

**BOARD OF ZONING APPEALS AGENDA
JULY 20, 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 20, 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. DONNA G. HURLOCK, TRUSTEE, SP 2016-PR-044 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to allow construction of an addition 14.6 ft. from a rear lot line. Located at 11015 Blenheim Dr., Oakton, 22124, F.S. Dowd Withdrawn on approx. 20,835 sq. ft. of land zoned R-1 (Cluster). Providence District. Tax Map 47-1 ((6)) 121.
- 9:00 A.M. ELIZABETH R. HIJAR (LIZ'S FAMILY FUN), SP 2016-HM-008 Appl. under Sect(s). 3-803 and 8-305 of the Zoning Ordinance for a home child care facility. Located at 2360 Albot Rd., Reston, 20191, on approx. 2,263 sq. ft. of land zoned R-8. Hunter Mill District. Tax Map 26-1 ((5)) (E) 23. *(Admin. moved from 5/4/16 at appl. req.)*
- E.M. Haley Withdrawn

Public Hearings

- 9:00 A.M. MARK B. VAN KIRK, SP 2014-DR-124 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction in minimum yard requirements based on an error in building location to permit a deck to remain 3.0 ft. from a side lot line and 2.5 ft. from a rear lot line, an accessory storage structure to remain 0.1 ft. from a side lot line and 0.3 ft. from a rear lot line, and to permit reduction of certain yard requirements to permit a construction of an addition 9.8 ft. from a side lot line. Located at 1411 Mayflower Dr., McLean, 22101, on approx. 11,488 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((12)) 224. *(Concurrent with VC 2014-DR-007 SEE NEXT PAGE). (Admin. moved from 9/17/14, 2/4/15, 4/22/15 and 7/15/15 at appl. req.) (Continued from 9/30/15.) (Decision deferred from 1/6/16, 3/16/16 and 5/18/16.)*
- C. Gresham *Indefinitely Deferred*

- 9:00 A.M. MARK B. VAN KIRK, VC 2014-DR-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit rear yard coverage exceeding 30%. Located at 1411 Mayflower Dr., McLean, 22101, on approx. 11,488 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((12)) 224. (Concurrent with SP 2014-DR-124). (*Admin. moved from 9/17/14, 2/4/15, 4/22/15 and 7/15/15 at appl. req.*) (*Continued from 9/30/15.*) (*Decision deferred from 1/6/16, 3/16/16 and 5/18/16.*)
- C. Gresham
*Indefinitely
Deferred*
- 9:00 A.M. JOEL TORRES OTAMENDI, ELIZABETH S. BRINGAS, SP 2016-MA-039 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to allow construction of an addition 10.5 ft. from a rear lot line; and, to permit reduction in minimum yard requirements based on an error in building location to permit a deck (at grade patio) to remain 4.6 ft. from a rear lot line and 4.2 ft. from a side lot line. Located at 3116 Sleepy Hollow Rd., Falls Church, 22042, on approx. 22,603 sq. ft. of land zoned R-1. Mason District. Tax Map 51-3 ((9)) 1.
- S.E. Williams
*Deferred to
9/28/16 at
appl. req.*
- 9:00 A.M. PHILIP J. BANKS, TR, SP 2016-PR-041 Appl. under Sect(s). 2-502, 3-103, and 8-301 of the Zoning Ordinance to permit a group housekeeping unit. Located at 2840 Hunter Rd., Fairfax, 22031, on approx. 36,750 sq. ft. of land zoned R-1. Providence District. Tax Map 48-2 ((7)) (44) B1.
- F.S. Dowd
*Decision
Deferred
to 9/14/16*
- 9:00 A.M. NOEL CAMPBELL & MEREDITH M. CAMPBELL, SP 2016-PR-038 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to allow construction of an accessory structure 17.0 ft. from a rear lot line; and, to permit a reduction in minimum yard requirements based on an error in building location to permit an addition (deck with lattice) to remain 11.4 ft. from a rear lot line. Located at 10005 Fox Spring Ct., Oakton, 22124, on approx. 15,842 sq. ft. of land zoned R-2. Providence District. Tax Map 47-2 ((55)) 6.
- H. Eddy
*Continued
to 9/28/16
for new
ad language*
- 9:00 A.M. RANIA HALOUL "SHINE N STAR DAYCARE", SP 2016-SP-024 Appl. under Sect(s). 3-503, 8-305, and 8-914 of the Zoning Ordinance to permit a home child care facility, and a reduction to the minimum yard requirements based on an error in building location to permit a deck to remain 0.0 ft. from a side lot line and 0.0 ft. from a rear lot line. Located at 9221 Burke Rd., Burke, 22015, on approx. 2,475 sq. ft. of land zoned R-5. Springfield District. Tax Map 78-4 ((12)) 21.
- K. Posusney
Approved
- 9:00 A.M. CRA MAC HOLDINGS, LLC, A 2014-SP-015 Appl. under sect(s).18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a contractor's office and shop and storage yard, and has expanded the original nonconforming use, all on property located in the R-C District in violation of Zoning Ordinance provisions. Located at 12329 Braddock Rd., Fairfax, 22030 on approx. 1.72 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 63. (*Admin. moved from 2/11/15, 3/25/15, 9/16/15, 2/3/16, and 5/11/16 at appl. req.*)
- S.C. Williams
*Decision
Deferred
to 11/2/16*

JOHN F. RIBBLE III, CHAIRMAN