



APPLICATION ACCEPTED: October 2, 2013
BOARD OF ZONING APPEALS: December 18, 2013
TIME: 9:00 a.m.

County of Fairfax, Virginia

December 11, 2013

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2013-MV-079

MOUNT VERNON DISTRICT

APPLICANT: Florence E. Campbell

OWNERS: Florence E. Campbell
Romeo L. Campbell

SUBDIVISION: Mary Lea Park

STREET ADDRESS: 8807 Oak Leaf Drive, Alexandria, 22309

TAX MAP REFERENCE: 110-1 ((3)) 27

LOT SIZE: 21,791 square feet

ZONING DISTRICT: R-2

ZONING ORDINANCE PROVISIONS: 3-203, 8-305

SPECIAL PERMIT PROPOSAL: To permit a home child care facility.

STAFF RECOMMENDATION: Staff recommends approval of SP 2013-MV-079 for the home child care facility with adoption of the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

N:\SP_VC Cases\12-18) SP 2013-MV-079 Campbell HCC\Campbell SP 2013-MV-079 SR.doc

Laura Gumkowski

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**

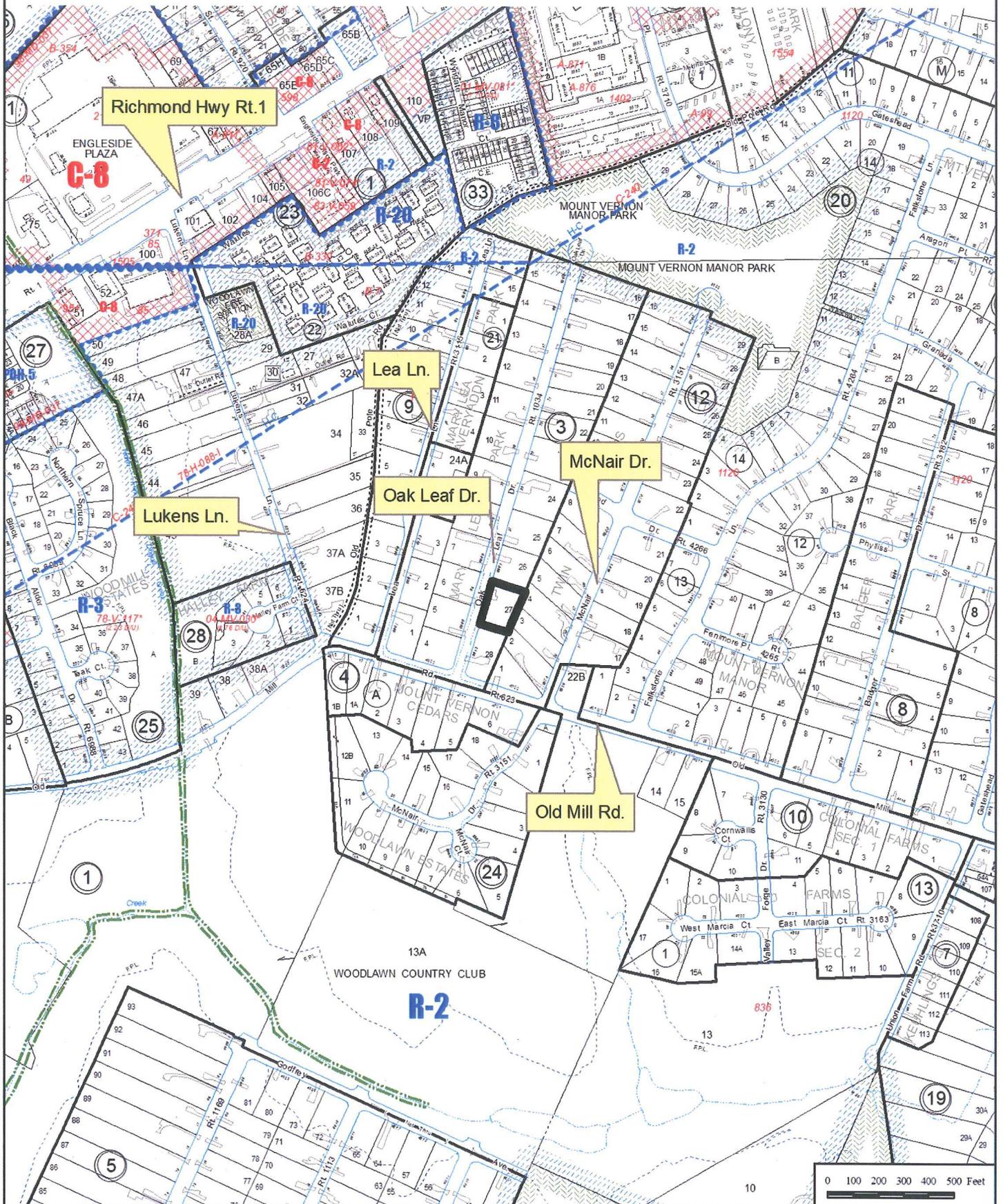


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit
SP 2013-MV-079
FLORENCE E. CAMPBELL



Special Permit
SP 2013-MV-079
FLORENCE E. CAMPBELL



Richmond Hwy Rt. 1

Lea Ln.

Lukens Ln.

Oak Leaf Dr.

McNair Dr.

Old Mill Rd.



10

RECEIVED
Department of Planning & Zoning

NOV 18 2013

Zoning Evaluation Division

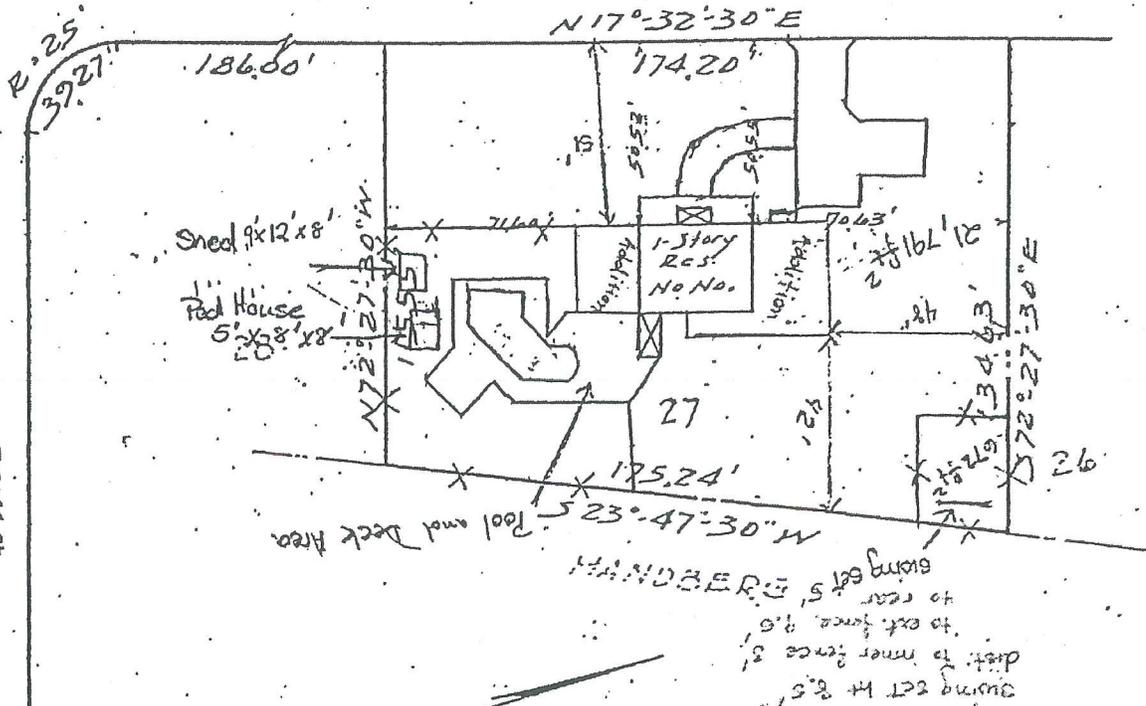
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~~Department of Planning & Zoning~~

