

**BOARD OF ZONING APPEALS AGENDA  
MARCH 9, 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 9, 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 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

*Admin.* HOA HA AND KELLY HA, A 2015-SU-031 (*Admin. moved from 1/27/16 at appl. req.*)  
*Moved to*  
*3/30/16 at*  
*appl. req.*

***Public Hearings***

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9:00 A.M. RAMEZ ANDRAWIS, SP 2015-DR-119 Appl. under Sect(s). 8-922 of the Zoning  
H. Eddy Ordinance to permit a reduction in certain yard requirements to permit the construction of a  
*Decision* garage addition 6.0 ft. from a side lot line and a second garage addition 6.1 ft. from a side  
*Deferred to* lot line. Located at 1408 Pathfinder Ln., McLean, 22101, on approx. 10,833 sq. ft. of land  
*5/18/16 at* zoned R-3, HC. Dranesville District. Tax Map 30-2 ((31)) 200. (*Decision deferral from*  
*appl. req.* 11/18/15 and 2/10/16 at appl. req.)

9:00 A.M. OSSMAN R. COSSIO & SHIRLEY G. COSSIO, SP 2015-SP-154 Appl. under Sect. 8-914  
H. Eddy of the Zoning Ordinance to permit a reduction in minimum yard requirements based on  
Approved errors in building locations for an accessory structure (outdoor hot tub enclosure) to remain  
2.7 ft. from a rear lot line, and a second accessory structure (outdoor kitchen area) to  
remain 2.4 ft. from a side lot line. Located at 7216 Willow Oak Pl., Springfield, 22153, on  
approx. 8,800 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 89-3  
(8) 51.

9:00 A.M. LARRY FERGUSON AND NICOLE FERGUSON, SP 2015-MV-153 Appl. under Sect. 8-  
S.E. Williams 914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on  
*Decision* an error in building location for an accessory storage structure to remain 0.8 ft. from a rear  
*Deferred to* lot line and 2.0 ft. from a side lot line. Located at 7892 Steadman St., Alexandria, 22309,  
*3/30/16* on approx. 8,400 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 101-1  
(5) (24) 3. (Concurrent with VC 2015-MV-013).

- 9:00 A.M. LARRY FERGUSON AND NICOLE FERGUSON, VC 2015-MV-013 Appl. under Sect. 18-401 of the Zoning Ordinance to permit rear yard coverage that exceeds by 30%. Located S.E. Williams at 7892 Steadman St., Alexandria, 22309, on approx. 8,400 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 101-1 ((5)) (24) 3. (Concurrent with SP 2015-MV-153).  
Denied
- 9:00 A.M. GRACE PRESBYTERIAN CHURCH OF SPRINGFIELD (CORP.) AND CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS, SPA 73-L-152-03 Appl. under Sect. 3-303 of the Zoning Ordinance to amend SP 73-L-152 previously approved for a place of worship with child care to permit a telecommunications facility and site modifications. Located at 7434 Bath St. and 7409 Grace St., Springfield, 22150, on approx. 4.64 ac. of land zoned R-3. Lee District. Tax Maps 80-3 ((2)) (54) 1 and 9; and 80-3 ((1)) 1D.  
E.M. Haley  
Approved
- 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.) (Deferred from 2/24/16 at appl. req.)*  
EMH  
Approved
- 9:00 A.M. KTS HOLDING CORPORATION, INC. AND KENA TEMPLE, INC., A 2015-PR-017 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have expanded the use of the property without a Special Permit Amendment or other approval, have established a storage yard, and have erected a trailer without Building Permit approval, all on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 9001 Arlington Blvd., Fairfax, 22031, on approx. 26.89 ac. of land zoned R-1. Providence District. Tax Map 648-4 ((1)) 42A. *(Admin. moved from 8/5/15 at appl. req.) (Decision deferred from 10/28/15 and 1/6/16.)*  
C.S. Belgin  
*Decision*  
*Deferred to*  
*4/20/16*

**JOHN F. RIBBLE III, CHAIRMAN**