

BOARD OF ZONING APPEALS AGENDA

March 11, 2020

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **March 11, 2020**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items – 9 a.m.

Staff/Action

9 a.m. **Janice A. Yates, A 2019-PR-026** Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellant is operating a home professional office without Special permit on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 1966 Yearling Court Vienna, VA 22182 on approx. 11,058 sq. ft. of land and zoned R-3. Providence District Tax Map 39-1 ((38)) 57.

J. Shields
Withdrawn

Public Hearings

Staff/Action

9 a.m. **Hope Lutheran Church, SPA 80-A-055-02** Appl. under Sects. 2-412, 3-403 and 8-308 of the Zoning Ordinance to amend SP 80-A-055 previously approved for a place of worship and private school of general education to permit a change in permittee and modification of development conditions. Located at 4604 Ravensworth Rd., Annandale, 22003 on approx. 3.0 ac. of land zoned R-4. Mason District. Tax Map 71-1 ((1)) 57A and 62.

B. McCadden

9 a.m. **Shazia Younis, SP 2019-MV-117** Appl. under Sects. 3-103, 8-305 and 8-923 of the Zoning Ordinance to permit a home child care facility and to allow an existing fence greater than 4 ft. in height in a front yard to remain. Located at 9025 Kiger St., Lorton, 22079 on approx. 34,754 sq. ft. of land zoned R-1. Mount Vernon District. Tax Map 97-4 ((3)) 62.

K. McMahan

9 a.m. **Olga Perederiy and Kiddies Learning Academy LLC, SP 2019-SP-118** Appl. under Sects. 3-103 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5801 Boothe Dr., Burke, 22015 on approx. 1.19 ac. of land zoned R-1. Springfield District. Tax Map 79-1 ((3)) 1A.

S. Yang

- 9 a.m. **Anders Larson Trust, A 2019-DR-014** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of an August 21, 2019 determination of the Zoning Administrator that the proposed use of the property located at 1318 Kurtz Road, McLean, VA 22101 constitutes a group residential facility under the Zoning Ordinance. Located at 1318 Kurtz Road, McLean, VA 22101 on approx. 24,759 sq. ft. of land zoned R-2, Dranesville District. Tax. Map 30-2 ((13)) 36. (Concurrent with A 2019-DR-015 and A 2019-DR-016.) **(Decision deferred from 1/22/2020.)**
C. S. Belgin
- 9 a.m. **Matthew Desch, Daniel Duval, and Jason Hein, A 2019-DR-015** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of an August 21, 2019 determination of the Zoning Administrator that the proposed use of the property located at 1318 Kurtz Road, McLean, VA 22101 constitutes a group residential facility under the Zoning Ordinance. Located at 1318 Kurtz Road, McLean, VA 22101 on approx. 24,759 sq. ft. of land zoned R-2, Dranesville District. Tax. Map 30-2 ((13)) 36. (Concurrent with A 2019-DR-014 and A 2019-DR-016.) **(Decision deferred from 1/22/2020.)**
C. S. Belgin
- 9 a.m. **Victor T. Tsou and Janet C. Tsou, A 2019-DR-016** Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of an August 21, 2019 determination of the Zoning Administrator that the proposed use of the property located at 1318 Kurtz Road, McLean, VA 22101 constitutes a group residential facility under the Zoning Ordinance. Located at 1318 Kurtz Road, McLean, VA 22101 on approx. 24,759 sq. ft. of land zoned R-2, Dranesville District. Tax. Map 30-2 ((13)) 36. (Concurrent with A 2019-DR-014 and A 2019-DR-015.) **(Decision deferred from 1/22/2020.)**
C. S. Belgin
- 9 a.m. **Sweet Leaf, Inc., A 2015-DR-027** Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the rescission and reissuance of a determination that the appellant, which is a fast food establishment, is occupying premises with Non-Residential Use Permit #90890071 that was issued for a retail sales establishment, on property in the C-6, SC, and CRD Districts in violation of Zoning Ordinance provisions. Located at 1359 Chain Bridge Rd., McLean, 22101, on approx. 7,323 sq. ft. of land zoned C-6, SC, and CRD. Dranesville District. Tax Map 30-2 ((12)) 4E1. (Concurrent with A 2015-DR-028.) *(Admin. moved from 1/13/16, 7/13/16, 4/12/17, 7/19/17, 11/29/17, 3/7/18, and 5/16/18 at appl. req.) (Deferred from 6/27/18 at staff's req., and 10/24/18, 1/9/19, 4/17/19, 7/17/19, and 10/23/19 at appl. req.)*
S.C. Williams
- 9 a.m. **Juliano Properties, Inc., A 2015-DR-028** Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the rescission and reissuance of a determination that the appellant is allowing a tenant, which is a fast food establishment, to occupy premises with Non-Residential Use Permit #90890071 that was issued for a retail sales establishment, on property in the C-6, SC, and CRD Districts in violation of Zoning Ordinance provisions. Located at 1359 Chain Bridge Rd., McLean, 22101, on approx. 7,323 sq. ft. of land +zoned C-6, SC, and CRD. Dranesville District. Tax Map 30-2 ((12)) 4E1. (Concurrent with A 2015-DR-027.) *(Admin. moved from 1/13/16, 7/13/16, 4/12/17, 7/19/17, 11/29/17, 3/7/18, and 5/16/18 at appl. req.) (Deferred from 6/27/18 at staff's req., and 10/24/18, 1/9/19, 4/17/19, 7/17/19, and 10/23/19 at appl. req.)*
S.C. Williams

JOHN F. RIBBLE III, CHAIRMAN