The regular meeting of the Board of Zoning Appeals was held in the Board Auditorium of the Government Center on Wednesday, July 29, 2026. The following Board Members were present Chairman Karen L. Day; Sean Peiffer; Daniel Aminoff, and Triston O'Savio (9:03 am). Vice Chairman Rebeccah Ballo; Akida Rouzi, and Thomas W. Smith III were absent. There is currently one vacancy on the Board

Chairman Day called the meeting to order at 9:02 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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~ ~ ~ July 29, 2026, Consent Items:

Approval July 8, 2026 minutes.

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Request for Defer to 10/21/2026

Andrew K. Bohaty, SP-2025-MV-00120 to permit modifications to the provisions for the keeping of animals (ducks). Located at 7699 Northdown Rd. on approx. 18,120 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-2 ((1)) 13C. (Admin moved from 3/25/2026) (Deferred from 5/20/2026)

Request for Defer to 10/28/2026

Mantua Hills Swimming Association a/k/a Mantua Swim & Tennis Club, SPA-81-P-089-05 to amend SP-81-P-089 previously approved for a community swim, tennis, and recreation club to allow for modifications to development conditions. Located at 9330 Pentland Pl. on approx. 3.98 ac. of land (in Fairfax County) zoned R-3. Providence District. Tax Map 58-2 ((1)) 3 and 3B. (Admin moved from 7/22/2026)

Request for Defer to 10/28/2026

Aziz Omar, Balqis Omar and Kiddie Kingdom Early Learning Center LL, SP-2024-BR-00137 to permit a Home Day Care Facility; and a reduction in setback requirements based on errors in building location to allow the following to remain: 1.) an accessory structure (gazebo) 5.3 ft. from the side lot line, 2.) a roofed deck 10.9 ft. from the side lot line, 3.) and an open deck 10.9 feet from the side lot line. Located at 4517 Forest Hill Dr. on approx. 21,780 sq. ft. of land zoned R-1. Braddock District. Tax Map 56-4 ((2)) 12. (Indefinite deferred on 6/11/2025)

Chairman Day asked for any comments on the items listed on the consent agenda and hearing none stated that the consent agenda was approved without objection

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~ ~ ~ July 29, 2026, Scheduled case of:

Ginna Maria Terrazas Blanco and Little Brains Home Daycare LLC, SP-2025-MA-00152 to permit a Home Day Care Facility. Located at 7865 Colonial Village Row on approx. 2,650 sq. ft. of land zoned R-5. Mason District. Tax Map 59-4 ((18)) 175.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch

- Megan Riley, Staff Coordinator
- Ginna Maria Terrazas Blanco, Applicant
- Paul Stran, Translator for applicant

After the hearing where testimony was presented by Mr. Krasner, Ms. Riley, and Ms. Blanco and there being no public speakers for this case, Mr. O'Savio moved to approve special permit **SP-2025-MA-00152** for the reasons stated in the resolution. Mr. Aminoff seconded the motion, which carried by a vote of 4-0. Vice Chairman Rebeccah Ballo, Akida Rouzi Mr. Smith were absent from the meeting.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Ginna Maria Terrazas Blanco and Little Brains Home Daycare LLC, SP-2025-MA-00152 to permit a Home Day Care Facility. Located at 7865 Colonial Village Row on approx. 2,650 sq. ft. of land zoned R-5. Mason District. Tax Map 59-4 ((18)) 175. 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 July 29, 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-5
3. The area of the lot is 2,650 square feet.
4. The Board agrees with staff's recommendation and the rationale in the staff report.
5. The Board believes the application will be good for the community.
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 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, Ginna Maria Terrazas Blanco and Little Brains 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 59-4 ((18)) 0175, and addressed at 7865 Colonial Village Row, Annandale 22003, 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 Lot 175, Section 4 Lafayette Village" prepared by Scartz Surveys, dated April 11, 2025, 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 7:30 a.m. to 5:30 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 basement level in rooms labeled as "Baby Room," "Play Room," "Snack Room," "Closet," and "Bathroom," and the main level of the dwelling in rooms labeled "Kitchen," "Crafts Room," and "Reading Room" as shown on the floor plans submitted with this application and included as Attachment 1.

