The regular meeting of the Board of Zoning Appeals was held in the Board Auditorium of the Government Center on Wednesday, May 06, 2026. The following Board Members were present Chairman Karen L. Day; Daniel Aminoff (arrived at 9:14AM), Akida Rouzi (arrived at 9:14AM), and Sean Peiffer. Vice Chairman Rebeccah Ballo, Triston O'Savio, and Thomas W. Smith III were absent. There was one vacancy on the Board

Chairman Day called the meeting to order at 9:07 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. Ms. Day then explained that since only 3 members were present, no cases could be heard and no formal action could be taken. However, she expected the fourth member would arrive shortly.

The meeting then recessed at 9:10 a.m. and reconvened at 9:22 a.m. upon the arrival of Board Member Aminoff.

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~ ~ ~ May 06, 2026, Consent Agenda Items

APPROVAL OF April 8, 2026, MINUTES.

Chairman Day stated the consent agenda items were approved.

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~ ~ ~ May 06, 2026, Scheduled case of:

Mehrunnisa S. Dakwala and Maas Home Daycare LLC, SP-2025-SP-00104 to permit a home day care facility. Located at 7804 Virginia Dr., approx. 10,734 sq. ft. of land zoned R-3. Springfield District. Tax Map 98-2 ((21)) 3.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Brandon McCadden, Senior Staff Coordinator
- Mehrunnisa Dakwala, Applicant
- Salem Dakwala, Applicant's husband

After the hearing where testimony was presented by Mr. Krasner, Mr. McCadden and Mr. Dakwala , and there being no public speakers for this case, Ms. Rouzi moved to approve special permit **SP-2025-SP-00104** for the reasons discussed during the hearing and stated in the resolution. Mr. Peiffer seconded the motion, which carried by a vote of 4-0. Vice Chairman Rebeccah Ballo, Triston O'Savio and Mr. Smith were absent from the meeting.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Mehrunnisa S. Dakwala and Maas Home Daycare LLC, SP-2025-SP-00104 to permit a home day care facility. Located at 7804 Virginia Dr., approx. 10,734 sq. ft. of land zoned R-3. Springfield District. Tax Map 98-2 ((21)) 3. 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 May 6, 2026; and

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

1. The applicant is the owner of the land.
2. The present zoning is R-3.
3. The area of the lot is 10,734 square feet.
4. The special permit application is consistent with previous similar requests which also met the required standards.
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 a home day care as contained in Sect. 4102.7.I of the Zoning Ordinance, the Board has determined that:

1. A home day care facility must be operated by the provider within the provider's primary residence. Except during emergency situations, the provider must be on the premises while the home day care facility is in operation, subject to the following exceptions:

a. A day care provider may operate in a dwelling other than the provider's own if the dwelling is the primary residence of at least one of the people being cared for by the provider. This day care provider will comprise the one nonresident person allowed by subsection (3) below.

b. A substitute care provider may operate a home day care facility in the absence of the provider for a maximum of 240 hours per calendar year.

2. There must be no exterior evidence that the property is used in any way other than as a dwelling, except that play equipment and other accessory uses and structures permitted by subsection 4102.7.A are allowed. No sign is allowed, other than yard signs as permitted under subsection 7100.4.E.

3. A maximum of 12 children may be cared for in a home day care facility at any one time, excluding the provider's own children.

4. The BZA will review access to the site and all existing and proposed parking, including the availability of on-street parking and any alternative drop off and pick up areas located in proximity to the use, to determine if the proposed parking is sufficient. The BZA may require the provision of additional off-street parking spaces based on the maximum number of vehicles expected to be on-site at any one time.

5. The BZA may require the provision of landscaping and screening based on the specifics of each application.

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

1. This approval for a home day care facility is granted to the applicants, Mehrunnisa S. Dakwala and Maas Home Daycare LLC, and is not transferable without further action of the Board, is for the location indicated on the application, described as Tax Map #98-2 ((21)) 3, and addressed at 7804 Virgina Drive, Springfield 22153, and is not transferable to other land.

2. This special permit is granted only for the home day care use as indicated on the plat titled "Special

Permit Plat On Lot 3, 7804 Virginia Dr, Springfield, Virginia", prepared by Rishi R. Baral of AMA Engineers LLC, dated February 6, 2026, and approved with this application, as qualified by these development conditions.

3. A copy of this special permit must be posted in a conspicuous place on the property.

4. The hours of operation of the home day care facility are limited to 6:00 a.m. to 6:00 p.m., Monday to Friday.

5. The dwelling that contains the home day care facility must be the primary residence of the applicants.

6. Excluding the applicants' own children, the maximum number of children permitted at the home day care facility at any one time must not exceed twelve (12) children.

7. A maximum of two non-resident employees, whether paid or not for their services, may be involved in the home day care facility. The day care facility must be operated in accordance with the Virginia Department of Education staffing requirements of 8 VAC 20-800-570.

8. The home day care must operate only on the main level of the dwelling including the play room, activity room, and sleeping room as shown on the floor plan submitted with this application and included as Attachment 1.

9. The applicant must cease operating the home day care in the attached garage and relocate the associated furniture, equipment, and materials to the main level of the dwelling as referenced in Condition #8 herein.

10. Any portions of the dwelling associated with the home day care facility that are used as a children's sleeping area or rest area must be located in a room with an operable exterior window, door, or similar device that provides for a means of escape and access for rescue in the event of an emergency. Such emergency escape and rescue openings must be of the dimension and size specified by the Virginia Uniform Statewide Building Code.

11. There must be no signage associated with the home day care facility.

12. All pick up and drop off of children must take place within the driveway of the subject property. The driveway must be kept open during the hours of operation of the home day care facility for this purpose.

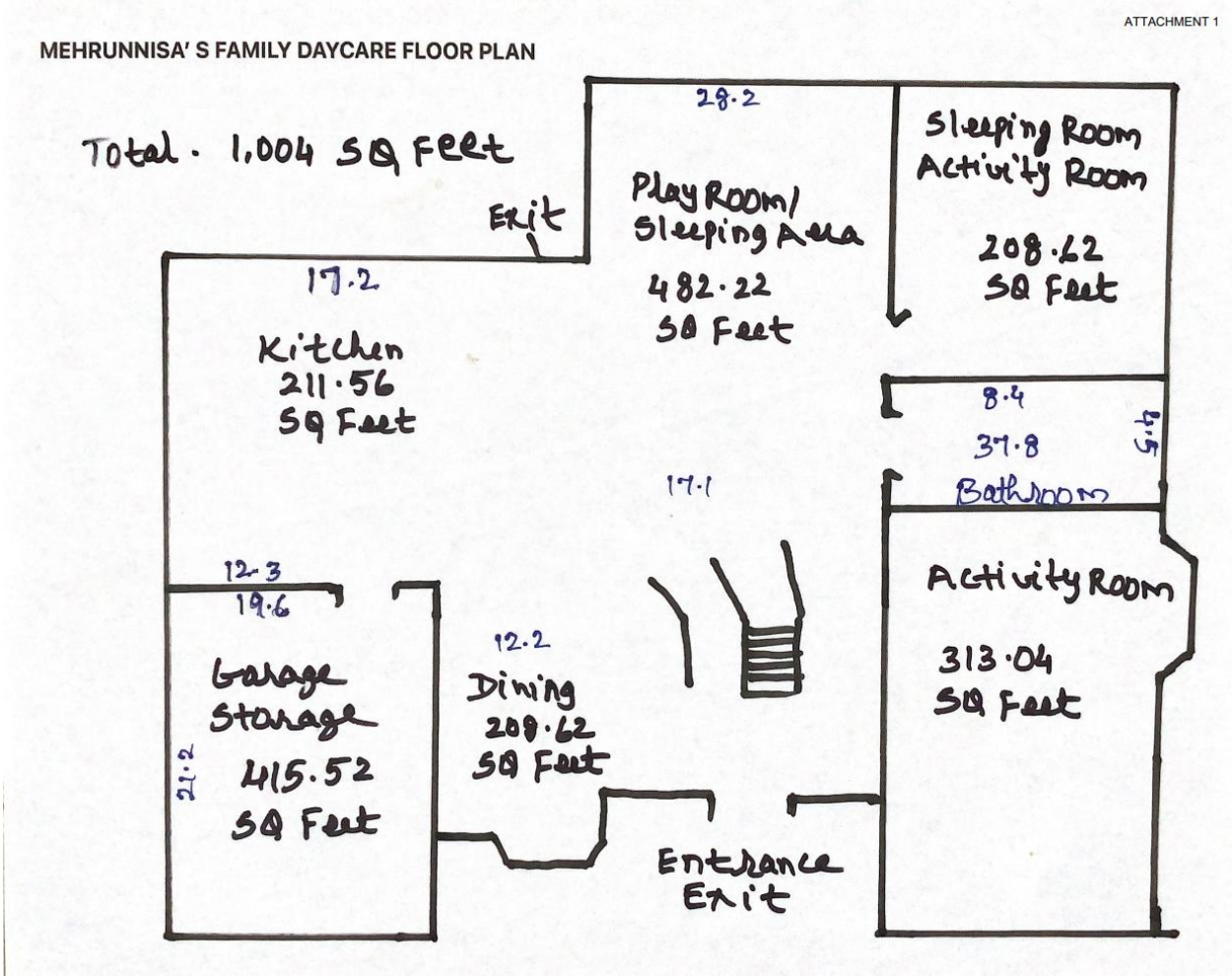
13. The approval of the use is contingent upon maintenance of a state-issued family day home license that permits the number and ages of children being cared for at the home day care facility.

14. The home day care facility must be operated in accordance with Chapter 30 of the County Code, entitled "Minimum Private School and Child Care Facility Standards.

16. 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.

17. Pursuant to Sect. 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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~ ~ ~ May 06, 2026, Scheduled case of:

> **Thomas A. Hill and Mary E. Hill, SP-2025-PR-00153** to permit a reduction in setback requirements to permit an addition 12.6 ft from the rear lot line. Located at 8464 Sevan Ct. on approx. 9,094 sq. ft. of land zoned R-3 (Cluster). Providence District. Tax Map 59-1 ((27)) 58.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Brandon McCadden, Senior Staff Coordinator
- Mark Williams, Agent for the applicant

After the hearing where testimony was presented by Mr. Krasner, and Mr. McCadden, and there being no public speakers for this case, Mr. Peiffer moved to approve special permit **SP-2025-PR-00153** for the reasons discussed during the hearing and stated in the resolution. Mr. Aminoff seconded the motion, which carried by a vote of 4-0. Vice Chairman Rebeccah Ballo, Triston O'Savio and Mr. Smith were absent from the meeting.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Thomas A. Hill and Mary E. Hill, SP-2025-PR-00153 to permit a reduction in setback requirements to permit an addition 12.6 ft from the rear lot line. Located at 8464 Sevan Ct. on approx. 9,094 sq. ft. of land zoned R-3 (Cluster). Providence District. Tax Map 59-1 ((27)) 58. 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 May 6, 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 Cluster.
3. The area of the lot is 9,094 square feet.
4. The application is in character with the community and will not be detrimental as the lot backs to an open space parcel in the rear.
5. The request is within the footprint of an existing deck.
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 for the addition. A copy of the recorded conditions must be provided to the Zoning Permit Section, Department of Planning and Development.

2. This special permit is granted only for the location of the proposed screen porch addition as indicated on the plat titled “Special Permit Plat, Lot 58, Section 1, Prosperity Heights”, prepared by Larry N. Scartz of Scartz Surveys, dated September 2, 2025 as revised through February 6, 2026, consisting of one sheet, and approved with this application, as qualified by these development conditions.

3. 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 (1,802 square feet existing + 2,703 square feet (150%) = 4,505 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.

4. The subject addition must be generally consistent with the design as depicted in the architectural elevations as shown on Attachment 1 to these conditions.

5. 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.

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 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

THE ULTIMATE SUNDECK & PORCH MAKE-OVER !

