

**BOARD OF ZONING APPEALS AGENDA
JULY 27, 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 27, 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. EXPECTATION CHURCH, SP 2016-BR-002 Appl. under Sect. 3-C03 of the Zoning Ordinance to permit a place of worship (church). Located at 11924 Braddock Rd., Fairfax, 22030, on approx. 31.57 ac. of land zoned R-C, WS. Braddock District. Tax Map 67-1 ((1)) 33. (*Admin. moved from 5/11/16 and 6/22/16 at appl. req.*)
H. Eddy
Admin.
Moved to 10/5/16 at appl. req.
- 9:00 A.M. FRATERNAL ORDER OF POLICE, NOVA LODGE 35, A 2015-PR-002 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a public benefit association use on property in the C-3 District without Special Exception or Non Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 2343 Chestnut St., Falls Church, 22043 on approx. 15,426 sq. ft. of land zoned C-3. Providence District. Tax Map 40-3 ((1)) 107A. (Concurrent with A 2015-PR-016). (*Admin. moved from 5/13/15, 9/23/15, 10/28/15, and 4/27/16 at appl. req.*)
S.C. Williams
Admin.
Moved to 1/11/17 at appl. req.
- 9:00 A.M. VETERANS OF FOREIGN WARS POST 9274, A 2015-PR-016 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is occupying property in the R-4 District without Non-Residential Use Permit approval and has allowed a use not in conformance with Special Permit approval in violation of Zoning Ordinance provisions. Located at 7118 Shreve Rd., Falls Church, 22043 on approx. 29,272 sq. ft. of land zoned R-4. Providence District. Tax Map 40-3 ((1)). (Concurrent with A 2015-PR-002). (*Admin. moved from 7/29/15, 9/23/15, 10/28/15, and 4/27/16 at appl. req.*)
S.C. Williams
Admin.
Moved to 1/11/17 at appl. req.

Public Hearings

- 9:00 A.M. CARL LARS ANDERSEN, SP 2016-MA-040 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 18.0 ft. from a side lot line; and, to permit a reduction in minimum yard requirements based on errors in building locations to permit an accessory structure (trellis) to remain 10.8 ft. from a side lot line and an accessory storage structure to remain 0.0 ft. from a side lot line. Located at 6546 Marlo Dr., Falls Church, 22042, on approx. 25,238 sq. ft. of land zoned R-1. Mason District. Tax Map 60-2 ((17)) 30. (*Admin. moved from 7/13/16 at appl. req.*)
- A. Gonzalez
Approved-
In-Part
(*Accessory storage structure [shed] was denied*)
- 9:00 A.M. MALIHEH SHAHRESTANI / MCLEAN DAY CARE, SP 2015-DR-019 Appl. under Sect(s). 3-403, 8-305, 8-914, and 8-918 of the Zoning Ordinance to permit a home child care facility, an accessory dwelling unit, and a reduction in minimum yard requirements based on an error in building location to permit a deck (patio) to remain 0.3 ft. from a rear lot line. Located at 6526 Hitt Ave., McLean, 22101, on approx. 9,333 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-4 ((7)) 2. (Concurrent with VC 2016-DR-007).
- H. Eddy
Approved-
In-Part
(*Error [patio] was denied*)
- 9:00 A.M. MALIHEH SHAHRESTANI / MCLEAN DAY CARE, VC 2016-DR-007 Appl. under Sect. 18-401 of the Zoning Ordinance to permit greater than 30% of rear yard coverage. Located at 6526 Hitt Ave., McLean, 22101, on approx. 9,333 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-4 ((7)) 2. (Concurrent with SP 2015-DR-019).
- H. Eddy
Denied
- 9:00 A.M. MARC AND CATHERINE LAVERY, SP 2016-MV-010 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an accessory structure (detached garage) 10.0 ft. from a side lot line. Located at 5913 Hallowing Dr., Lorton, 22079, on approx. 29,376 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 122-2 ((2)) 95. (*Deferred from 4/27/16 at appl. req.*) (*Continued from 6/29/16.*)
- E.M. Haley
Continued to 10/19/16 at appl. req.
- 9:00 A.M. THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE (ST. MARY OF SORROWS CATHOLIC CHURCH), SPA 77-A-041-04 Appl. under Sect. 3-103 of the Zoning Ordinance to amend SP 77-A-041, previously approved for a place of worship and nursery school, to permit site modifications. Located at 10500 Zion Dr. and 5222 Sideburn Rd., Fairfax, 22032, on approx. 15.17 ac. of land zoned R-1. Braddock District. Tax Map 68-4 ((1)) 1 and 2.
- E.M. Haley
Approved
- 9:00 A.M. NVIP, L.L.C., A 2015-MV-035 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing the occupancy of property in the I-District without a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 7402C Lockport Pl., Lorton, 22079, on approx. 12.04 ac. of land zoned I-4. Mt. Vernon District. Tax Map 108-1 ((1)) 1H. (*Admin. moved from 5/4/16 at appl. req.*)
- S.C. Williams
Continued to 10/19/16

JOHN F. RIBBLE III, CHAIRMAN