~~NOV 04 2013~~

~~Zoning Evaluation Division~~

OAK LEAF DRIVE 50' WIDE

MT. VERNON ROAD
10' WIDE



APPROVED: *[Signature]*
Zoning Administrator
Date: JAN 18 1951

PLAT
HOUSE LOCATION SURVEY
LOT-27
MARY LEA PARK
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 50' OCT. 19, 1949

Wesley N. Ridgeway
WESLEY N. RIDGEWAY
CERTIFIED SURVEYOR
FAIRFAX COUNTY, VA.

[Signature]
11/1/13

N 17°-32'-30" E

174.20'

186.60'

127.15'

N 72°-27'-30" E

N 05°-47'-30" W

N 53°-47'-30" W

21.791 ft

48"

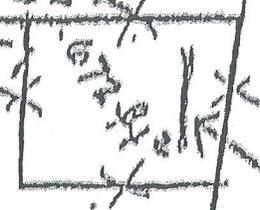
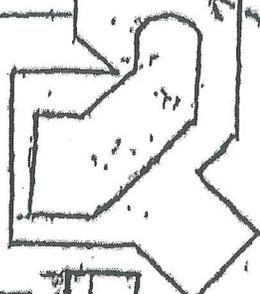
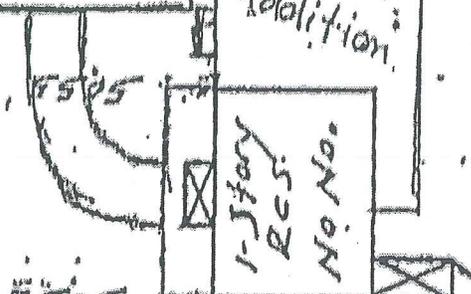
27

175.24'

Relocation

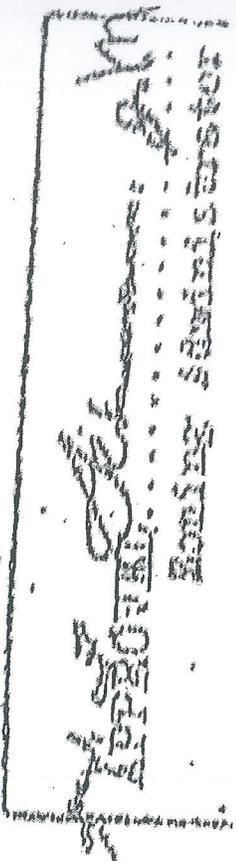
Addition

Shed 12' x 8'
Pool House 8' x 8' x 5'



Swing set 14' x 8.5'
dist. to inner fence 3'
to ext. fence 9.5'
to rear swing set 5'

