



APPLICATION ACCEPTED: January 14, 2014
BOARD OF ZONING APPEALS: April 4, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

March 26, 2014

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2014-MV-004

MOUNT VERNON DISTRICT

APPLICANT: Rosario J. Picini

OWNERS: Rosario J. Picini
Michael G. Picini Jr.

SUBDIVISION: Williamsburg Manor North, Section One

STREET ADDRESS: 2301 Collingwood Rd., Alexandria, 22308

TAX MAP REFERENCE: 102-1 ((27)) (02) 15

LOT SIZE: 13,660

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 2014-MV-004 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:\lehaley\4-2-14 SP 2014-MV-004 Picini (HCC)\Staff Report Picini Home Daycare.doc

Erin M. Haley



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 (5) 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**

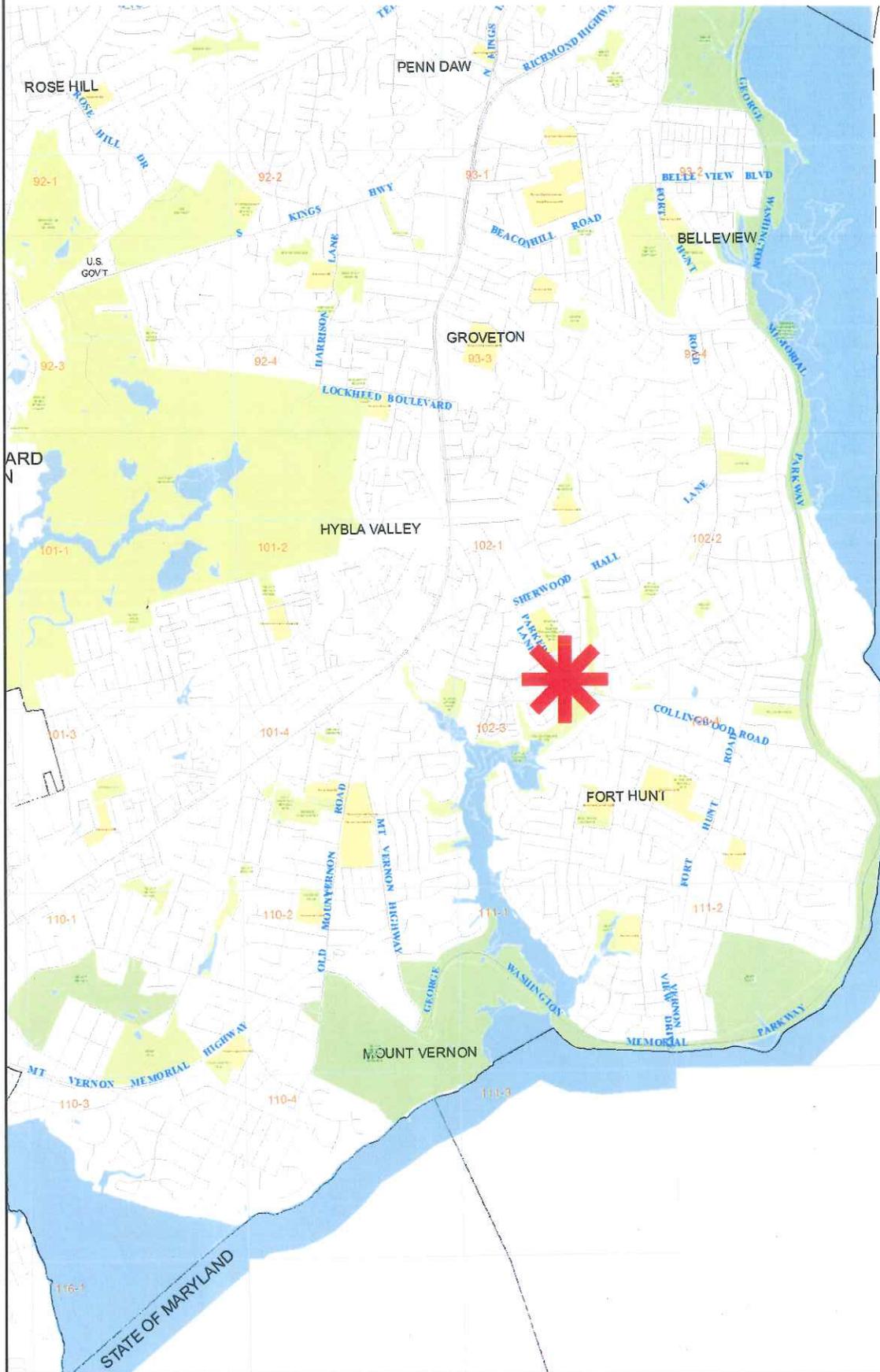


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2014-MV-004

