APPLICATION ACCEPTED: December 5, 2013
BOARD OF ZONING APPEALS: February 26, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

February 19, 2014

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2013-BR-105

BRADDOCK DISTRICT

APPLICANT:	Janaki P. Wanniachchige d.b.a. Happy Kids Child Care
OWNERS:	Janaki P. Wanniachchige Jagath C. Wanniachchige
SUBDIVISION:	Kings Park West
STREET ADDRESS:	4758 Tapestry Drive, Fairfax, 22032
TAX MAP REFERENCE:	68-2 ((5)) 1632
LOT SIZE:	10, 280 square feet
ZONING DISTRICT:	R-3
ZONING ORDINANCE PROVISIONS:	8-305
SPECIAL PERMIT PROPOSAL:	To permit a home child care facility.

STAFF RECOMMENDATION: Staff recommends approval of SP 2013-BR-105 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:\lgumk2\SP_VC Cases\(2-26) SP 2013-BR-105 Wanniachchige HCC\Wanniachchige HCC SP 2013-BR-105 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**.

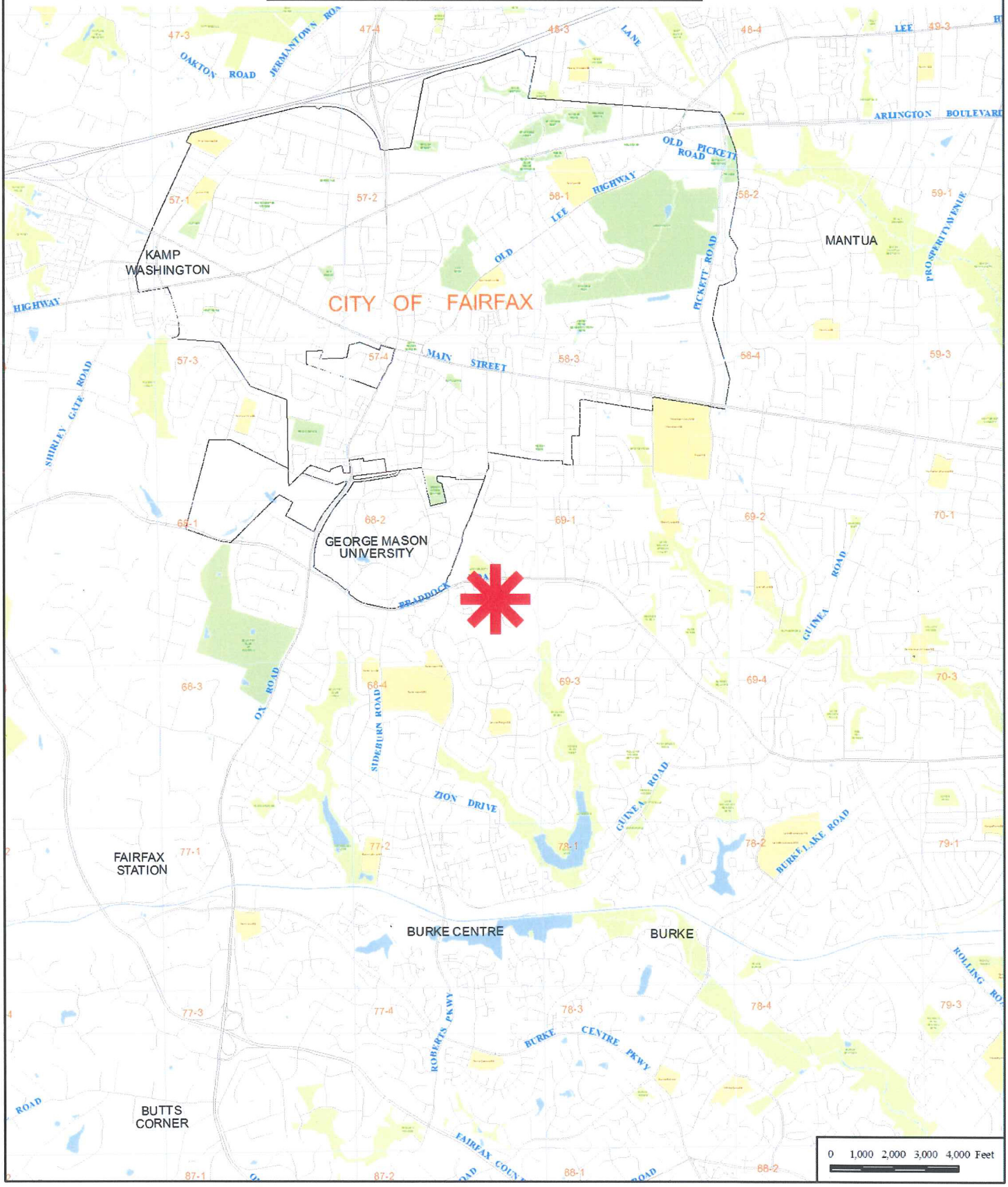
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2013-BR-105

