and Akida Rouzi. Chairman Karen Day; Clair McDade; and Thomas W. Smith III were absent from the meeting.

Vice Chairman Ballo called the meeting to order at 9:00 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 25, 2026, Matters presented by the board:

Consent Agenda

Vice Chairman Ballo called for a motion to approve the items listed on the consent agenda:

APPROVAL OF February 25, 2026, MINUTES.

Helen Guglielmi, VC-2025-MA-00002 To permit construction of a single family detached dwelling 8.0 feet from the front lot line adjacent to 8th Street and 26.8 feet from the front lot line adjacent to Cherokee Avenue. Located at 6446 Eighth St., on approx. 21,849 sq. ft. of land zoned R-2. Mason District. Tax Map 72-3 ((11)) 139.

Deferred to 4/22/2026

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.

Deferred to 5/13/2026

Vice Chairman Ballo moved to approve the Consent Agenda item. Mr. Aminoff seconded the motion, which was carried by a vote of 5-0.

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Mr. Peiffer recused himself for possible conflict of interest.

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~ ~ ~ March 25, 2026, Scheduled case of:

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. (Continued from 2/25/2026)

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

This case was continued from February 25, 2026. In addition to Andrew Gregg , Agent for the Applicants, and Brent Krasner, Chief, Special Permit and Variance Branch, Jo E. Wechselblatt, Applicant was now in attendance as well. Mr. Krasner summarized the pervious proceedings and provide the Board that the applicant had submitted updated materials including signed affidavits from Mr. Wechselblatt and two of his contractors. All attested the fact the Wechselblatts were not aware of the previous vested rights determination. Mr. Gregg further expanded on the newly submitted materials and maintained that applicants met the standards necessary to grant relief through an error in building location. There were no public speakers for this case, and the public hearing was closed. Mr. Aminoff moved to approve SP-2025-PR-00029 for the reasons stated in the Resolution. Ms. Rouzi seconded the motion, which carried by a vote of 4-0-1.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

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. Aminoff 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 25, 2026; and

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

1. The applicants are the owners of the property.
2. The present zoning is R-E.
3. The area of the lot is 1.88 acres.
4. The Board finds the applicant has sufficiently met the requirement that the error was through no fault of the applicant.
5. The applicants testified that they hired a contractor to do the construction of the porch and were unaware a permit was needed, or that a vested right determination has previously been done on the property.
6. The applicants have read, understands, and concurs with the proposed development conditions.

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

THAT the applicant has presented testimony indicating compliance with Sects. 5100.2.D(11)(d), Provisions for BZA Authorized Reductions in Setback Requirements Based on an Error in Building Location, the Board has determined:

A. The error exceeds ten percent of the applicable measurement, or

B. The error is up to ten percent of the applicable measurement and the reduction or modification is requested in conjunction with the approval of another special permit or application for a variance on the property, and

C. The noncompliance was done through no fault of the property owner, or was the result of an error in the relocation of the building after the issuance of a building permit, if one was required, and

D. It will not impair the purpose and intent of this Ordinance, and

E. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity, and

F. It will not create an unsafe condition regarding other properties or public streets, and

G. Compliance with the minimum setback requirements or location regulations would cause the owner unreasonable hardship, and

H. It will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.

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

1. This special permit is approved for the location of the existing covered front porch to remain as shown on the plat titled “Special Permit Plat, Lot 1, Section 4, Hidden Valley” prepared by Larry N. Scartz of Scartz Surveys revised through February 2, 2026 as submitted with this application and is not transferable to other land.

2. The applicants must obtain all applicable building permits and pass final inspection for the subject covered porch within 120 days of special permit approval.

3. The covered porch must be maintained in good condition at all times or otherwise brought into compliance with the ordinance.

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 subsection 8100.4.D(6) this special permit takes effect upon a vote of approval by the Board of Zoning Appeals.

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~ ~ ~ March 25, 2026, Scheduled case of:

Masoud Aboughaddareh and Golnaz Aboughaddareh, SPA-2024-DR-00104 to amend SP-2024-DR-00104 previously approved only for a reduction in setback requirements based on an error in building location to allow the original portion of the dwelling to remain 8.1 ft. from the side lot line to now also permit a reduction in setback requirements for additions 20.7 ft. from the front lot line adjacent to Dolley Madison Boulevard and 23.5 ft. from the front lot line adjacent to Churchill Road. Located at 6724 Churchill Rd., on approx. 12,321 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-2 ((4)) (C)12 and 14. (Admin moved from 3/18/2026)

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Kevin McMahan, Staff Coordinator
- Katheryn Taylor, Agent for the Applicant
- Masoud Aboughaddareh, Applicant