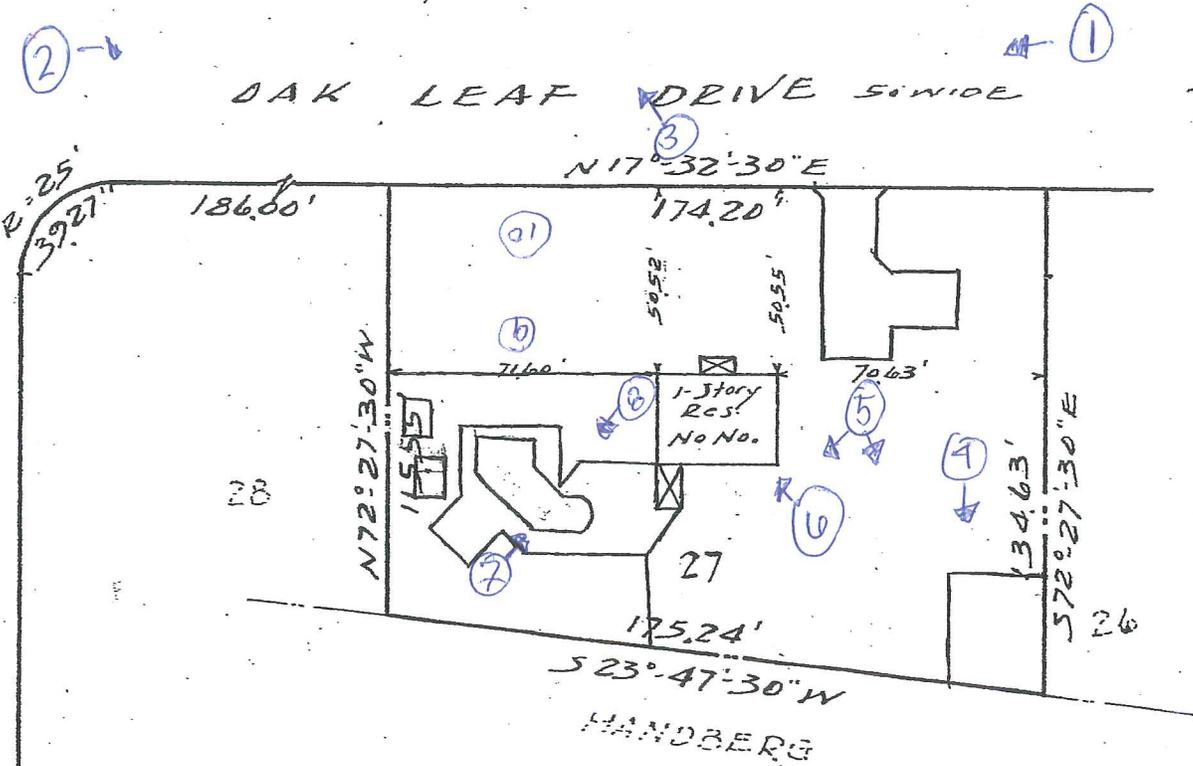
PROPERTY



TOPGUNS INCORPORATED

MT. VEENON ROAD
10' WIDE

OAK LEAF DRIVE 50' WIDE



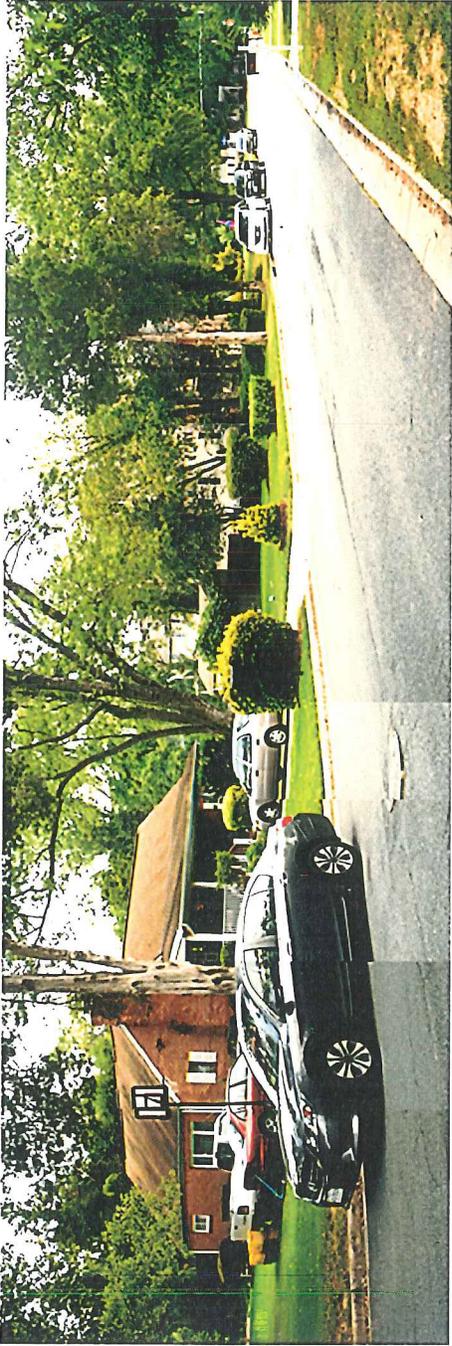
APPROVED: *[Signature]*
 Zoning Administrator
 Date: JAN 18 1951

PLAT
 HOUSE LOCATION SURVEY
 LOT - 27
 MARY LEA PARK
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1" = 50' OCT. 19, 1949

RECEIVED
 Department of Planning & Zoning
 SEP 20 2013
 Zoning Evaluation Division

Wesley N. Ridgeway
 WESLEY N RIDGEWAY
 CERTIFIED SURVEYOR
 FAIRFAX COUNTY, VA.

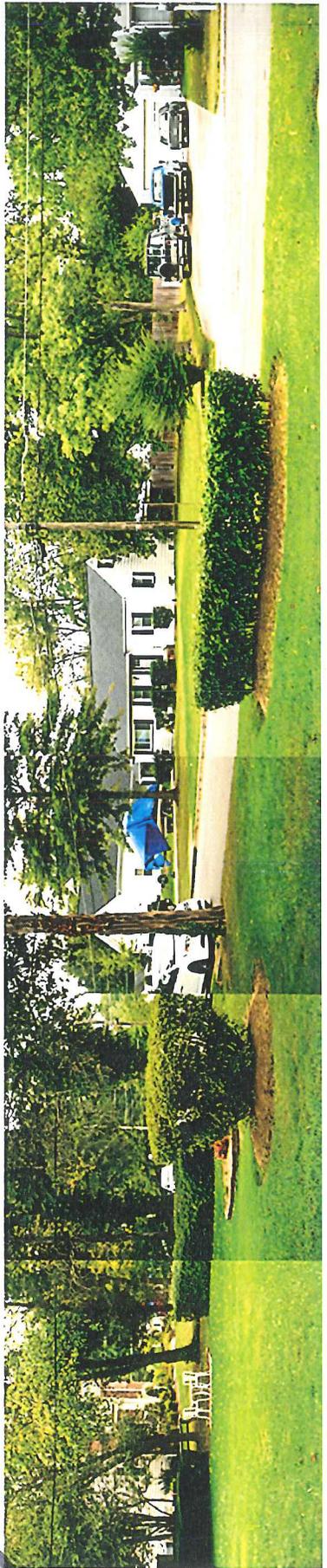
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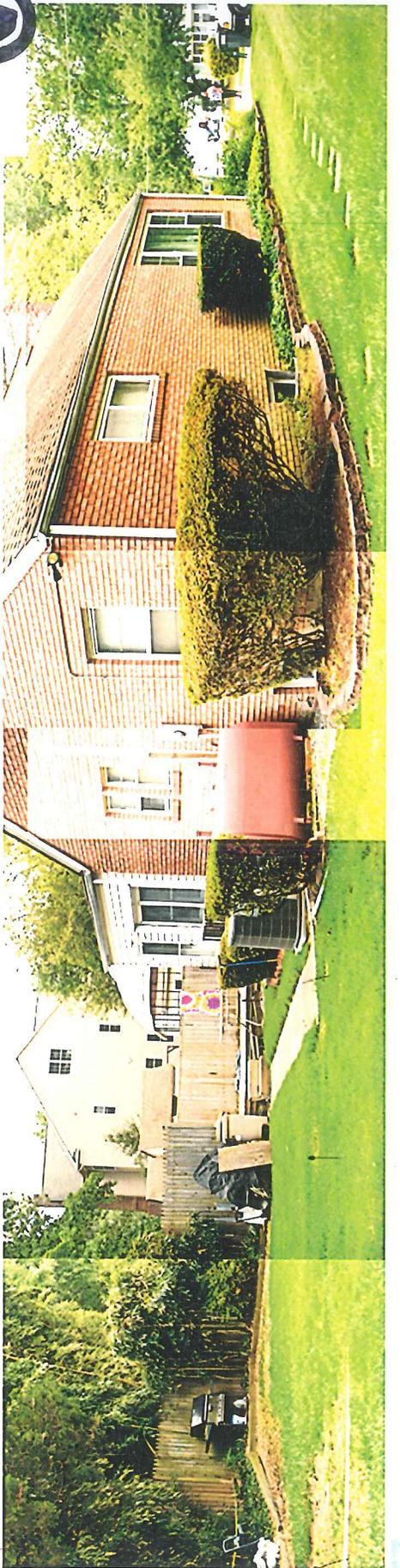
1



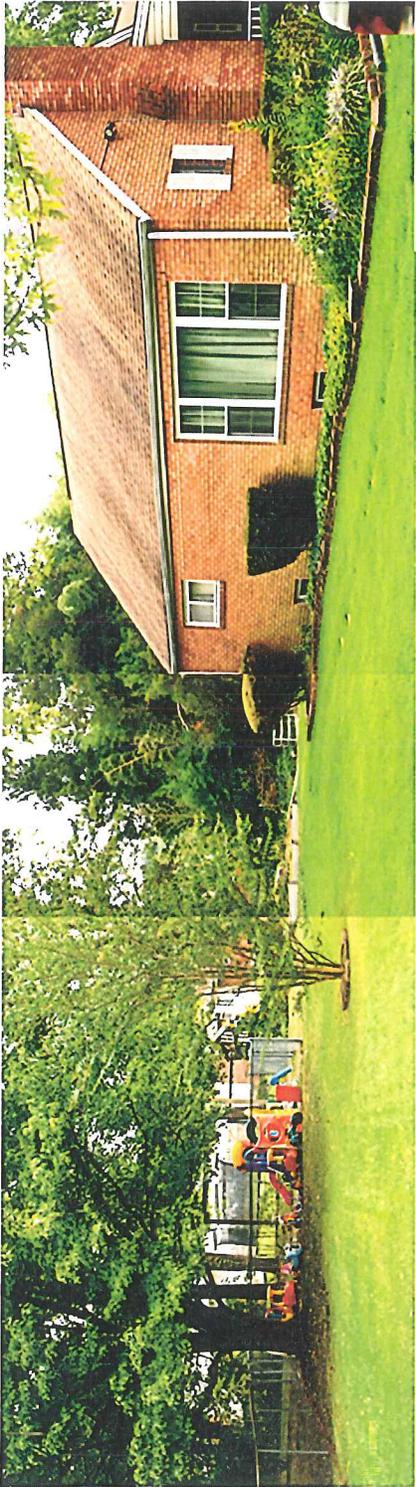
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2

