

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 3, 2016**

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 **February 3, 2015**, 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. Copies of the staff report are also available at the office of the member of the Board of Supervisors in whose district the application property is located, and online at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by putting in 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

Staff/Action

- 9:00 A.M. TRUSTEES OF SHILOH BAPTIST CHURCH, SPA 83-V-090-02 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SPA 83-V-090, previously approved for a place of worship (church), to permit site modifications and an additional building. Located at 10704 Gunston Rd., Lorton, 22079, on approx. 8.65 ac. of land zoned R-E. Mt. Vernon District. Tax Map 114-4 ((1)) 20, 21, 22, and 22A. *(Admin. moved from 5/8/13 at appl. req.) (Indefinitely deferred from 7/10/13 and 6/18/14 at appl. req.) (Reactivated from indefinitely deferred on 4/15/14 and 7/15/15.) (Admin. moved from 11/18/15 at appl. req.) (Deferred from 12/2/15 at appl. req.)*
- S.E. Williams
Admin.
Moved to 4/13/16 at appl. req.
- 9:00 A.M. PATRICIA F. MARTINEZ (ISHA'S DAYCARE), SP 2015-MA-062 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3128 Patrick Henry Dr., Falls Church, 22044, on approx. 12,461 sq. ft. of land zoned R-3, HC. Mason District. Tax Map 51-3 ((41)) 4. *(Admin. moved from 9/30/15 at staff's req. and from 12/2/15 at appl. req.)*
- L. Arseneau
Admin.
Moved to 2/24/16 at appl. req.
- 9:00 A.M. FRANCIS S. RATH, A 2012-DR-024 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a Riding/Boarding Stable on property in the R-E District without an approved special permit in violation of Zoning Ordinance provisions. Located at 1051 Kelso Rd., Great Falls, 22066 on approx. 6.03 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((2)) A. *(Admin. moved from 1/9/13, 5/8/13, 9/18/13, 12/11/13, 5/21/14, 11/19/14, 5/20/15 and 10/21/15 at appl. req.)*
- C.S. Belgin
Admin.
Moved to 5/4/16 at appl. req.

9:00 A.M. CRA MAC HOLDINGS, LLC, A 2014-SP-015 Appl. under sect(s).18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a contractor's office and shop and storage yard, and has expanded the original nonconforming use, all on property located in the R-C District in violation of Zoning Ordinance provisions. Located at 12329 Braddock Rd., Fairfax, 22030 on approx. 1.72 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 63. *(Admin. moved from 2/11/15, 3/25/15, and 9/16/15 at appl. req.)*

S.C. Williams
Admin.
Moved to
5/11/16 at
appl. req.

Public Hearings

9:00 A.M. PAUL CHRISTOU, SP 2015-MV-044 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit accessory structure (stone oven/grill) to remain 0.4 ft. from side lot line and 0.0 ft. from rear lot line, roofed deck 1.4 ft. from rear lot line and an accessory structure (stone grill) 0.3 ft. from rear lot line and deck (patio) 0.0 ft. from a side lot line. Located at 1220 Tudor Pl., Alexandria, 22307, on approx. 17,614 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-4 ((4)) ((2)) 6. (Concurrent with VC 2015-MV-003). *(Admin. moved from 7/15/15 at appl. req.) (Deferred from 10/7/15 at appl. req.) (Continued from 12/2/15 at Board's req.) (Decision Deferred from 1/6/16 and 1/13/16 at Board's req.)*

E.M. Haley
Approved

9:00 A.M. PAUL CHRISTOU, VC 2015-MV-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structures in the front yard of a lot containing 36,000 sq. ft. or less and to permit a fence or wall which exceeds 6.0 ft. in height in a front yard and greater than 7.0 ft. in a side and rear yard, and to permit greater than 30% of rear yard coverage. Located at 1220 Tudor Pl., Alexandria, 22307, on approx. 17,614 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-4 ((4)) (2) 6. (Concurrent with SP 2015-MV-044). *(Admin. moved from 7/15/15 at appl. req.) (Deferred from 10/7/15 at appl. req.) (Continued from 12/2/15 at Board's req.) (Decision Deferred from 1/6/16 and 1/13/16 at Board's req.)*

E.M. Haley
Approved

9:00 A.M. KERRY GRANNIS, SP 2015-BR-143 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 8292 Private Ln., Annandale, 22003, on approx. 15,695 sq. ft. of land zoned R-2. Braddock District. Tax Map 70-1 ((27)) (2) 20.

E.M. Haley
Approved

9:00 A.M. HARJINDER KAUR (DBA) LITTLE CUTIES HOME DAY CARE, SP 2015-MA-147 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4001 Downing St., Annandale, 22003, on approx. 24,919 sq. ft. of land zoned R-2, HC. Mason District. Tax Map 61-3 ((2)) 16.

E.M. Haley
Deferred to 3/16/16 at appl. req.

9:00 A.M. MATTHEW AND DIANE FARMER, SP 2015-SU-144 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit an addition such that side yards total 35.1 ft., and to permit a reduction in minimum yard requirements based on an error in building location for an accessory storage structure to remain 5.4 ft. from a side lot line. Located at 3133 Cobb Hill Ln., Oakton, 22124, on approx. 25,288 sq. ft. of land zoned R-1 (Cluster). Sully District. Tax Map 36-3 ((6)) 34.

S.E. Williams
Deferred to 3/23/16 at appl. req.

9:00 A.M. MARIA CARMEN FALCON/BRIGHT & HAPPY BEGINNERS, LLC, SP 2015-PR-146 Appl. under Sect(s). 3-103 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8316 Second Ave., Vienna, 22182, on approx. 10,000 sq. ft. of land zoned R-1. Providence District. Tax Map 39-3 ((11)) (C) 42.

S.E. Williams
Approved

9:00 A.M. JOHNNY ROCHA, SP 2015-LE-086 Appl. under Sect(s). 8-923 of the Zoning Ordinance to L. Arseneau permit a fence greater than 4.0 ft. in height in a front yard of a corner lot. Located at
Continued to 6201 Dana Ave., Springfield, 22150, on approx. 13,116 sq. ft. of land zoned R-4. Lee
3/2/16 at District. Tax Map 80-3 ((3)) (80) 1. (*Admin. moved from 9/16/15 at appl. req.*) (*Continued*
appl. req. *from 11/4/15.*)

9:00 A.M. JUERGEN L. W. POHLMANN TR, CHRISTA POHLMANN TR, SP 2015-MV-145 Appl.
under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction in minimum yard
H. Eddy requirements based on errors in building locations to permit an accessory storage
Approved structure to remain 1.2 ft. from a side lot line, and a deck (patio) to remain 1.7 ft. from a
side lot line. Located at 8407 Camden St., Alexandria, 22308, on approx. 15,087 sq. ft. of
land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((11)) (1) 4.

9:00 A.M. TANYA H. MOTTLEY AND DARRELL G. MOTTLEY, SP 2015-LE-139 Appl. under
Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements
H. Eddy to permit an addition 18.1 ft. from a rear lot line. Located at 6104 Lemon Thyme Dr.,
Approved Alexandria, 22310, on approx. 9,189 sq. ft. of land zoned PDH-4. Lee District. Tax Map
91-1 ((25)) 40.

JOHN F. RIBBLE III, CHAIRMAN