

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX



Office of Comprehensive Planning
Zoning Evaluation Division
Special Permit and Variance Evaluation Branch
4050 Legato Road, Suite 700
Fairfax, Virginia 22033
246-1280

August 1, 1989

Mr. Thomas J. Grubisich
Vice President
Reston Child Care Center, Inc.
12040 South Lakes Drive
Reston, VA 22091

Re: Special Permit Application SP 89-C-028
Reston Area Child Care Center, Inc./INOVA Services, Inc.

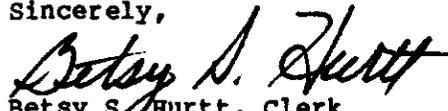
Dear Mr. Grubisich:

At its August 1, 1989 meeting, the Board of Zoning Appeals took action to **GRANT** your application. The Board waived the eight day time limitation making the final approval date August 1, 1989. A copy of the Resolution is attached. This should be posted in a conspicuous place, along with a copy of the Residential or Non-Residential Use Permit.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for fulfilling his obligations to obtain Building Permits (246-1550); Residential or Non-Residential Use Permits, formerly called Occupancy Permits (591-8670); etc., through the established procedures.

This Special Use Permit will not be valid until a Residential or Non-Residential Use Permit has been issued.

Sincerely,


Betsy S. Hurtt, Clerk
Board of Zoning Appeals

Enclosure As Stated

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

In Special Permit Application SP 89-C-028 by RESTON AREA CHILD CARE CENTER, INC./INOVA SERVICES, INC., under Section 6-303 of the Zoning Ordinance to allow a child care center, on property located at 1800 Cameron Drive, Tax Map Reference 17-1((1))14A, Mr. Ribble moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on August 1, 1989; and

WHEREAS, the Board has made the following findings of fact:

1. That the applicant is the sublessee of the land.
2. The present zoning is PRC.
3. The area of the lot is 21.51 acres of land.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sections 8-303 and 8-305 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **GRANTED** with the following limitations:

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application and is not transferable to other land.
2. This special permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit 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 the hours of operation of the permitted use.
4. This special permit shall be subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special permit shall be in conformance with the approved Special Permit plat and these development conditions. A revised parking tabulation for the complex which includes this special permit use shall be provided to and approved by the Department of Environmental Management prior to the approval of a site plan or site plan waiver and the issuance of a Non-Residential Use Permit.
5. The hours of operation shall be limited to 6:30 a.m to 6:30 p.m., Monday through Friday.

6. There shall be a minimum of nineteen (19) parking spaces provided on site for this special permit use. Three out of the four spaces located on the circular driveway shall be marked as handicapped.
7. The play area shall be a minimum of 4,636 square feet in size and shall be fenced with a solid wood, board-on-board fence, a minimum of 3 feet 6 inches in height.
8. The number of children using the play area at any one time shall be in conformance with the provisions of Sect. 8-305 of the Zoning Ordinance.
9. The number of employees at the child care center at any one time shall meet the state standards for child care centers.
10. The maximum daily enrollment shall not exceed 99 children.

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 responsible for obtaining the required Non-Residential Use Permit through established procedures, and this special permit shall not be valid until this has been accomplished.

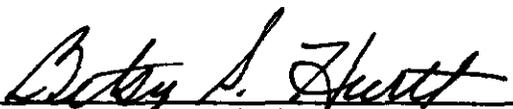
Under Sect. 8-015 of the Zoning Ordinance, this Special Permit shall automatically expire, without notice, eighteen (18) months after the approval date* of the Special Permit unless the activity authorized has been established, or unless construction has started and is diligently pursued, or unless additional time is approved by the Board of Zoning Appeals because of occurrence of conditions unforeseen at the time of the approval of this Special Permit. A request of additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

Mrs. Harris seconded the motion. The motion carried by a vote of 6-0 with Mr. DiGiulian absent from the meeting.

Mr. Ribble made a motion to waive the eight day time limitation. Mrs. Harris seconded the motion which carried by a vote 6-0 with Mr. DiGiulian absent from the meeting.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on August 1, 1989. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:


Betsy S. Hutt, Clerk
Board of Zoning Appeals