During the hearing testimony was presented by Mr. McMahan, Mr. Krasner, and Ms. Taylor. Staff informed the Board that this case was essentially a revised proposal from the applicants after the Board denied the majority of their previous error application. Ms. Taylor explained that the applicant had made significant revisions including proposing to demolish the garage and that what would remain was a relatively modest request that met the standards for a reduction in setback request given the factors and limitations present on this irregular corner lot. There being no public speakers for this case, Mr. Aminoff moved to approve SPA-2024-DR-00104 for the reasons stated in the Resolution. Ms. Rouzi seconded the motion, which carried by a vote of 5-0.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Masoud Aboughaddareh and Golnaz Aboughaddareh, SPA-2024-DR-00104 to amend SP-2024-DR-00104 previously approved only for a reduction in setback requirements based on an error in building location to allow the original portion of the dwelling to remain 8.1 ft. from the side lot line to now also permit a reduction in setback requirements for additions 20.7 ft. from the front lot line adjacent to Dolley Madison Boulevard and 23.5 ft. from the front lot line adjacent to Churchill Road. Located at 6724 Churchill Rd., on approx. 12,321 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-2 ((4)) (C) 12 and 14. 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 March 25, 2026; and

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

1. The applicants are the owners of the property.
2. The present zoning is R-3.
3. The area of the lot is 12,321 square feet.
4. This is an irregularly shaped corner lot.
5. The Board finds there are constraints on where the addition could feasibly be placed and with the removal of the garage the setback reduction is reasonable. .
6. The applicants have read, understand, and concur with the modified proposed development conditions.

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

THAT the applicants have 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 amendment is approved only for the location of the original single family dwelling, built in 1970, that is extending into the side setback up to 8.1 feet from the side lot line, the proposed modified two-story frame addition adjacent to Dolley Madison Boulevard and the existing one-story front foyer adjacent to Churchill Road, as shown on the plat, entitled “Special Permit Amendment Plat, SPA 2024-DR-00104, Part of Lots 12-15, Block C, Beverly Manor,” prepared by Hamid Matin, Professional Engineer with Professional Design Group, Inc., containing four sheets, dated November 10, 2025 and revised on February 10, 2026, as submitted with this application and is not transferable to other land.

2. The modified two-story addition and one-story front foyer addition must be consistent with the designs as depicted in the architectural renderings as shown in Attachment 1 to these conditions.

3. Within 90 days after approval of this SPA application, the applicants must submit and diligently pursue an infill grading plan that details the design and installation of an underground detention system or an alternative as compliant with Section 124.1 of Fairfax County Code with a total storage capacity of at least 200 cubic feet to mitigate the impacts of the proposed impervious area. The underground detention system must be sized to capture the 10-year rainfall depth from at least 937 square feet of impervious area and must also be designed to detain the increase in runoff from the 100-year storm event. In addition, the grading plan must include details for tree cover and canopy preservation, as well as a detailed erosion and sediment control plan.

4. Within 60 days after the approval of the infill grading plan, the applicants must demolish the existing two-car garage (measuring approximately 492 square feet), the frame steps and landing, and the overhang, as noted on the SPA Plat, and revegetate the area with turfgrass or other natural groundcover.

5. The applicants must obtain all required trade permits and pass final building inspections for the modified two-story frame addition and one-story front foyer addition, within 180 days of approval of this SPA application.

6. To ensure intersection sight distance (ISD) adjacent to Churchill Road is clear and unobstructed, the applicants must complete the following corrective measures within 120 days from approval of this SPA application:

    a. Remove the existing 3 trees and any shrubs on the south side of the driveway that are located within the ISD, as noted on the SPA Plat;

    b. Remove approximately 16 feet of the existing 4-foot tall plastic fence on the north side of the driveway adjacent to lot 16 that is located within the ISD, as noted on the SPA Plat; and

    c. Remove the existing driveway entrance gate. Should the Applicant choose to re-install such entrance gate, it must be relocated approximately 4 feet to the west, to allow for at least 20 feet between the gate and the edge of the pavement, as noted on the SPA Plat.

7. 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. Approval of this application does not abrogate, vacate, interfere with, or invalidate such claims.

8. Pursuant to Article 8100.4.D (6) of the Zoning Ordinance, this special permit shall automatically expire, without notice, 180 days after the date of approval unless demolition of the existing one-story garage and modification of the existing two-story addition has commenced 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.

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~ ~ ~ March 25, 2025, After Agenda Item:

Informational Items

- Administrative Items Report for March 25, 2026.

- Acceptance letter for appeal application, Hoang Yen Luu, ZAPL-2026-PR-00002, which has been scheduled for public hearing on June 10, 2026.

Vice Chairman Ballo instructed the Board to review the administrative and informational items for March 25, 2026.

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As there was no other business to come before the Board, the meeting was adjourned at 10:06 a.m.

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Minutes by: Melissa R. Taylor
Approved on: April 29,2026