9. 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. Accordingly, the napping area must be relocated to the area listed on the plans as the "Baby Room" in the open area of the basement with immediate access to the sliding glass door prior to the implementation of the subject increase in the number children under care.

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

11. All pick-up and drop-off of children must take place within the two designated parking spaces for the subject property, both of which must be kept open during the hours of operation of the home day care facility for this purpose.

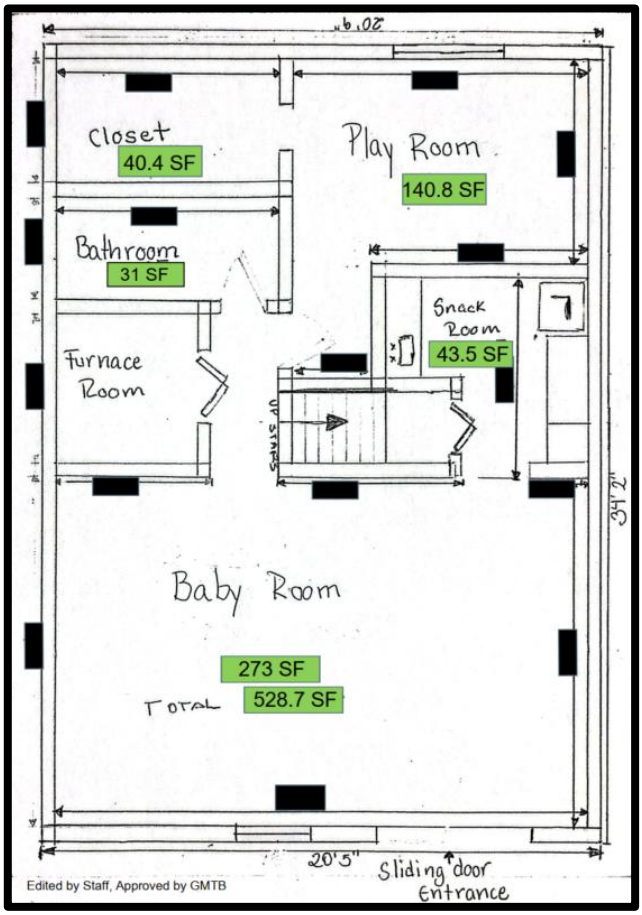
12. The approval of the use is contingent upon maintenance of a state-issued family day home license that permits the number and ages of children being cared for at the home day care facility.