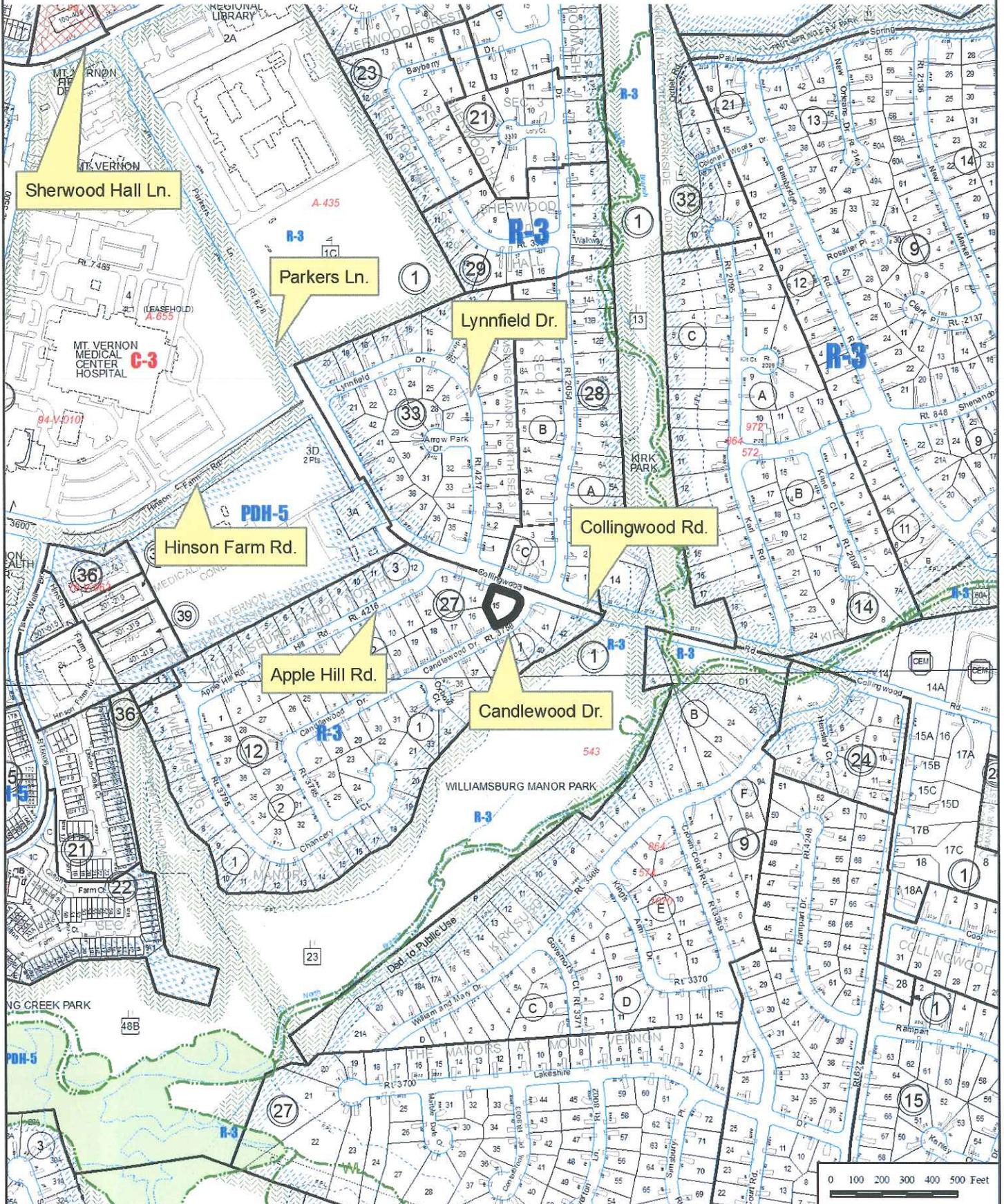
ROSARIO PICINI



0 1,000 2,000 3,000 4,000 Feet

Special Permit

SP 2014-MV-004
ROSARIO PICINI



HOUSE LOCATION PLAT
WITH REVISIONS

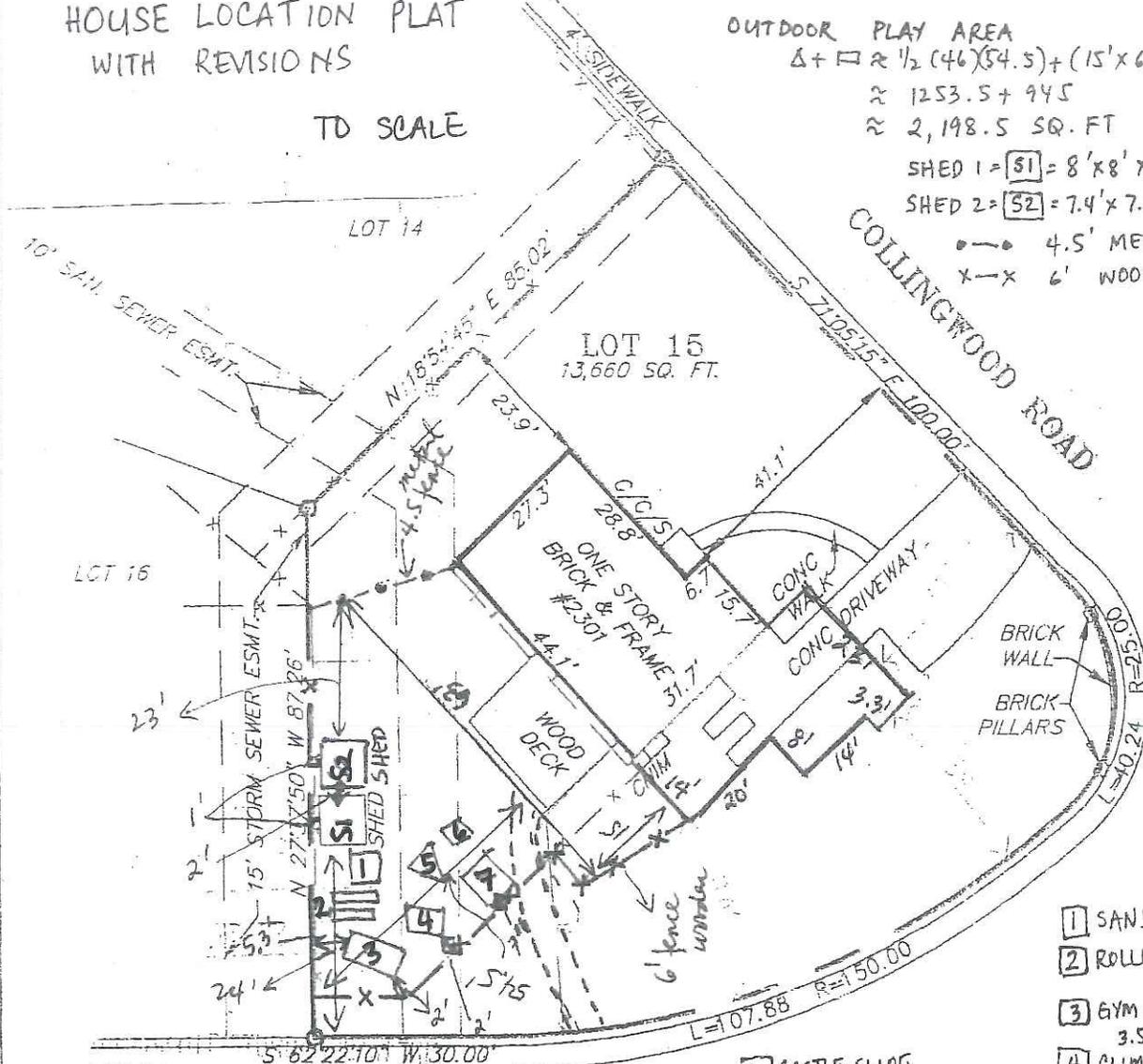
TO SCALE

OUTDOOR PLAY AREA
 $\Delta + \square \approx \frac{1}{2} (46)(54.5) + (15' \times 63')$
 $\approx 1253.5 + 945$
 $\approx 2,198.5 \text{ SQ. FT}$

SHED 1 = [S1] = 8'x8'x8.3' TALL

SHED 2 = [S2] = 7.4'x7.4'x7' TALL

- 4.5' METAL FENCE
- x—x 6' WOODEN FENCE



- 1 SAND BOX-4'x4'x.5'
- 2 ROLLER COASTER-2PCS 10'x1'
- 3 GYM CLIMBER SLIDE 3.5'x11'x5' TALL
- 4 CLIMBER SLIDE 2.8'x6'x3.9' TALL
- 5 TRIANGLE CLIMBER 2.6'x3'x4' TALL
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- 7 TODDLER SLIDE 2.5'x3'x2' TALL

NOTES:

THIS IS NOT A BOUNDARY SURVEY. CORNER MONUMENTATION THAT MEETS THE STANDARDS FOR A BOUNDARY SURVEY IS NOT INCLUDED WITH A HOUSE LOCATION SURVEY.

