

**BOARD OF ZONING APPEALS AGENDA  
JULY 13, 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 **July 13, 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

A. Gonzalez CARL LARS ANDERSEN, SP 2016-MA-040

*Admin.*

*Moved to  
7/27/16 at  
appl. req.*

9:00 A.M. AMBASSADORS FOR JESUS ARABIC EVANGELICAL CHURCH, SP 2016-SP-032 Appl.  
E.M. Haley under Sect. 3-C03 of the Zoning Ordinance to permit a place of worship (church). Located  
*Admin.* at 12939 Braddock Rd., Clifton, 20124, on approx. 4.74 ac. of land zoned R-C, WS.

*Moved to  
9/28/16 at  
appl. req.* Springfield District. Tax Map 66-2 ((2)) 1.

9:00 A.M. SWEET LEAF, INC., A 2015-DR-027 Appl. under sect(s). 18-301 of the Zoning Ordinance.  
Appeal of the rescission and reissuance of a determination that the appellant, which is a

S.C. Williams fast food establishment, is occupying premises with Non-Residential Use Permit  
*Admin.* #90890071 that was issued for a retail sales establishment, on property in the C-6, SC,  
*Moved to* and CRD Districts in violation of Zoning Ordinance provisions. Located at 1359 Chain  
*4/12/17 at* Bridge Rd., McLean, 22101, on approx. 7,323 sq. ft. of land zoned C-6, SC, and CRD.  
*appl. req.* Dranesville District. Tax Map 30-2 ((12)) 4E1. (Concurrent with A 2015-DR-028). (*Admin.  
moved from 1/13/16 and 4/13/16 at appl. req.*)

9:00 A.M. JULIANO PROPERTIES, INC., A 2015-DR-028 Appl. under sect(s). 18-301 of the Zoning  
Ordinance. Appeal of the rescission and reissuance of a determination that the appellant

S.C. Williams is allowing a tenant, which is a fast food establishment, to occupy premises with Non-  
*Admin.* Residential Use Permit #90890071 that was issued for a retail sales establishment, on  
*Moved to* property in the C-6, SC, and CRD Districts in violation of Zoning Ordinance provisions.  
*4/12/17 at* Located at 1359 Chain Bridge Rd., McLean, 22101, on approx. 7,323 sq. ft. of land zoned  
*appl. req.* C-6, SC, and CRD. Dranesville District. Tax Map 30-2 ((12)) 4E1. (Concurrent with  
A 2015-DR-027). (*Admin. moved from 1/13/16 and 4/13/16 at appl. req.*)

### ***Public Hearings***

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- 9:00 A.M. CORP. OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF  
H. Eddy LATTER DAY SAINTS, SP 2016-HM-021 Appl. under Sect. 3-E03 of the Zoning  
*Deferred to* Ordinance to permit a place of worship (church). Located at 1628, 1632, and 1636 Crowell  
9/14/16 at Rd., Vienna, 22182, on approx. 7.15 ac. of land zoned R-E. Hunter Mill District. Tax Map  
appl. req. 18-4 ((5)) 1, 2, and 3. (*Admin. moved from 6/15/16 at appl. req.*)
- 9:00 A.M. JOYCE FAY NICHOLS, TR, SP 2016-PR-037 Appl. under Sect(s). 8-914 and 8-922 of the  
W. Suder Zoning Ordinance to permit a reduction in certain yard requirements to allow the  
Approved construction of an addition 29.8 ft. from a front lot line and 19.5 ft. from a side lot line; and,  
to permit a reduction in minimum yard requirements based on an error in building location  
to permit an accessory structure (child's playhouse and deck) to remain 3.4 ft. from a rear  
lot line. Located at 10005 Fair Oaks Rd., Vienna 22181, on approx. 21,941 sq. ft. of land  
zoned R-1. Providence District. Tax Map 37-4 ((3)) 19.
- 9:00 A.M. EDWIN D. MILLER, SP 2016-MV-035 Appl. under Sect(s). 8-914 and 8-922 of the Zoning  
F.S. Dowd Ordinance to permit a reduction in certain yard requirements to allow the construction of an  
Approved addition 11.2 ft. from a side lot line; and, to permit a reduction in minimum yard  
requirements based on an error in building location to permit an accessory storage  
structure to remain 1.4 ft. from a rear lot line and 4.4 ft. from a side lot line. Located at  
2609 Woodlawn Trail, Alexandria, 22306, on approx. 15,754 sq. ft. of land zoned R-2.  
Mt. Vernon District. Tax Map 93-3 ((2)) (4) 3.
- 9:00 A.M. MARIA GUEVARA, SPA 2014-HM-247 Appl. under Sect(s). 6-303 and 8-305 of the Zoning  
E.M. Haley Ordinance to amend SP 2014-HM-247, previously approved for a home child care facility,  
Approved to permit an increase in the number of children. Located at 2247 Sanibel Dr., Reston,  
20191, on approx. 5,390 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 17-3 ((4))  
(8) 32. (*Continued from 11/18/15 at Board's req.*)
- 9:00 A.M. TYSONS-BRIAR, INCORPORATED, SPA 82-C-025-04 Appl. under Sect. 3-103 of the  
S.E. Williams Zoning Ordinance to amend SP 82-C-025, previously approved for a community swim and  
Approved tennis club, for modification of development conditions to permit an increase in  
membership. Located at 9117 Westerholme Way, Vienna, 22182, on approx. 6.70 ac. of  
land zoned R-1. Hunter Mill District. Tax Map 28-4 ((1)) 45A and 47. (*Decision deferred  
from 5/4/16.*)

**JOHN F. RIBBLE III, CHAIRMAN**