JANAKI P. WANNIACHCHIGE

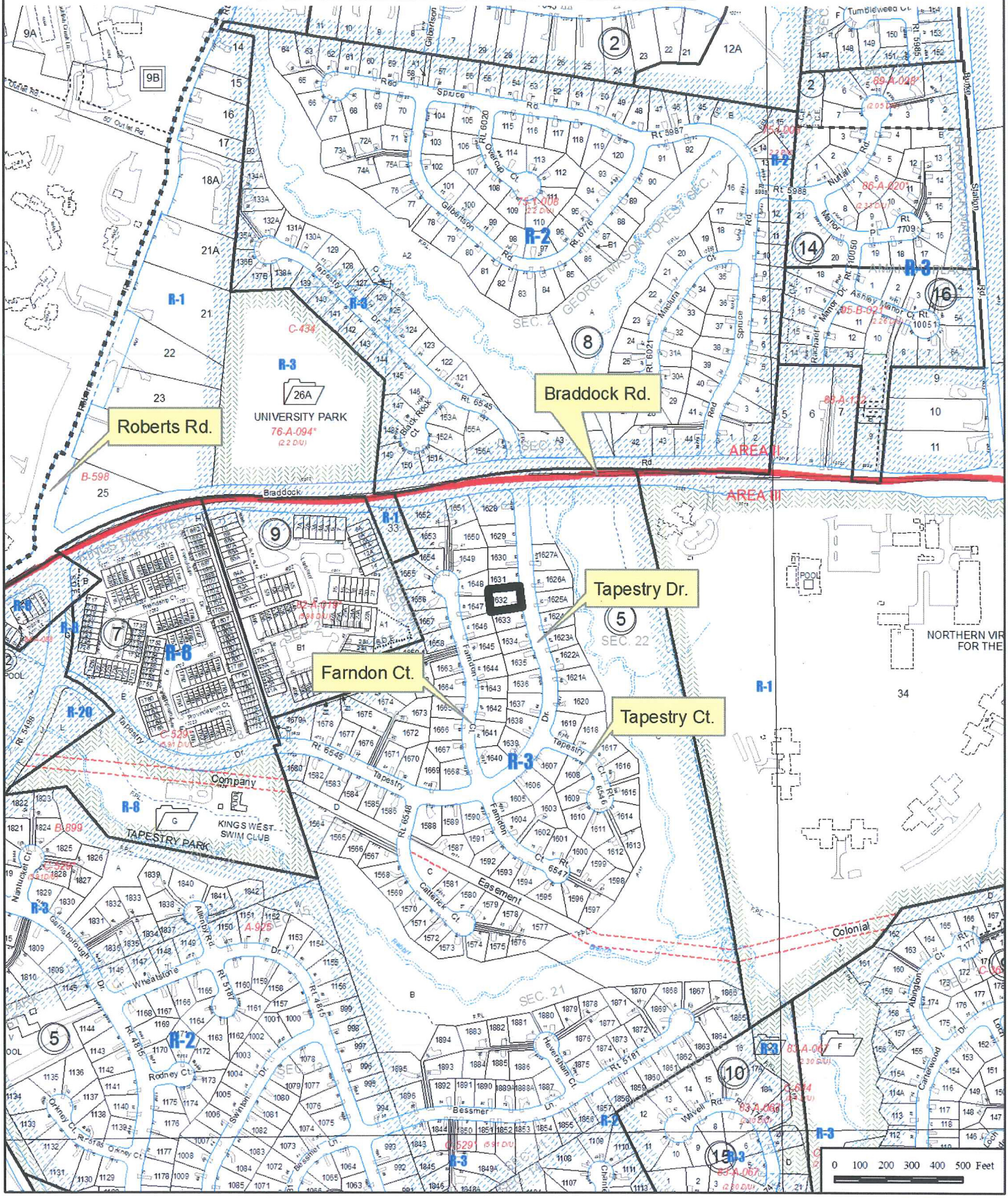
d.b.a HAPPY KIDS CHILD CARE



Special Permit

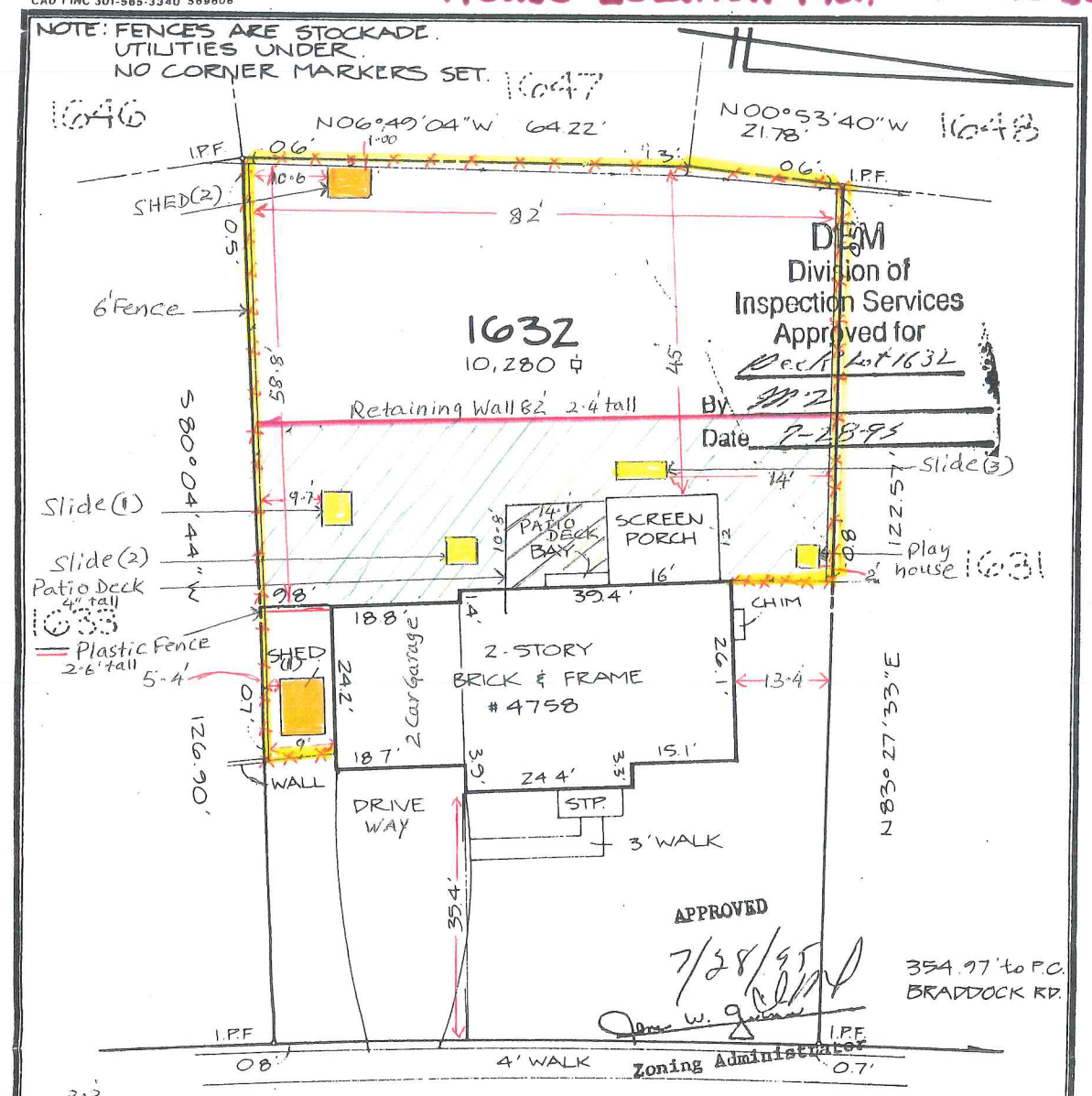
SP 2013-BR-105

JANAKI P. WANNIACHCHIGE
d.b.a. HAPPY KIDS CHILD CARE



CAD 1 INC 301-565-3340 569808

HOUSE LOCATION PLAT TO SCALE 1=20



DPM
Division of Inspection Services
Approved for
Deck Lot 1632
By
Date 2-28-95

Height of:
House 23F
Porch 11.9F
Garage 13.5F

PLAT
SHOWING PHYSICAL IMPROVEMENT SURVEY
LOT 1632 SECTION 22
KINGS PARK WEST
FAIRFAX COUNTY, VIRGINIA

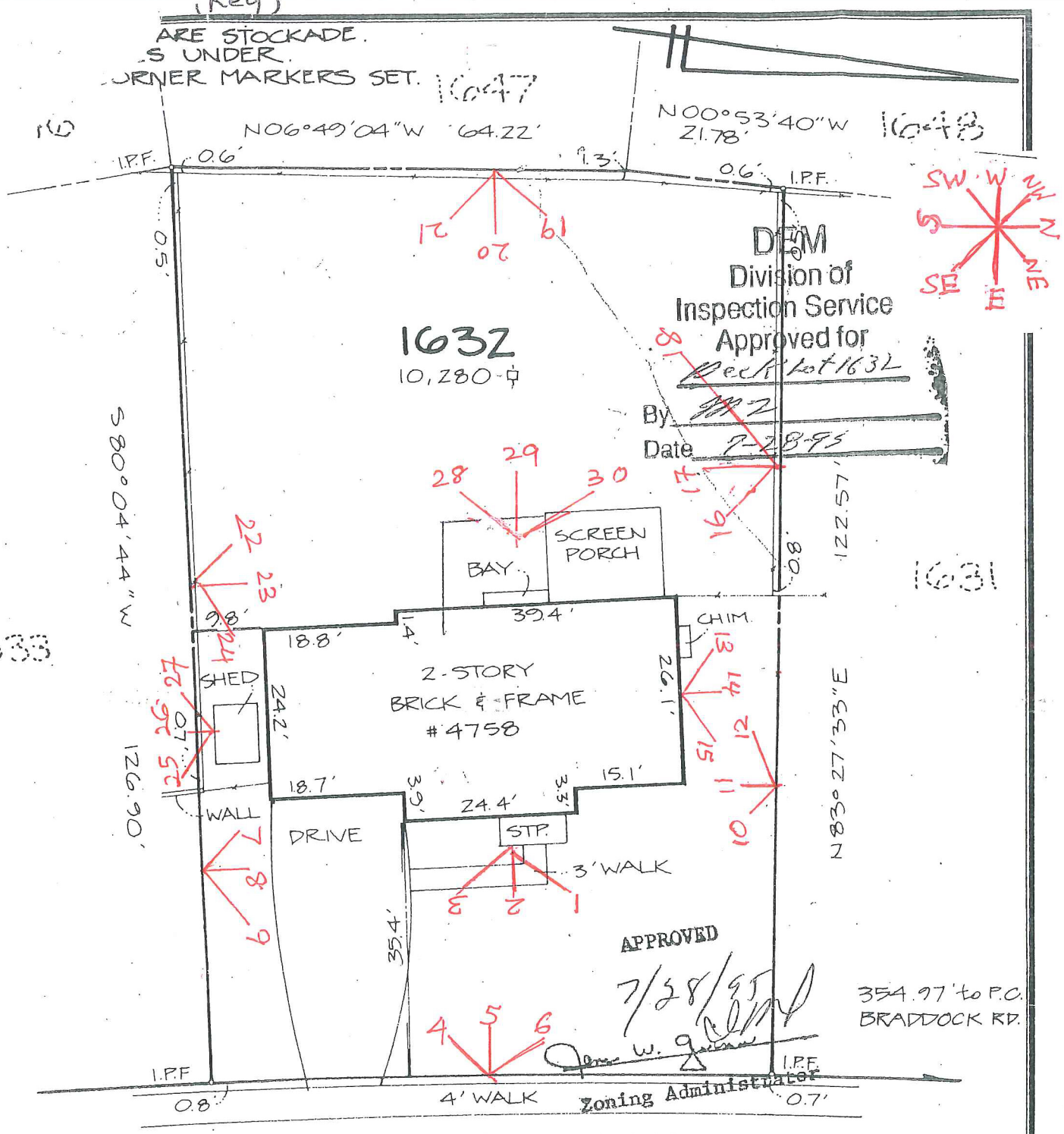
SCALE: 1" = 20'	CASE NAME: MALTAGLIATI - DAVIDHEISER ADES
DATE: NOVEMBER 3, 1994	
THIS DWELLING IS NOT LOCATED IN A F.E.M.A. SPECIAL FLOOD HAZARD AREA. PLAT SUBJECT TO RESTRICTIONS OF RECORD. TITLE REPORT NOT FURNISHED.	RC FIELDS, JR. & ASSOCIATES A PROFESSIONAL CORPORATION LAND SURVEYING · SITE PLANNING · SUBDIVISION DESIGN 718 JEFFERSON STREET ALEXANDRIA, VIRGINIA 22314 TEL. (703) 549-6422 FAX (703) 549-6452

COMMONWEALTH OF VIRGINIA
R.C. FIELDS, JR.
LICENSE No. 1418 & 1416
LAND SURVEYOR

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

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

#PHS - (All Photographs below were taken on 9/15/13 (Key)



TAPESTRY DRIVE
(60' R/W)