IF CORNER MONUMENTATION IS DESIRED THEN A BOUNDARY SURVEY MUST BE REQUESTED BY THE OWNER FOR AN ADDITIONAL FEE.

LOCATION OF DRIVEWAYS AND FENCES ARE APPROXIMATE. THIS SURVEY DOES NOT DETERMINE THE OWNERSHIP OF FENCES. THIS PLAT IS NOT TO BE USED FOR CONSTRUCTION OF FENCES.

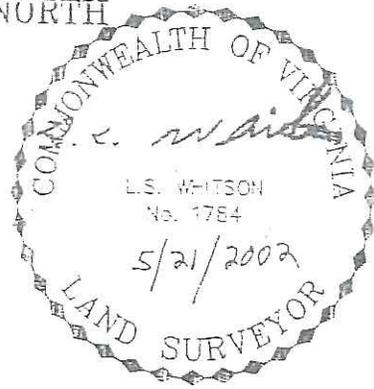
THIS SURVEY WAS ESTABLISHED BY TRANSIT AND TAPE AND UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS. NO TITLE REPORT WAS FURNISHED.

CANDLEWOOD DRIVE
50' WIDE

HOUSE LOCATION SURVEY
 LOT 15 BLOCK 2 SECTION ONE
 WILLIAMSBURG MANOR NORTH
 DEED BOOK 2338 PAGE 61
 FAIRFAX COUNTY, VIRGINIA
 DATE: MAY 21, 2002
 SCALE: 1" = 30'

LEGEND

- A/W = AREA WAY
- CHIM. = CHIMNEY
- B/W = BAY OR BOX WINDOW
- O.H. = OVERHANG
- C/S = CONCRETE STOOP
- = IRON PIPE FOUND
- M/S = METAL STOOP
- W/S = WOOD STOOP
- C/L = CONCRETE LANDING
- C/C/S = COVERED CONCRETE STOOP



SAM WHITSON, L.S./LAND SURVEYING
 11170 LEE HIGHWAY SUITE C
 FAIRFAX, VIRGINIA 22030
 (703)-352-9515 FAX: (703)-352-9516

OWNER: PICINI, ANTHONY
 BUYER: PICINI, MICHAEL & ROSARIO
 W.O. #02-2894 CLIENT #C02Y095

SP 2013-0333 Rosario Picini 12/27/13

HOUSE LOCATION PLAT WITH REVISIONS

TO SCALE

OUTDOOR PLAY AREA

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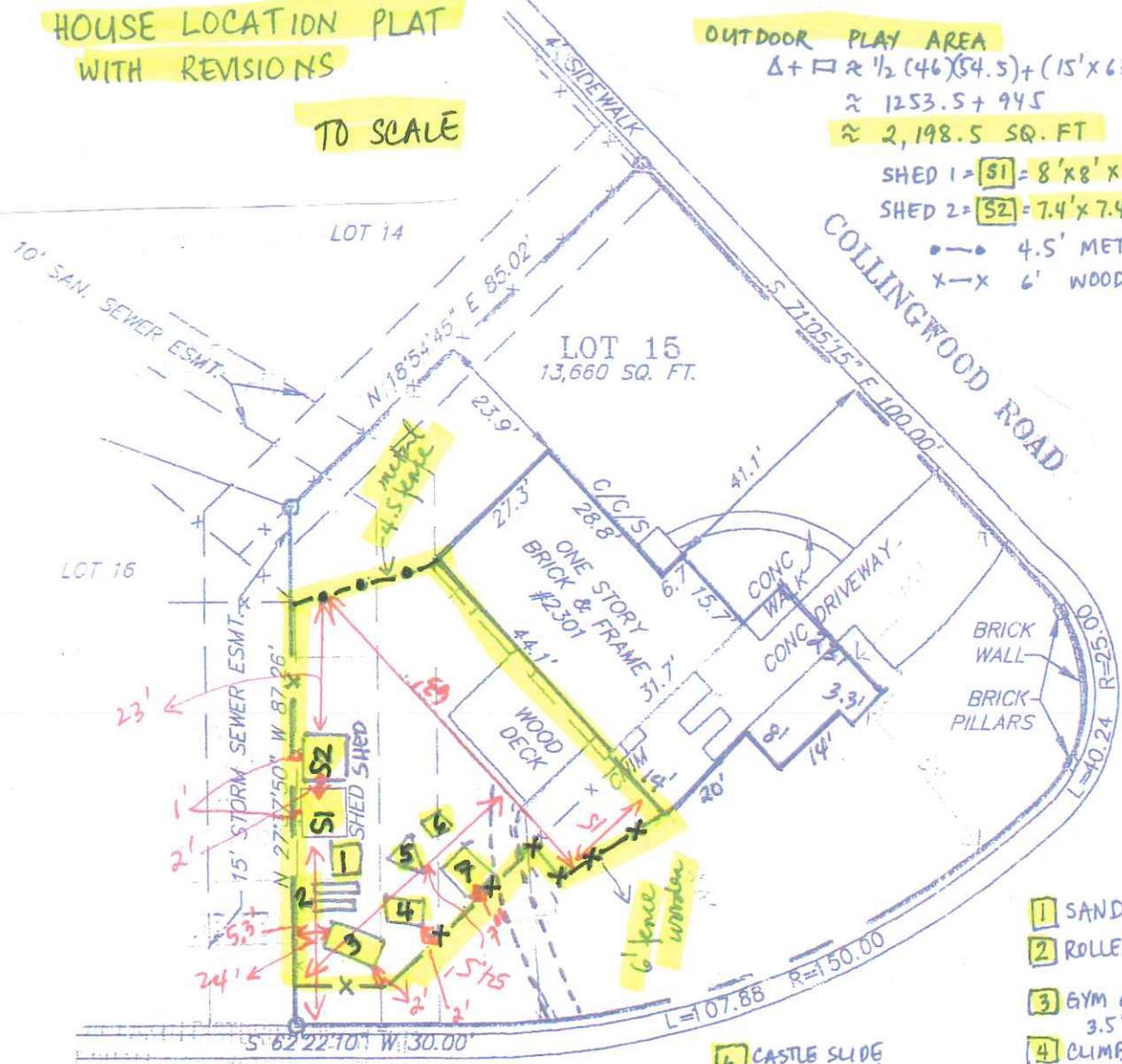
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SP 2013-0333 Rosario Picini 12/27/13



