



APPLICATION ACCEPTED: October 18, 2013
BOARD OF ZONING APPEALS: January 8, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

January 1, 2014

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2013-BR-089

BRADDOCK DISTRICT

APPLICANT: Ayesha S. Sheikh
OWNER: Robert N. DeAngelis
SUBDIVISION: Twinbrook
STREET ADDRESS: 5043 Head Court, Fairfax, 22032
TAX MAP REFERENCE: 69-3 ((9)) 79
LOT SIZE: 2,170 square feet
ZONING DISTRICT: R-8, Cluster
ZONING ORDINANCE PROVISIONS: 8-305
SPECIAL PERMIT PROPOSAL: To permit a home child care facility.

STAFF RECOMMENDATION: Staff recommends approval of SP 2013-BR-089 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.

O:\vgumk2\SP_VC Cases\1-8) SP 2013-BR-089 Sheikh HCC\Sheikh HCC SP 2013-BR-089 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.

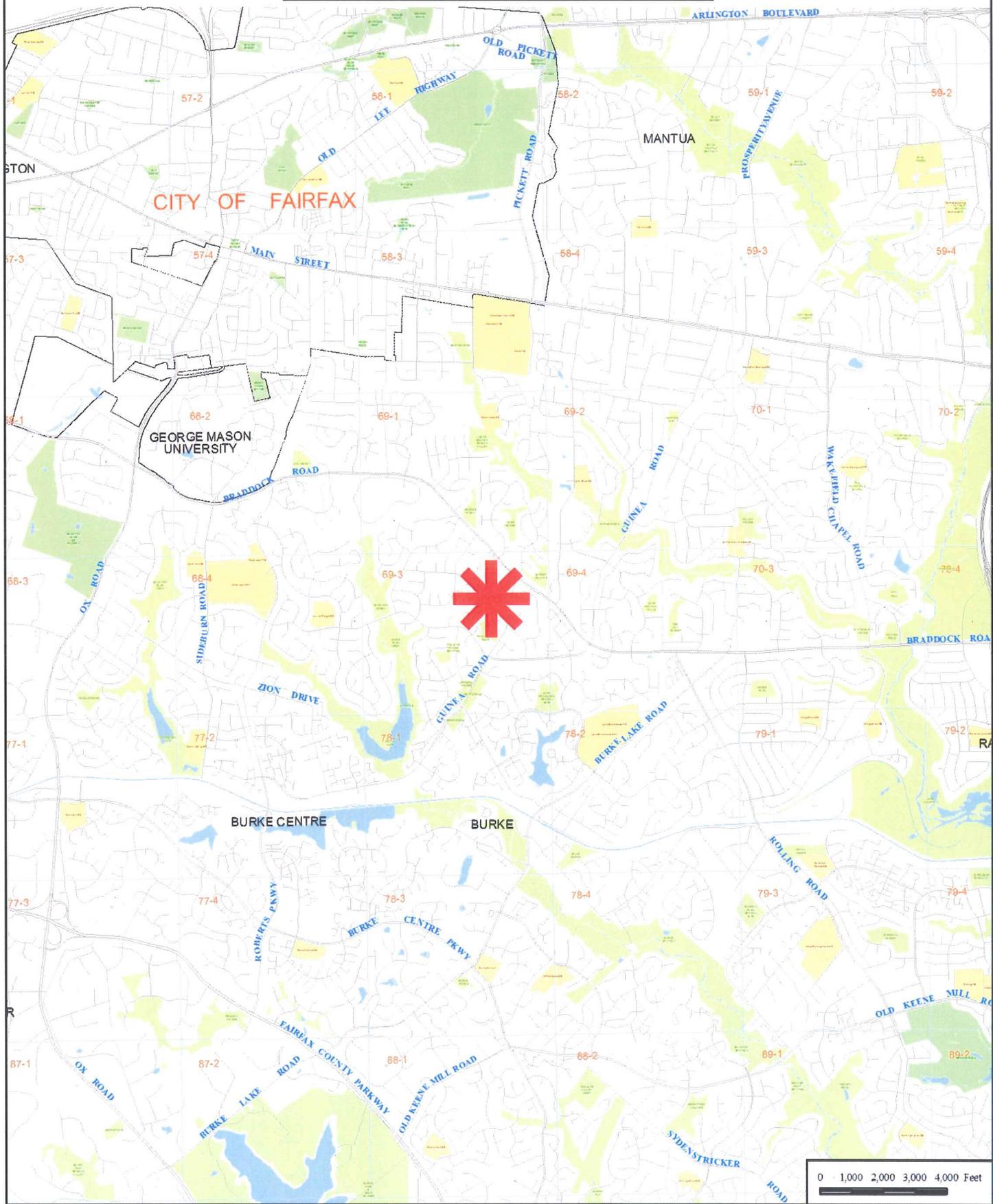
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

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).