CaD
KMD

PLAT

SHOWING PHYSICAL IMPROVEMENT SURVEY
LOT 1632 SECTION 22

KINGS PARK WEST

FAIRFAX COUNTY, VIRGINIA

1

2

3

4

5

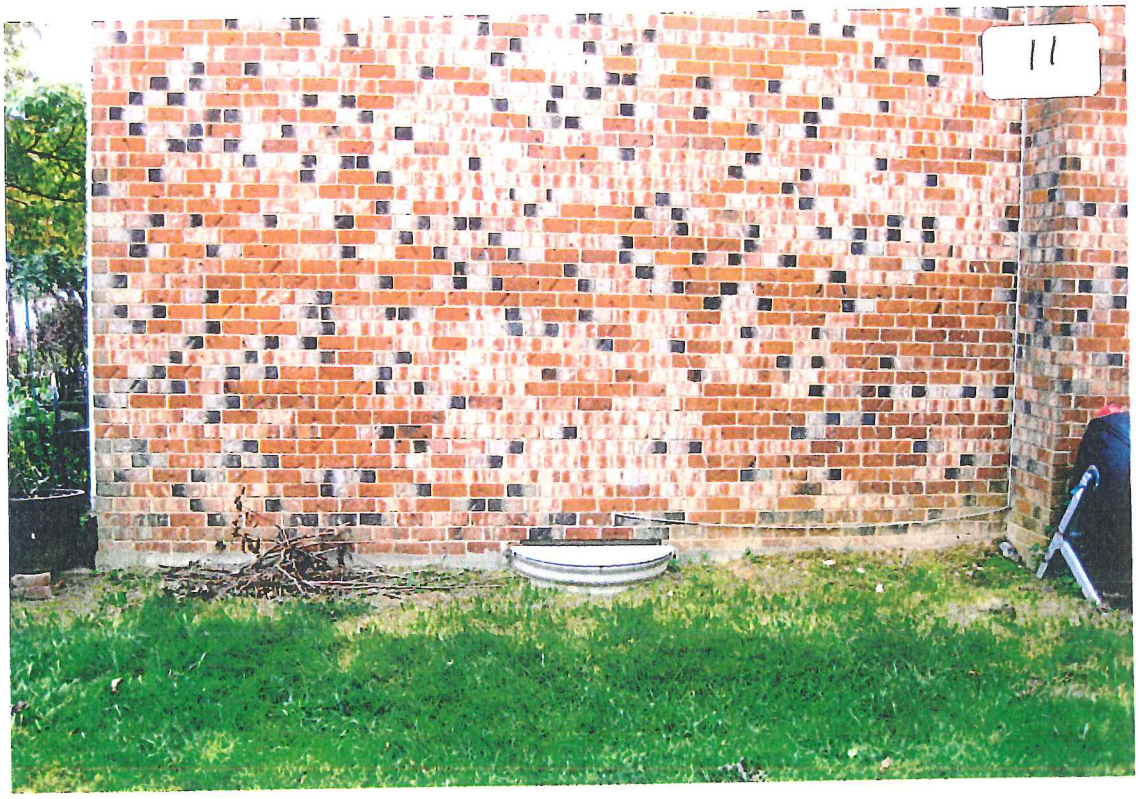
6

7

8

9

10


11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

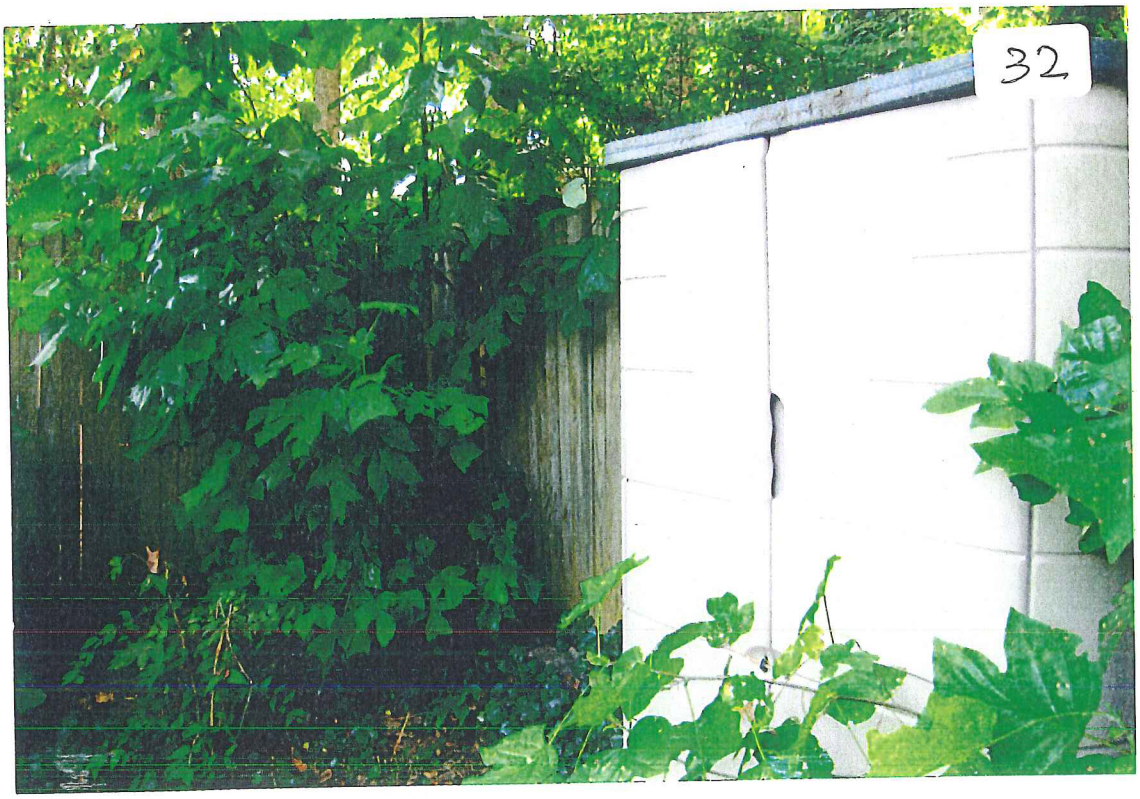
27

28

29

30

31


32

33

34

Interior Photos of Home Child Care facility

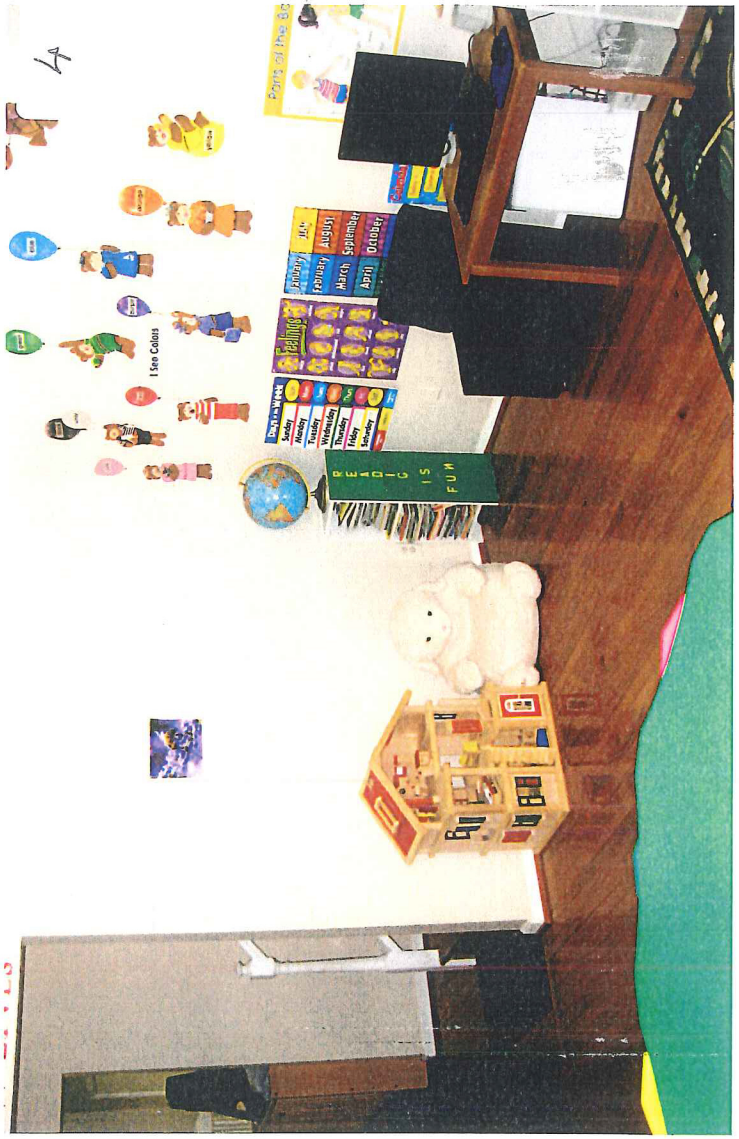
Janaki Wanniachchige

RECEIVED
Department of Planning & Zoning
SEP 30 2013
Zoning Evaluation Division

FOR BETTER

Parts of the Body
January
February
March
April
July
August
September
October
SHOW AND TELL BOX
CIRCLE TIME BOX
MUSIC BOX

5


4
I See Colors
Feelings
Sunday
Monday
Tuesday
Wednesday
Thursday
Friday
Saturday
February
March
April
August
September
October
READING IS FUN

6
CARING
FAIRNESS
TRUSTWORTHINESS

8

A BETTER START
FOR BETTER LIVES
Kids are special
7

9

11

10
Washing Your Hands
Wet Hands
Add Soap
Scrub
Rinse
Dry

12

14

13

15

16

17

18

22

23

Outdoor Play equipments

RECEIVED
Department of Planning & Zoning
SEP 30 2019
Zoning Evaluation Division

Janaki Wanniachchige

A

B

C

D

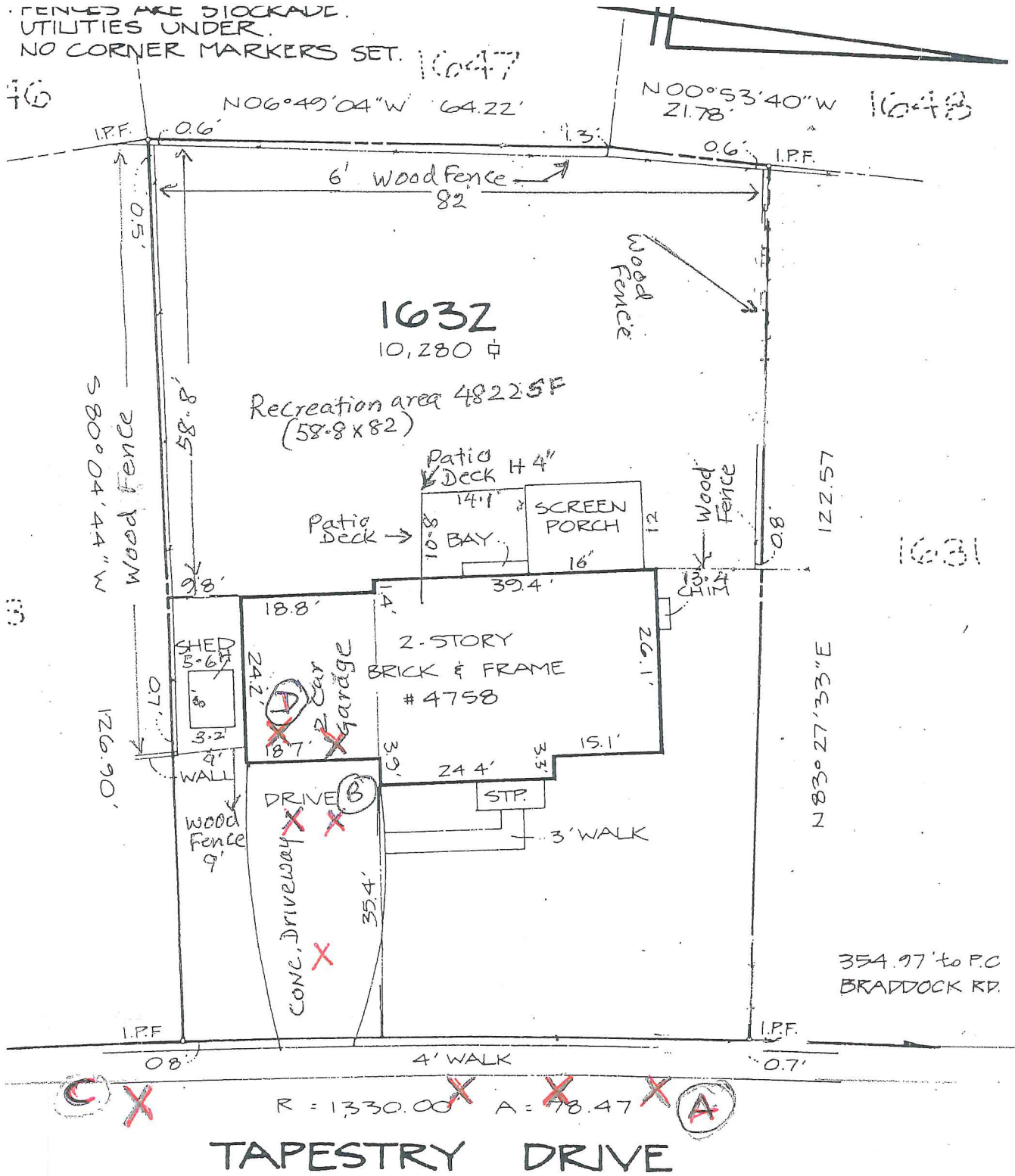
Photographs - Parking area
(key enclosed)

Janaki Wanniachchige

RECEIVED
Department of Planning & Zoning
SEP 30 2013
Zoning Enforcement Division

Parking Plan

X Parking Spots



A

B

C

D

E
E
5-6
Spots

Screening / sound barriers

Fence / Trees & Bushes

Janaki Wanniachchige

RECEIVED
Department of Planning & Zoning
SEP 30 2013
Zoning Evaluation Division

Screening
Trees/Bushes

screening
Trees & Fence

Screening
Sound barrier

Screening
Fence Trees

Screen

Screen
Fence

Screening
Fence

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, Showing Physical Improvement Survey, Lot 1632, Section 22, Kings Park West," prepared by R.C. Fields Jr., L.S., of RC Fields, Jr. & Associates, dated November 3, 1994, as revised by the applicant, Janaki Wanniachchige, on September 30, 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 site is developed with a two story, single family detached brick and frame dwelling. A two car garage addition is attached to the south façade of the dwelling. A one-story screened porch and patio deck are attached to the western façade of the house. A stoop and a concrete walkway exist on the eastern facade of the house. The walkway culminates at the concrete driveway which provides vehicular access to Tapestry Drive.

Two sheds exist on the property with one located to the south of the dwelling and another located in the southwest corner of the property. A 6 foot high wooden fence encloses the rear yard, of which a portion also serves as a play area. A 2.4 foot high retaining wall, with an accompanying set of stairs, is located in the rear yard.

One mature tree is located in the front yard and another mature tree exists in the rear yard. The property slopes down from the western property line to eastern property line. There is no home owners association within the subdivision.

The subject property and surrounding properties to the north, south, east and west, are zoned R-3 and developed with single family detached dwellings as depicted below.

BACKGROUND

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1979 and purchased by the applicant in 2001.

A building permit was approved on June 9, 1981 for a screen porch addition to the west of the dwelling (Appendix 4). A deck, also located to the west of the dwelling, had a final inspection on October 5, 1995 and has a building permit (Appendix 4).

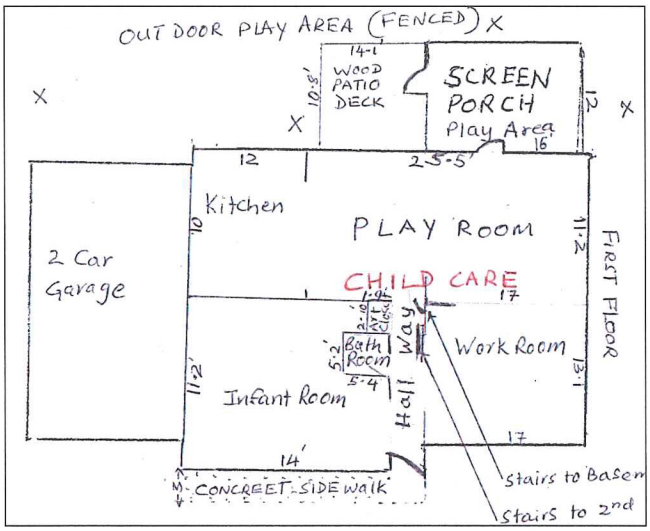
Records indicate that no other special permit or variance applications relating to a home child care have been heard by the Board of Zoning Appeals (BZA) in the surrounding area.

DESCRIPTION OF THE APPLICATION

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 between the hours of 7:00 a.m. and 5:30 p.m., Monday through Friday. The children arrive between 7:00 a.m. and 9:45 a.m. and depart between 2:45 p.m. and 5:30 p.m. There are two assistants, one full-time and one part-time.

The applicant holds a current Family Day Home License, effective from November 10, 2012 and valid through November 9, 2014, from the Commonwealth of Virginia, Department of Social Services. The license permits a capacity of twelve children, birth through twelve years. A copy of the license is included as Appendix 5.

The home child care facility is operated on the main floor of the dwelling which includes an infant room, a work room, a playroom, a kitchen, a bath room and a screened porch (as shown below). A wood fence measuring approximately six feet in height encloses the rear yard within which is an outdoor play area, as shown on the special permit plat. Pictures provided by the applicant show toys and playground equipment located in this 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 as Appendix 6. Subject to development conditions, this special permit must meet these standards.

On-site Parking and Site Circulation

The existing driveway and garage appear to be able to accommodate five vehicles: three vehicles in the driveway area, depending on the size of the vehicles, plus two vehicles inside the garage. The applicant indicates that she and her husband park in the garage during the home child care operating hours. The applicant currently has two assistants who park on the street. Therefore, the driveway is available to be used for drop-off and pick-up of children. Additional on-street parking is available.

Access to the site is provided from Tapestry 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 garage. Staff believes sufficient parking exists in the driveway to accommodate any employees who may drive and 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-105 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. Building Permit History
5. License for Family Day Home
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2013-BR-105

February 19, 2014

If it is the intent of the Board of Zoning Appeals to approve SP 2013-BR-105 located at Tax Map 68-2 ((5)) 1632 to permit a home child care facility pursuant to Section 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, Janaki Wanniachchige, d.b.a Happy Kids Child Care, only and is not transferable without further action of the Board, and is for the location indicated on the application, 4758 Tapestry 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, Showing Physical Improvement Survey, Lot 1632, Section 22, Kings Park West," prepared by R.C. Fields Jr., L.S., of R.C. Fields, Jr. & Associates, dated November 3, 1994, as revised by the applicant Janaki Wanniachchige, on September 30, 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 twelve, excluding the applicant's own children.

7. Pick-up and drop-off of children shall take place in the driveway.

8. A minimum of five parking spaces shall be provided on the subject parcel, within the garage and areas of existing paving.

9. The existing two car garage shall not be converted to a use other than for off-street parking and shall be kept clear of debris at all times in order to accommodate parking for the dwelling and home child care uses.

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, six 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-105
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 01/30/14 122840a
(enter date affidavit is notarized)

I, JANAKI P. WANNIACHCHIGE, 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)
JANAKI P. WANNIACHCHIGE	4758 TAPESTRY DR. FAIRFAX, VA 22032	APPLICANT/TITLE OWNER
d/b/a HAPPY KIDS CHILDCARE	4758 TAPESTRY DR. FAIRFAX, VA 22032	CO-APPLICANT
JAGATH C. WANNIACHCHIGE	4758 TAPESTRY DR. FAIRFAX, VA 22032	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 - BR- 105
(county-assigned application number(s), to be entered by County Staff)

122840a

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 01/30/14
(enter date affidavit is notarized)

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)

N/A

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)

N/A

(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-105
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

122840a

DATE: 01/30/14
(enter date affidavit is notarized)

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**)

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-BR-105
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 01/30/14
(enter date affidavit is notarized)

122840a

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-105
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 01/30/14
(enter date affidavit is notarized)

122840a

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) [X] Applicant [ ] Applicant's Authorized Agent

Janaki P. Wanniachchige
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 30 day of JANUARY 2014, in the State/Comm. of Virginia, County/City of FAIRFAX.

April Schwartz
Notary Public

My commission expires: FEB. 28, 2014

APRIL RENEE SCHWARTZ
NOTARY PUBLIC
REGISTRATION # 7319684
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
FEBRUARY 28, 2014

APPENDIX 3

RECEIVED
Department of Planning & Zoning
SEP 30 2013
Zoning Evaluation Division

STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITY

Name: Janaki Wanniachchige
Address: 4758 Tapestry Drive
Fairfax, VA 22032
Phone #: 703-425-9089
E-mail: samanpaya2@yahoo.com

Date 09/30/13

Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Re: Special Permit Application
Applicant: Janaki Wanniachchige
Zoning Ordinance Section 8-305 for Home Child Care Facility
Section 8-004 of General Standards

Tax Map #: 0682 05 1632
Zoning District: R-3
Lot Size: 10,280

To whom it may concern,

Please accept the following as my statement of justification for a special permit for a home child care facility in my home. I own and live in a attached / detached *(circle one)* dwelling at 4758 Tapestry Drive, Fairfax, VA 22032 *(your address)*. The property is zoned R-3 and I understand I need to seek approval of a special permit in order to operate a child care facility within my home. I am currently licensed by the State of Virginia to have 12 children in my child care facility in my home. Below is information about my child care facility's operations:

Hours. The child care is open from 7.00 AM to 5.30 PM Monday through Friday

Number of Children. I care for up to 12 children at any one time. This number does not include my own 2 child/children.

Employees. I have One assistant(s) who work part-time and One assistant(s) who work full-time.

Arrival Schedule. 3 of the children arrive between 7.00 AM and 7.45 AM. 3 of the children arive 7.45 AM to 8.00 AM. 2 of the Children arive 8 to 8.30. 4 Children arive 9 to 9.45 AM.

Janaki Wanniachchige
9/30/13

Departure Schedule. 2 of the children are picked up at 2:45 PM. to 4:15 PM. 2 children 4:15 to 4:30. Four children 4:30 to 5:00 PM and Four. Children 5 to 5:30 PM. See attachment (1)

Area Served. George Mason University and Robinson middle / High school one kid live next door. (what neighborhood/general area do the children live in?) 4 Kids Live in my neighbourhood area. Rest of the kids live out side of my neighborhood area

Operations. As I stated, my house is a single-family attached / (detached) (circle one) dwelling. It has (explain the general layout of the house): It is a Single family Colonial. My Child Care is located in the main level of 3 Level house. out of total SF of 1182, 816 SF is dedicated to Child Care including 120 SF of kitchen area. In addition 192 SF Screen Porch is dedicated for child care

The house has 3546 square feet. The following rooms are where I conduct the day care: Entire First Floor is dedicated for Childcare (Four rooms)

These rooms are 816 square feet total. See attachment 2 floor plan. and Interior Photos.

Hazardous or Toxic Substances. The house and yard are free from hazardous or toxic substances. No hazardous materials will be generated, utilized, stored, treated, and/or disposed of onsite.

Zoning Ordinance Compliance. The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards or, if any waiver, exception or variance is sought, such request has been specifically noted with the justification for such modification.

Outdoor Play Area. I use my Back yard for outdoor play for the children. The area is approximately 2263 square feet. The outdoor play area consists of: 3 Slides, Playhouse Toy Box, other toys for all ages and a 6' tall wood fence around the area. Above listed Items are included in my house Location Plat. and Photographs.

Parking. I use my 2 Car Garage to park my family car(s). My parents park on the 40 long 18 wide driveway, which provides enough parking for two to three. In addition, ample Parking is available along the street in front of my house for parents an employees Additional off street Parking up to 6 Cars can be parked on (R) side of the wooded area which has no house

For these reasons, I believe that my proposed home day care facility will not impact my neighbors in any negative way. Please see Photographs enclosed.

In conclusion, I am proposing no changes to the outside appearance of my brick and wood sided home. I propose no addition and no signs regarding the day care. Adequate parking is available for my parents, employees and my family. For these reasons, I believe that my proposed day care facility will not impact my neighbours in any negative way.

Sincerely,

Janaki Wanniachchige

Owner of Happy Kids Child Care

Janaki Wanniachchige

9/30/13.

(Attachment 1)

RECEIVED
Department of Planning & Zoning
SEP 30 2013
Zoning Evaluation Division

Arrival Schedule and Departure Schedule

Arrival Schedule

Child	7:00 – 7:45 AM	7:45 – 8:00 AM	8:00 – 8:30 AM	9:00 – 9:15 AM
1	X			
2	X			
3	X			
4		X		
5		X		
6		X		
7			X	
8			X	
9				X
10				X
11				X
12				X

Departure Schedule

Child	2:45 – 4:15 PM	4:15 – 4:30 PM	4:30 – 5:00 PM	5:00 – 5:30 PM
1	X			
2	X			
3		X		
4		X		
5			X	
6			X	
7			X	
8			X	
9				X
10				X
11				X
12				X

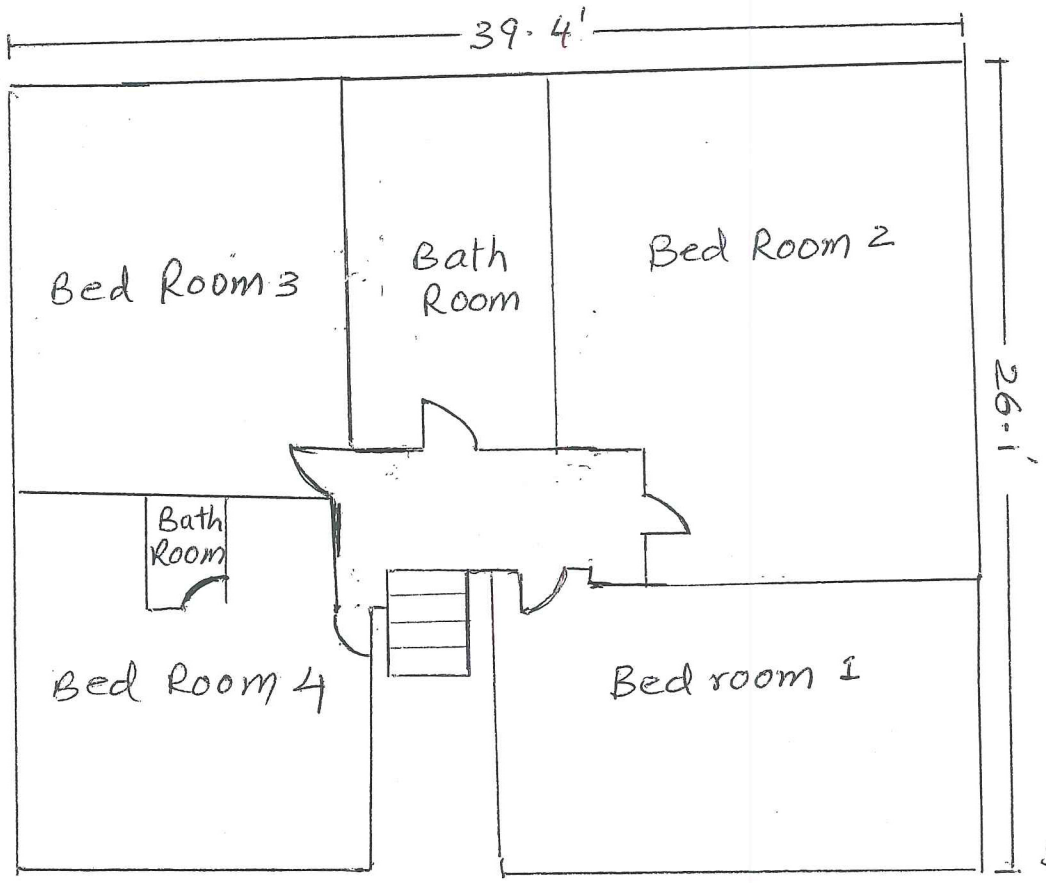
Janaki Wanniachchige 9/30/13.