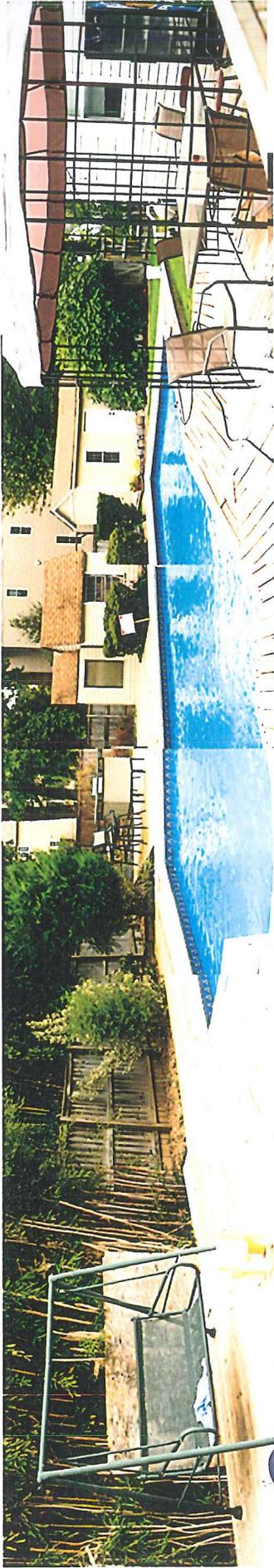
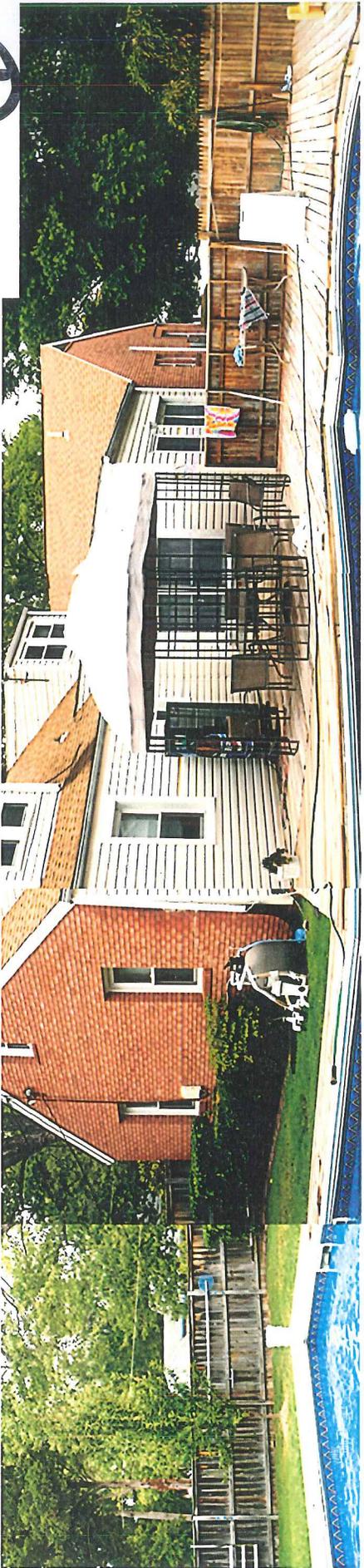


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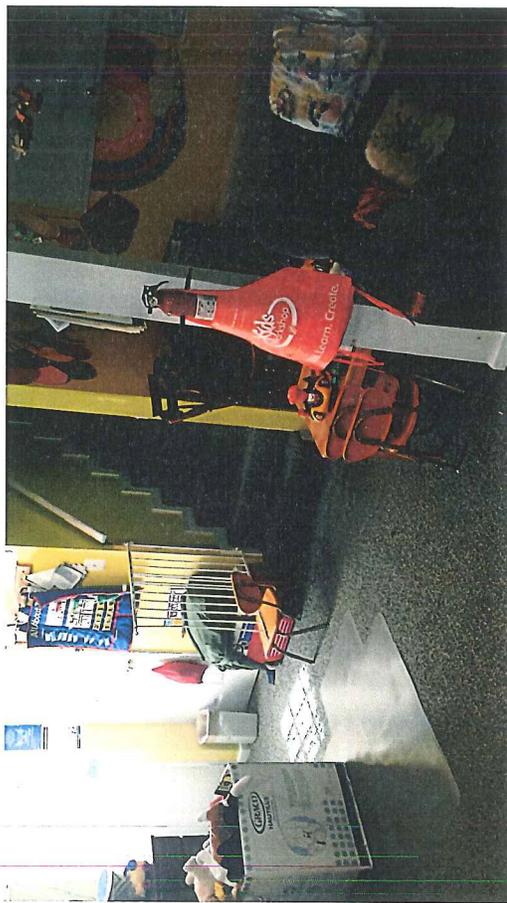
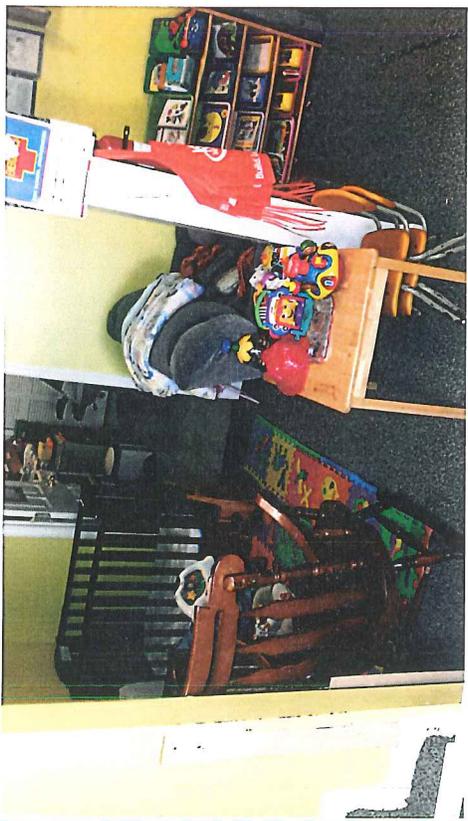
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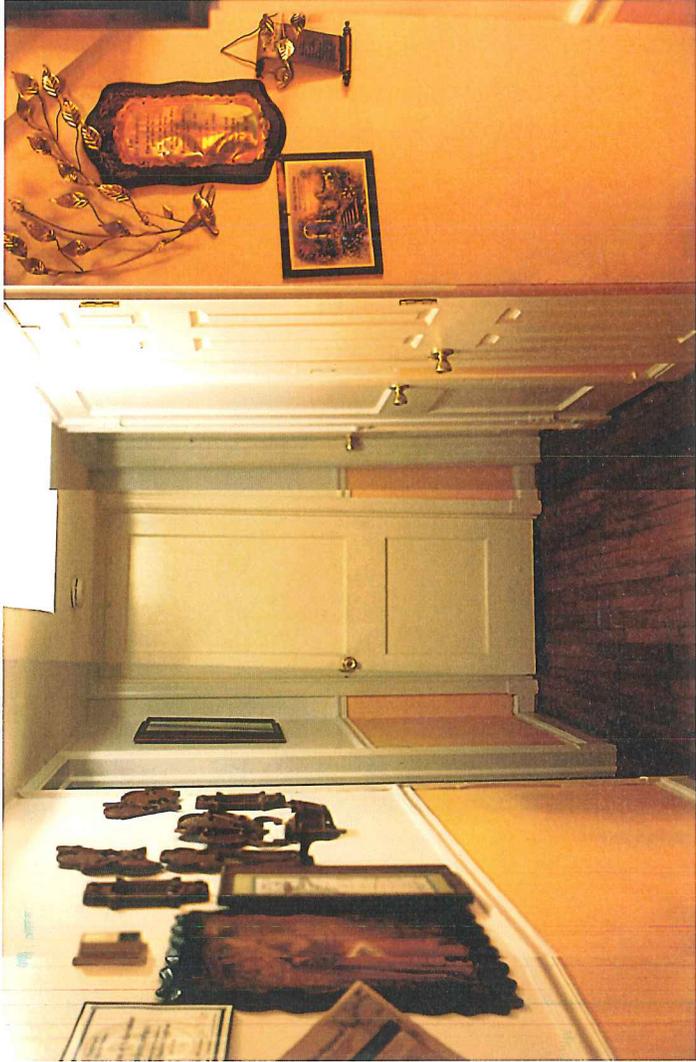


