



Board of Zoning Appeals (BZA) Meeting Agenda

Thursday, July 15, 2021 ❖ 7:30 PM

Virtual Meeting: [https://teams.microsoft.com/l/meetup-](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZGI1NDBIMWitNWQ0Yy00MjY0LTkwMGItMWQ0ZTQ3YzUyOWQw%40thread.v2/0?context=%7b%22id%22%3a%2273ba5b04-4ace-4ae3-a6b2-65cbc403418b%22%2c%22oid%22%3a%228a9e10a8-b649-4316-9667-4be2706c30d7%22%7d)

[join/19%3ameeting_ZGI1NDBIMWitNWQ0Yy00MjY0LTkwMGItMWQ0ZTQ3YzUyOWQw%40thread.v2/0?context=%7b%22id%22%3a%2273ba5b04-4ace-4ae3-a6b2-65cbc403418b%22%2c%22oid%22%3a%228a9e10a8-b649-4316-9667-4be2706c30d7%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZGI1NDBIMWitNWQ0Yy00MjY0LTkwMGItMWQ0ZTQ3YzUyOWQw%40thread.v2/0?context=%7b%22id%22%3a%2273ba5b04-4ace-4ae3-a6b2-65cbc403418b%22%2c%22oid%22%3a%228a9e10a8-b649-4316-9667-4be2706c30d7%22%7d)

NOTICE: This meeting will be held pursuant to and in compliance with the Virginia Freedom of Information Act, Section 2.2-3708.2 and state and local legislation adopted to allow for continued government operation during the COVID-19 declared emergency. All participating members will be present at this meeting through electronic means. All members of the public may view this electronic meeting via the meeting link listed above and in the City's website calendar.

Public comments may be submitted to zoning@fallschurchva.gov until 4:30 PM on July 15, 2021. All comments received by the deadline will be provided to the BZA members.

PLEASE NOTE: This meeting will be conducted using Microsoft Teams. Don't have the Teams app? You can still join a Teams meeting. **See the instructions attached to this meeting agenda.** Please email zoning@fallschurchva.gov if you need assistance with installation. During the meeting, staff will likely not be available to assist with installation.

1. Call to Order

2. Roll Call

3. Petitions

4. Old Business

- a. [Special Use Permit application U1623-21](#) by Lisa Wills, applicant, to allow a daycare use otherwise not permitted by right, on premises known as 128 South Spring Street, RPC #52-203-037 of the Falls Church Real Property Records, zoned R-1A (Low Density Residential).

5. New Business

- a. [Variance application V1623-21](#) by Eric Williams, agent, for a variance to Section 48-238(3)a., to allow a front setback of 16 feet instead of 25 feet along the Fulton Avenue frontage, for the purpose of constructing a new house on premises known as 300 North Oak Street, RPC #51-125-108 of the Falls Church Real Property Records, zoned R-1B, Medium Density Residential
- b. [Variance application V1624-21](#) by Federal Realty Trust, applicant and owner, for the following variances to Section 48-1265:
 - i. to allow six freestanding signs instead of four;
 - ii. to allow five business names instead of three for freestanding Signs D and E;
 - iii. to allow Sign B to be located in a location other than the frontage that used for calculating the sign's area;
 - iv. to allow increase of height for Sign B, Sign C, and Sign E;

The City of Falls Church is committed to the letter and spirit of the Americans with Disabilities Act. To request a reasonable accommodation for any type of disability, call 703-248-5015 TTY711.

- v. to allow maximum wall sign area of 259 square feet instead of 120 square feet for Signs F.1 and G.

6. Approval of Minutes

- a. Approval of the [May 13, 2021 Meeting Minutes](#)

7. Other Business

8. Adjournment

Staff liaisons:

Akida Rouzi, arouzi@fallschurchva.gov

John Boyle, jboyle@fallschurchva.gov

Instructions for joining a Microsoft Teams meeting:

[Click here to watch a video with instructions for joining a Teams meeting](#)

Join a Teams meeting on a phone or tablet

1. Click the meeting link provided.
2. **Download the Teams app for your device when prompted:**
 - Type in your name.
 - Choose the audio and video settings you want.
3. Select **Join now**.
4. Depending on meeting settings, you'll get in right away, or go to a lobby where someone in the meeting can admit you.

Join a Teams meeting on the web or through a web browser on a phone or tablet

Don't have the Teams app? You can still join a Teams meeting.

1. Click or copy and paste the meeting link provided.
2. You have two choices:
 - **Download the Windows app:** Download the Teams app.
 - **Join on the web instead:** Join a Teams meeting on the web.
3. Type in your name.
4. Choose the audio and video settings you want.
5. Select **Join now**.
6. Depending on meeting settings, you'll get in right away, or go to a lobby where someone in the meeting can admit you.