SPECIAL PERMIT
REAR ELEVATION

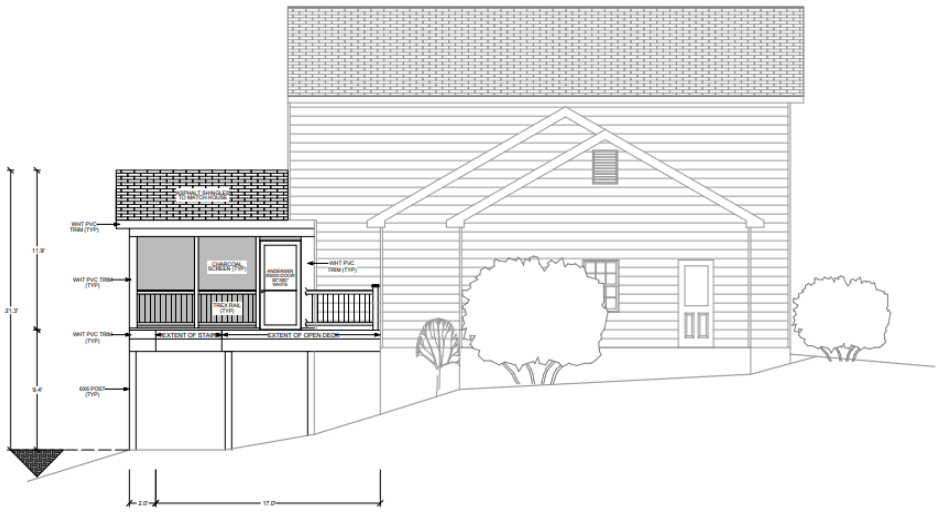
HILL RESIDENCE
8464 SEVAN CT
ANNANDALE, VA

SUNDECK MEDICS, LLC
PO BOX 3003, OAKTON VA

DESIGNER / BUILDER	DATE	SCALE	
MARK WILLIAMS 571-334-9181	12/17/25	1/4" = 1'-0"	SP-03

THE ULTIMATE SUNDECK
& PORCH MAKE-OVER !