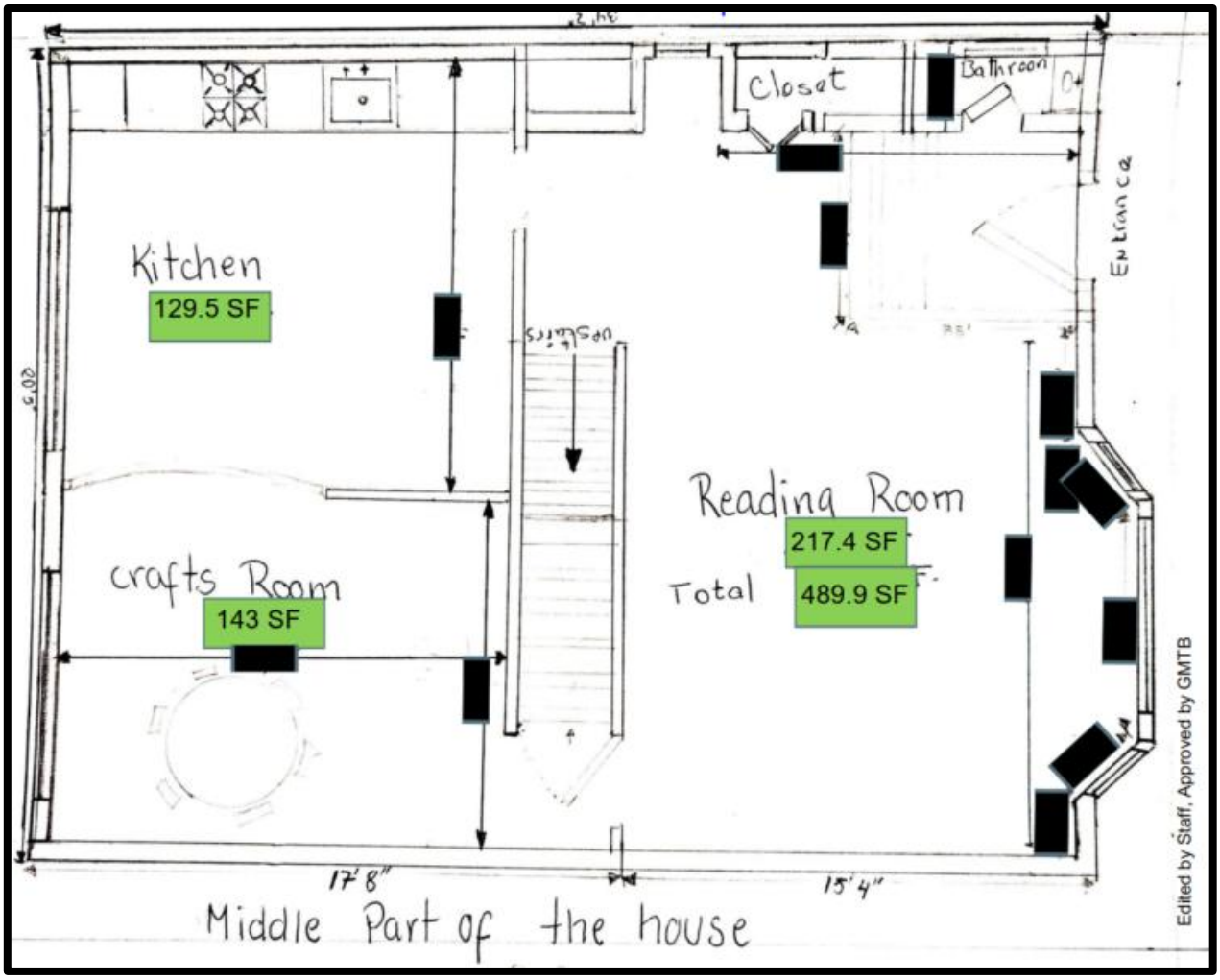
13. The home day care facility must be operated in accordance with Chapter 30 of the County Code, entitled “Minimum Private School and Child Care Facility Standards.

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:




Closet
Bathroom
Kitchen
129.5 SF
Reading Room
217.4 SF
Total
489.9 SF
crafts Room
143 SF
17'8"
15'4"
Middle Part of the house
Edited by Staff, Approved by GMTB

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~ ~ ~ July 29, 2026, Scheduled case of:

Sarah G. Ellis, SP-2026-DR-00045 to permit modification to the provisions for the keeping of animals (chickens). Located at 1840 Peabody Dr. on approx. 10,003 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((3)) 438.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Megan Riley, Staff Coordinator
- Sarah G. Ellis, Applicant

After the hearing where testimony was presented by Mr. Krasner, Ms. Riley, and Ms. Ellis, and there being no public speakers for this case, Mr. Pieffer moved to approve special permit **SP-2026-DR-00045** for the reasons stated in the resolution. Mr. O'Savio seconded the motion, which carried by a vote of 4-0. Vice Chairman Rebeccah Ballo, Akida Rouzi Mr. Smith were absent from the meeting.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Sarah G. Ellis, SP-2026-DR-00045 to permit modification to the provisions for the keeping of animals (chickens). Located at 1840 Peabody Dr. on approx. 10,003 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((3)) 438. Mr. Pieffer 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 July 29, 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-4
3. The area of the lot is 10,003 square feet.
4. The Board reminds the applicant of the importance of maintenance to prevent issues with neighbors.
5. The Board agrees with staff's recommendation and the rationale in the staff report.
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 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 Sarah G. Ellis, only, and is not transferable without further action of the Board, and is for the location indicated on the application, 1840 Peabody Dr, Falls Church, 22043 only, and is not transferable to other land.

2. This special permit is granted only for the keeping of chickens at the property identified on the plat titled

"Setback Certification Survey, Lot 438, Section 6, Pimmit Hills" prepared by LS_2PC Land Surveying & Civil Engineering on December 8, 2016 and revised by the applicant on April 11, 2026 as approved with this application and qualified by these development conditions.