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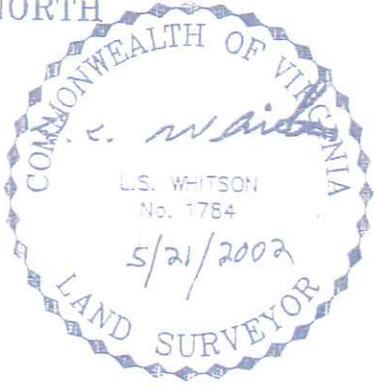
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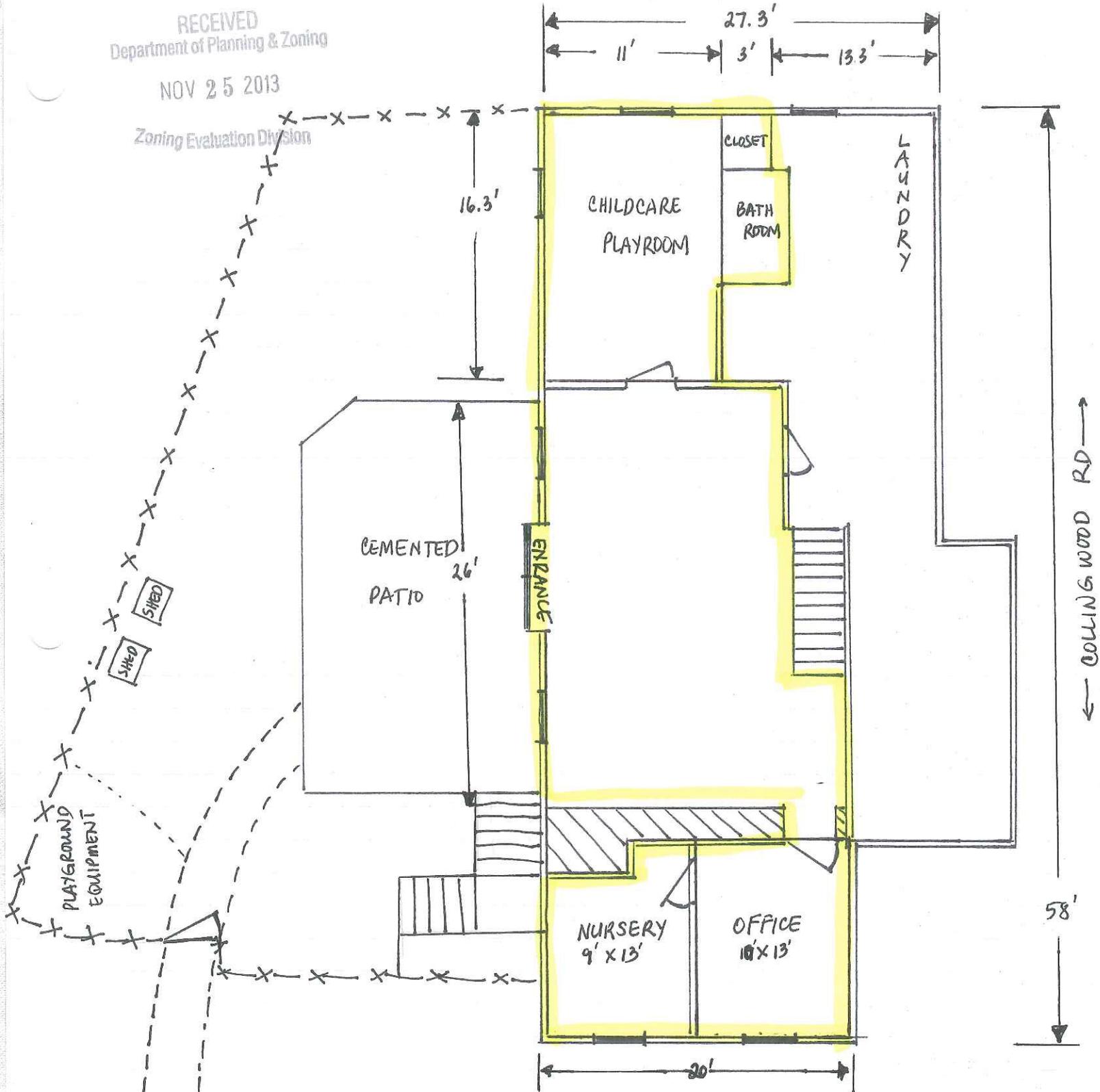
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RECEIVED
Department of Planning & Zoning