8

Day Care

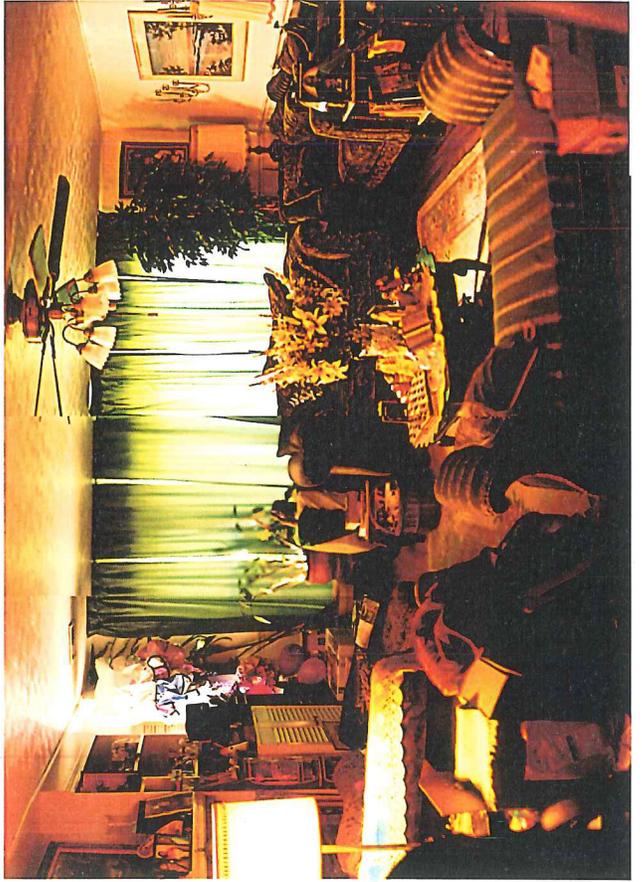


Hallway / Kitchen



Interior

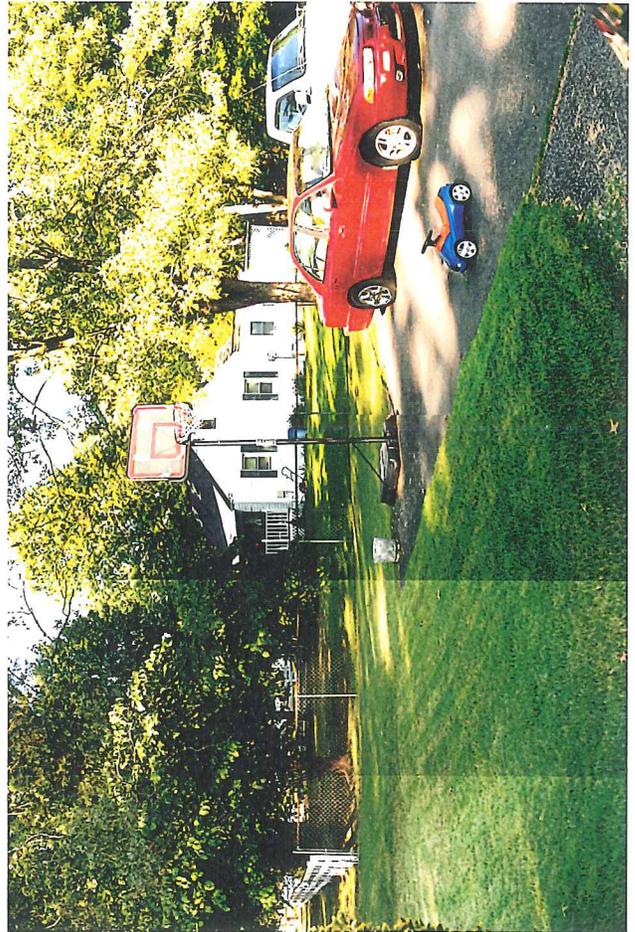
Foyer



Neighbor
home
across

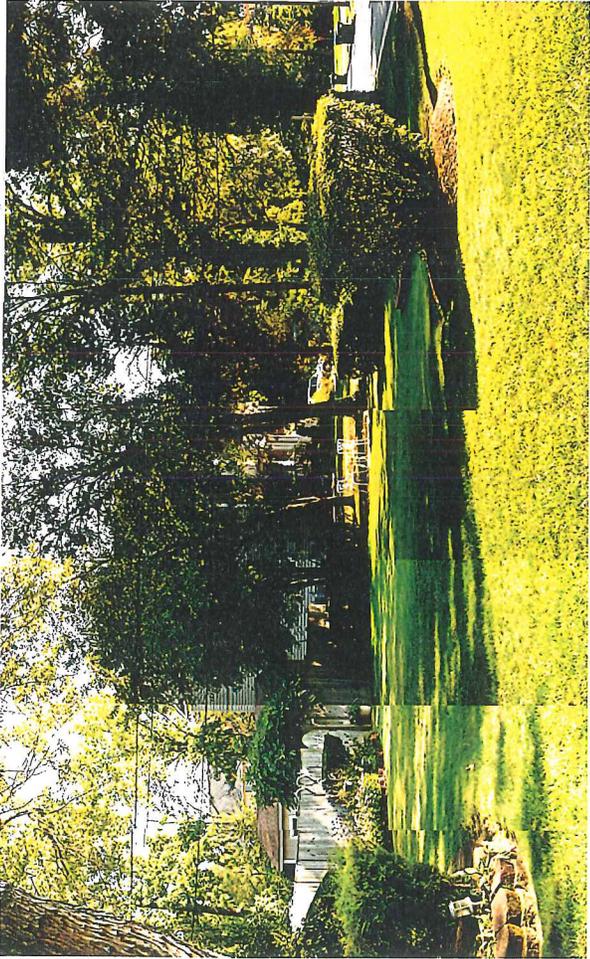


to the
Right



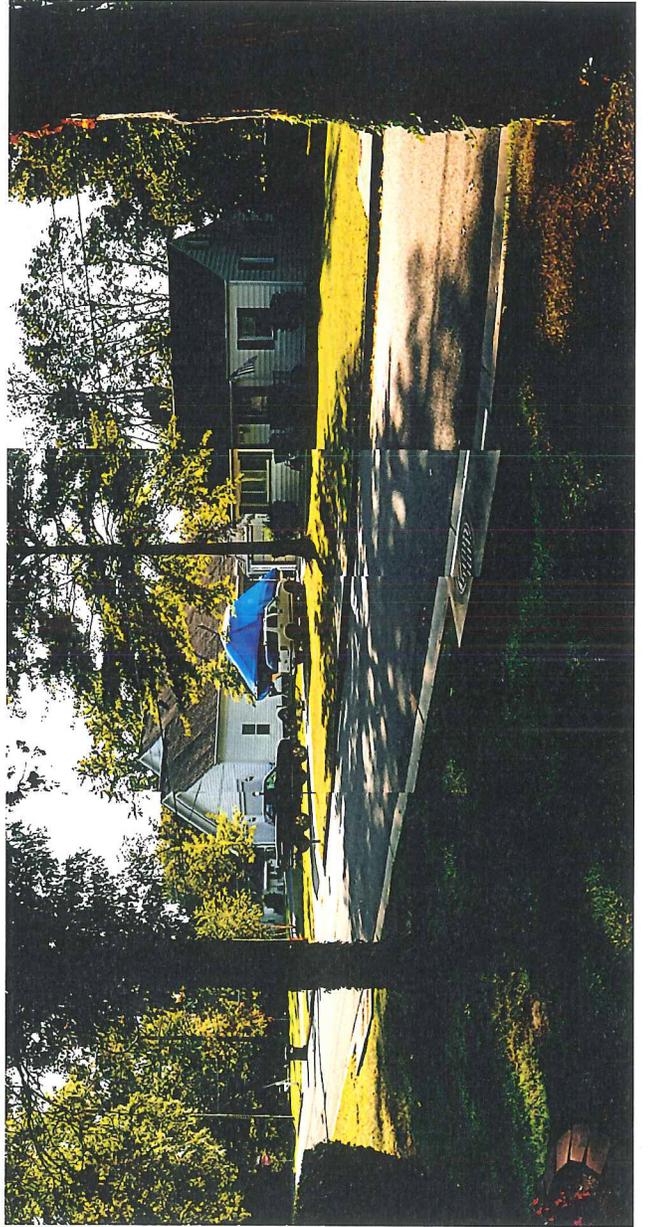
to the
left

a



diagonal

10



SPECIAL PERMIT REQUEST

The applicant is seeking a special permit to allow a home child care facility.

A copy of the special permit plat titled, "Plat, House Location Survey, Lot 27, Mary Lea Park," prepared by Wesley N. Ridgeway, C.S., as revised by the homeowner, F. Campbell on November 1, 2013, and as accepted by the Department of Planning and Zoning on November 18, 2013, is included in the front of the staff report.

A more detailed description of the proposal is provided on page two.

CHARACTER OF THE SITE AND SURROUNDING AREA

The application property contains a single family detached dwelling with a number of additions to the original house. Additions are located on the north and south facades and a covered porch exists on the west façade. A small wood deck exists to the east of the structure and serves as a stoop to enter into the rear yard. A pool and associated deck exist to the southeast the dwelling. Two accessory storage structures (sheds) exist to the south of the pool. The pool, deck, and sheds are located in a portion of the rear yard which is enclosed with a six foot wooden fence.

An asphalt driveway provides access to Oak Leaf Drive. A concrete walkway leads from the driveway to the covered front porch entrance. A stone paver walkway leads from the driveway to the north of the dwelling, then to the rear and stops at a concrete sidewalk that culminates at the rear stoop. A stormwater runoff concrete ditch abuts the rear property line and is not located on the property.

