

**BOARD OF ZONING APPEALS AGENDA  
JUNE 22, 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 **June 22, 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***

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***Administrative Items***

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Staff/Action

- 9:00 A.M. RANIA HALOUL "SHINE N STAR DAYCARE", SP 2016-SP-024 Appl. under Sect(s).  
K. Posusney 3-503 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at  
*Admin.* 9221 Burke Rd., Burke, 22015, on approx. 2,475 sq. ft. of land zoned R-5. Springfield  
*Moved to* District. Tax Map 78-4 ((12)) 21.  
*7/20/16 at*  
*appl. req.*
- 9:00 A.M. KIM EAN LIM, VC 2016-MA-006 Appl. under Sect. 18-401 of the Zoning Ordinance to  
H. Eddy permit greater than 30% front yard coverage paved for parking. Located at 3618 Lacy  
*Admin.* Blvd., Falls Church, 22041, on approx. 11,763 sq. ft. of land zoned R-3. Mason District.  
*Moved to* Tax Map 61-4 ((22)) 2.  
*9/14/16 due*  
*to Notices*
- 9:00 A.M. EXPECTATION CHURCH, SP 2016-BR-002 Appl. under Sect. 3-C03 of the Zoning  
H. Eddy Ordinance to permit a place of worship (church). Located at 11924 Braddock Rd., Fairfax,  
*Admin.* 22030, on approx. 31.57 ac. of land zoned R-C, WS. Braddock District. Tax Map 67-1  
*Moved to* ((1)) 33. (*Admin. moved from 5/11/16 at appl. req.*)  
*7/27/16 at*  
*appl. req.*
- Application JAMES A HUTCHINSON - HOMEOWNER, A 2015-LE-034 (Concurrent with  
Rescinded A 2015-LE-036.)

### ***Public Hearings***

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- 9:00 A.M. ROGER L. DEAN, SP 2016-SU-028 Appl. under Sect. 8-913 of the Zoning Ordinance to permit modification to the minimum yard requirements for certain R-C lots to permit construction of a deck with steps to be located 9.7 ft. from a side lot line. Located at 15237 Louis Mill Dr., Chantilly, 20151, on approx. 10,640 sq. ft. of land zoned R-C, WS. Sully District. Tax Map 33-4 ((2)) 203.
- S.E. Williams Approved
- 9:00 A.M. ALICIA M. VILLAGRA, SP 2016-MA-034 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in the minimum yard requirements based on error in building location to permit an accessory storage structure to remain 9.5 ft. from the side lot line and 8.8 ft. from the rear lot line. Located at 4102 Dakota Ct., Alexandria, 22312, on approx. 10,622 sq. ft. of land zoned R-3. Mason District. Tax Map 61-3 ((16)) 2.
- S.E. Williams *Decision Deferred to 9/14/16*
- 9:00 A.M. JENNIFER SENZANO/KRISTHIAN SENZANO, SP 2015-LE-155 Appl. under Sect(s). 8-305 and 8-303 of the Zoning Ordinance to permit a home child care facility. Located at 6405 Meriwether Ln., Springfield, 22150, on approx. 19,995 sq. ft. of land zoned R-3. Lee District. Tax Map 81-3 ((15)) 3. (*Admin. moved from 3/16/16, 4/20/16, and 5/18/16 at appl. req.*)
- S.E. Williams Approved
- 9:00 A.M. MARCOS A. ARAUS AND KATHERINE B. ARAUS, SP 2016-MV-031 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in the minimum yard requirements based on error in building location to permit a dwelling to remain 7.7 ft. from a side lot line, a deck (patio) to remain 4.0 ft. from a side lot line, and an accessory structure to remain 12.0 ft. from a side lot line; and, to permit a reduction of certain yard requirements to allow construction of an addition 7.7 ft. from a side lot line. Located at 1130 Cameron Rd., Alexandria, 22308, on approx. 11,250 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-2 ((12)) 39.
- H. Eddy Approved
- 9:00 A.M. RANDY H. HADIJSKI, SP 2016-LE-029 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in the minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 2.3 ft. from a side lot line and 8.0 ft. from a rear lot line. Located at 4522 Apple Tree Dr., Alexandria, 22310, on approx. 14,565 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((13)) 48.
- E.M. Haley Approved
- 9:00 A.M. JAMES ANDREW HUTCHINSON, A 2015-LE-036 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is maintaining a second detached dwelling unit on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 6612 Ridgeway Dr., Springfield, 22150, on approx. 42,938 sq. ft. of land zoned R-2. Lee District. Tax Map 90-1 ((2)) 208C.
- S. Gilbert Upheld-In-Part

**JOHN F. RIBBLE III, CHAIRMAN**