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

4. The chickens must remain in a fenced area in the rear yard at all times.

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(s) 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. The applicant is 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.

8. 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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~ ~ ~ July 29, 2026, Scheduled case of:

Benjamin P. Currier and Reasa D. Currier, SP-2025-SP-00156 to permit a reduction in setback requirements to permit an addition 12.5 ft. from the rear lot line and 8.5 ft. from the northeast side lot line such that side setbacks total 19.3 ft. Located at 9102 Wood Pointe Way on approx. 6,483 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-4 ((14)) (A) 79

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Katie Quinn, Staff Coordinator
- Reasa D. Currier, Applicant

After the hearing where testimony was presented by Mr. Krasner, Ms. Quinn, and Ms. Currier, and there being no public speakers for this case, Mr. Aminoff moved to approve special permit **SP-2025-SP-00156** for the reasons stated in the resolution. Mr. Pieffer seconded the motion, which carried by a vote of 4-0. Vice Chairman Rebeccah Ballo, Akida Rouzi, and Mr. Smith were absent from the meeting.

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Benjamin P. Currier and Reasa D. Currier, SP-2025-SP-00156 to permit a reduction in setback requirements to permit an addition 12.5 ft. from the rear lot line and 8.5 ft. from the northeast side lot line such that side setbacks total 19.3 ft. Located at 9102 Wood Pointe Way on approx. 6,483 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-4 ((14)) (A) 79. 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 July 29, 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 PDH-2.
3. The area of the lot is 6,483 square feet.
4. The Board agrees with staff's recommendation and the rationale 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. 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 rear and side addition as indicated on the plat titled "Special Permit / Variance Plat House Location Survey Lot 29 Section

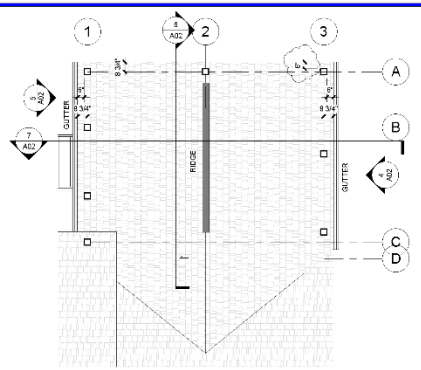
17A Second Addition to Crosspointe" prepared by Remy G. DuCote IV of Remy G. DuCote Land Surveyor, dated February 16, 2026 and as revised through June 8, 2026, consisting of one sheet, and approved with this application, as qualified by these development conditions.

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 (3,730 square feet existing + 5,595 square feet (150%) = 9,325 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.

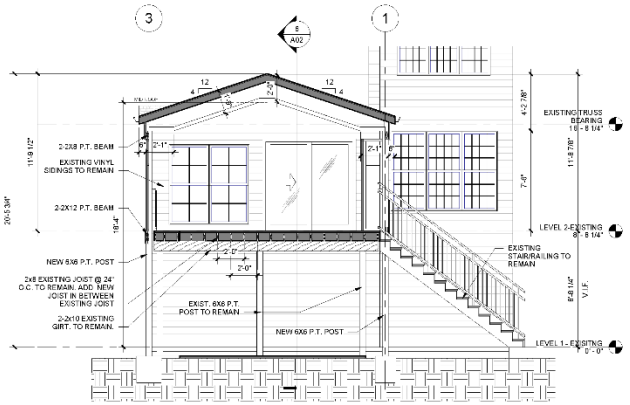
4. The subject addition must be generally consistent with the design as depicted in the architectural elevations as shown in Attachment 1 to these conditions.

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.

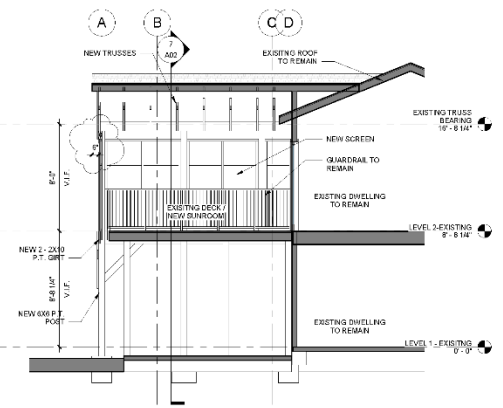
6. Pursuant to Article 8100.4.D(6) of the Zoning Ordinance, this special permit for the reduction in setback requirements automatically expires, without notice, 36 months after the date of approval unless construction has commenced on the subject rear and side addition and has been diligently prosecuted. 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.



