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

March 6, 1991

Van C. Hendry, Asst. Admin.
Cameron Glen Care Center
1800 Cameron Glen Drive
Reston, Virginia 22090

Re: Special Permit Amendment Application SPA 89-C-028-1
Robert E. Simon, Jr. Children's Center, Inc./Inova Services, Inc.

Dear Mr. Hendry:

At its February 26, 1991 meeting, the Board of Zoning Appeals took action to **GRANT** the above-referenced application. The final approval date is February 26, 1991. A copy of the Resolution is attached.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 246-1550. For Residential Use or Non-Residential Use Permits call 591-8670.

Sincerely,

Helen C. Darby

Helen C. Darby, Associate Clerk
Board of Zoning Appeals

Enclosure: As Stated

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

In Special Permit Amendment Application SPA 89-C-028-1 by ROBERT E. SIMON, JR., CHILDREN'S CENTER, INC./INOVA SERVICES, INC., under Section 6-303 of the Zoning Ordinance to amend SP 89-C-028 for child care center to delete land area to approximately 42,152 square feet from approximately 21.51 acres and change permittee, on property located at 1800 Cameron Glen Drive, Tax Map Reference 17-1((1))pt. 14E, 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 February 26, 1991; and

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

1. The applicant is the lessee of the land.
2. The present zoning is PRC.
3. The area of the lot is 42,152 square feet.

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:

The following development conditions incorporate all applicable conditions of the previous approval. No new conditions have been added. The development conditions requiring site plan approval has been deleted since no new structures or improvements, or changes to the existing facility or use are proposed.

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.

ROBERT E. SIMON, JR., CHILDREN'S CENTER, INC./INOVA SERVICES, INC.,
SPA 89-C-028-1

4. The hours of operation shall be limited to 6:30 a.m. to 6:30 p.m., Monday through Friday.

5. 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.

6. 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.

7. 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.

8. The number of employees at the child care center at any one time shall meet the state standards for child care centers.

9. 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 legally established until this has been accomplished. The new Non-Residential Use Permit must reflect the change in land area.

Under Sect. 8-015 of the Zoning Ordinance, this Special Permit shall automatically expire, without notice, three (3) months after the approval date* of the Special Permit unless the activity authorized has been established 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 for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

Mr. Kelley seconded the motion which carried by a vote of 6-0 with Mrs. Harris not present for the vote.

Mr. Ribble made a motion to waive the eight-day waiting period. Mrs. Thonen seconded the motion which carried by a vote of 6-0 with Mrs. Harris not present for the vote.

ROBERT E. SIMON, JR., CHILDREN'S CENTER, INC./INOVA SERVICES, INC.,
SPA 89-C-028-1

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on February 26, 1991. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:

Helen C. Darby

Helen C. Darby, Associate Clerk
Board of Zoning Appeals