

**BOARD OF ZONING APPEALS AGENDA
MAY 25, 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 **May 25, 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. MCLEAN AUTOMOTIVE SERVICE CENTER, A 2015-DR-032 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a vehicle major service establishment without special exception approval on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 1387 and 1389 Chain Bridge Rd., McLean, 22101 on approx. 30,376 sq. ft. of land zoned C-8, CRD, H-C and SC. Dranesville District. Tax Map 30-2 ((1)) 50A. (*Admin. moved from 3/30/16 at appl. req.*)

L. Johnson
Admin.
Moved to
8/10/16 at
appl. req.

Public Hearings

9:00 A.M. SANTOS DEYSI REYES, SP 2016-LE-023 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on an error in building location to permit an addition to remain 9.8 ft. from a side lot line, and to permit an accessory dwelling unit. Located at 5928 Dove Dr., Alexandria, 22310, on approx. 13,426 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((1)) 12C.

K. Posusney
Denied

9:00 A.M. IFTIKHAR KHAN, SP 2016-MA-014 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit the construction of an addition 9.0 ft. from a side lot line. Located at 3321 Wilkins Dr., Falls Church, 22401, on approx. 13,275 sq. ft. of land zoned R-3. Mason District. Tax Map 61-1 ((13)) 24.

H. Eddy
Denied

9:00 A.M. JEFFREY STEIN AND STEPHANIE STEIN, SP 2016-MA-017 Appl. under Sect(s). 8-914, 8-917, 8-918, and 8-923 of the Zoning Ordinance to permit modification to the limitation on the keeping of animals (chickens); an increase in fence height in a front yard; an accessory dwelling unit; and a reduction in minimum yard requirements based on error in building location to permit an accessory storage structure to remain 10.8 ft. from a rear lot line. Located at 3321 Hawthorne Ln., Falls Church, 22042, on approx. 1.26 ac. of land zoned R-2. Mason District. Tax Map 60-2 ((1)) 24A.

H. Eddy
Deferred to
6/29/16 at
appl. req.

- 9:00 A.M. FLEET PROPERTIES, INC. AND COLUMBIA COLLEGE, INC., A 2015-PR-004 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are occupying property in the I-5 District without Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 2726 Merrilee Dr., Fairfax, 22031 on approx. 43,562 sq. ft. of land zoned I-4 and I-5. Providence District. Tax Map 49-1 ((16)) 5. (Admin. moved from 6/17/15 at appl. req.) (Continued from 12/2/15 at appl. req.) (Admin. moved from 4/6/16 due to meeting cancellation.)
- S. Gilbert Upheld-In-Part (Overturned with regard to Fleet Properties)
- 9:00 A.M. MANAGEMENT PROPERTIES OF AMERICA, INC. AND COLUMBIA COLLEGE, INC., A 2015-PR-007 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are occupying property in the I-5 District without Non-Residential Use Permit approval reflecting the use of the building as a Private School of Special Education in violation of Zoning Ordinance provisions. Located at 8300 Merrifield Ave., Fairfax, 22031 on approx. 45,131 sq. ft. of land zoned I-5. Providence District. Tax Map 49-1 ((16)) 4. (Admin. moved from 6/17/15 at appl. req.) (Continued from 12/2/15 at appl. req.) (Admin. moved from 4/6/16 due to meeting cancellation.)
- S. Gilbert Upheld
- 9:00 A.M. MANAGEMENT PROPERTIES OF AMERICA, INC. AND COLUMBIA COLLEGE, INC., A 2015-PR-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that rescinds Non-Residential Use Permits #143580105, #150430144, and #150430148. Located at 8300 Merrifield Ave., Fairfax, 22031, on approx. 45,131 sq. ft. of land zoned I-5. Providence District. Tax Map 49-1 ((16)) 4. (Admin. moved from 6/17/15 at appl. req.) (Continued from 12/2/15 at appl. req.) (Admin. moved from 4/6/16 due to meeting cancellation.)
- S. Gilbert Upheld

JOHN F. RIBBLE III, CHAIRMAN