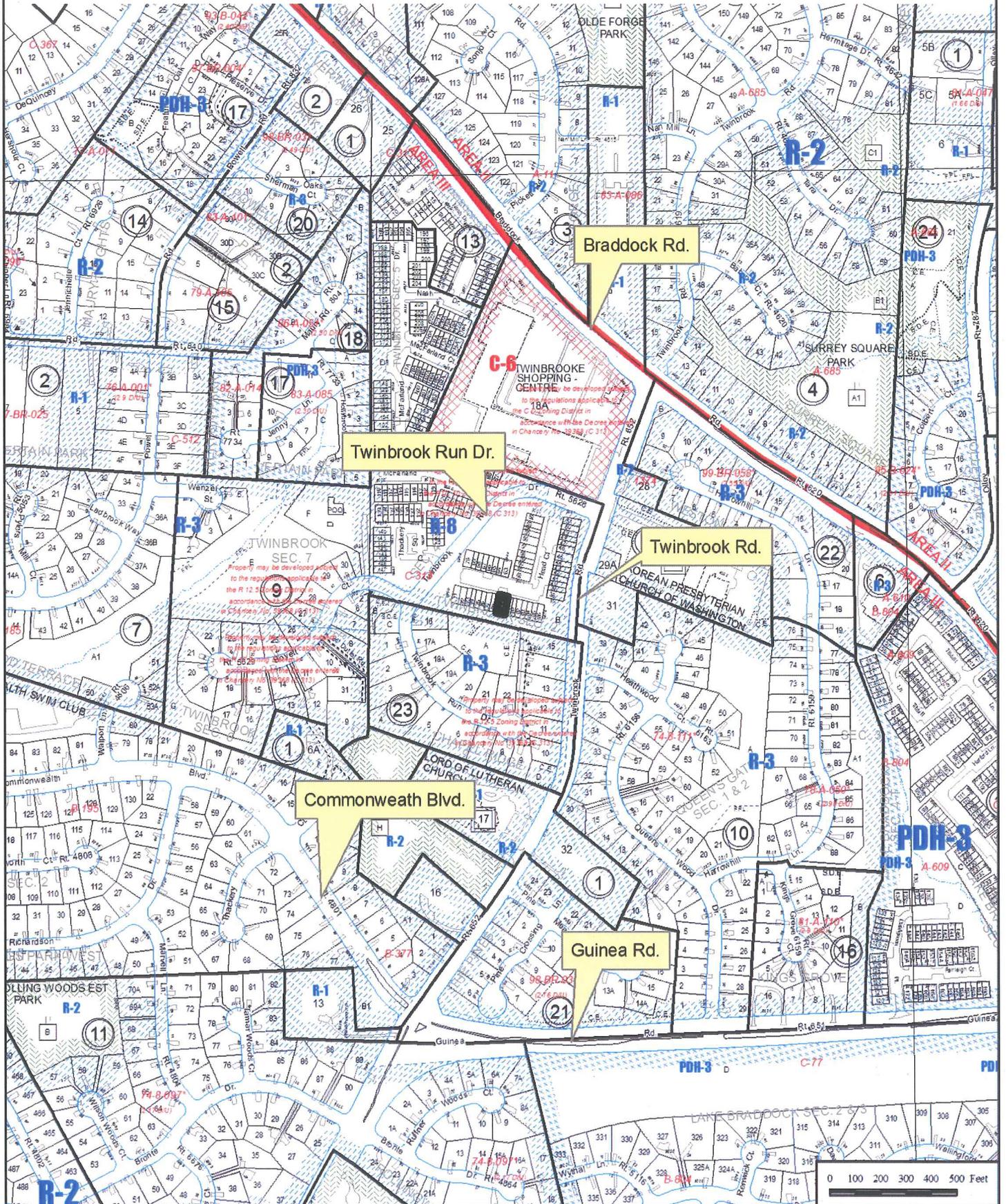
Special Permit
SP 2013-BR-089
AYESHA S. SHEIKH



Special Permit

SP 2013-BR-089

AYESHA S. SHEIKH



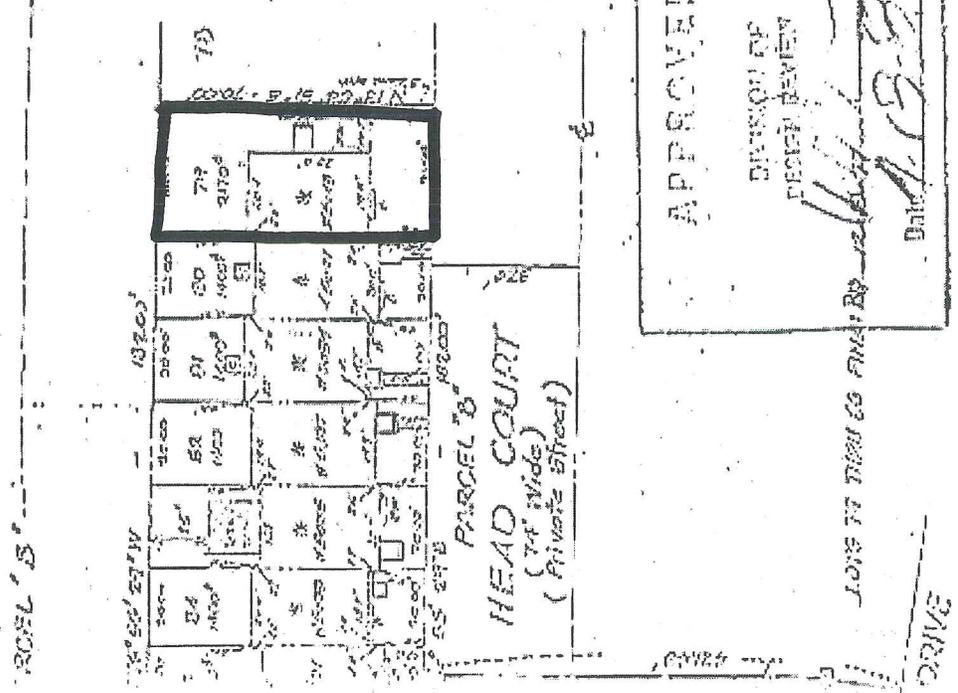
RECEIVED
 Department of Planning & Zoning
 SEP 10 2013
 Zoning Evaluation Division

WALL
 Lot 83

QUALITY NOT SUITABLE
 FOR MICROFILMING

LEGEND

- EW DENOTES EAVSINGING
- B DENOTES BOX WINDOW
- C DENOTES CONCRETE SLAB
- W DENOTES DWELLING NUMBER
- DW DENOTES CONCRETE WALK
- W DENOTES DWELLING



Walter Stone

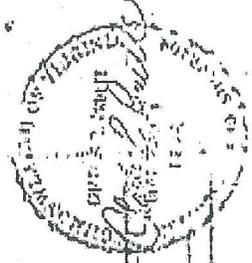
Approved for proposed location of building as shown. Final approval subject to wall check.

JUL 8 1982

Philip G. Yeter
 Zoning Administrator

7100 09 01 82
 TWINEBROOK (74' Wide)

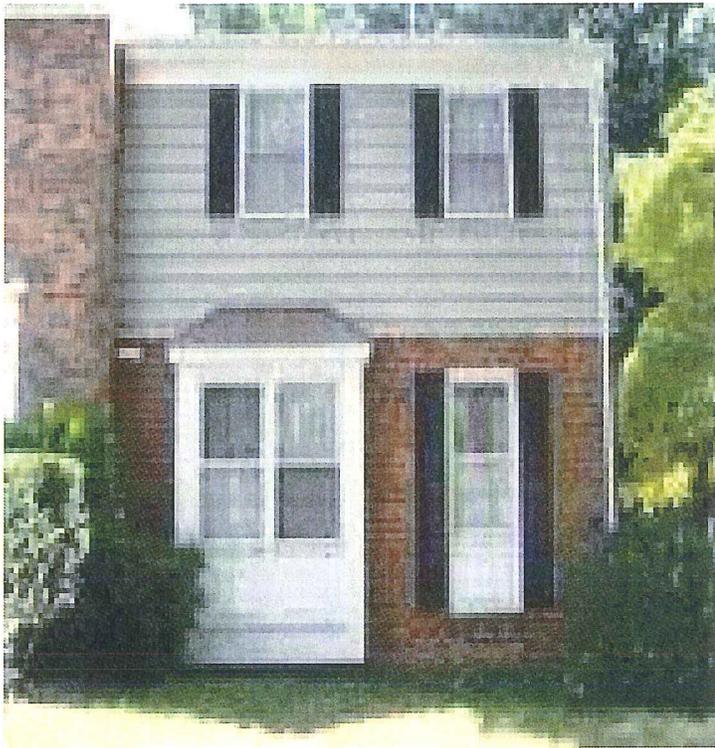
APPROVED
 DIVISION OF DECISION REVIEW
Philip G. Yeter
 Date: 7-8-82



