

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 28, 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 **September 28, 2016**, 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. PAGE 6660 ARLINGTON BOULEVARD, LLC, A 2013-PR-017 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has expanded and is operating a use on property in the C-5 and H-C Districts without site plan or Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 6660 Arlington Blvd., Falls Church, 22042 on approx. 23,989 sq. ft. of land zoned C-5 and H-C. Providence District. Tax Map 50-4 ((1)) 25. (*Admin. moved from 10/2/13, 2/12/14, 3/19/14, 8/6/14, 4/22/15, 10/21/15 and 4/13/16 at appl. req.*)
- C.S. Belgin
Withdrawn
- 9:00 A.M. JOEL TORRES OTAMENDI, ELIZABETH S. BRINGAS, SP 2016-MA-039 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to allow construction of an addition 10.5 ft. from a rear lot line; and, to permit reduction in minimum yard requirements based on an error in building location to permit a deck (at grade patio) to remain 4.6 ft. from a rear lot line and 4.2 ft. from a side lot line. Located at 3116 Sleepy Hollow Rd., Falls Church, 22042, on approx. 22,603 sq. ft. of land zoned R-1. Mason District. Tax Map 51-3 ((9)) 1. (*Deferred from 7/20/16 at appl. req.*)
- S.E. Williams
*Indefinitely
Deferred at
appl. req.*

Public Hearings

- 9:00 A.M. A&E ENTERTAINMENT LLC, SP 2016-SU-058 Appl. under Sect(s). 5-503 and 8-501 of the Zoning Ordinance to permit an indoor commercial recreation use (miniature golf). Located at 14130 Sullyfield Cir., Chantilly, 20151, on approx. 5.10 ac. of land zoned I-5, AN, WS, and HC. Sully District. Tax Map 34-3 ((5)) E4.
- C. Gresham
Approved
- 9:00 A.M. CARLA MALDONADO, SP 2016-MV-061 Appl. under Sect. 3-803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8080 Tributary Ct., Springfield, 22153, on approx. 2,586 sq. ft. of land zoned R-8. Mt. Vernon District. Tax Map 98-2 ((8)) 67.
- S.E. Williams
Approved
(for 10 children)

- 9:00 A.M. NOEL CAMPBELL & MEREDITH M. CAMPBELL, SP 2016-PR-038 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to allow construction of an accessory structure 17.0 ft. from a rear lot line; and, to permit a reduction in minimum yard requirements based on an error in building location to permit an addition (deck with lattice) to remain 11.4 ft. from a rear lot line. Located at 10005 Fox Spring Ct., Oakton, 22124, on approx. 15,842 sq. ft. of land zoned R-2. Providence District. Tax Map 47-2 ((55)) 6. *(Continued from 7/20/16 due to ad language change. It was determined it was not needed.)*
- H. Eddy
Approved-
In-Part
(Garage
Denied)
- *** RECONSIDERATION GRANTED ON 10/5/16 *****
***** NEW HEARING SCHEDULED FOR 1/11/17 *****
- 9:00 A.M. SLEEPY HOLLOW BATH & RACQUET CLUB, INC., SPA 77-M-094-02 Appl. under Sect. 3-203 of the Zoning Ordinance to amend SP 77-M-094, previously approved for a swim and tennis club, to permit site modifications and modifications to development conditions. Located at 3516 Sleepy Hollow Rd., Falls Church, 22042, on approx. 7.77 ac. of land zoned R-2. Mason District. Tax Map 60-2 ((1)) 55.
- H. Eddy
*Decision
Deferred
to 11/2/16*
- 9:00 A.M. JAY AND CHRISTINE GARANT, SPA 83-S-021 Appl. under Sect. 8-913 of the Zoning Ordinance to amend SP 83-S-021, previously approved for a modification to the minimum yard requirements for certain R-C lots to allow construction of a deck, to permit construction of an addition 9.2 ft. from a side lot line. Located at 4320 General Kearny Ct., Chantilly, 20151, on approx. 10,500 sq. ft. of land zoned R-C, WS and AN. Sully District. Tax Map 33-4 ((2)) 120.
- E.M. Haley
Approved
- 9:00 A.M. AMBASSADORS FOR JESUS ARABIC EVANGELICAL CHURCH, SP 2016-SP-032 Appl. under Sect. 3-C03 of the Zoning Ordinance to permit a place of worship (church). Located at 12939 Braddock Rd., Clifton, 20124, on approx. 4.74 ac. of land zoned R-C, WS. Springfield District. Tax Map 66-2 ((2)) 1. *(Admin. moved from 7/13/16 at appl. req.)*
- E.M. Haley
*Decision
Deferred
to 10/19/16*
- 9:00 A.M. ZAAKI RESTAURANT AND CAFÉ LLC, A 2016-MA-002 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has expanded the use on the property, has constructed a one story addition and deck without site plan or building permit approval, and is operating without a valid Non-Residential Use Permit, in violation of Zoning Ordinance provisions. Located at 6020 Leesburg Pike, Falls Church, 22041 on approx. 16,220 sq. ft. of land zoned C-5, CRD, H-C, SC. Mason District. Tax Map 61-2 ((1)) 0007A.
- M. Mertz
*Continued
to 12/7/16*

JOHN F. RIBBLE III, CHAIRMAN