(Attachment 1)

RECEIVED
Department of Planning & Zoning
SEP 30 2013
Zoning Evaluation Division

(Attachment 3)

SECOND FLOOR

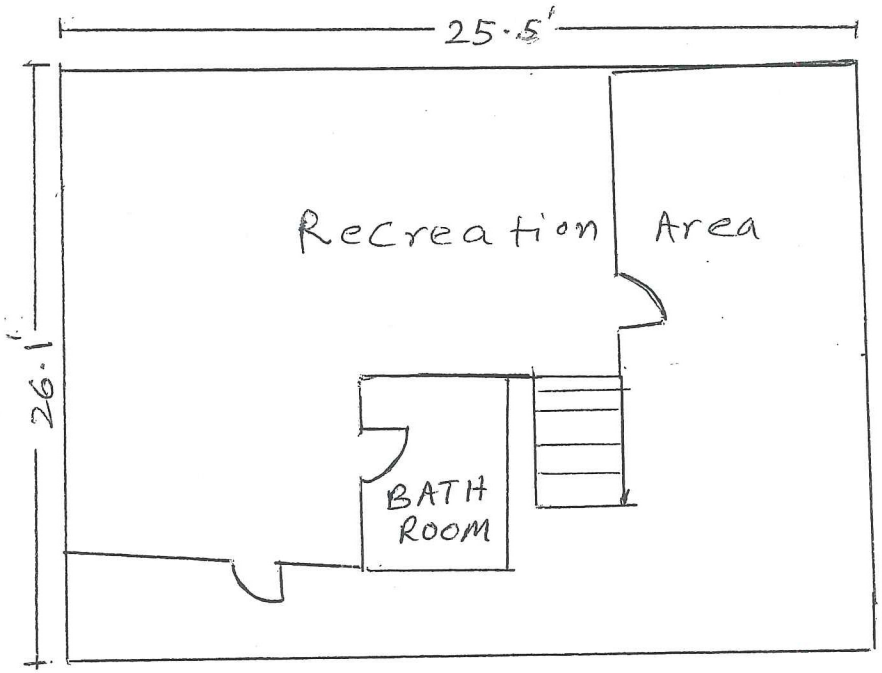


Janaki Wanniachchige
9/30/13

(Attachment 4)

RECEIVED
Department of Planning & Zoning
SEP 30 2013
Zoning Evaluation Division

BASEMENT



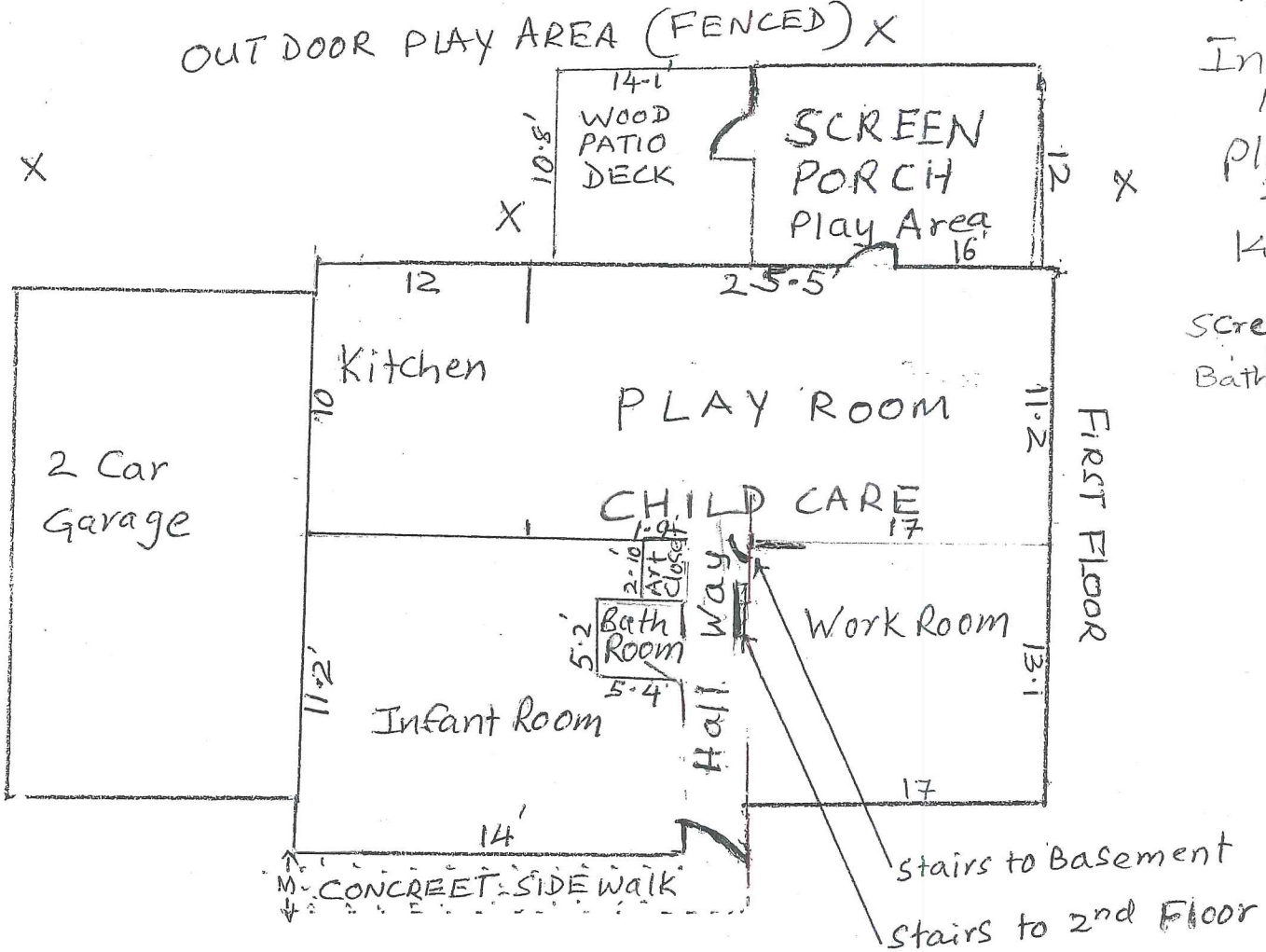
Janaki Wanniachchige
9/30/13

(Attachment 2)

Rooms used for home Child Care Facility

RECEIVED
Department of Planning & Zoning
SEP 30 2013
Zoning Evaluation Division

	SF
Work Room 17.3 X 13.1	226
Infant Room 14 X 11.2	157
Play Room 25.5 X 11.2	285
Kitchen, 12X10	120
Screen Porch 16 X 12	192
Bath room 5.4 X 5.2	28



X PLAY EQUIPMENTS

Janaki Wanniachchige 9/30/13.

APPENDIX 4

MAP REFERENCE			
Plot Number	Subd. Des.	Blk. or Sec.	Parcel or Lot
0121	5		1632

COUNTY OF FAIRFAX, VIRGINIA
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT
Application for Building Permit

APPLICATION NO.
DATE _____ 19__ PERMIT NO. 811608 0610

To: BUILD ☐ ALTER OR REPAIR ☐ ADD TO ☒ DEMOLISH ☐ MOVE ☐ ..... ☐

JOB LOCATION
Street 4758 TAPESTRY DRIVE
Lot No. 1632 Block _____ Section 22
Subdivision Kings Park West

OWNER
Corp. Name BENEDICT T. MALTAGLIATI
Name (Reg. Agent) _____
Address 4758 TAPESTRY DRIVE
City FAIRFAX, VA. Telephone Number 323-1589

ARCHITECT ENGINEER
Name JOHN B. ARCHER
Address _____
City _____ State Reg. No. 8000

CONTRACTOR
Name OWNER
Address _____
City _____
County Reg. # _____ State Reg. # _____

DESCRIPTION
For Screen porch addition
12'x16'

No. of Bldgs. _____ Est. Const. Cost $ 2,200
No. of Units _____ No. of Stories _____
No. of Kitchens _____ Penthouse _____
No. of Baths _____ Ht. of Bldg. _____ ft.
No. of Rooms _____ Bldg. Area _____ sq. ft.
(Exclude Kit. & Bath)
Basement ☐ Slab ☐ Crawl ☐ Soil: Solid ☐ Fill ☐

Ftg: Concrete ☐ Pile ☐ Caisson ☐
Ext. Walls: Wood ☐ Metal ☐ Brick ☐
Int. Walls: Plast ☐ Drywall ☐ Panel ☐
Roof: Flat ☐ Pitch ☐ Shed ☐
Roofing: Built-up ☐ Shingle ☐ Roll ☐

Heat: Oil ☐ Gas ☐ Electric ☐
Equipment: Boiler ☐ Furnace ☐ Heat Pump ☐ Air Cond. ☐

Sewage: Public ☒ Community ☐ Septic Tank ☐ None ☐
Water: Public ☐ Individual Well ☐ None ☐

NOTICE: The request for and use of personal information contained on this form is subject to the provisions of the Privacy Protection Act of 1976.

Remarks: _____

I hereby certify that I have the authority to make this application, that the information given is correct, and that the use and construction shall conform to the County Health Regulations, the Building and Zoning Ordinances, and private deed restrictions, if any, which are imposed on the property.

323-1589 — Phone No.
6/9/81 — Date
Benedict T. Maltagliati — Signature of Owner or Authorized Agent

APPLICANT: DO NOT WRITE BELOW THIS LINE

PLAN APPROVAL
Use Group of Building R3 Area of Bldg. _____ @ _____ per Sq. Ft. $ _____
Type of Construction 4B @ _____ $ _____
Fire District R @ _____ $ _____
Date Checked 6/9, 19 81 By [illegible] TOTAL FEE $ 17.50
Approved by Building Official [illegible]

ROUTING

	OFFICE	DATE	APPROVED BY		OFFICE	DATE	APPROVED BY
	Land Office	6-9-81	CSR		Fire Marshall		
	Zoning Administrator	6-9-81	[illegible]		Design Review	6-9-81	[illegible]
	Public Works				Housing & License	6-9-81	J.A.R.
	Health Dept.				Assessments	6-9-81	CSR

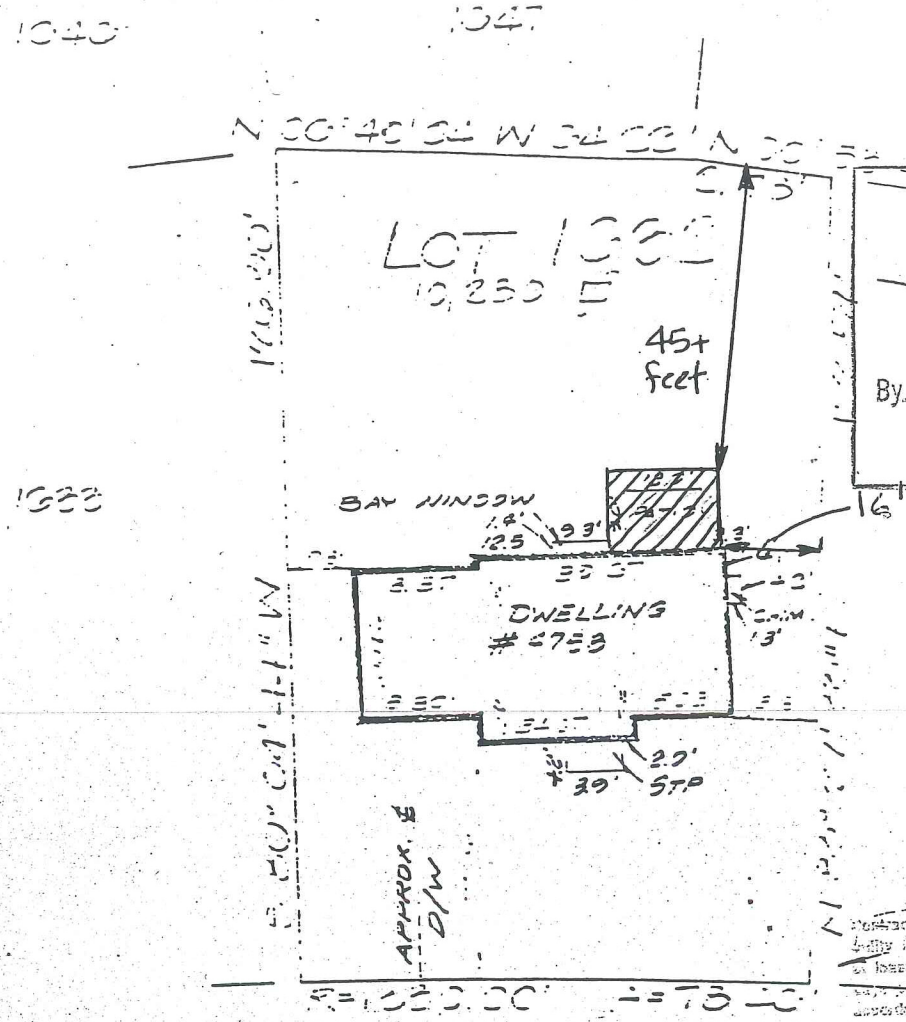
CERTIFICATION
I hereby certify to the following statement:
1. All materials used for work performed under this permit will be paid directly to the supplier by the property owner.
2. All compensation will be on an hourly basis and paid by the property owner directly to the person(s) performing work under this permit.

Date June 9 19 81 Benedict T. Maltagliati (Property Owner) By _____ (Authorized Agent)

Supervisor of Assessments
Property is listed in name of OK
Magisterial District [illegible] Deed Book Reference _____
Supervisor: [illegible]

ZONING
Subdivision Kings Park West Lot No. 1632 Block _____ Section 22 Zone R-3
Street Address _____
Use of Bldg. Screen Porch Use after Alteration _____ No. Families _____
BZA _____ SITE PLAN Attached
Zoning Administrator [illegible]
Set Back: Front N/C Rt. Side N/C Left Side N/C Rear 25'

EM1-1 (4-75) RETURN THIS COMPLETED APPLICATION TO THE BUILDING INSPECTOR'S OFFICE FOR ISSUANCE OF BUILDING PERMIT.



APPROVED

~~DIVISION OF DESIGN REVIEW~~

By

Date

NOTICE REQUIRED

Contractors shall notify [illegible] underground utility lines in the area of proposed excavation or [illegible] at least two working days, but not more than ten working days prior to commencement of excavation or demolition in accordance with Section 10(a) of Chapter 68 of the Fairfax County Code. Names and telephone numbers of the operators of underground utility lines in Fairfax County appear below. These numbers may also be used to serve emergency condition [illegible] as required by Section (25b) of Chapter 68 of the Code.

Columbia Gas Pipeline Co.	[illegible]
Pentation Pipeline Co.	[illegible]
Colonial Pipeline Co.	273-[illegible]
Commonwealth Tele. Co.	(703)[illegible]
Tri-County Electric Co-op.	[illegible]
Fairfax County Water Service	[illegible]
Fairfax Co. Water Service	273-[illegible]
Town of Vienna Water Service	938-8007 ex 241
Town of Herndon CPW	487-1000
Washington Gas Light Co.	
Transco Gas Pipeline Co.	
Chesapeake & Pot. Tel. Co.	
Va. Elec. & Power Co.	MCI UTILITY
Fairfax Co. Water Authority	(301)559-0100
Fairfax Co. San. Sewer Div.	
Prince William Elec. Co-op.	
Columbia Gas of Va.	
A.T.&T. Co.	

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

JUN 9 1981

Philip G. Yates

Zoning Administrator

HOUSE LOCATION

LOT 1032 SEC. 22

KINGS PARK WEST

SPRINGFIELD DISTRICT, FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30' DATE: WALL CHECK: [illegible] FINAL CHECK: 9-20-79

DEWBERRY, NEALON & DAVIS

ENGINEERS · PLANNERS · SURVEYORS

8411 ARLINGTON BOULEVARD, FAIRFAX, VIRGINIA

I hereby certify the position of all existing improvements on the above described property have been carefully established by a transit-tape survey and that unless otherwise shown there are no encroachments either way across the property line

TITLE REPORT NOT FURNISHED

Reference: Drawn by: [illegible] TDJ

D B [illegible] Pg [illegible] Checked by: DW TW

CERTIFIED CORRECT

[illegible]

BUILDING PERMIT APPLICATION

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
FAIRFAX COUNTY, VIRGINIA
PERMIT APPLICATION CENTER
12055 Government Center Parkway, 2nd Floor
Fairfax, Virginia 22035-5504
(703) 222-0801

PERMIT # 9520980070

FOR INSPECTIONS CALL: (703) 222-0455

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN (PLEASE PRINT OR TYPE)

JOB LOCATION:
ADDRESS 4758 Tapeda Dr. Fairfax 22032
LOT # 1432 BUILDING
FLOOR SUITE
SUBDIVISION Kings Park West
TENANT'S NAME

OWNER INFORMATION: OWNER ☑ TENANT ☐
NAME Kelly M. Davidson Chuck Davidson
ADDRESS
CITY Fx STATE VA ZIP 22032
TELEPHONE 503-3243

CONTRACTOR INFORMATION:
CHECK IF SAME AS OWNER ☑
COMPANY NAME
ADDRESS
CITY STATE ZIP
TELEPHONE
LOCAL CONTRACTOR LICENSE #
STATE CONTRACTORS LICENSE #
COUNTY BUSINESS ACCOUNT #
APPLICANT Kelly M. Davidson

DESCRIPTION OF WORK
Wood deck 7-8" high
intend to have a screened in
porch

HOUSE TYPE
ESTIMATED COST OF CONSTRUCTION 1300
BLDG AREA (SQ FT OF FOOTPRINT)
USE GROUP OF BUILDING R3
TYPE OF CONSTRUCTION 5B

SEWER SERVICE: PUBLIC ☐ SEPTIC ☐ OTHER ☐
WATER SERVICE: PUBLIC ☐ WELL ☐ OTHER ☐
OTHER PLEASE SPECIFY

DESIGNATED MECHANICS' LIEN AGENT:
(Residential Construction Only)
NAME:
ADDRESS:
NONE DESIGNATED: ☑ PHONE:

CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS:

# KITCHENS		EXTER. WALLS	
# BATHS		INTER. WALLS	
# HALF BATHS		ROOF MATERIAL	
# BEDROOMS		FLOOR MATERIAL	
# OF ROOMS		FIN. BASEMENT	%
# STORIES		HEATING FUEL	
BUILDING HEIGHT	7-8"	HEATING SYSTEM	
BUILDING AREA		# FIREPLACES	
BASEMENT			

DO NOT WRITE IN THIS SPACE - COUNTY USE ONLY
PLAN # 1U95-13758
TAX MAP # 56-2 05 29 1432

ROUTING	DATE	APPROVED BY:
ZONING	7-28	95
SITE PERMITS	2-28-95	
SANITATION		
HEALTH DEPT.		
FIRE MARSHAL		
BUILDING REVIEW		
LICENSING		
ASBESTOS		

FEE $
FILING FEE $
AMOUNT DUE $ 70.00

BUILDING PLAN REVIEW
REVIEWER # OF HOURS
REVISION FEES $
FIRE MARSHAL FEES $
FIXTURE UNITS PLAN LOC: J ☐ R ☐

APPROVED FOR ISSUANCE OF BUILDING PERMIT
BY DATE

ZONING REVIEW: ZONING CLASS R3
USE SD
ZONING CASE #
GROSS FLOOR AREA OF TENANT SPACE

YARDS:	GARAGE: 1 ☐ 2 ☐ 3 ☐
FRONT	OPTIONS: YES ☐ NO ☐
FRONT	REMARKS:
L SIDE	
R SIDE	
REAR	

GRADING AND DRAINAGE REVIEW
SOILS: # 21 A ☐ B ☐ C ☑
HISTORICAL DISTRICT
AREA TO BE DISTURBED (TOTAL SQ FT) N/A
ADD'L IMPERVIOUS AREA (ADDED SQ FT) N/A
PROFFERS
PLAN # APPR. DATE

STAMPS:

(See reverse side of application)

REMARKS: open Deck
Plat attached

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Kelly M. Davidson 2/28/95
Signature of Owner or Agent *Date*

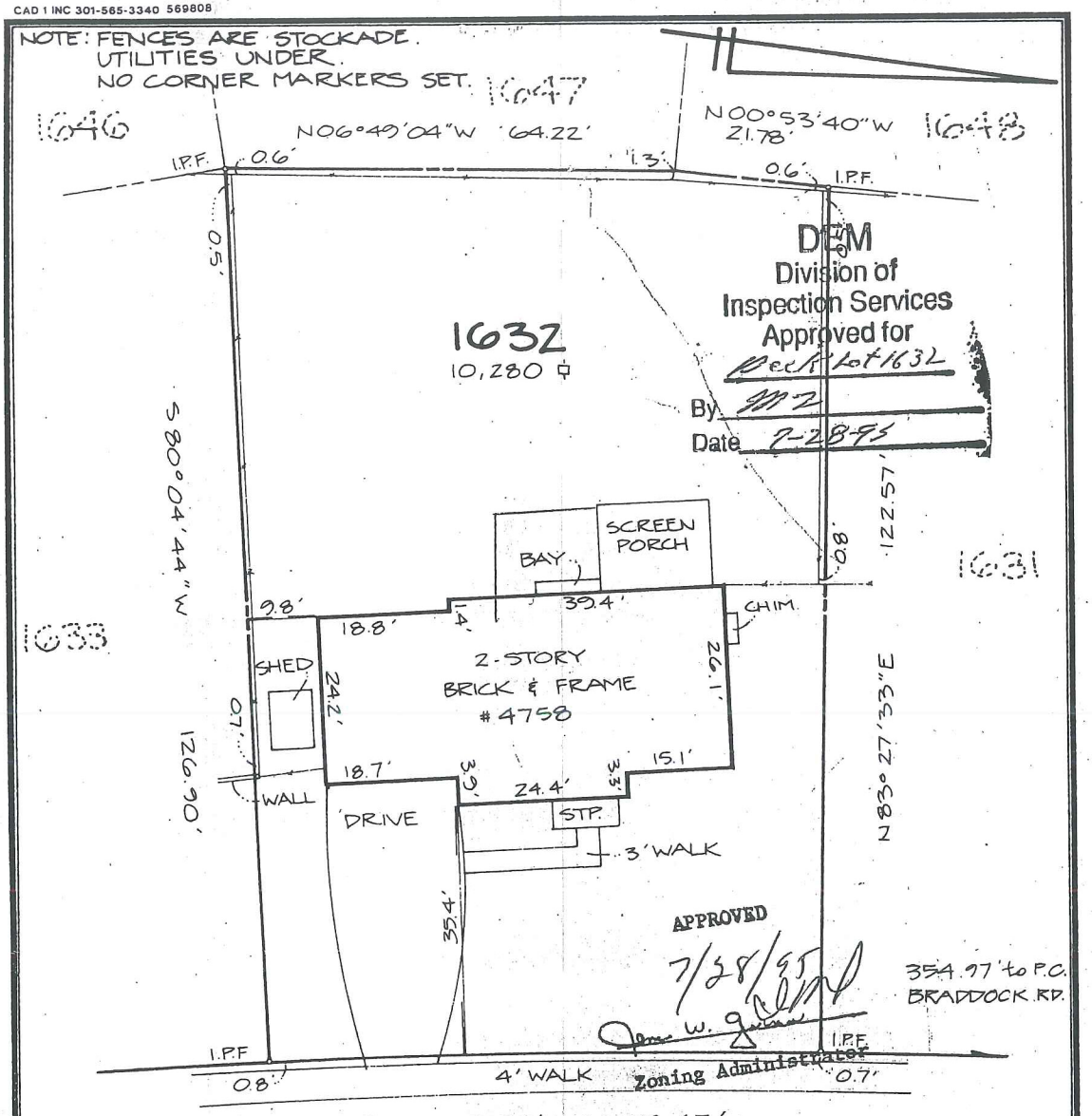
Kelly M. Davidson
Printed Name and Title

Notary Signature *Date*
(Notarization required if owner not present at time of application)

Form 13 30(D2) 3/93

31

CAD 1 INC 301-565-3340 569808



Cad
KMD

PLAT

SHOWING PHYSICAL IMPROVEMENT SURVEY

LOT 1632 SECTION 22

KINGS PARK WEST

FAIRFAX COUNTY, VIRGINIA

SCALE : 1" = 20'	CASE NAME : MALTAGLIATI - DAVIDHEISER ADES
DATE : NOVEMBER 3, 1994	
THIS DWELLING IS NOT LOCATED IN A F.E.M.A. SPECIAL FLOOD HAZARD AREA.	RC FIELDS, JR. & ASSOCIATES A PROFESSIONAL CORPORATION LAND SURVEYING · SITE PLANNING · SUBDIVISION DESIGN
PLAT SUBJECT TO RESTRICTIONS OF RECORD.	718 JEFFERSON STREET ALEXANDRIA, VIRGINIA 22314 TEL. (703) 549-6422 FAX (703) 549-6452
TITLE REPORT NOT FURNISHED.	

COMMONWEALTH OF VIRGINIA
R.C. FIELDS, JR.
LICENSE No.
1418 & 1416
LAND SURVEYOR

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

Commonwealth of Virginia

DEPARTMENT OF SOCIAL SERVICES

FAMILY DAY HOME LICENSE

Issued to: Janaki Pushpakumari Wanniachchige, d.b.a. Happy Kids Child Care

Address: 4758 Tapestry Drive, Fairfax, Virginia 22032

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		
12		
GENDER	AGE	
Both	Birth through 12 years	

This license is not transferable and will be in effect November 10, 2012 through November 9, 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

FDH 1093910 - L106
LICENSE NUMBER

CORRECTED

MARTIN D. BROWN
COMMISSIONER OF SOCIAL SERVICES

By Jenifer H. Nalli

Title LICENSING ADMINISTRATOR

Date November 15, 2012

032-05-376 (7/92)

APPENDIX 5

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.