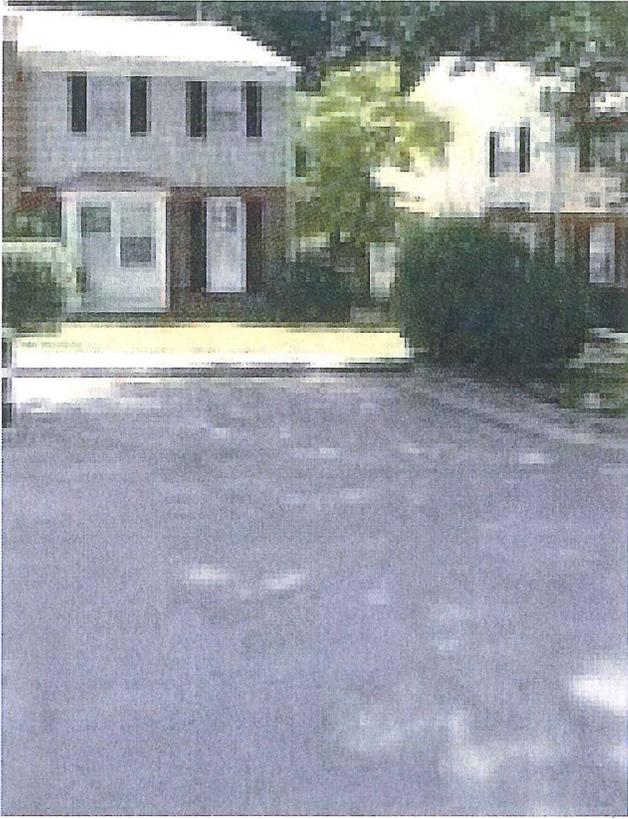
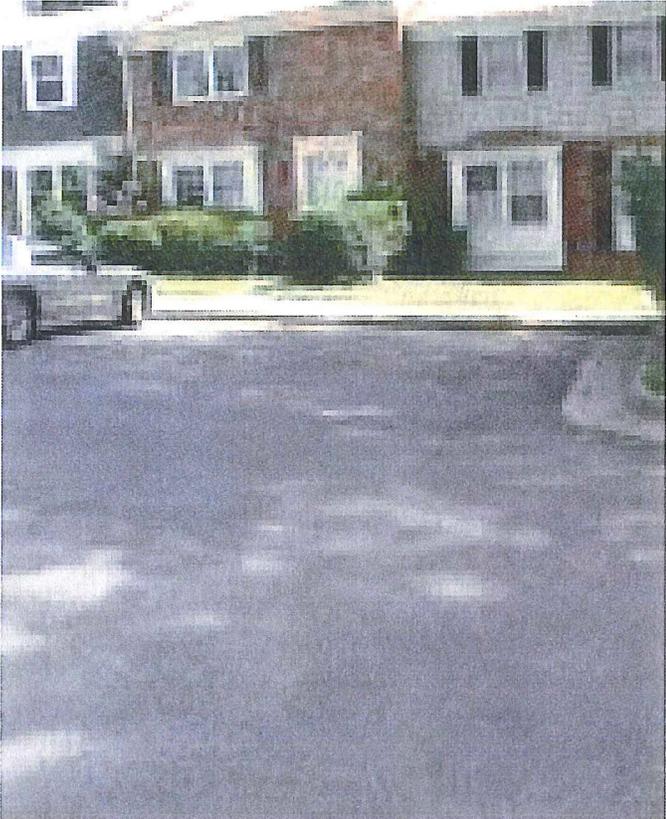
SPRINGFIELD ASSOC	
3200 HANOVER	
SPRINGFIELD	
DATE	BY
7-8-82	PHILIP G. YETER
DATE	BY
7-8-82	PHILIP G. YETER
DATE	BY
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DATE	BY
7-8-82	PHILIP G. YETER

SECTION TWO
 Springfield Dist.
 Fairfax County, Virg.

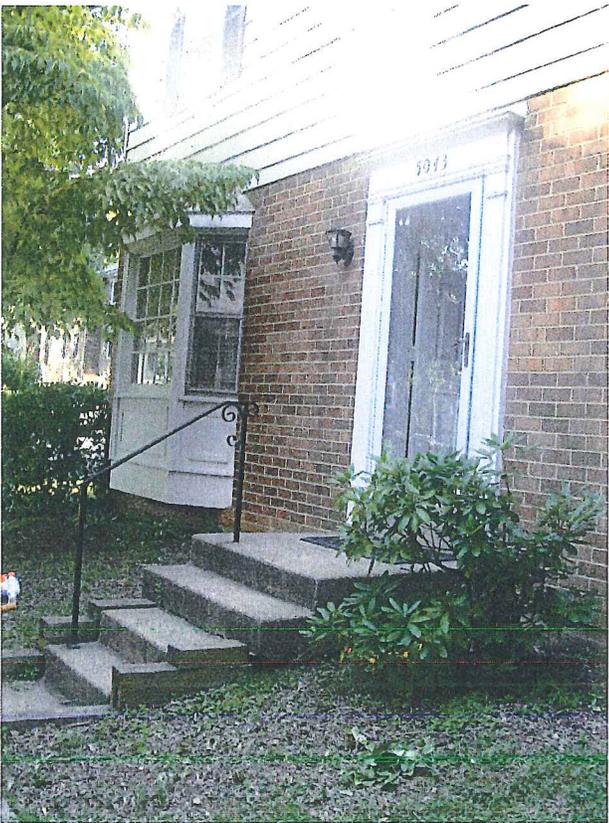
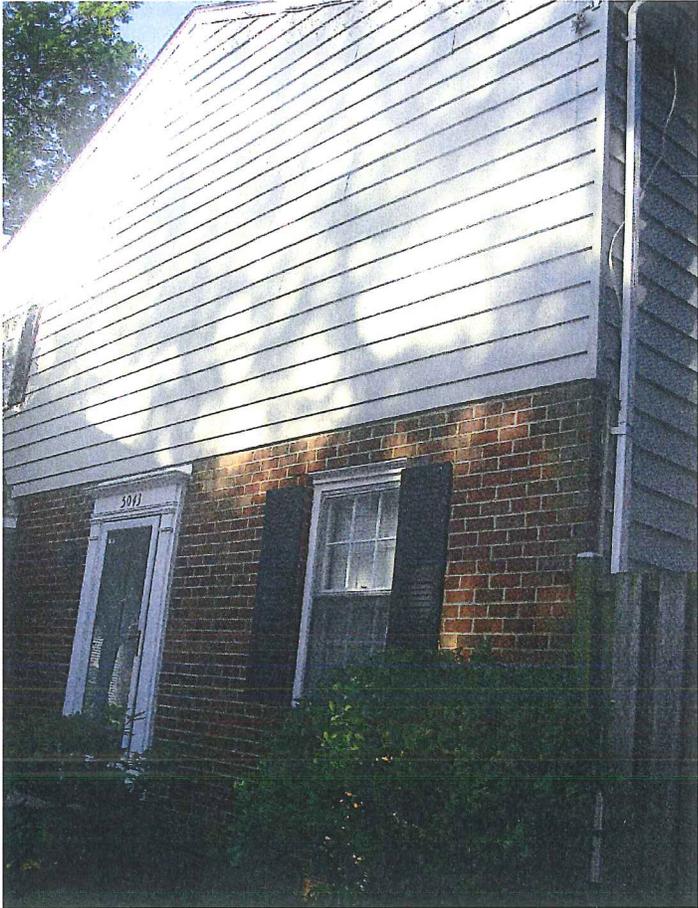
Front of the House