A 672 square foot play area is located to the northeast of the dwelling. This area contains a play-set and is enclosed by a 3.5 foot high chain link fence.

Two mature trees exist to the west of the house and additional mature trees exist near the play area. Some decorative landscape bushes exist on the property. The topography of the lot is relatively flat.



**Zoning:
R-2**

The subject property and surrounding properties, as shown on the previous page, are zoned R-2 and are developed as single family detached dwellings.

BACKGROUND

Fairfax County Tax Records indicate that the two story single family dwelling was constructed in 1949 and remodeled in 2000. The property was purchased by the applicant in October 2001.

A number of additions were constructed on this property between 1955 and 2000, which have approved building permits.

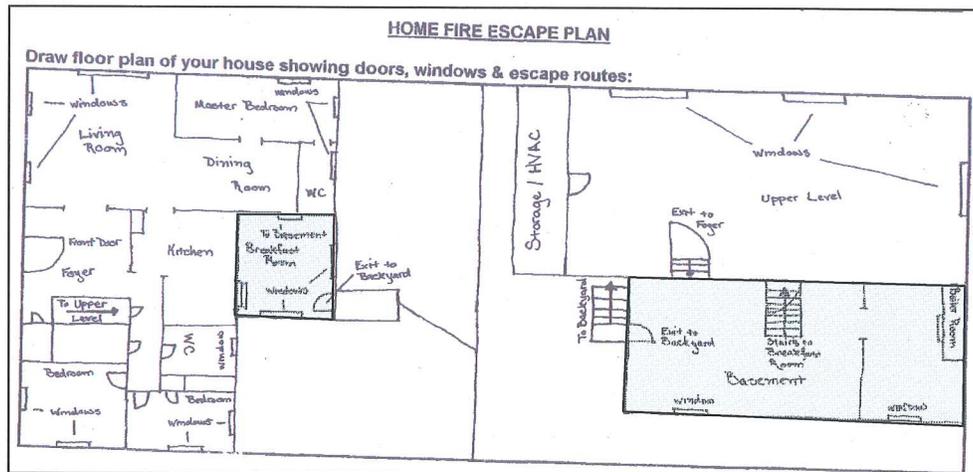
Records indicate that no other applications related to home child care facilities have been heard by the Board of Zoning Appeals (BZA) in the surrounding area.

DESCRIPTION OF THE PROPOSED USE

The applicant is requesting approval of a special permit for a home child care facility for up to 12 children on site at any one time to operate between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday. The children generally arrive between 7:00 a.m. and 8:00 a.m. and depart between 4:00 p.m. and 6:00 p.m. The proposed number of employees is four; the applicant and her husband work full time and their two daughters work part-time from 4:00 p.m. to 6:00 p.m. daily.

The applicant holds a current Family Day Home License, effective from August 6, 2013 and valid through August 5, 2015, from the Commonwealth of Virginia, Department of Social Services. The license permits a capacity of 12 children, aged birth through 12 years. A copy of the license is included as Appendix 4.

The home child care facility is operated in the breakfast room on the main floor and in the basement, which includes a large open space (as shown on the following page). A chain link fence measuring approximately 3.5 feet in height encloses a play area with a swing set in the rear yard.



ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area IV, Mount Vernon Planning District
Planning Sector: Mount Vernon Community Planning Sector (MV-07)
Plan Map: 2-3 du/ac

Zoning Ordinance Requirements

- Sect. 8-006 General Special Permit Standards
- Sect. 8-303 All Group 3 Uses
- Sect. 8-305 Additional Standards for Home Child Care Facilities

This special permit is subject to the sections of the Zoning Ordinance outlined above, a copy of which is included in Appendix 5. Subject to the development conditions, the special permit must meet these standards.

On-site Parking and Site Circulation

The existing driveway appears to be able to accommodate six vehicles, depending on the size of the vehicles. There is no garage on the property. The applicant indicates that all family cars will be parked on the street during the child care operating hours. If needed, additional on-street parking is available.

Access to the site is provided from Oak Leaf Drive. A concrete walkway connects the driveway to the front of the dwelling.

Two off street parking spaces are required for the single family dwelling and these are contained within the driveway. Staff believes sufficient parking exists in the driveway to accommodate for the pick-up and drop-off of children for the home child care use.

CONCLUSION

Staff believes that the subject application is in conformance with the applicable Zoning Ordinance provisions with the adoption of the Proposed Development Conditions contained in Appendix 1 of the staff report.

RECOMMENDATION

Staff recommends approval of SP 2013-MV-079 for the home child care facility with the adoption of the Proposed Development Conditions contained in Appendix 1 of the staff report.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Family Day Home License
5. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2013-MV-079****December 11, 2013**

If it is the intent of the Board of Zoning Appeals to approve SP 2013-MV-079 located at Tax Map 110-1 ((3)) 27 to permit a home child care facility pursuant to Sect. 8-305 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This approval is granted to the applicant, Florence E. Campbell, only, and is not transferable without further action of the Board, and is for the location indicated on the application, 8807 Oak Leaf Drive, 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 plat entitled, "Plat, House Location Survey, Lot 27, Mary Lea Park," prepared by Wesley N. Ridgeway, C.S., as revised by the homeowner, F. Campbell on November 1, 2013, and as accepted by the Department of Planning and Zoning on November 18, 2013, and approved with this application, as qualified by these development conditions.
3. A copy of this Special 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. The maximum hours of operation of the home child care facility shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday.
5. The dwelling that contains the child care facility shall be the primary residence of the applicant.
6. The maximum number of children on site at any one time shall be twelve, excluding the applicant's own children.
7. All pick-up and drop-off of children shall take place in the driveway.
8. A minimum of six parking spaces shall be provided on the subject parcel within the areas of existing paving.
9. All vehicles owned by the members of the residence shall be parked on the street during operating hours of the home child care facility.

10. There shall be no signage associated with the home child care facility.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, twelve (12) months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. 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.

Application No.(s): SP-2013-MU-079
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: November 2 2013 122718
(enter date affidavit is notarized)

I, Florence B. Campbell, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Florence B. Campbell	8807 Oak Leaf Dr. Alexandria, VA 22309	Applicant/Title Owner
Romeo L. Campbell	8807 Oak Leaf Dr. Alexandria, VA 22309	Co-Title Owner

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): SP-2013-MW-079
(county-assigned application number(s), to be entered by County Staff)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: November 2 2013
(enter date affidavit is notarized)

122118

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

N/A

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): SP-2013-MV-079
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: November 2 2013
(enter date affidavit is notarized)

122718

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

N/A

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

N/A

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.*

Application No.(s): SP-2013-MV-079
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: November 2 2013
(enter date affidavit is notarized)

122718

1(d). One of the following boxes must be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): SP-2013-MV-079
(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: November 2 2013
(enter date affidavit is notarized)

122718

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE.

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

Applicant

Applicant's Authorized Agent

Florence E. Campbell

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 2nd day of November 2013, in the State/Comm. of Virginia, County/City of Alexandria.

Kaollin Y. Tomlinson

Notary Public

My commission expires: 8-31-2015

RECEIVED
Department of Planning & Zoning

SEP 20 2013

Zoning Evaluation Division

Flo's Day Care, LLC

Florence Campbell
8807 Oak Leaf Drive
Alexandria, VA 22309
Office #: (703) 799-8362
Fax #: (703) 799-3849

Tuesday May 21st, 2013

To Whom It May Concern:

Flo's Day Care, LLC, a child care service shall be operated in the home of Florence and Romeo Campbell, at 8807 Oak Leaf Dr., Alexandria, VA 22309 and will be open from 7:00 AM to 6:00 PM, Monday through Friday. There will be a maximum of twelve (12) children in the facility with approximately nine (9) children present at any one time.

There are two (2) full-time employees, Florence Campbell, proprietor and primary care provider, and Romeo Campbell, assistant care provider. There are also two (2) volunteer part-time employees, Nekesa and Anita Campbell, who work from 04:00 PM to 06:00 PM.

Five (5) children arrive at 7:00 AM, two (2) children at 7:30 AM, one (1) child at 8:00 AM, and six (6) children depart at 8:30 AM and return at 4:00 PM. A majority of the children reside in the Alexandria, VA area within an approximate five (5) miles radius of the aforementioned property. Parents may drive the child(ren) to the facility and there is street parking available to them in the front of the facility.

The child care service has a dining facility on the main floor with an additional classroom/playroom on the lower level. There is an fenced play area in the backyard area of the property.

Sincerely,



Florence Campbell
Proprietor
Flo's Day Care, LLC

Arrival/Departure Time Schedule AM

0700	0730	0800	0830	0900	0930	1000	1030	1100	1130	1200
A	A	A	D							
A	A		D							
A			D							
A			D							
A			D							
			D							

Arrival/ Departure Schedule PM

1230	1300	1330	1400	1430	1500	1530	1600	1630	1700	1730	1800
							A	D	D		D
							A		D		D
							A				D
							A				D
							A				
							A				
							D				

A - Arrivals
 D - Departures

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 Department of Planning & Zoning

SEP 20 2013

Zoning Evaluation Division

SEP 20 2013

Zoning Evaluation Division

Special Permit for Home Child Care Facilities
Application for Flo's Day Care, LLC.
Florence Campbell, Proprietor

1. The proposed use of the property at 8807 Oak Leaf Dr. Alexandria, VA 22309 is as a residence and home-based business, Flo's Day Care, LLC., a child care facility. As the facility is within a residential area it shall not be altered to detract from the aesthetics of the neighborhood.
2. The facility meets the height and sizing of the zoning district.
3. As the facility is in a residential neighborhood, I will not make any alterations that would affect the surrounding properties.
4. There is available on-site and street parking for staff, parents and family that will not adversely affect the neighborhood.
5. There are existing trees, shrubbery, and fences adjacent to my neighbors property.
7. As previously stated in item #4 of this document there is adequate parking available for the facility. In addition, there are adequate utility, drainage, loading and other necessary facilities available to the property.
8. There are no signs regarding the operation of Flo's Day Care, LLC. on the property at 8807 Oak Leaf Dr. Alexandria, VA 22309.

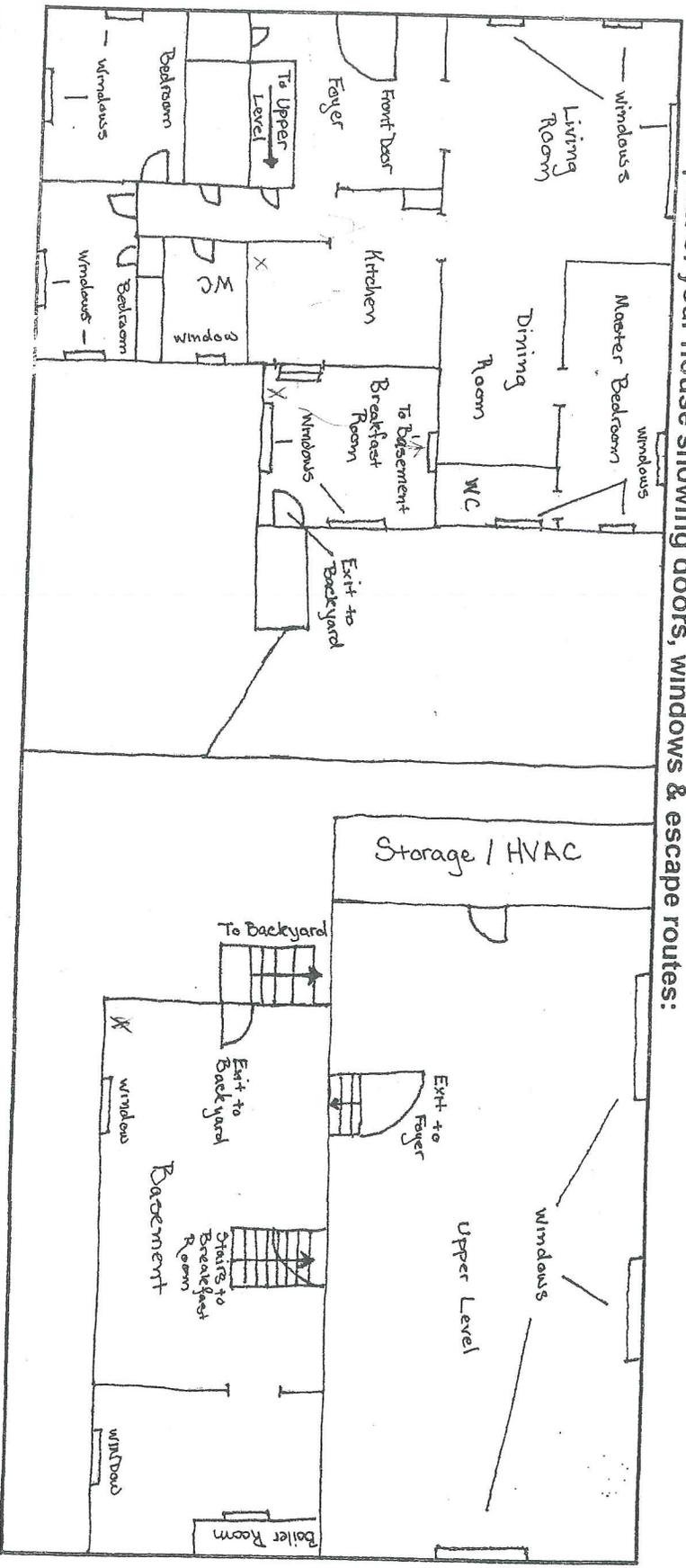
SEP 20 2013

Zoning Evaluation Division

FAMILY NAME: Campbell

HOME FIRE ESCAPE PLAN

Draw floor plan of your house showing doors, windows & escape routes:



OUTSIDE MEETING PLACE: _____

SPECIAL ASSIGNMENTS: (Help elderly, Raise outside ladder, etc.) _____

SPECIAL INSTRUCTIONS: _____

EMERGENCY FIRE # _____

RECEIVED
Department of Planning & Zoning
NOV 04 2013
Zoning Evaluation Division

Commonwealth of Virginia



DEPARTMENT OF SOCIAL SERVICES

FAMILY DAY HOME LICENSE

Issued to: Florence Campbell, d.b.a. Flo's Day Care

Address: 8807 Oak Leaf Drive, Alexandria, Virginia 22309

This license is issued in accordance with provisions of Chapters 1, 17 and 18, Title 63.2, Code of Virginia and other relevant laws, the regulations of the State Board of Social Services and the specific limitations prescribed by the Commissioner of Social Services, as follows:

<u>CAPACITY</u>	
12	
<u>GENDER</u>	<u>AGE</u>
Both	Birth through 12 years

This license is not transferable and will be in effect August 6, 2013 through August 5, 2015 unless revoked for violations of the provisions of law or failure to comply with the limitations stated above.

ISSUING OFFICE:

Virginia Department of Social Services
Division of Licensing - Fairfax Licensing Office
3701 Pender Drive, Suite 125
Fairfax, VA 22030

Telephone: (703) 934-1505

FDH 891567-L117
LICENSE NUMBER

MARGARET ROSS SCHULTZE
COMMISSIONER OF SOCIAL SERVICES

By Jennifer H. Nalli

Title LICENSING ADMINISTRATOR

Date August 12, 2013

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-303 Standards for all Group 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

8-305 Additional Standards for Home Child Care Facilities

1. The number of children that may be cared for in a home child care facility may exceed the number of children permitted under Par. 6A of Sect. 10-103, but in no event shall the maximum number of children permitted at any one time exceed twelve (12), excluding the provider's own children. The BZA may also allow more than one nonresident person to be involved with the use. Except as described above, home child care facilities shall also be subject to the use limitations of Par. 6 of Sect. 10-103.
2. The BZA shall review access to the site and all existing and/or proposed parking, including but not limited to the availability of on-street parking and/or alternative drop off and pick up areas located in proximity to the use, to determine if such parking is sufficient. The BZA may require the provision of additional off-street parking spaces based on the maximum number of vehicles expected to be on site at any one time and such parking shall be in addition to the requirement for the dwelling unit.
3. The provisions of Article 13 shall not apply to home child care facilities, however, the BZA may require the provision of landscaping and screening based on the specifics of each application.
4. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plan drawn to scale. The plan, which may be prepared by the applicant, shall contain the following information:
 - A. The dimensions, boundary lines and area of the lot or parcel.
 - B. The location, dimensions and height of any building, structure or addition, whether existing or proposed.
 - C. The distance from all property lines to the existing or proposed building, structure or addition, shown to the nearest foot.
 - D. The dimensions and size of all outdoor recreation space and the location of such space in relation to all lot lines.
5. All such uses shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.