

Development Conditions

SE 2013-MV-006

September 19, 2013

The Board of Supervisors approved SE 2013-MV-006 located at 8476 Wasdale Head Drive, Tax Map 107-3 ((6)) 9, for a home child care facility of up to ten children, pursuant to Sect. 6-105 of the Fairfax County Zoning Ordinance. The Board's approval was subject to 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, as qualified by these development conditions.
3. Any plan or permit submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Lot 9 Section One the Village at Lorton Valley" prepared by Christopher Consultants, consisting of one sheet dated August 9, 2004, 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. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed ten.
5. The hours of operation for the home child care facility shall not exceed 7:00 a.m. to 6:00 p.m., Monday through Friday.
6. A maximum of one nonresident person, whether paid or not for his services, may be involved in the home child care facility, provided that there is only one such person on the property at any one time and the hours of such attendance shall be limited to 6:30 a.m. to 6:30 p.m., Monday through Friday.
7. The dwelling that contains the home child care facility shall be the primary residence of the provider.
8. The garage shall not be converted to any use which would preclude the parking of vehicles. Parking for the vehicles of the residents shall be provided on-site.
9. All outdoor play equipment must conform to all state regulations and standards related to outdoor play areas and equipment. In the event that the HOA playgrounds are not available, an alternative outdoor play area shall be provided.
10. The kitchen located in the basement shall only be used for the home child facility. If the home child care facility is discontinued or the single family dwelling is rented or sold, an approved County demolition permit shall be obtained and this

kitchen shall be demolished, unless the kitchen is otherwise brought into compliance with the Zoning Ordinance.

11. All applicable trade permits and final inspections shall be obtained for the basement area associated with the home child care facility, including the kitchen components, within 120 days of the approval of the special exception and before the establishment of the special exception use.

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.

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 the use has been established as outlined above. The number of children shall not be increased above seven (7) until all conditions are met. 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.