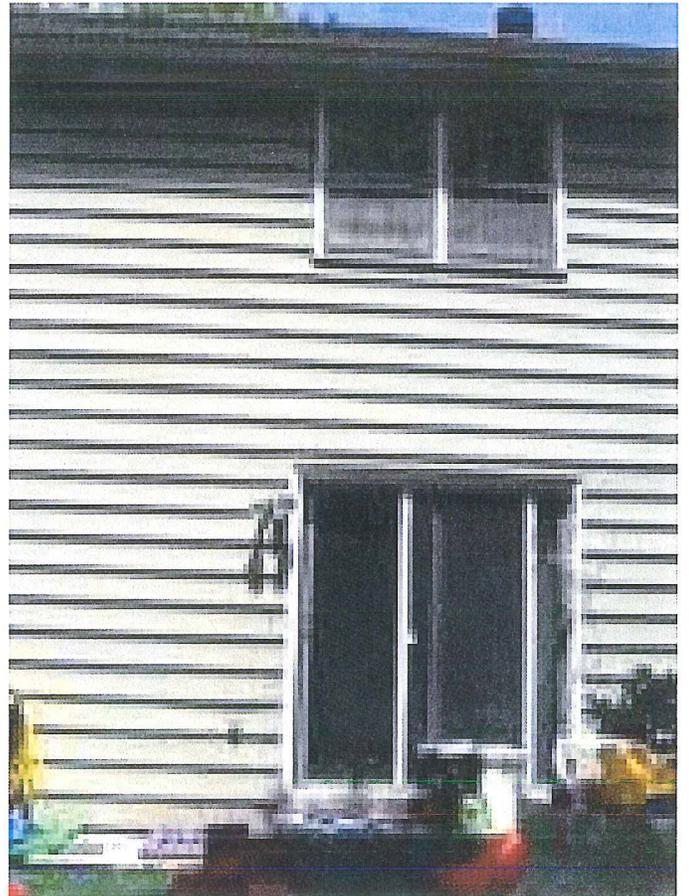
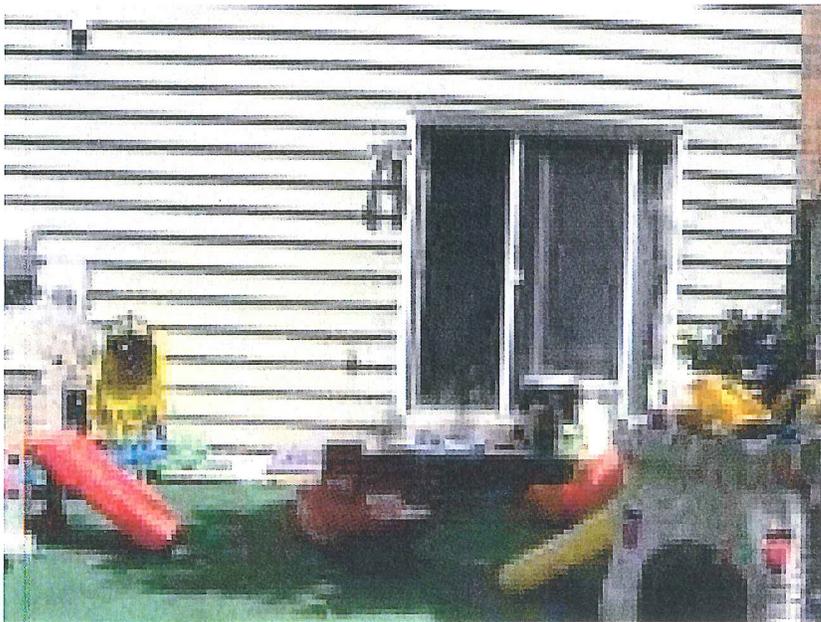
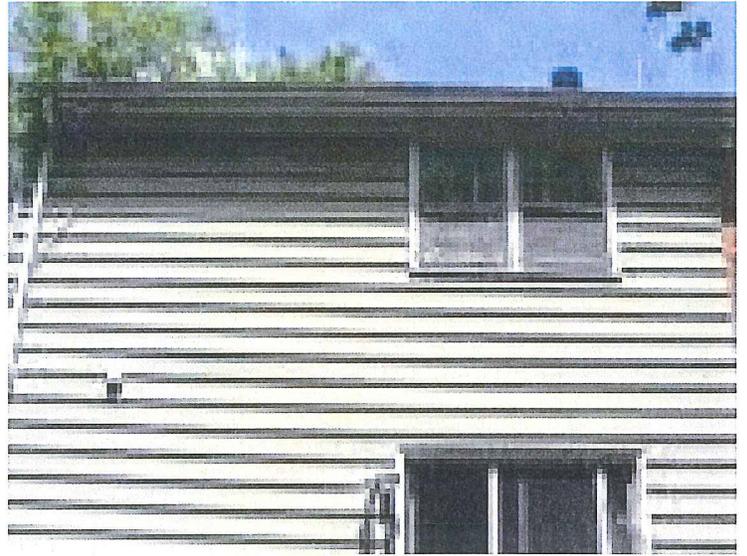
Reserved Parking outside of house