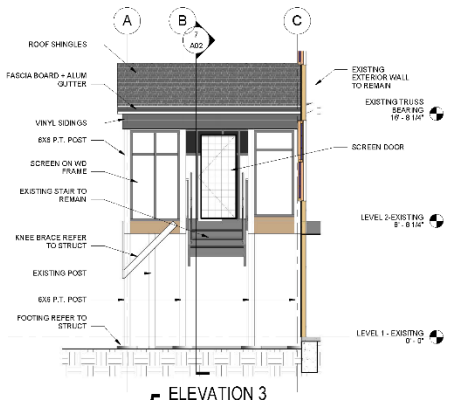
8 ROOF PLAN
1/4" = 1'-0"



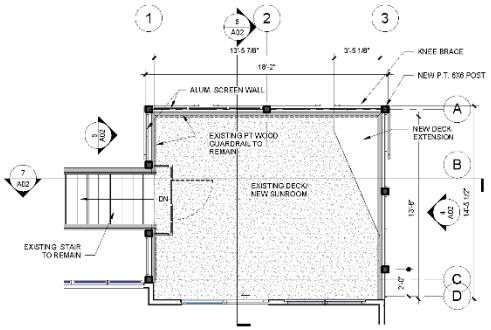
7 SECTION 2
1/4" = 1'-0"



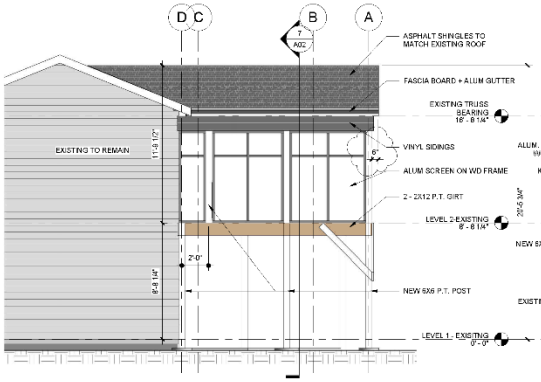
6 SECTION 1
1/4" = 1'-0"



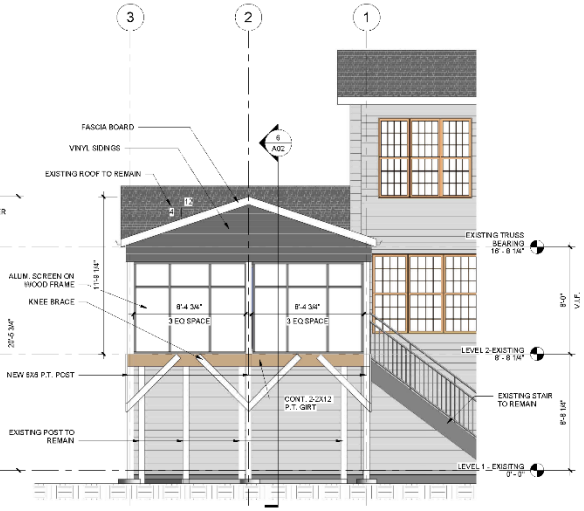
5 ELEVATION 3
1/4" = 1'-0"



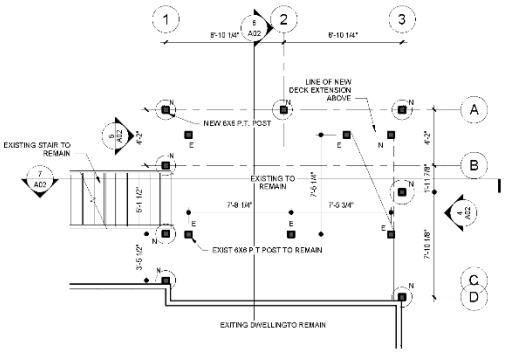
2 LEVEL 2 - NEW SCREEN ROOM
1/4" = 1'-0"



