

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 7, 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 **December 7, 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, or go online and download a copy 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.  
H. Eddy  
*Admin.  
moved to  
2/1/17 at  
appl. req.*
- TRUSTEES OF THE CHURCH OF THE BLESSED TRINITY, SPA 92-Y-012 Appl. under Sect(s). 3-C03 and 8-301 of the Zoning Ordinance to amend SP 92-Y-012, previously approved for a place of worship to permit site modifications and a building addition. Located at 15011 Sacred Ln., Centreville, 20121, on approx. 5.0 ac. of land zoned R-C, WS. Sully District. Tax Map 64-2 ((1)) 8 A1. (*Admin. moved from 10/5/16 at appl. req.*)
- 9:00 A.M.  
E.M. Haley  
*Admin.  
Moved to  
2/15/17 at  
appl. req.*
- STONEBRIDGE INVESTMENTS, LLC, SP 2016-SU-090 Appl. under Sect. 3-C03 and 8-609 of the Zoning Ordinance to permit a riding and boarding stable. Located approx. 2,000 ft. S.W. of Bull Run Post Office Rd., on approx. 10 ac. of land zoned R-C, WS. Sully District. Tax Map 53-3 ((7)) 32, 33.
- 9:00 A.M.  
S. Gilbert  
*Admin.  
moved to  
3/8/17 at  
appl. req.*
- SETH M. KRAMER, A 2015-MV-006 SETH M. KRAMER, A 2015-MV-006 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a contractor's office and shop on property in the C-8 District without Site Plan or Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 8805 Cooper Rd., Alexandria, 22309 on approx. 21,781 sq. ft. of land zoned C-8, H-C and CRD. Mount Vernon District. Tax Map 110-1 ((15)) (A) 1. (*Admin. moved from 6/10/15, 9/16/15, 12/9/15, and 6/8/16 at appl. req.*)
- 9:00 A.M.  
C.S. Belgin  
*Admin.  
moved to  
5/10/17 at  
appl. req.*
- 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, 10/21/15, 2/3/16, and 5/4/16 at appl. req.*)

### ***Public Hearings***

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- 9:00 A.M. MOHAMMAD ALI, SP 2016-DR-091 Appl. under Sect.8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 0804 Piney Pond Dr., Great Falls, 22066, S.E. Williams on approx. 36,000 sq. ft. of land zoned R-1. Dranesville District. Tax Map 12-3 ((13)) 8.
- 9:00 A.M. TIMOTHY RICHEY & VANESSA PRADA DE RICHEY, VC 2016-DR-017 Appl. under Sect. 18-401 of the Zoning Ordinance to permit the construction of a two-story dwelling located 7.5 feet from one side lot line, 6.5 feet from the other side lot line, and 30.3 feet from the front lot line of 6203 Park Road, McLean, 22101 on approx. 14,942 square feet of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (2) 5A.
- 9:00 A.M. AMINTA IGLESIAS, SP 2016-LE-072 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on errors in building location to permit a dwelling to remain 5.0 ft. from one side lot line, the dwelling to remain 9.9 ft. from the other side lot line, and a deck to remain 5.1 ft. from the side lot line. Located at 3602 Elmwood Dr., Alexandria, 22303, on approx. 8,741 sq. ft. of land zoned R-4. Lee District. Tax Map 82-2 ((13)) 107. (*Decision deferred from 10/19/16 and 11/16/16.*)
- 9:00 A.M. FAIRFAX PLAZA (E & A) LLC d/b/a EDENS, SP 2016-PR-093 Appl. under Sect(s). 5-503 and 8-502 of the Zoning Ordinance to permit a commercial recreation use (karaoke). Located at 2980 Gallows Rd., Fairfax, 22042 on approx. 4.84 ac. of land zoned I-5, CRA. Providence District. Tax Map 49-4 ((1)) 13.
- 9:00 A.M. DONALD RICHARD WEST/FELICITY ANN KOLP, SP 2016-DR-097 Appl. under Sect. 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of an addition 9.5 ft. from side lot line. Located at 1620 41<sup>st</sup> St. N., McLean, 22101 on approx. 18,057 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-4 ((12)) (4) 11.
- 9:00 A.M. SJS & W WASHINGTON PROPERTY LLC, SPA 2015-MA-088 Appl. under Sect. 5-603 of the Zoning Ordinance to amend SP 2015-MA-088 previously approved for indoor commercial recreation to permit a change in permittee at 6801 Industrial Rd., on approx. 20 ac. of land zoned I-6, HC. Mason District. Tax Map 80-2 ((01)) 30. (Concurrent with VCA 2016-MA-003).
- 9:00 A.M. SJS & W WASHINGTON PROPERTY LLC, VCA 2016-MA-003 Appl. under Sect. 18-401 of the Zoning Ordinance to amend VC 2016-MA-003 previously approved for indoor commercial recreation located within 100 feet of a residential zoning district at 6801 Industrial Rd., on approx. 20 ac. of land zoned I-6, HC. Mason District. Tax Map 80-2 ((01)) 30. (Concurrent with SPA 2015-MA-088).
- 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. (*Continued from 9/28/16.*)

9:00 A.M. KENNETH R. ARNOLD, C/O MARY K. DEVERS-TRUSTEE, A 2016-HM-017 Appl. under  
S. Gilbert Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is  
maintaining four separate dwelling units, and that internal renovations have been made to  
the dwelling without Building Permit approval all on property in the R-2 District in violation  
of Zoning Ordinance provisions. Located at 2647 Babcock Rd., Vienna, 22181 on approx.  
20,653 Sq. Ft. of land zoned R-2. Hunter Mill District. Tax Map 38-3 ((4)) 0007A.

**JOHN F. RIBBLE III, CHAIRMAN**