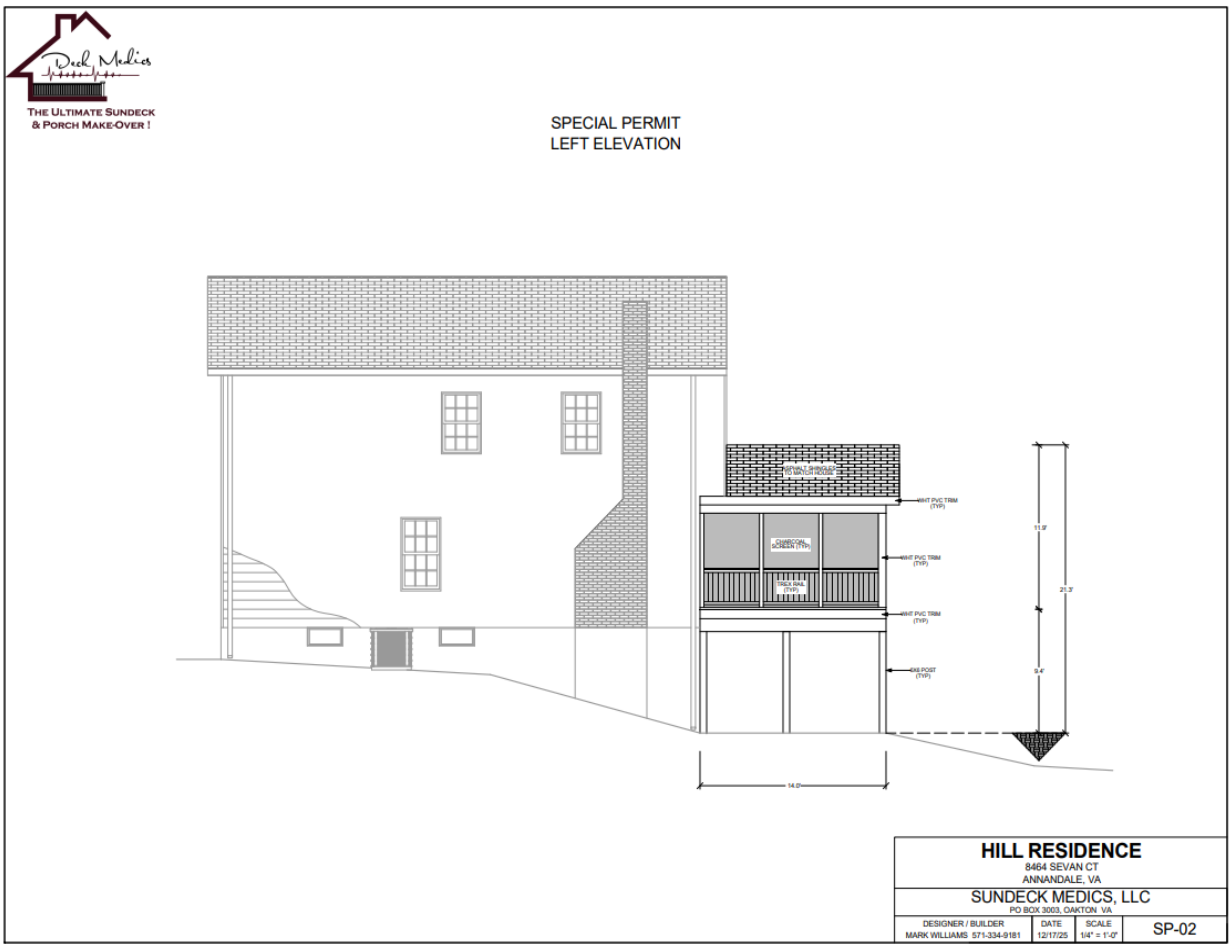
SPECIAL PERMIT
RIGHT ELEVATION



HILL RESIDENCE
8464 SEVAN CT
ANNANDALE, VA

SUNDECK MEDICS, LLC
PO BOX 3003, OAKTON VA

DESIGNER / BUILDER	DATE	SCALE	
MARK WILLIAMS 571-334-9181	12/17/25	1/4" = 1'-0"	SP-04



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~ ~ ~ May 06, 2026, Scheduled case of:

> **Amy C. Thomas, SP-2025-MA-00140** to permit modifications to the provisions for the keeping of animals (chickens). Located at 3917 Pineland St. on approx. 26,648 sq.ft. of land zoned R-1. Mason District. Tax Map 59-3 ((8)) 3.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Adrianna Santiago, Staff Coordinator
- Amy Thomas, Applicant

After the hearing where testimony was presented by Mr. Krasner, Ms. Santiago, and Ms. Thomas and there being no public speakers for this case, Mr. Aminoff moved to approve special permit **SP-2025-MA-00140** for the reasons stated in the resolution**.** Ms. Rouzi seconded the motion, which carried by a vote of 4-0. Vice Chairman Rebeccah Ballo, Triston O'Savio and Mr. Smith were absent from the meeting.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Amy C. Thomas, SP-2025-MA-00140 to permit modifications to the provisions for the keeping of animals (chickens). Located at 3917 Pineland St. on approx. 26,648 sq.ft of land zoned R-1. Mason District. Tax Map 59-3 ((8)) 3. 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 bylaws 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 May 6, 2026; and

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

1. The applicant is the owner of the property.
2. The present zoning is R-1.
3. The area of the lot is 26, 648 square feet.
4. The Board adopts the rationale in the staff report and finds that the coop is in the best location possible given the conditions on the lot.
5. The enhanced screening will mitigate potential issues to the adjacent property to the south.
6. The Board agrees that six chickens is reasonable for the size of the lot.
7. 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 applicant, Amy C. Thomas, only, and is not transferable without further action of the Board, and is for the location indicated on the application, 3917 Pineland Street, Fairfax, VA 22031, and is not transferable to other land.

2. This special permit is granted only for the keeping of chickens as indicated on the plat prepared by the applicant as approved with this application and qualified by these development conditions.