NOV 25 2013

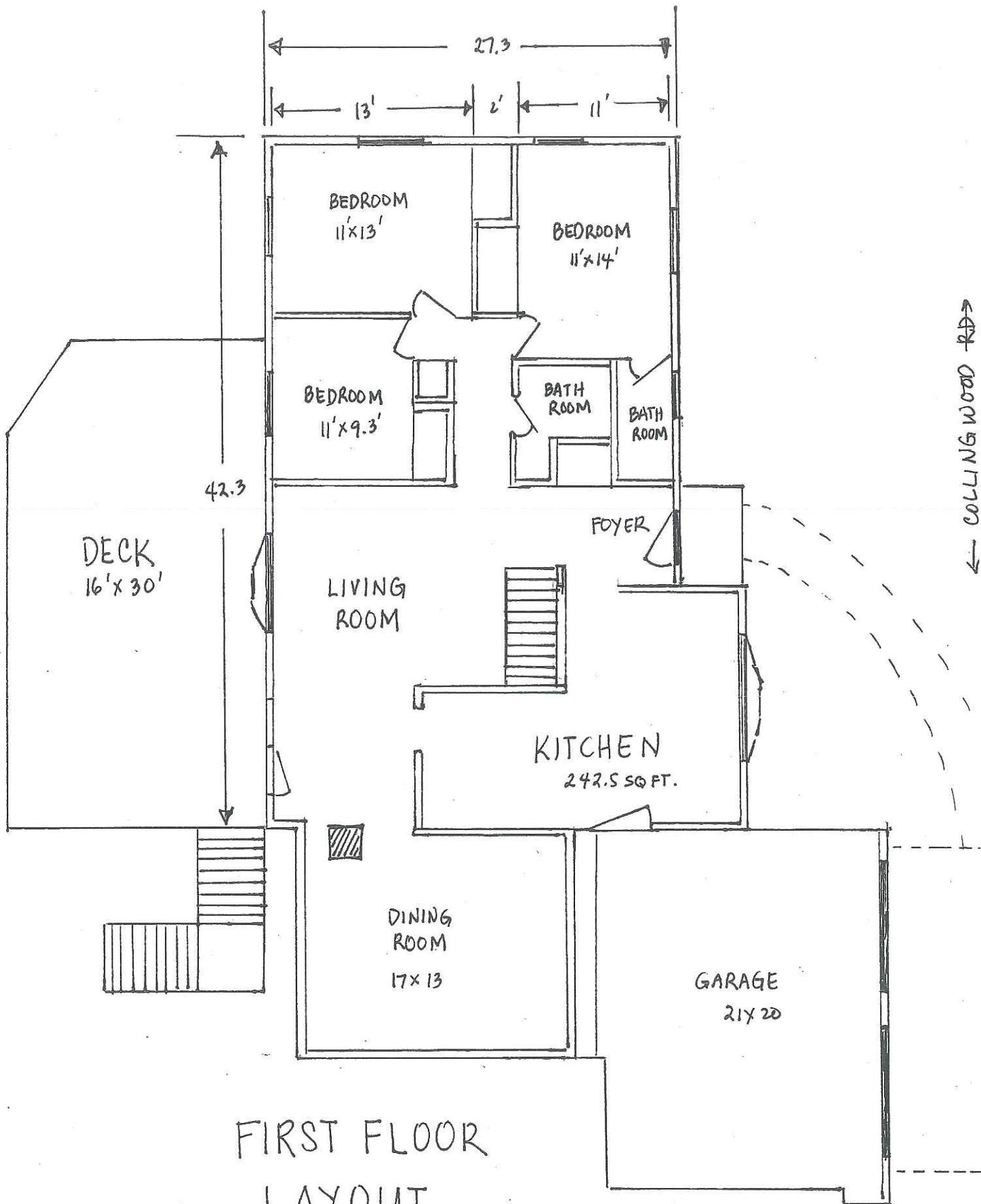
Zoning Evaluation Division



BASEMENT LAYOUT

(* CHILD CARE DONE ON HIGHLIGHTED AREA)

← CANDLEWOOD DR →



FIRST FLOOR
LAYOUT

PARKING



HOME CHILDCARE FACILITY IS ON THE CORNER LOT OF COLLINGWOOD RD AND CANDLEWOOD DR.

COLLINGWOOD RD IS A BUSY STREET SO TO AVOID CAUSING TRAFFIC AND FOR THE SAFETY OF THE CHILDREN, ENTRANCE TO FACILITY IS ON CANDLEWOOD DR.

PARKING IS ON SIDE STREET WHICH CAN ACCOMMODATE 7-8 CARS.



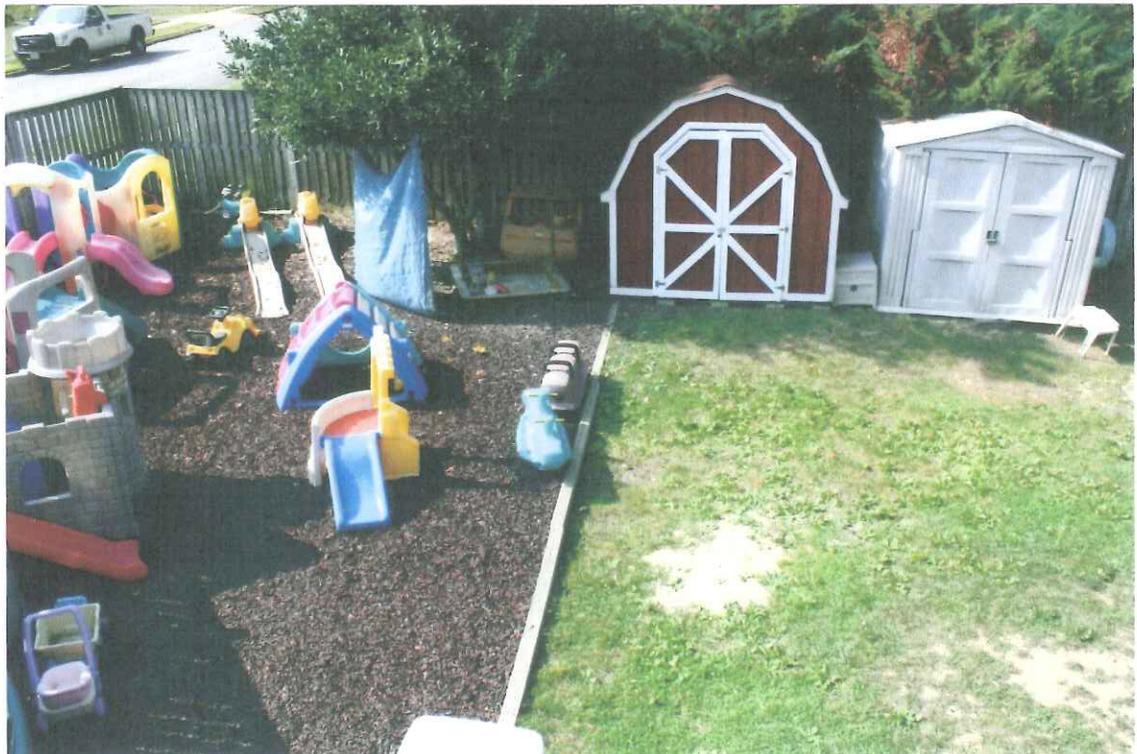
5. PROPERTY PHOTO SHOWING ENTRANCE GATE ON CANDLEWOOD DR.