4 ELEVATION 2
1/4" = 1'-0"



3 ELEVATION 1
1/4" = 1'-0"



1 LEVEL 1 - BELOW DECK
1/4" = 1'-0"

MTY DESIGN LLC
3025 Perry Ridge Turn
Dumfries, VA 22026
Tel. No.: 703.973.4361
Email : sadiyabat@yahoo.com

A Z RAZO Construction
8926 Sylvania Street,
Lorton, VA22079
Tel.No. : 571.437.4195
Email : aldorazo@gmail.com

OWNER
Mr. BEN & Mrs. REASA CURRIER

PRINT DATE 6/11/2026 8:35:33 AM

ISSUE DATE

2 NEW ADDITION PATIO/DECK 7-10-2025

11-10-2025 ISSUED FOR PERMIT
REVISION DATE

PROJECT TITLE
PROPOSED SUNROOM ON EXISTING DECK
9102 Wood Pointe Way
Fairfax Station

PROJECT NO. XXX-1

DRAWING TITLE
PLANS, ELEVATION AND SECTIONS

DRAWN BY VY
QC CHECKED BY VYMT
QA REVIEWED BY Aprove

DRAWING NUMBER
A02

//

~ ~ ~ July 29, 2026, Scheduled case of:

Nicholas Crockett and Erin Harpine, SP-2026-FR-00007 to permit a reduction in setback requirements to permit a roofed deck (covered porch) 25.1 ft. from the front lot line. Located at 3101 Elmwood Dr. on approx. 7,988 sq. ft. of land zoned R-4. Franconia District. Tax Map 82-2 ((14)) (B) 46.

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- St Clair Williams, Staff Coordinator
- Nicholas Crockett, Applicant

After the hearing where testimony was presented by Mr. Krasner, Mr. Williams , and Mr. Crockett and there being no public speakers for this case, Mr. O'Savio moved to approve special permit **SP-2026-FR-00007** for the reasons stated in the resolution. Mr. Pieffer seconded the motion, which carried by a vote of 4-0. Vice Chairman Rebeccah Ballo, Akida Rouzi, 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

Nicholas Crockett and Erin Harpine, SP-2026-FR-00007 to permit a reduction in setback requirements to permit a roofed deck (covered porch) 25.1 ft. from the front lot line. Located at 3101 Elmwood Dr. on approx. 7,988 sq. ft. of land zoned R-4. Franconia District. Tax Map 82-2 ((14)) (B) 46. 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 July 29, 2026; and

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

1. The applicant(s) is/are the owner(s) of the land.
2. The present zoning is R-4.
3. The area of the lot is 7,988 square feet.
4. The Board agrees with staff's recommendation and the rationale in the staff report.
5. The Board approves the application with the removal of condition #3 as the rear addition was in fact permitted.
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;

a. 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 covered front porch (roofed deck) as indicated on the plat titled "Lot 46, Block B, Section1 Burgundy Village" prepared by Scartz Surveys dated January 7, 2026, consisting of one sheet, and approved with this application, as qualified by these development conditions.

2. The roofed deck must be generally consistent with the design as depicted in the architectural elevations as shown on Attachment 1 to these conditions.

3. 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 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 for the reduction in setback requirements automatically expires, without notice, 36 months after the date of approval unless construction has commenced on the covered front porch (roofed deck) 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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~ ~ ~ July 29, 2026, Scheduled case of:

Chesterbrook Swimming and Tennis Club, Incorporated, SPA-79-D-054-03, to amend SP-79-D-054-02 previously approved for a community swim, tennis, and recreation club to permit modifications to site and development conditions. Located at 1812 Kirby Rd. on approx. 8.78 ac. of land zoned R-1 and R-3. Dranesville District. Tax Map 31-3 ((5)) 1C and 31-3 ((1)) 60B. (Admin moved from 6/3/2026)(Deferred from 7/8/2026)

The participants in the hearing were as follows:

- Brent Krasner, Chief, Special Permit and Variance Branch
- Adrianna Santiago, Staff Coordinator
- Sara Mariska, Attorney for the Applicant
- Alan Ford-Speaker, Adress: 1723 East Ave McLean, VA, 22101
- Joseph Hall-Speaker, President of Chesterbrook Club
- Paris Jacobs-Speaker, Adress: N/A