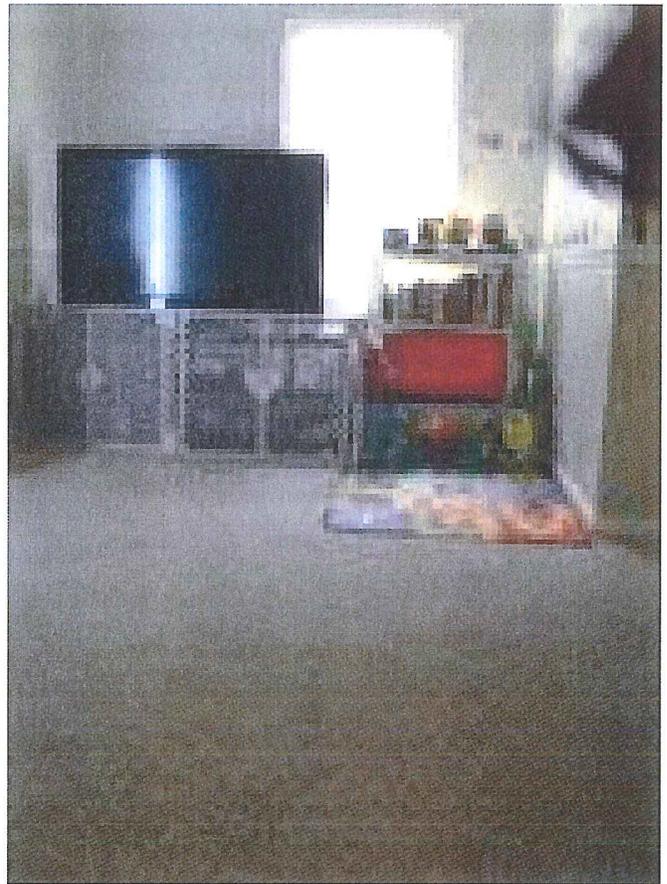
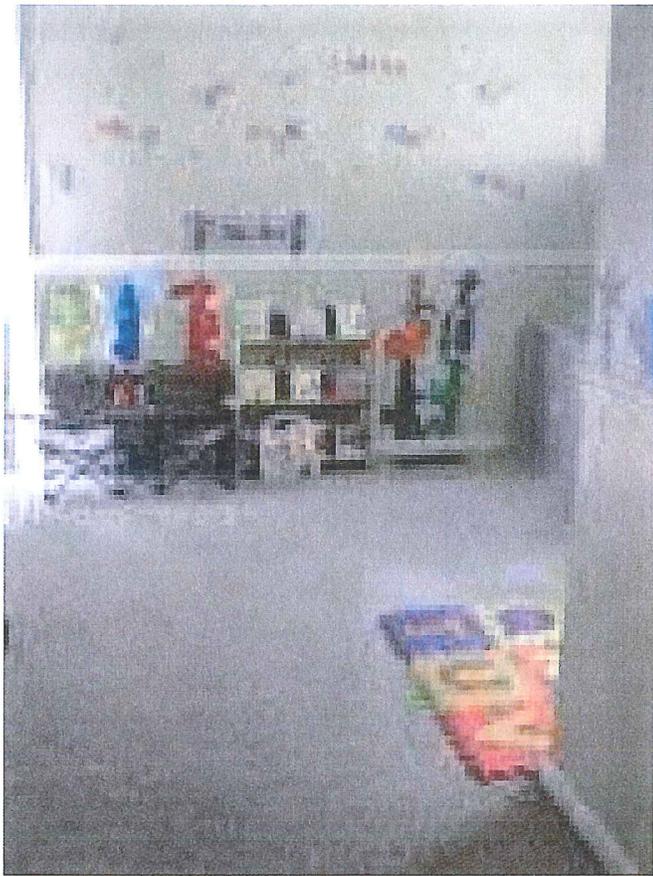
Side of the House



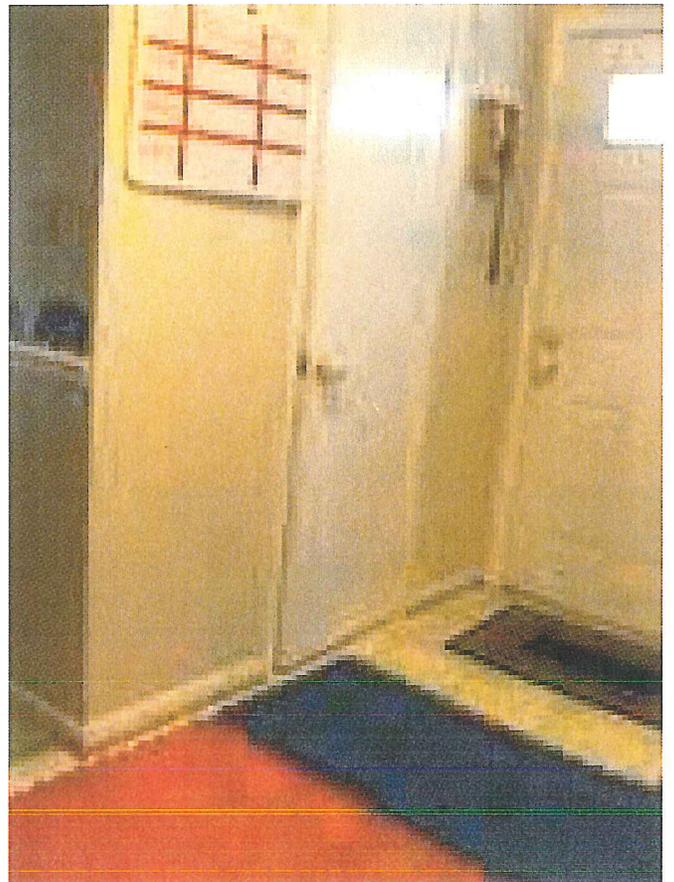
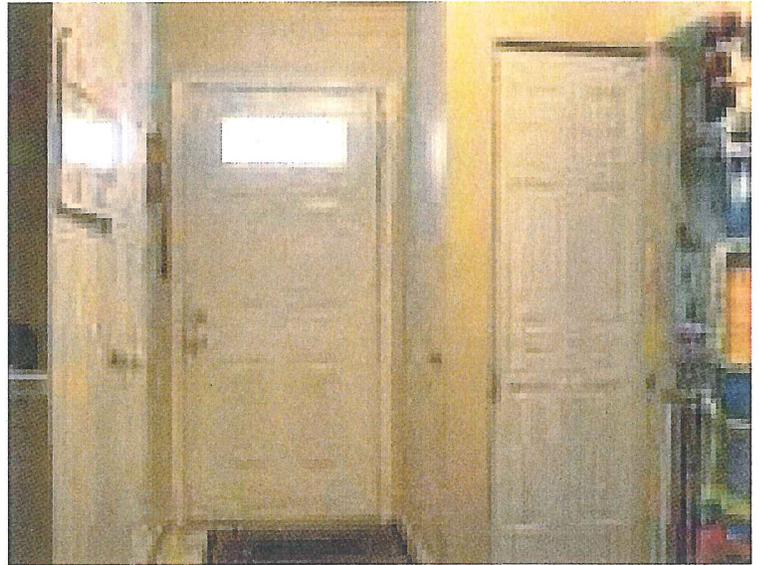
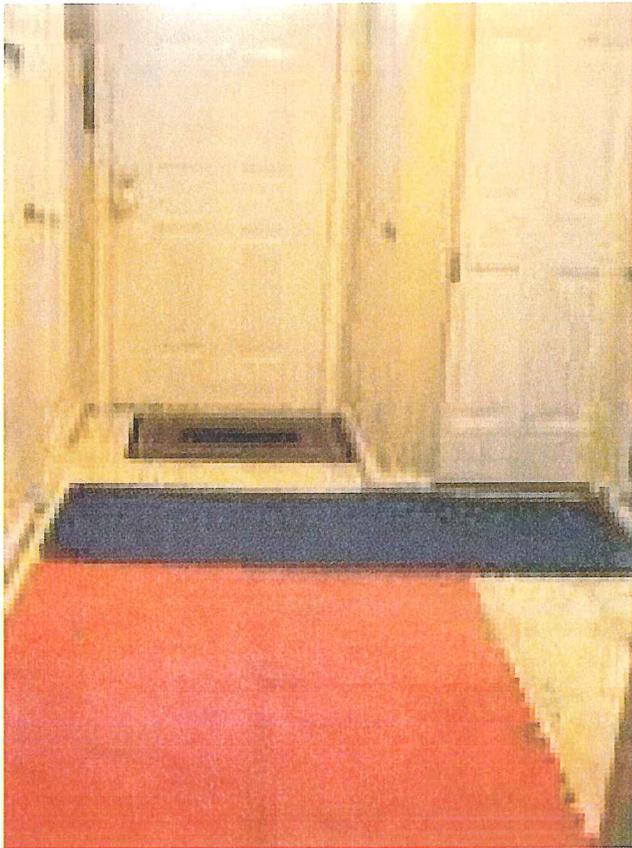
Back of the House



Living Room Pictures



Main Hall Pictures



Dining Room Pictures



Kitchen's Pictures



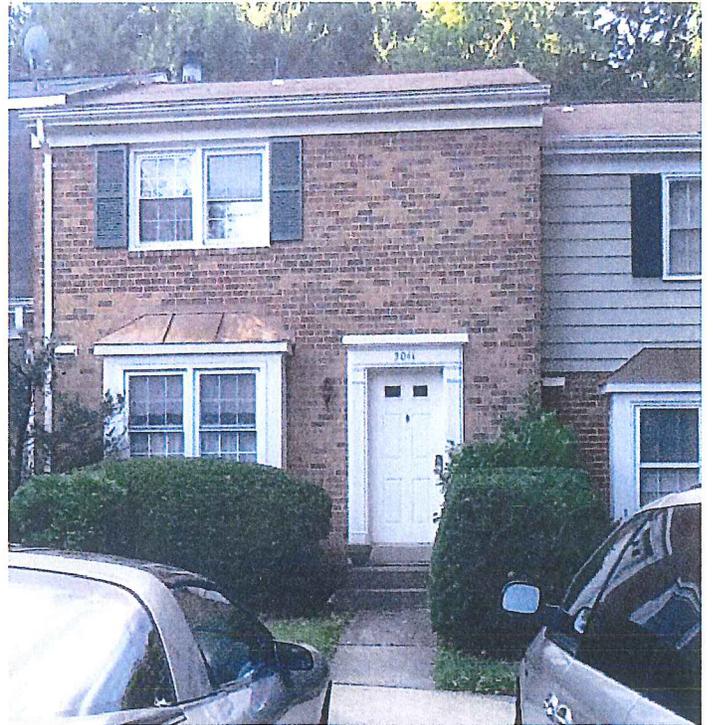
BackYard



Bedroom 1



Next Door Neighbors



Front Neighbors



SPECIAL PERMIT REQUEST

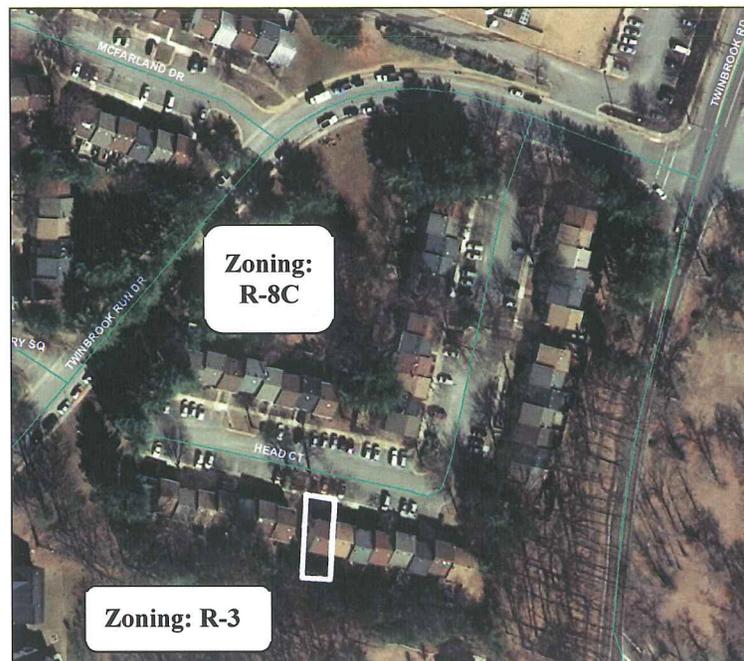
The applicant is seeking a special permit to allow a home child care facility in a townhome.

A copy of the special permit plat titled, "Building Location, Lots 79 Thru 86, Twinbrook, Section Two," prepared H.M. of Springfield Assoc., as revised by the homeowner, Ayesha S. Sheikh, and as accepted by the Department of Planning and Zoning on October 1, 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 attached dwelling (townhouse). A concrete stoop with steps exist on the west façade and serves as the main entrance. The property has a rear yard (which also serves as the play area) enclosed by a 5.8 foot tall wood fence. The townhouse is assigned two parking spaces and these are located on Head Court, north of the dwelling. Small trees and shrubs exist along the western facade of the dwelling. The topography of the lot is relatively flat.



The subject property and surrounding properties on the north, east and west, as shown above, are zoned R-8 and developed under the cluster provisions of the zoning ordinance. They are developed as single family attached dwellings. The property to the south is zoned R-3 and is private open space owned by the Chapel Ridge Homeowners Association, Inc.

BACKGROUND

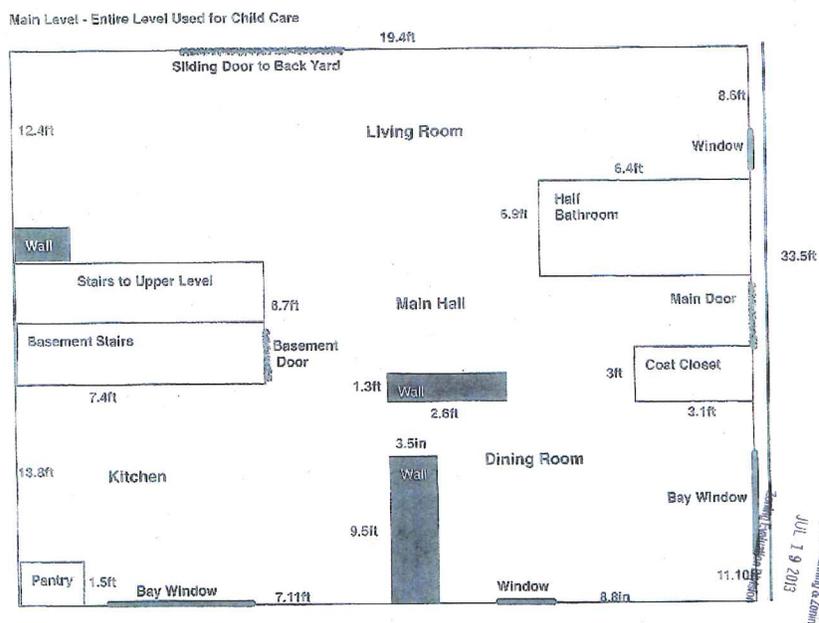
Fairfax County Tax Records indicate that the single family attached dwelling was constructed in 1977 and purchased by the owner in October of 2003. The applicant began renting the property in February 2006.

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 in a townhome for up to 6 children on site at any one time to operate between the hours of 7:00 a.m. and 5:30 p.m., Monday through Friday. Five children are permitted by right. The children generally arrive between 7:00 a.m. and 9:00 a.m. and depart between 4:00 p.m. and 5:30 p.m. The proposed number of employees is two; the applicant and one part-time assistant when she has six children. The assistant is the applicant's daughter and they share the one family car.

The applicant operates a current home child care managed through a company called Infant Toddler Family Day Care. This company obtained a state license that was approved for 475 children in 175 homes effective from January 8, 2013, through January 7, 2014 from the Commonwealth of Virginia, Department of Social Services (Appendix 4). This company, in turn, issued their own license to the applicant for six children, effective from August 31, 2013 through August 31, 2014 (Appendix 5).



The home child care facility is operated on the first floor of the dwelling, which includes a kitchen, a living room, a dining room and a half bathroom (as depicted on the previous page). One of the bedrooms on the upper level is also used for the home child care. A wood fence, 5.8 feet in height encloses the rear yard of the townhome, which is used as the play area. The applicant also uses the neighborhood park as an additional play area.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area III, Pohick Planning District
Planning Sector: Main Branch Community Planning Sector (PO-02)
Plan Map: Residential, 5-8 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 6. Subject to the development conditions, the special permit must meet these standards.

On-site Parking and Site Circulation

The townhome is assigned two parking spaces in front of the unit. There is no garage on the property. The applicant indicates that the family only has one car (shared by the applicant and the daughter, the assistant) and the car will be parked in one of the assigned spaces while the other assigned space will be left unoccupied for the pick-up and drop-off of children. Six visitor parking spaces are located across Head Court and can be used for the drop-off and pick-up of children.

Access to the site is provided by a concrete walkway from Head Court.

The Zoning Ordinance requires 2.7 parking spaces for a single family dwelling attached and these are located in the assigned parking and with the visitor parking across the street. Staff believes sufficient parking exists 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-BR-089 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. Infant Toddler Family Day Care Family Day Home State License
5. Infant Toddler Family Day Care License for Applicant
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2013-BR-089****January 1, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2013-BR-089 located at Tax Map 63-3 ((9)) 79 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, Ayesha S. Sheikh, only, and is not transferable without further action of the Board, and is for the location indicated on the application, 5043 Head Court, 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, "Building Location, Lots 79 Thru 86, Twinbrook, Section Two," prepared H.M. of Springfield Assoc., as revised by the homeowner, Ayesha S. Sheikh, and as accepted by the Department of Planning and Zoning on October 1, 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 5:30 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 six, excluding the applicant's own children.
7. One of the two assigned parking spaces for the applicant's property shall be reserved during business hours for the pick-up and drop-off of children.
8. 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-BR-089
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 8-23-13
 (enter date affidavit is notarized)

I, Ayesha S. Sheikh, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant 12190
 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)
Ayesha S. Sheikh	5043-Head Ct; Fairfax - VA - 22032	Lessee/Applicant
Robert - N - DeAngelis	8346 Traford Lane - Springfield VA - 22152	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-BR-089
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 8/23/13
(enter date affidavit is notarized)

121901

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:

(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 - BR - 089
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 8/23/13
(enter date affidavit is notarized)

121901

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

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)

(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-BR-089
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 8/23/13
(enter date affidavit is notarized)

12/901

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-BR-089
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 8-23-13
(enter date affidavit is notarized)

121901

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.

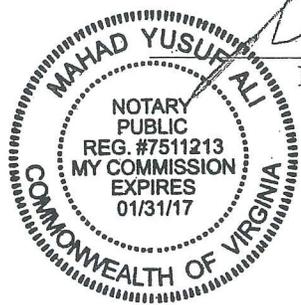
WITNESS the following signature:

(check one) Applicant Ayesha Sheikh [] Applicant's Authorized Agent

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

Subscribed and sworn to before me this 23rd day of August, 2013, in the State/Comm. of VA, County/City of Fairfax

My commission expires: 01/31/2017



[Signature]
Notary Public

Special Permit Of Justification

- A. Type of Operation: Child Care Provider
 B. Hours of Operation: 7:00 am - 5:30 pm
 C. Estimated number of children and largest present at any one time, excluding providers own children: 6 children. **Applicant only wants to be approved to care for 6 children.**
 D. Proposed number of employees/attendants/teachers: One assistant - Sophia Imran
 E. Estimated Drop Off Schedule and largest number of drop offs at any one time:

Number of Children	Arrival Time	Departure Time
1	7:00 am	4:00 pm
1	7:10 am	4:30 pm
1	7:30 am	5:00 pm
1	8:30 am	4:45 pm
2 - from same family	9:00 am	5:30 pm

- F. Vicinity - Town House, and general area to be used is the living room, main hall, dining room, kitchen, backyard, and bedroom 1 upstairs. Parents are generally from the Fairfax, and Burke area. The family with 2 children are coming from Kings Park Neighborhood in Springfield, and one family is coming from Vienna. One family is coming from Burke, one family is coming from Fairfax, and one family is coming from Falls Church.
- G. The dwelling is a corner town house with three levels. One upstairs, one main level, and an underground basement - half of which is unfinished. The main entrance is on the side of the home on the main level, and the second exit is a sliding door with a screen door which leads to the backyard which is also located on the main floor. There is a back exit from the backyard which has a path behind it which can be used for an emergency evacuation. There are three bedrooms upstairs, and two full baths upstairs. There is a dining room, kitchen, living room, main hall, and half bath located on the main level. The basement which is half unfinished also has a room for the furnace, the fuse box, a fireplace which is not used, and also has been inspected, and the remainder of the basement is used for storage. There are two reserved parking spots outside of the home which are used by the parents because I have only one car which my daughter takes at 6:30am to go to college, and work, and doesn't get back till 5:00pm. In front of my house there are also six visitor parking spots. The backyard is gated with a 5ft 10in fence and behind the backyard are trees making the home secluded from the back. The home is located at the dead end of Head ct. Half of the front and side of the home are made of bricks, and the entire back, and upper half of the home is made of siding. There are two bay windows, one located in the kitchen, and one in the dining room. The main level, and backyard are both dedicated

to child care which includes my half bath, main hall, living room, kitchen, and dining room. The kitchen is used to feed the children and I have put high chairs, and booster seats so the children can sit and have their meals. The living room is mainly the playroom. There is a toy box, as well as large toys for the children to play with. The reading area is also in the living room. The dining room is also part play room, part sleeping room. I have three cribs in the dining room, and I also have storage cubbies, kitchen set, changing table, and baskets full of toys. The main hall has a bench where the children can sit and work on art projects, and art activities. The backyard consists of a play house, two little tikes slides, one little tikes swing, two play cars, one bench, and two little tikes seesaws. There is one bedroom upstairs which has only one crib. The total square footage dedicated to child care is 1,135.96ft squared. This figure includes the main level, backyard, and bedroom 1 upstairs. The height of the home above ground is approximately 30ft.

- H. The area does conform with general standard; Section 8-006 of Zoning Ordinance. No known hazardous or toxic substances.
- I. The area does conform with special standards for Home Child Care Facilities; Section 8-305 of Zoning Ordinance. The proposed development conforms to the provisions of all applicable ordinances, regulations, and adopted standards or, if any waiver, exception or variance is sought by the applicant, such shall be specifically noted with the justification for such modification.

Proposed use: Special Ordinance permit for six children for a home daycare in a town home.

1. The proposed use is in harmony with adopted comprehensive plan.
2. the proposed use is in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use is harmonious with and will not adversely impact the use or development of the neighboring properties in accordance with the applicable zoning district regulations and the comprehensive plan. The location, size, and height of buildings, structures, walls and fences, and the nature and the extent of screening, buffering and landscaping will be 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. The location, size, height of buildings, structures, walls and fences, and the nature and the extent of screening, buffering and landscaping will not be changed and remain the same after the proposed use.
4. The proposed use will not cause any hazardous or conflicting pedestrian and vehicular traffic with the existing and anticipated traffic in the neighborhood. The dwelling is located at a dead end where the flow of traffic is minimal. There are two reserved parking spots for my home that are open throughout my hours of operation for parents to park their cars. I also have six visitor parking spots in front of my home. The parents timings are:

RECEIVED
Department of Planning & Zoning
JUL 19 2013
Zoning Evaluation Division

Number of Children	Arrival Time	Departure Time
1	7:00 am	4:00 pm
1	7:10 am	4:30 pm
1	7:30 am	5:00 pm
1	8:30 am	4:45 pm
2 - from same family	9:00 am	5:30 pm

There will not be more than one parent at my home at one time and the parent can park their car in the reserved spot in front of my home which will cause absolutely no pedestrian traffic because the parking spots are both in front of my front yard.

5. The landscape and screening is in accordance with the provisions of Article 13, Landscaping and Screening, in the zoning ordinance.
6. Open space will be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. Children will have open space in the home throughout the main level, and the backyard.
7. Adequate utility, drainage, parking, loading, and other necessary facilities to serve proposed use are provided. Parking and loading requirement are in accordance with the provisions of Article 11. Utilities such as water, and electricity are provided and working. Drainage is also provided and working in the dwelling. Parking and loading space is available in front of the home in the two reserved parking spots and since all

children have different arrival and departure times there will be more than enough parking for parents.

8. There are no additional signs, and no signs will be put up with being in compliance with the provisions of article 12. I understand that The Board of Zoning Appeals may impose more strict requirements for a given use than those set forth in this ordinance.

Commonwealth of Virginia



DEPARTMENT OF SOCIAL SERVICES

CHILD DAY CENTER LICENSE

Issued to:

Infant/Toddler Family Day Care of Northern Virginia
operated by Infant/Toddler Family Day Care of Northern Virginia, Inc.

Address:

11166 Fairfax Boulevard, Suite #206, Fairfax, Virginia 22030

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:

CAPACITY	
475	
GENDER	AGE
Both	

- This license permits the care of 475 children in 175 homes.

This license is not transferable and will be in effect January 8, 2012 through January 7, 2014 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

CDC 94293-L101
LICENSE NUMBER

MARTIN D. BROWN
COMMISSIONER OF SOCIAL SERVICES

By

James J. Parcelli

Title

LICENSING ADMINISTRATOR

Date

January 6, 2012



Infant Toddler Family Day Care (ITFDC)

Approval under System License

Issued To: *Ayesha Sheikh*

Address: *5043 Head Court, Fairfax, VA 22032*

Effective: *August 31, 2013 through August 31, 2014*

Capacity: *6 children / 16 points*

**An assistant must be present if 16 points is exceeded.*

Children birth through 15 months of age count as four points each.

Children from 16 months through 23 months of age count as three points each.

Children from 2 years through 4 years of age count as two points each.

Children from 5 years through 9 years of age count as one point each.

Children 10 years of age and older count as zero points.

Your own & resident children under the age of 8 years are included in the points maximum.

This license is not transferable. Failure to comply with the regulations set forth by the Commonwealth of Virginia and the ITFDC policies will result in termination of this License. Early childcare educators must be in compliance with all zoning and community requirements. Children under the care of an ITFDC early childcare educator must be enrolled with ITFDC prior to the first day of care.

Issuing Agency:
 Infant Toddler Family Day Care
 11166 Fairfax Blvd., Suite 206
 Fairfax, VA 22030
 License Number CDC-94293-L101

By: *Wynne E Busman*
 Wynne Busman, Executive Director

Date: *8-31-13*

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.