

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
March 20, 2024**

Listed below are items scheduled for public hearing and/or decision by the Board of Zoning Appeals on this date. For more information on an application, you can visit this webpage: [Currently in-Process BZA Zoning Cases - PLUS - Fairfax County, Virginia](#). Information is updated as received. Staff reports are published one week prior to a hearing. You can also contact the Department of Planning and Zoning staff at 703-324-1280. All meetings are [televised, on Channel 16, streamed live online](#) and available to [view on demand](#) following the meeting.

All items are scheduled for 9 a.m. but may be taken out of order of the agenda at the Chairman's discretion.

**MATTERS PRESENTED BY BOARD MEMBERS**

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Aspect Tree Service, Inc, ZAPL-2023-MV-00012</b> Appeal of a Notice of Violation that the appellant is operating a contractor's office and shop without the required Nonresidential Use Permit (NonRUP), in violation of Zoning Ordinance provisions. Located at 10118 Giles Run Road, Lorton, VA 22079 on approx. 40,200 sq. ft. of land zoned I-6, Mount Vernon District, Tax Map 113-2 ((3)) E5. (Admin moved from 1/10/2024)	James Shields	<b>WITHDRAWN</b>
<b>Steven Pelak and Diane M. Carsten-Pelak, SP-2021-DR-00104</b> to permit a reduction in setback requirements to permit an addition 21.6 ft. from the rear lot line. Located at 6326 Kellogg Dr., McLean, 22101 on approx. 11,127 sq. ft. of land zoned R-3. Dranesville District. Tax Map 31-3 ((19)) 69.(Admin moved from 1/31/2023, 2/7/24)	Sharon Williams	<b>INDEFINITE DEFERRAL</b>
<b>AAR Investment, LLC, A 2022-LE-012</b> (Admin moved from 2/15/2023, 6/28/2023, and 10/25/2023)	Cathy Belgin	Admin moved to 5/1/2024

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Action</u></b>
<b>Douglas B. Liszewski and Julia K. Roig, SP-2022-HM-00153</b> to permit a reduction in setback requirements based on errors in building location to permit an accessory structure (shed) 0.4 ft. from the rear lot line and 1.1 ft. from the side lot line, and a deck (patio) 0.9 ft. from the rear lot line and 0.3 ft. from the side lot line; and an increase in the limitations on coverage of the minimum rear setback. Located at 12037 Stuart Ridge Dr., Herndon, 20710 on approx. 9,365 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 11-3 ((3)) 106.	Brandon Lesko	Deferred to 4/10/2024

<u>Application</u>	<u>Staff</u>	<u>Action</u>
<p><b>Jose A. Cruz, SP-2023-MV-00038</b> to permit a reduction in setback requirement based on an error in building location to permit an accessory structure (detached garage) to remain 3.8 ft. from the northeast side lot line. Located at 10517 Alverton St., Lorton, 22079 on approx. 21,782 sq. ft. of land zoned R-E. Mount Vernon District. Tax Map 113-4 ((6)) 100.</p>	<p>Brandon Lesko</p>	<p>Deferred to 5/1/2024</p>
<p><b>Richard D. McFarland, TR, SP-2023-MV-00078</b> to permit a reduction in setback requirements to permit an addition 21.2 ft. from the front lot line adjacent to Lee Avenue. Located at 7911 Washington Ave., Alexandria, 22308 on approx. 10,125 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 102-2 ((16)) 3.</p>	<p>Brandon McCadden</p>	<p><b>APPROVED</b></p>
<p><b>Trustees Of Mount Vernon Methodist Church, a/k/a Mount Vernon United Methodist Church, SPA-80-V-089-03</b> to amend SP-80-V-089 previously approved for a religious assembly with child care center to allow modifications to development conditions, addition of land area, and a change in permittee. Located at 2006 Belle View Blvd. and 6500 Blue Wing Dr, Alexandria, 22307, on approx. 4.46 ac. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((25)) (4) 14 &amp; 93-1 ((1)) 70.</p>	<p>Philip Isaiah</p>	<p><b>APPROVED</b></p>

All persons wishing to present their views may do so by emailing [BZAClerkMail@fairfaxcounty.gov](mailto:BZAClerkMail@fairfaxcounty.gov), send via regular mail to Clerk, Board of Zoning Appeals, 12055 Government Center Parkway, Fairfax, VA 22035, and/or sign up to speak [online](#). It is recommended that all correspondence be received one week and one day prior to a hearing by 3 pm in order for the Board members to have a week to review materials. Correspondence can be accepted up to 3 pm the day before a hearing, but may not be forwarded to members until the evening before. If there are any questions, please call the Clerk's office at 703-324-1280.

Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities and supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. All televised government meetings are closed captioned. For other accommodations, please call the Clerk to the Board of Zoning Appeals office, 703-324-1280, TTY: 711 (Virginia Relay Center), as soon as possible but no later than 48 hours before the public hearing.