

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 5, 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 **October 5, 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. TRUSTEES OF THE CHURCH OF THE BLESSED TRINITY, SPA 92-Y-012 Appl. under
H. Eddy Sect(s). 3-C03 and 8-301 of the Zoning Ordinance to amend SP 92-Y-012, previously
Admin. approved for a church, related facilities, and a waiver of the dustless surface, to permit site
Moved to modifications and a building addition. Located at 15011 Sacred Ln., Centreville, 20121, on
12/7/16 at approx. 5.0 ac. of land zoned R-C, WS. Sully District. Tax Map 64-2 ((1)) 8 A1.
appl. req.
- 9:00 A.M. PETER SITNIK, A 2016-MV-013 Appl. under Sect. 18-301 of the Zoning Ordinance.
S.C. Williams Appeal of a determination that appellant is allowing operation of two (2) heavy equipment
and specialized vehicle sales, rental, and service establishments and a storage yard,
Admin. which are not permitted uses; three (3) vehicle light service establishments without special
Moved to exception approval; multiple trailers located on the property without building permit
1/11/17 at approval; and a total of thirteen (13) businesses operating on the property without site
appl. req. plan approval or Non-Residential Use Permits (Non-RUPs), all on property in the C-8, H-C,
CRD, and HD (pt.) Districts in violation of Zoning Ordinance provisions. Located at 8800
Richmond Hwy., Alexandria, 22309 on approx. 2.55 ac. of land zoned C-8, CRD, H-C and
HD (pt.). Mount Vernon District. Tax Map 109-2 ((1)) 20.

Public Hearings

- 9:00 A.M. NORMA VIDAURRE "JUAN DE DIOS" DAYCARE, SPA 2006-MA-024 Appl. under
Sect(s). 3-203 and 8-305 of the Zoning Ordinance to amend SP 2006-MA-024 previously
C. Gresham approved for a home child care facility to permit an increase in the number of children.
Decision Located at 4106 Mason Ridge Dr., Annandale, 22003, on approx. 16,403 sq. ft. of land
Deferred zoned R-2, HC. Mason District. Tax Map 61-3 ((15)) 59. (*Indefinitely deferred from 9/30/15*
to 11/16/16 *at appl. req.*) (*Reactivated on 6/22/16 at appl. req.*)

- 9:00 A.M. MERT UREL, SP 2016-MA-063 Appl. under Sect. 8-914 of the Zoning Ordinance to permit S.E. Williams a reduction to the minimum yard requirements based on an error in building location to permit an addition to remain 8.0 ft. from the side lot line. Located at 3708 Rose Ln., Annandale, 22003, on approx. 12,891 sq. ft. of land zoned R-3. Mason District. Tax Map 60-4 ((3)) 177.
Deferred to 11/30/16 at Staff's req.
- 9:00 A.M. DANIEL J. KENNELLY III, SP 2016-LE-066 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 5.8 ft. from a side lot line; and a reduction in the minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 2.4 ft. from a rear lot line and 1.7 ft. from a side lot line. Located at 5432 Broadmoor St., Alexandria, 22315, on approx. 8,504 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 100-2 ((2)) 515A.
H. Eddy Approved
- 9:00 A.M. LISA VONDER HAAR, SP 2016-MV-049 Appl. under Sect. 8-917 of the Zoning Ordinance to permit a modification to the limitation on the keeping of animals (chickens). Located at 2312 Victory Drsepte., Alexandria, 22303, on approx. 3,600 sq. ft. of land zoned R-20. Mt. Vernon District. Tax Map 83-1 ((14)) (A) 41B. (*Deferred from 9/14/16 at appl. req.*)
H. Eddy Approved
- 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, 6/22/16, and 7/27/16 at appl. req.*)
H. Eddy Decision
Deferred to 10/19/16
- 9:00 A.M. EMMA THERESA ALEXANDER, SP 2016-BR-065 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements for the construction of an addition 5.0 ft. from a side lot line such that side yards total 23.6 ft. Located at 5121 Holden St., Fairfax, 22032, on approx. 19,556 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 68-4 ((5)) (5) 35.
E.M. Haley
Deferred to 11/30/16 at appl. req.
- 9:00 A.M. CYRUS A. RAMSEY, SP 2016-DR-064 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements for the construction of an addition 10.1 ft. from a side lot line. Located at 1327 Woodside Dr., McLean, 22102, on approx. 39,218 sq. ft. of land zoned R-1. Dranesville District. Tax Map 20-3 ((5)) 20.
E.M. Haley Approved

JOHN F. RIBBLE III, CHAIRMAN