6. PROPERTY PHOTO SHOWING PLAYGROUND EQUIPMENT.

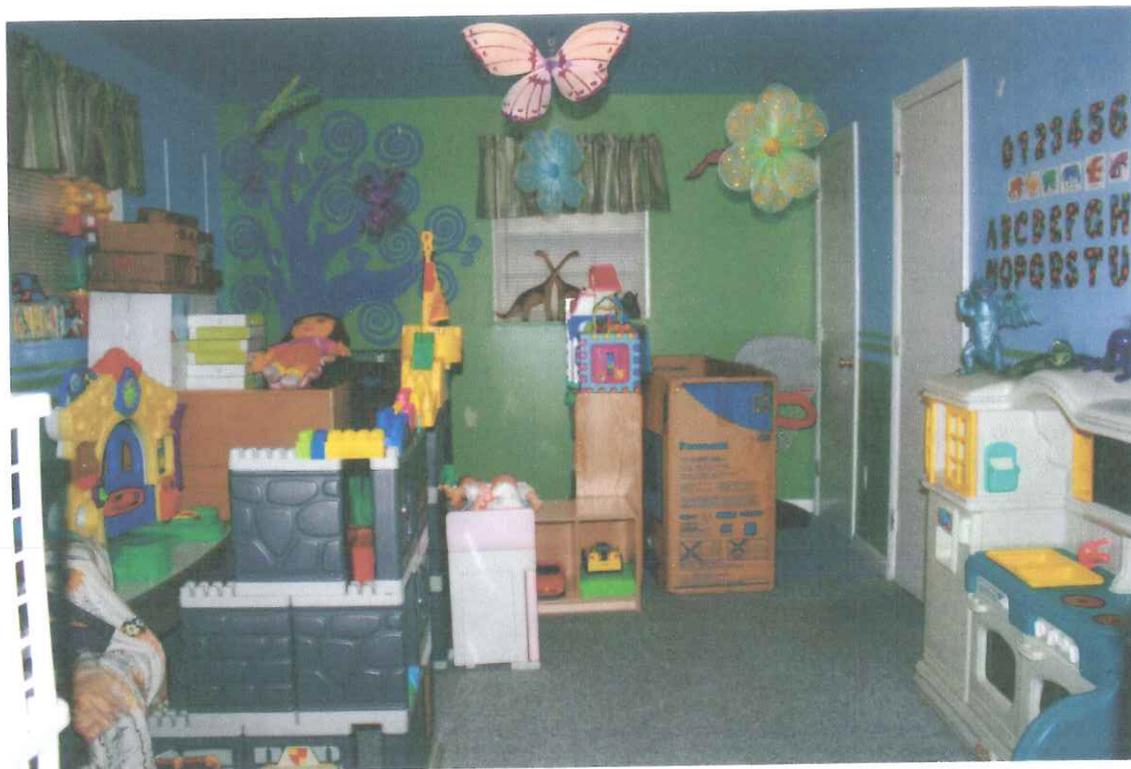


7. PROPERTY PHOTO TAKEN FROM BACK SIDE .

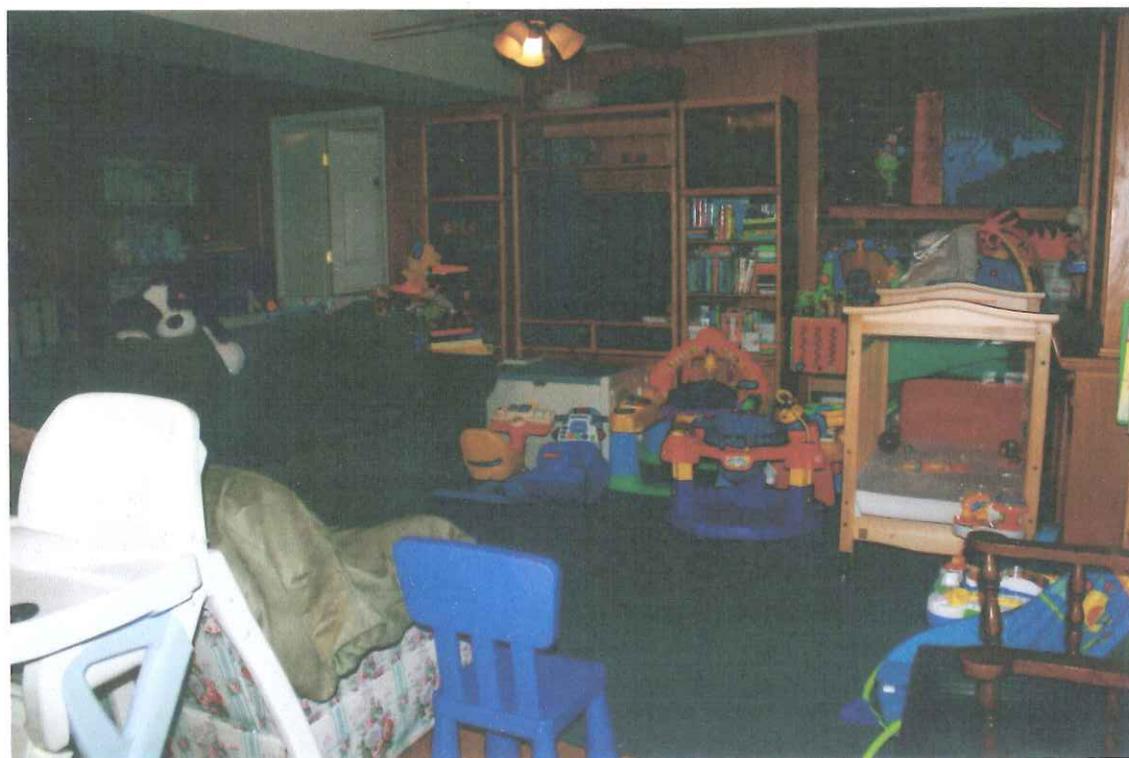


8. PROPERTY PHOTO OF PLAY AREAS .

CHILDCARE INTERIOR PHOTOS



① PLAYROOM



③ ENTERTAINMENT / TODDLER AREA

CHILDCARE INTERIOR PHOTOS

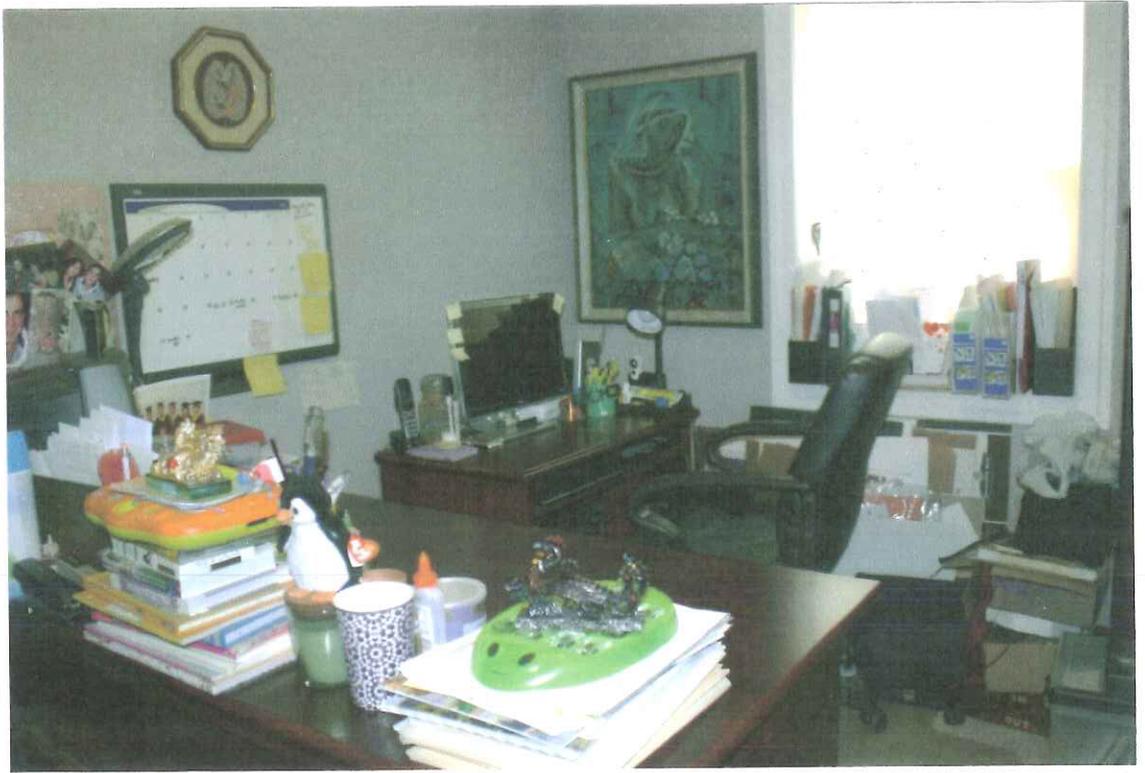


② ENTRANCE DOOR AND EATING AREA



② EATING AREA

CHILDCARE INTERIOR PHOTOS



④ OFFICE



⑤ NURSERY ROOM



⑥ EGRESS WINDOWS - EMERGENCY EXIT WINDOWS
FROM NURSERY AND OFFICE ROOMS

SP 2014-MV-004

SPECIAL PERMIT REQUESTS

The applicant requests approval of a special permit is for a home child care facility for 12 children at any one time within an existing dwelling.

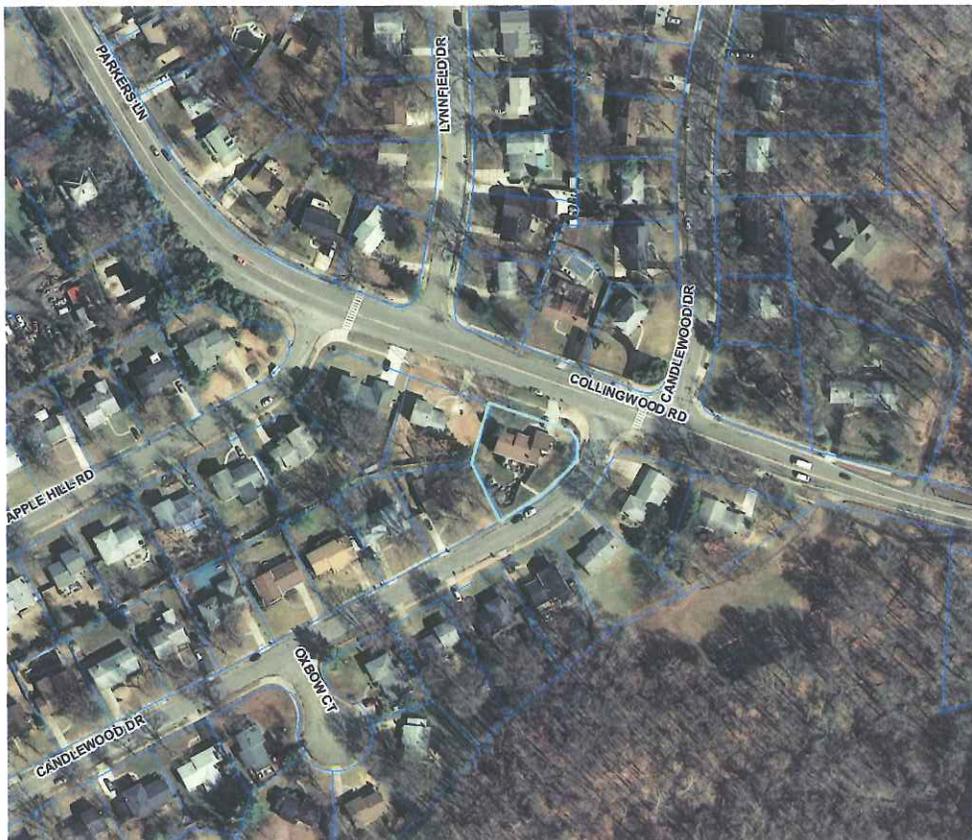
A copy of the special permit plat titled "House Location Survey" prepared by Sam Whitson, L.C./Land Surveying, dated May 21, 2002, as revised through December 27, 2013, by Rosario Picini, owner, is included at the front of the staff report.

A detailed discussion of the request is included on page two and three.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 13,660 square foot lot is located in the Williamsburg Manor North subdivision. The lot is a corner lot, zoned R-3, and developed with a one-story single family dwelling consisting of 1,801 square feet of floor area. A deck extends off the rear of the dwelling. Accessory storage structures are located in the western side and rear yard. A 6.0 foot tall wooden fence encloses the backyard. A concrete driveway provides access to the lot from Collingwood Road.

As shown in the picture below, the site is surrounded on the north, east and south by single family residential, zoned R-3.



BACKGROUND AND HISTORY

