



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

October 29, 2008

Arif H. Hodzic  
1003 Snapper Cove Lane  
Pasadena, Maryland 21122

Re: Special Exception Application SE 2008-SP-014

Dear Mr. Hodzic:

At a regular meeting of the Board of Supervisors held on October 20, 2008, the Board approved Special Exception Application SE 2008-SP-014 in the name of Little Acorn Patch, Ltd. The subject property is located at 6226 Rolling Road on approximately 6.89 acres of land zoned C-6 and HC in the Springfield District [Tax Map 79-3 ((4)) 42 and 43]. The Board's action permits a child care center with a maximum daily enrollment of 89 children pursuant to Section 4-604 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application (Child Care Center), as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "LOTS 44, 43 & A PORTION OF 42 FAIRFAX PARK SUBDIVISION" prepared by Huntley, Nyce & Associates, Ltd. and dated May 4, 1993, as revised through September 25, 2007, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of this Special Exception and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during hours of operation of the permitted use.

Office of the Clerk to the Board of Supervisors  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

5. The existing evergreen plantings and solid wood fence to the rear and side of the facility shall be maintained to satisfy screening and barrier requirements. No additional screening and/or barriers shall be required.
6. The hours of operation shall be limited to 6:45 am to 6:15 pm, Monday through Friday.
7. The Child Care Center shall be limited to a total daily enrollment of eighty-nine (89) children. The number of parking spaces provided shall satisfy the minimum requirement set forth in Article 11 of the Zoning Ordinance. A minimum of two (2) parking spaces shall be reserved for pick up and drop off of children nearest the entrance to the facility and shall be marked as reserved for the child care use. Appropriate signage shall be posted to indicate the reserved spaces. All parking shall be on site.
8. The maximum number of employees associated with the use shall be 11 at any one time.

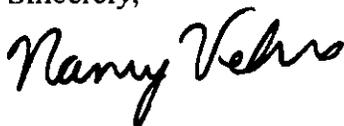
This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

**The Board also:**

- Modified the barrier requirement in favor of the existing barriers onsite.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/dms

Cc: Chairman Gerald E. Connolly  
Supervisor Patrick S. Herrity, Springfield District  
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration  
Regina Coyle, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager. - GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division  
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation  
Audrey Clark, Director - Building Plan Review, DPWES  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
District Planning Commissioner  
Barbara J. Lippa, Executive Director, Planning Commission  
José Comayagua, Director, Facilities Management  
Denise James, Office of Capital Facilities/Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation