



County of Fairfax, Virginia

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

November 20, 2013

Mohammad I. Mansoor
8476 Wasdale Head Drive
Lorton, VA 22079

Re: Special Exception Application SE 2013-MV-006

Dear Mr. Mansoor:

At a regular meeting of the Board of Supervisors held on November 19, 2013, the Board approved Special Exception Application SE 2013-MV-006 in the name of Mohammad I. Mansoor. The subject property is located at 8476 Wasdale Head Drive, on approximately 7,420 square feet of land, zoned PDH-4 in the Mount Vernon District [Tax Map 107-3 ((6)) 9]. The Board's action permits a home child care facility with an enrollment of 10 children at one time, pursuant to Section 6-105 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, 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.

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
<http://www.fairfaxcounty.gov/bosclerk>

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.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor Gerry Hyland, Mount Vernon District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, 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
Donald Stephens, Transportation Planning Division
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
Jill Cooper, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

SE 2013-MV-006

Zoning Application Closeout Summary Report

Printed: 11/22/2013

General Information

APPLICANT: MOHAMMAD I. MANSOOR
DECISION DATE: 11/19/2013
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: MEGAN BRADY
SUPERVISOR DISTRICT: MOUNT VERNON

DECISION SUMMARY:

ON NOVEMBER 19, 2013, THE BOARD UNANIMOUSLY APPROVED SE 2013-MV-006 ON A MOTION BY SUPERVISOR HYLAND SUBJECT TO DEVELOPMENT CONDITIONS DATED SEPTEMBER 19, 2013.

APPLICATION DESCRIPTION:

HOME CHILD CARE FACILITIES

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PDH- 4	7,420.00 SQ FEET

Tax Map Numbers

1073 ((06)) ()0009

Approved Land Uses

Zoning District: PDH- 4

LAND USE	DU'S	RES LAND AREA	ADU'S	WOU'S	GFA	FAR	NRES LAND AREA
CHCRHOM/AC							

TOTALS

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 11-22-2013

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
OUTDOOR PLAY AREA	01-01-0001	0	N/A	0	01-01-0001
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLATS	01-01-0001	0	N/A	0	01-01-0001
ENROLLMENT LIMITATIONS	01-01-0001	0	N/A	0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	0	01-01-0001
NUMBER OF EMPLOYEES	01-01-0001	0	N/A	0	01-01-0001
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
GRANTED WITHOUT TERM	01-01-0001	0	N/A	0	01-01-0001
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
PERMITS SHALL BE OBTAINED	03-26-2014	0	DATE	0	01-01-0001

11/22/2013



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SE 2013-MV-006

(Staff will assign)

RECEIVED
 Department of Planning & Zoning

JAN 07 2013

APPLICATION FOR A SPECIAL EXCEPTION
 (PLEASE TYPE or PRINT IN BLACK INK)

Zoning Evaluation Division

APPLICANT	NAME Mohammad I. Mansoor	
	MAILING ADDRESS 8476 Wasdale Head Dr. Lorton, VA, 22079	
	PHONE HOME (703) 495-9808	WORK ()
	PHONE MOBILE (571) 276-7444	
PROPERTY INFORMATION	PROPERTY ADDRESS 8476 Wasdale Head Dr. Lorton VA 22079	
	TAX MAP NO. 107-3-06-0009	SIZE (ACRES/SQ FT) 7,420 sqft.
	ZONING DISTRICT PDH-4	MAGISTERIAL DISTRICT Mount Vernon
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:	
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION 9-309	
	PROPOSED USE Home Child Care Facilities	
AGENT/CONTACT INFORMATION	NAME	
	MAILING ADDRESS	
	PHONE NUMBER	HOME WORK
	PHONE NUMBER	MOBILE
MAILING	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant -or- <input type="checkbox"/> Agent/Contact	
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p>		
<p><u>Mohammad I. Mansoor</u> TYPE/PRINT NAME OF APPLICANT/AGENT</p>		<p><u>[Signature]</u> SIGNATURE OF APPLICANT/AGENT</p>

DO NOT WRITE IN THIS SPACE

Date application accepted: April 19, 2013

Virginia Ruffner

Application Fee Paid: \$ 1,100.⁰⁰

SE 2012-0272

MPC
4/19/13