County Records show that the dwelling was constructed in 1963. The applicant purchased the property in March, 2002. The applicant indicates she operates a home child care facility for twelve children. The applicant holds a current license, which is valid until July 9, 2014, from the Commonwealth of Virginia, Department of Social Services for a Family Day Home with a capacity of 12 children, aged birth through 12 years 11 months. A portion of the existing home, the lower level, was converted into the home child care facility.

County records reflect that there have been no similar requests in the vicinity.

DESCRIPTION OF THE APPLICATION

The applicant is requesting approval of a special permit for a home child care facility for up to 12 children, at any one time to operate between the hours of 7:00 a.m. and 5:30 p.m., Monday through Friday. The applicant indicates drop-off of children is to be staggered between 7:00 a.m. and 1:00 p.m. and pick-up between 4:15 p.m. and 5:30 p.m. Employees include the applicant and two full-time assistants. The home child care facility is operated in a portion of the lower and main levels of the dwelling which includes a playroom, toddler room, eating area, office, and nursery sleeping room. The lower level includes two emergency egress windows from an office and the sleeping room. There is a fenced yard and deck where the children play outside.

The existing driveway appears to be able to accommodate three to four vehicles. On-street parking is available along Candlewood Drive. Parents access the child care facility from the rear of the dwelling.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area IV, Mount Vernon Planning District
Planning Sector: Fort Hunt Community Planning Sector
Plan Map: Residential use at 2-3 dwelling units per acre (du/ac)

The Comprehensive Plan language does not dissuade or prohibit home child care facilities in this area.