After the hearing where testimony was presented by Mr. Krasner, Ms. Santiago, Ms. Marika Esq, and the public speakers for this case, Mr. O'Savio moved to approve special permit **SPA-79-D-054-03** for the reasons stated in the resolution. Mr. Pieffer seconded the motion, which carried by a vote of 4-0. Vice Chairman Rebeccah Ballo, Akida Rouzi, 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

Chesterbrook Swimming and Tennis Club, Incorporated, SPA 79-D-054-03, to amend SP-79-D-054-02 previously approved for a community swim, tennis, and recreation club to permit modifications to site and development conditions. Located at 1812 Kirby Rd. on approx. 8.78 ac. of land zoned R-1 and R-3. Dranesville District. Tax Map 31-3 ((5)) 1C and 31-3 ((1)) 60B. Mr. Pieffer 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 July 29, 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 districts are R-1 and R-3.
3. The area of the lot is 8.78 acres of land.
4. The Board agrees with staff's recommendation and the rationale 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 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 special permit amendment approval is granted to the applicant only, Chesterbrook Swim and Tennis Club, and is not transferable without further action of this Board and is for the location indicated on the application, 1812 Kirby Road, 8.78 acres of land, and is not transferable to other land.

2. This special permit is granted only for the community swim, tennis, and recreation club use indicated on the special permit plat titled "Chesterbrook Swimming Club, Inc. Special Permit Plat," prepared by Blake A. Smith, P.E.

3. Smith Engineering, dated November 13, 2015, last updated and received November 23, 2016, as annotated by Sara V. Mariska, Attorney/Agent, dated June 30, 2026, consisting of 17 sheets and approved with this application, as qualified by these development conditions.

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

5. This special permit is subject to the provisions of Sect. 8100.7, Site Plans, as may be determined by the Director, Land Development Services. Any plan submitted pursuant to this special permit must be in conformance with the approved special permit amendment Plat and these development conditions. Minor modifications to the approved special permit may be permitted pursuant to Sect. 8100.5 of the Zoning Ordinance.

6. The maximum number of family memberships is limited to 550.

7. A minimum of 88 parking spaces must be provided onsite; however, up to 114 parking spaces may be provided as shown on the Special Permit Amendment Plat as part of a future phase of development.

8. The hours of operation for the facility are limited to the following:

a) Indoor/Covered Pool	4:30 a.m. to 10:00 p.m., from October through April
b) Outdoor Pools	6:30 a.m. to 10:00 p.m., from May to September
c) Tennis Courts	7:00 a.m. to 10:00 p.m., year round

9. After-hours parties for the club are governed by the following:

   a) Limited to six (6)

   b) No more than three of the six total parties per season shall occur on a weeknight, (i.e., not on Friday, Saturday, and pre-holiday evenings); and,

   c) Must not extend beyond 11:00 p.m., however any amplified music or use of instruments or loudspeakers must cease at 10:00 p.m. as required by the Noise Ordinance.

10. Outdoor lighting, and any lighting installed within or on the seasonal pool enclosure that may be visible from the exterior due to the translucent nature of the structure, must comply with Sect. 5109 of the Ordinance. Lighting for the enclosed pool must utilize automatic timers to ensure lights are turned off when the structure is not in use.

11. Transitional screening must be provided along the western lot line~~s~~ as shown on the approved Special Permit Amendment Plat. The barrier requirement is waived along all lot lines, provided the pool enclosure is fenced with 6-foot-high chain link fences, and tennis courts are fenced with 10-foot-high chain link fences. Any missing, dead, or dying plantings shown on the approved site plan adjacent to the stormwater management facility along the western lot line must be installed within 90 days of approval of this special permit amendment*

12. The limits of clearing and grading must be no greater than those approved on the Special Permit Amendment Plat. If possible, the limits of clearing and grading must be reduced to save additional vegetation as determined by the Urban Forestry Management Division (UFMD).

