

**FAIRFAX COUNTY BOARD OF ZONING APPEALS  
MEETING AGENDA  
May 1, 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>Erik S. and Lauren C. Fisher, SP-2023-SU-00176</b>  | Owen Albrecht       | <b>WITHDRAWN</b>         |
| <b>AAR Investment, LLC, A 2022-LE-012</b> (Admin moved from 2/15/2023, 6/28/2023, 10/25/2023, and 3/20/2024) | Cathy Belgin        | Admin moved to 7/31/2024 |

**ITEMS SCHEDULED FOR PUBLIC HEARING**

| <b><u>Application</u></b>   | <b><u>Staff</u></b> | <b><u>Action</u></b>  |
|---|---------------------|-----------------------|
| <b>Jeremy D. Barnes, SP-2023-MV-00020</b> to permit an increase in fence height in the front yard adjacent to Catskill Rd. and Higham Road and a reduction of setback requirements based on errors in building location to permit an open deck to remain 8.0 ft. from the side lot line, accessory structure (shed) to remain 2.9 ft. from the side lot line and an arbor to remain 0.4 ft. from the side lot line. Located at 8210 Higham Rd., Lorton, 22079 on approx. 25,209 sq. ft. of land zoned R-1. Mount Vernon District. Tax Map 99-4 ((3)) 33. <b><i>*This hearing is in addition to one previously held on April 3, 2024; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</i></b> | Brandon Lesko       | Deferred to 5/15/2024 |
| <b>Good Shepherd Lutheran Church, SPA-2002-HM-045</b> to amend SP 2002-HM-045, previously approved for a religious assembly with child care center, to allow modifications to development conditions. Located at 1133 Reston Ave., Herndon, 20170 on approx. 7.9 ac. of land zoned R-1. Hunter Mill District. Tax Map 11-2 ((1)) 34C and 35.  | Brandon McCadden    | Deferred to 6/5/2024  |

| <u>Application</u>  | <u>Staff</u>  | <u>Action</u>   |
|---|---------------|-----------------|
| <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. <i>(Deferred from 3/20/2024) *This hearing is in addition to one previously held on March 20, 2024; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.</i> | Brandon Lesko | <b>DENIED</b>   |
| <b>Karoline Patricia Pershell - SP-2024-BR-00004</b> to permit modifications to the provisions for the keeping of animals (chickens). Located at 7914 Greeley Blvd., Springfield, 22152 on approx. 12,686 sq. ft. of land zoned R-3. Braddock District. Tax Map 89-2 ((4)) (10) 14.   | Katie Quinn   | <b>APPROVED</b> |
| <b>Saima Naheed and A One Daycare LLC, SP-2023-MV-00083</b> to permit a home day care facility. Located at 9529 Shepherd Hills Dr., Lorton, 22079 on approx. 2,263 sq. ft. of land zoned R-8. Mount Vernon District. Tax Map 107-4 ((14)) 49A.  | Brandon Lesko | <b>APPROVED</b> |
| <b>Susan M. Knowles, SP-2023-DR-00190</b> to permit modifications to the provisions for the keeping of animals (dogs). Located at 1429 Cellar Creek Wy., Herndon, 20170 on approx. 9,984 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 10-2 ((14)) 64.   | Philip Isaiah | <b>APPROVED</b> |

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.