3. This approval is for a maximum of six (6) chickens.

4. The chickens must remain in a fenced area at the rear of the house at all times as depicted on the special permit plat.

5. All chicken waste must be thoroughly composted before use or distribution on the property. Any composted waste on-site must be spread in an environmentally responsible manner, to prevent runoff onto adjacent properties. The compost bin must be installed in the location identified on the plat and be fully enclosed. Alternately, waste may be removed from the coop 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. Prior to keeping chickens on the lot, the applicant must install evergreen shrubs and/or trees that are at least three (3) feet in height at the time of planting and are of a species that attains a mature height of at least six (6) feet. The shrubs and/or trees must be installed in a straight or staggered row along at least 25 feet in length between the coop/run and the common side lot line with Lot 2 to the south, but outside of the drainage easement. o. Alternately, In lieu of the vegetative screening, a six-foot-tall solid wood board on board fence may be substituted with the same length.

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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~ ~ ~ May 06, 2026, Scheduled case of:

EB Dulles 1 LLC, SP-2025-SU-00068 to permit a health and exercise facility, large. Located at 3855 Centerview Dr., Unit 100 C. on approx. 3.23 ac. of land zoned I-5 and WS. Sully District. Tax Map 34-4 ((12)) 21 (pt.).

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Adrianna Santiago, Staff Coordinator
- Robert Dunning, Agent for Applicant

After the hearing where testimony was presented by Mr. Krasner, Ms. Santiago, and Mr. Dunning and there being no public speakers for this case, Ms. Rouzi moved to approve special permit **SP-2025-SU-00068** for the reasons stated in the resolution**.** Mr. Peiffer seconded the motion, which carried by a vote of 4-0. Vice Chairman Rebeccah Ballo, Triston O'Savio and Mr. Smith were absent from the meeting.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

EB Dulles 1 LLC, SP-2025-SU-00068 to permit a health and exercise facility, large. Located at 3855 Centerview Dr., Unit 100 C. on approx. 3.23 ac. of land zoned I-5 and WS. Sully District. Tax Map 34-4 ((12)) 21 (pt.). 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 bylaws 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 May 6, 2026; and

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

1. The owner of the property is the applicant.
2. The present zoning is I-5 and WS.

3. The area of the lot is 3.23 acres of land.
4. The Board agrees with Staff's analysis and recommendation of approval.
5. The request meets all applicable standards of the zoning ordinance.
6. The use is consistent with the neighboring commercial and retail uses onsite and adjacent.
7. There are no neighborhood concerns or objections to the special permit application.
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 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 applicant, EB Dulles 1 LLC, only, and is not transferable without further action of this Board, and is for the location indicated on the application, 3855 Centerview Drive, Suite 100C, and is not transferable to other land.

2. This special permit is granted only for a large health and exercise facility as indicated on the special permit plat titled, *"Special Permit Plat for 3855 Centerview Drive, Chantilly, VA 20151, Parcel A4, Dulles Business Park*," dated August 18, 2025, approved with this application, as qualified by these development conditions.

3. The maximum gross floor area of the facility is limited to approximately 13,720 square feet, as shown on the special permit plat.

4. A copy of this special permit and the Non-Residential Use Permit (Non-RUP) must be posted in a conspicuous place on the property.

5. The use must be conducted in general conformance with the floor plan, included as Attachment 1.

6. Maximum occupancy is based on the approved Non-RUP occupancy as issued by the Fairfax County Department of Land Development Services and subject to final approval by the Office of the Fire Marshal.