13. Prior to site plan approval and any disturbance of the site, a pre-construction meeting must be held

on-site between the applicant and the UFMD staff in order to further identify measures to save significant vegetation. All clearing and construction must adhere to the limits of clearing and grading shown on the Special Permit Amendment Plat. Appropriate tree protection shall be installed, per the review and approval of the Urban Forester, prior to the start of construction in order to mitigate any potential damage to the trees to be saved from construction activity.

14. Invasive Plant Species Management: Forested areas containing plant species that are known to be invasive in quantities that threaten the long-term health and survival of the existing vegetation must be the subject of an invasive plant species management plan in order for the area to be awarded full 10-year canopy credit. At the time of site plan submission, the applicant must provide a management plan for review and approval by UFMD specifying the common and scientific name of invasive species proposed for management, the target area for management efforts, methods of control and disposal of invasive plants, timing of treatments and monitoring, duration of the management program, and potential reforestation as needed.

15. The applicant must submit a detailed landscape plan that provides details on all trees to be removed, new species to be planted, and how such plantings must account for overhead power lines and other obstructions. The plan must also demonstrate compliance with transitional screening and interior parking lot landscaping requirements.

16. The applicant may utilize a phased building plan, but the following improvements must be constructed according to the schedule outlined herein:

    a) The applicant must implement additional stormwater requirements as required by Land Development Services with the redesign and reconstruction of the parking area;

    b) All other elements of the phasing of improvements on the site are at the applicant's discretion.

17. During discharge of swimming pool waters, the following operational procedures must be implemented:

    a) Sufficient amounts of lime or soda ash to the acid cleaning solution to achieve a pH approximately equal to that of the receiving stream. The Virginia Water Control Board standards for the Class II and III waters found in Fairfax County range from pH of 6.0 to 9.0. In addition, the standard for dissolved oxygen must be attained prior to the release of pool waters and must require a minimum concentration of 4.0 milligrams per liter.

    b) If the water being discharged from the pool is discolored or contains a high level of suspended solids that could affect the clarity of the receiving stream, it must be allowed to stand so that most of the solids settle out prior to being discharged.

    c) Pool water must be discharged slowly at a constant rate to prevent adverse impacts to the sanitary sewer drain and/or receiving streams.

18. The existing outlet road along the southern lot line of Lot 60B which provides access to residential lots 60A and 60C must be identified with sign(s) stating that it is a private road and must not be used for access to the community recreation facility.

19. In order to meet the Ordinance definition of and standards for a community swim, tennis, and recreation club, the use of the enclosed pool by non-club members is limited to a maximum of 20% of all users calculated weekly.

20. No recorded or amplified music, whistles, starting buzzers, or similar artificial sounds are permitted with the use of the enclosed pool prior to 8:00 AM, daily.

21. Use of the pool enclosure and any related equipment is limited to the period from October 1st to May 15st each year. The structure and any related equipment and materials must be stored offsite

when not in use.

22. Any heating, cooling, or other HVAC equipment installed with the seasonal pool enclosure must abide by the limitations in the noise ordinance. Such equipment must be located at least 100 feet from all property lines and turned off when the structure is not in use.

23. The installation of any temporary or permanent propone tanks or other fuel storage containers must be located as depicted on the special permit amendment plat and must receive any required permits and inspections.

24. 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.

25. Pursuant to subsection 8100.4.D(6) of the Ordinance, this special permit amendment takes effect upon a vote of approval by the Board of Zoning Appeals.

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~ ~ ~ July 29, 2026, Chairman Day moved to listen to After Agenda Action items:

Action Items

- Proposed BZA Meeting Dates for 2027.

Mr. Aminoff moved to approve meeting dates for 2027, which carried by a vote of 4-0.

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~ ~ ~ July 29, 2026, Chairman Day mentioned admin items:

Informational Items

- Presentation on Proposed Ordinance Amendments for Accessory Living Units.
- ALU White Paper.
- Administrative Items Report for July 29, 2026.
- Withdrawal memo for Hinrich J. Kahrs and Lolita Kahrs, ZAPL-2026-SP-00005, which was scheduled for public hearing on July 20, 2026.

Chairman Day instructed the Board to review the informational items for July 29, 2026.

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As there was no other business to come before the Board, the meeting was adjourned at 10:38 A.M.

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Minutes by: Stephanie Martinez Lopez

Approved on: September 16, 2026