

**BOARD OF ZONING APPEALS AGENDA
MARCH 2, 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 **March 2, 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. BETTY I. MORALES, SP 2015-MA-152 Appl. under Sect. 8-918 of the Zoning Ordinance
E.M. Haley to permit an accessory dwelling unit. Located at 7405 Hamilton St., Annandale, 22003, on
Admin. approx. 22,170 sq. ft. of land zoned R-4. Mason District. Tax Map 60-3 ((13)) 10.
Moved to
3/23/16 due
to notices
- 9:00 A.M. JENNY LOZADA & JESSICA LOZADA D/B/A JENNY'S FAMILY CHILD CARE,
E.M. Haley SP 2014-MA-233 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit
Indefinitely a home child care facility. Located at 4809 Seminole Ave., Alexandria, 22312, on approx.
Deferred at 17,316 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 72-1 ((9)) (B) 7. (*Admin.*
appl. req. *moved from 6/3/15 at appl. req.) (Deferred from 11/18/15 at appl. req.)*
- 9:00 A.M. KARLA FLORERO AND CELESTIAL CHILD CARE, LLC, SP 2014-MA-180 Appl. under
E.M. Haley Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Indefinitely Located at 4805 Seminole Ave., Alexandria, 22312, on approx. 3,946 sq. ft. of land zoned
Deferred at R-2 and HC. Mason District. Tax Map 72-1 ((9)) (B) 4. (*Admin moved from 4/15/15 and*
appl. req. *11/18/15 at app. req.)*
- 9:00 A.M. KHANH BUI, A 2015-MA-020
S.C. Williams
Admin.
Moved to
6/15/16 at
appl. req.

Public Hearings

- 9:00 A.M. JOHNNY ROCHA, SP 2015-LE-086 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height in a front yard of a corner lot. Located at L. Arseneau 6201 Dana Ave., Springfield, 22150, on approx. 13,116 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((3)) (80) 1. *(Admin. moved from 9/16/15 at appl. req.) (Continued from 11/4/15, and 2/3/16 at appl. req.)*
- 9:00 A.M. IRMA R. PUZA - TATO'S FAMILY CHILD CARE, SP 2015-SP-151 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at E.M. Haley 6913 Rolling Rd., Springfield, 22152, on approx. 10,560 of land zoned R-3 (Cluster). Springfield District. Tax Map 89-2 ((7)) 73.
- 9:00 A.M. DECISIVE INVESTMENT GROUP, LLC, SP 2015-PR-136 Appl. under Sect(s). 8-924 of the Zoning Ordinance for additions to an existing single family detached dwelling to permit a roofed deck 11.2 ft. from a front lot line, and a second story addition 17.6 ft. from a front lot line, 2.7 ft. from a side lot line, and 21.9 ft. from a rear lot line. Located at H. Eddy 2804 Liberty Ave., Falls Church, 22024, on approx. 3,144 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((9)) 50. *(Admin. moved from 1/27/16 due to meeting cancelled/increment weather.)*
- 9:00 A.M. PETER H. STEINBECK, SP 2015-PR-141 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements for the construction of an addition 10.1 ft. from a side lot line. Located at H. Eddy 3416 Barkley Dr., Fairfax, 22031, on approx. 1.17 ac. of land zoned R-1. Providence District. Tax Map 58-2 ((4)) 10. *(Admin. moved from 1/27/16 due to meeting cancelled/increment weather.)*
- 9:00 A.M. MAZEN AND MONIQUE BAROUDI, SP 2015-PR-156 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit an accessory structure to remain 5.5 ft. from a side lot line. Located at H. Eddy 2834 Hunter Mill Rd., Oakton, 22124, on approx. 1.25 ac. of land zoned R-1. Providence District. Tax Map 47-2 ((1)) 11A.
- 9:00 A.M. STRATFORD RECREATION ASSOCIATION INC., SPA 76-V-303-02 Appl. under Sect(s). 3-303 and 8-401 of the Zoning Ordinance to amend SP 76-V-303 previously approved for swim and tennis club to permit site modifications. Located at H. Eddy 2300 Camden Ct., Alexandria, 22308, on approx. 5.76 ac. of land zoned R-3. Mt. Vernon District. Tax Map 111-1 ((1)) 10. *(Admin. moved from 2/10/16—notices done incorrectly.)*

JOHN F. RIBBLE III, CHAIRMAN