

**BOARD OF ZONING APPEALS AGENDA  
FEBRUARY 24, 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 24, 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***

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***Administrative Items***

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Staff/Action

9:00 A.M. DELIA OCHOA-AMINI / MS. DELIA'S DAY CARE, SP 2014-PR-189 Appl. under Sect(s).  
3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at  
H. Eddy 3249 Jermantown Rd., Fairfax, 22030, on approx. 18,648 sq. ft. of land zoned R-2.  
*Indefinitely* Providence District. Tax Map 47-3 ((1)) 29 A. (*Admin. moved from 4/22/15, 6/24/15,*  
*Deferred 10/7/15, and 1/13/16 at appl. req.*)

***Public Hearings***

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9:00 A.M. INDIE HOLDINGS, LLC, SP 2015-MA-148 Appl. under Sect(s). 8-914 and 8-923 of the  
Zoning Ordinance to permit a reduction in minimum yard requirements based on errors in  
S.E. Williams building locations to permit a deck to remain 18.2 ft. from one front lot line, an accessory  
Approved structure (pond equipment) to remain 6.2 ft. from other front lot line, and a fence greater  
than 4.0 ft. in height to remain in the front yard of a corner lot. Located at 7800 Trammell  
Rd., Annandale, 22003, on approx. 22,733 sq. ft. of land zoned R-2. Mason District. Tax  
Map 59-4 ((9)) 61. (*Decision Deferred from 2/10/16.*)

9:00 A.M. NARGIZA KURYAZOVA DBA FEYA DAYCARE LLC, SP 2015-MA-150 Appl. under  
Sect(s). 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility.  
S.E. Williams Located at 5616 Hershey Ln., Alexandria, 22312, on approx. 10,500 sq. ft. of land zoned  
Approved R-4. Mason District. Tax Map 81-1 ((8)) 6.

9:00 A.M. ERNANI G. BORJA, MARIE J. V. BORJA, SP 2015-LE-133 Appl. under Sect. 8-914 of  
the Zoning Ordinance to permit a reduction in minimum yard requirements based on error  
S.E. Williams in building location to permit a deck (patio) to remain 2.1 ft. from a side lot line and 1.5 ft.  
Approved from a rear lot line. Located at 6000 Brandon Ave., Springfield, 22150, on approx. 12,560  
sq. ft. of land zoned R-4. Lee District. Tax Map 80-4 ((3)) (3) 30. (Concurrent with VC  
2015-LE-010). (*Admin. moved from 1/27/16 due to notices.*)

- 9:00 A.M. ERNANI G. BORJA, MARIE J. V. BORJA, VC 2015-LE-010 Appl. under Sect. 18-401 of S.E. Williams the Zoning Ordinance to permit greater than 30% of rear yard coverage. Located at 6000 Brandon Ave., Springfield, 22150, on approx. 12,560 sq. ft. of land zoned R-4. Lee District. Tax Map 80-4 ((3)) (3) 30. (Concurrent with SP 2015-LE-133).  
*Decision Deferred to 3/23/16*
- 9:00 A.M. TERESA IBANEZ, HAPPY KIDZ, LLC, SP 2015-SU-018 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 13804 C. Gresham Poplar Tree Rd., Chantilly, 20151, on approx. 10,500 sq. ft. of land zoned R-2 (Cluster), WS. Sully District. Tax Map 44-4 ((3)) 51. (*Admin. moved from 7/15/15, 10/28/15, and 1/27/16 at appl. req.*)  
Approved
- 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 and 2/3/16 at appl. req.*)  
L. Arseneau  
*Deferred to 3/30/16 at appl. req.*
- 9:00 A.M. FATEN BUSH/FATEN BUSH HOME CHILD CARE, SP 2014-SP-179 Appl. under Sect(s). 3-303, 8-305, 8-914, and 8-923 of the Zoning Ordinance to permit a home child care facility; to permit a reduction in minimum yard requirements based on errors in building location to permit a deck to remain 4.6 ft. from the rear lot line 0.0 ft. from a side lot line, and 11.7 ft. from a front lot line; to permit an accessory structure (gazebo) to remain 0.0 ft. from a side lot line; to permit an accessory structure (trellis) to remain 1.1 ft. from a side lot line; and to permit a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 5958 Hall St., Springfield, 22152, on approx. 10,857 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 79-3 ((16)) 82. (*Admin. moved from 4/15/15 at appl. req.*) (*Deferred from 6/24/15 at staff's req.*) (*Admin. moved from 10/7/15 at appl. req.*) (*Admin. Moved from 1/27/16 at staff's req.*)  
EMH  
*Deferred to 3/9/16 at appl. req.*
- 9:00 A.M. 6805 INDUSTRIAL LAND CO., SP 2015-MA-088 Appl. under Sect(s). 5-603 of the Zoning Ordinance to permit a health club, ice-skating facilities, swimming pool, squash courts, indoor recreational uses, and accessory uses. Located at 6801 Industrial Rd., Springfield, 22151, on approx. 20.0 ac. of land zoned I-6, HC. Mason District. Tax Map 80-2 ((1)) 30. (*Admin. moved from 9/21/15, and 12/2/15 at appl. req.*)  
E.M. Haley  
*Deferred to 3/16/16 req. to add VC*
- 9:00 A.M. CARL EY AND JENNIFER KRALY EY, A 2013-MA-016 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a detached garage on property in the R-1 and H-C Districts does not qualify for vested rights and is in violation of Zoning Ordinance provisions. Located at 4700 Brookside Dr., Alexandria, 22312, on approx. 2.085 ac. of land zoned R-1 and H-C. Mason District. Tax Map 72-1 ((6)) 41 and 41 V9. (*Admin. moved from 10/2/13, 11/20/13, 1/8/14, 4/23/14, 8/6/14, 10/29/14, 4/8/15, 6/24/15, and 12/2/15 at appl. req.*) (*Admin. moved from 1/27/16 due to notices.*)  
M. Mertz  
Upheld
- 9:00 A.M. PL ONE, LLC, A 2015-PR-029 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the density of the West Stafford Landing Subdivision would increase from 3.30 to 3.38 dwelling units per acre by removing the existing Outlot A, further enlarging the non-conforming density of the subdivision required for the R-3 District. Located on approx. 5,707 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((23)) A. (*Admin. moved from 1/27/16 due to notices.*)  
S. O'Connell  
Upheld

**JOHN F. RIBBLE III, CHAIRMAN**