7. A minimum of 55 parking spaces must be provided on site for the proposed use as generally depicted on the plat.

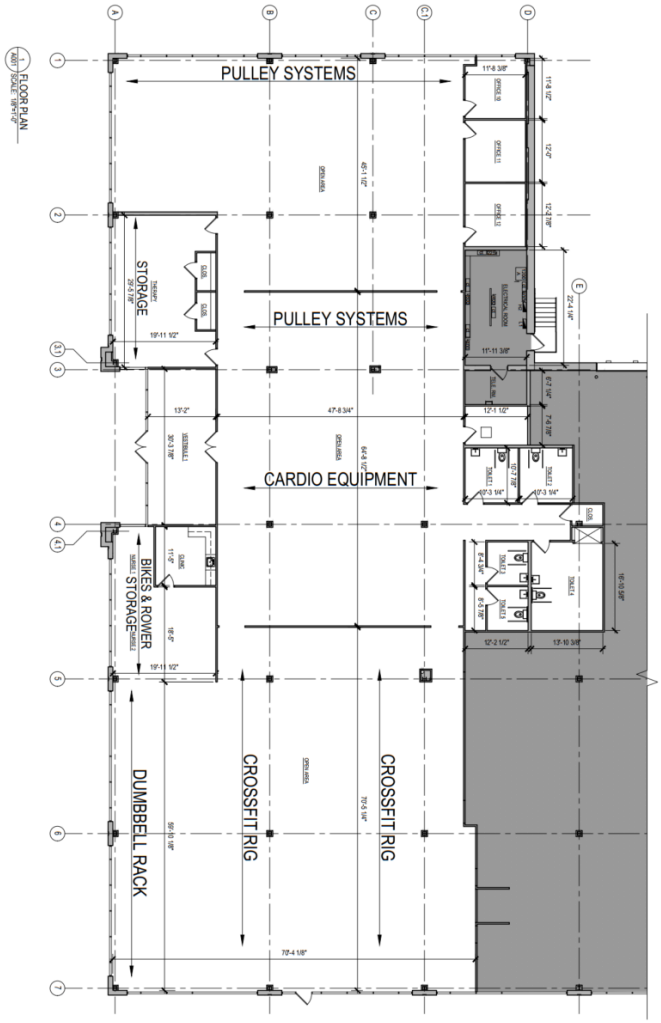
8. All signage must comply with the provisions of Article 7 of the Zoning Ordinance including the requirement to obtain a sign permit.

9. 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/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.

10. 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 interior alterations for the subject health and exercise facility and has been diligently prosecuted and a new Non-RUP has been issued. 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



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~ ~ ~ May 06, 2026, Scheduled case of:

Auma RE Holdings LLC, SP-2025-SP-00059 to permit a reduction in setback requirements to permit an open deck, with at grade patio below, 12.5 ft. from the rear lot line. Located at 7806 Virginia Dr., on approx. 10,724 sq. ft. of land zoned R-3. Springfield District. Tax Map 98-2 ((21)) 4.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Adrianna Santiago, Staff Coordinator
- Naheeda Valum, Applicant's niece, 7806 Virginia Dr Springfield, VA 22152
- Kenneth Reed, Agent for Applicant

After the hearing where testimony was presented by Mr. Krasner, Ms. Santiago, and Mr. Reed and there being no public speakers for this case, Ms. Peiffer moved to continue **SP-2025-SP-00059** to June 10, 2026 to provide staff and the applicant additional time to research any restrictions about removal of the trees in the rear yard and for the applicant to get an arborist appraisal of the health and impact to those trees. . Ms. Rouzi seconded the motion, which carried by a vote of 4-0. Vice Chairman Rebeccah Ballo, Triston O'Savio and Mr. Smith were absent from the meeting.

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~ ~ ~ May 06, 2026 After Agenda Items:

Action Items

- Additional Time Request, Islamic Seminary, Inc., SP-2020-SP-040, Staff recommends additional time to expire on March 31, 2029. (RJ) – GRANTED

Mr. Aminoff moved to approve the additional time request for **SP-2020-SP-040** . Ms. Rouzi seconded the motion, which carried by a vote of 4-0. Chairman Rebeccah Ballo, Triston O'Savio and Mr. Smith were absent from the meeting.

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Informational Items

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- Memorandum regarding Master Roofing & Siding, Inc, ZAPL-2025-MV-00026, which is scheduled for public hearing on May 20, 2026.

Chairman Day instructed the Board to review the informational items for May 06, 2026

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As there was no other business to come before the Board, the meeting was adjourned at 11:09 A.M.

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Minutes by: Stephanie Martinez Lopez

Approved on: June 10, 2026