ZONING ORDINANCE REQUIREMENTS

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

SP 2014-MV-004

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

Safety Analysis

During a site visit, staff discovered safety issues that should be addressed. First, windows in one of the rooms used by children for napping do not meet fire safety requirements for emergency egress. The sill height is 1.0 inch too high and the size of the opening is too small. Second, there is a 9.0 inch rise from the basement floor to the threshold at the basement door. The required floor elevation should not be more than 7.75 inches based on building code requirements. Finally, the office and crib room are both cluttered with cribs and other equipment causing narrow aisle widths. To provide a safe means of egress, the applicant should maintain wider aisle widths.

The Fairfax County Department of Transportation has determined that due to the high volume of vehicles along Collingwood Road and its designation as an urban collector, parking for the child care facility should be limited to Candlewood Drive only. This will help ensure a safer pickup and drop off area for the facility. The Department of Transportation memorandum has been included as Appendix 4.

Staff has proposed development conditions to address these safety issues.

CONCLUSION AND RECOMMENDATIONS

Notwithstanding what is outlined in the statement of justification for the hours of operation, staff recommends the hours match the operation hours approved in the state license. A development condition is included to address this discrepancy. 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. Staff recommends approval of SP 2014-MV-004.

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

SP 2014-MV-004

3. Applicant's Statement of Justification
4. Department of Transportation memo, dated March 5, 2014
5. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**March 26, 2014**

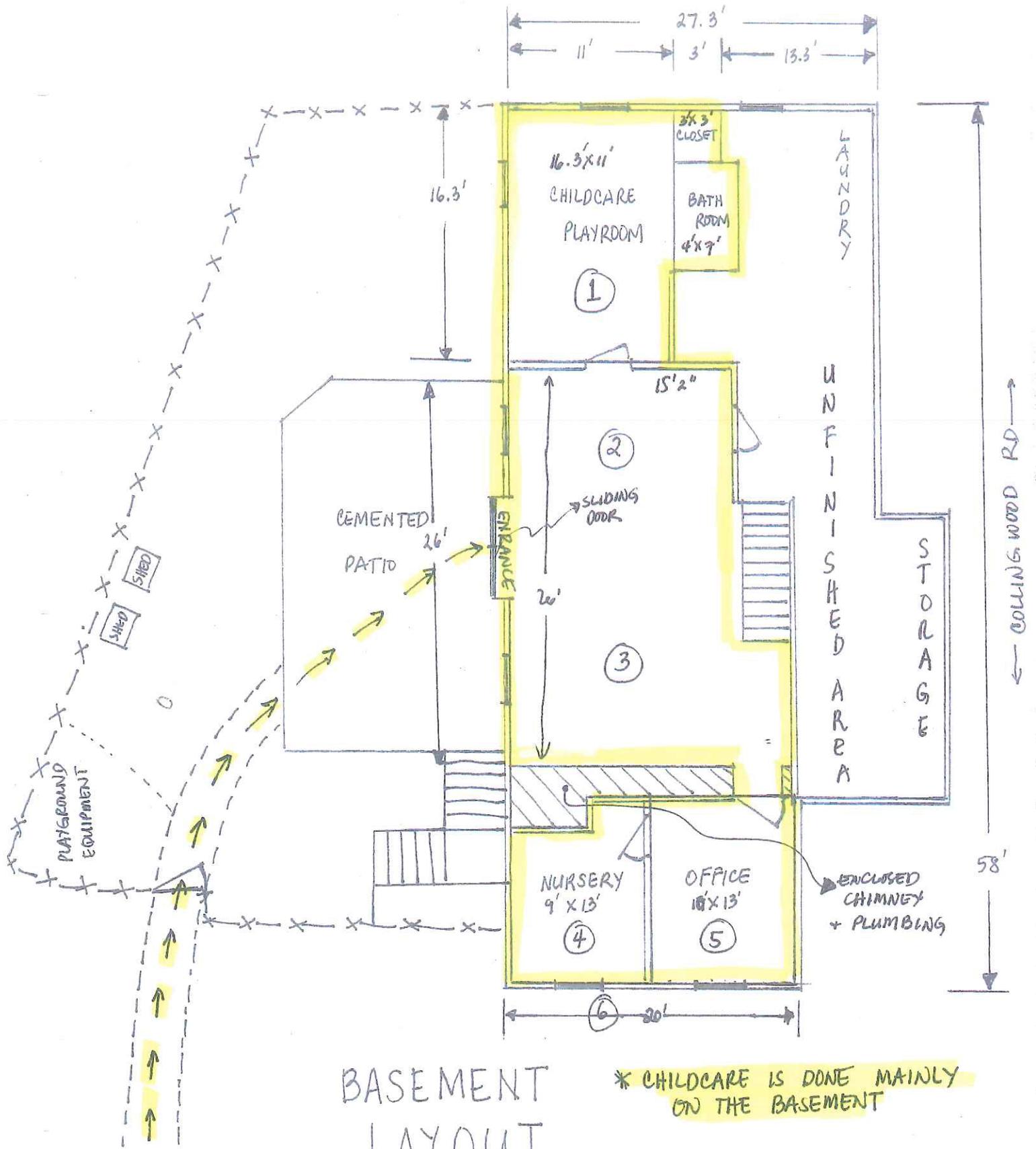
If it is the intent of the Board of Zoning Appeals to approve SP 2014-MV-004 located at Tax Map 102-1 ((27)) (2) 15 for a home child care facility pursuant to Section 3-303 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This approval is granted to the applicant, Rosario Picini, only and is not transferable without further action of the Board, and is for the location indicated on the application, 2301 Collingwood Rd., 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 special permit plat prepared by Sam Whitson, L.C./Land Surveying, dated May 21, 2002, as revised through December 27, 2013, by Rosario Picini, owner, 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 maximum number of children on site at any one time shall be 12, excluding the applicant's own children.
6. The dwelling that contains the child care facility shall be the primary residence of the applicant.
7. There shall be no signage associated with the home child care facility.
8. An egress window, that meets emergency escape and rescue openings requirements of the 2009 Virginia Residential Building Code, shall be installed in the "childcare playroom" as labeled on the basement floor plan in Attachment 1. **This egress window shall be installed within 90 days of the approval of the special permit.**
9. The floor elevation from the basement floor to the threshold at the basement door shall be reduced to a height of no more than 7.75 inches **within 90 days of the approval of the special permit.**

10. The applicant shall maintain a safe, continuous, and unobstructed path of travel, with adequate aisle widths as determined by the zoning inspection staff, from all points in the basement to points of emergency egress.
11. Parking for the child care facility shall be limited along Candlewood Drive only.

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, ninety (90) days after the date of approval unless the use has been established as outlined above. The number of children shall not be increased above seven until all conditions are met. 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.



BASEMENT LAYOUT

* CHILDCARE IS DONE MAINLY ON THE BASEMENT

(* CHILDCARE DONE ON HIGHLIGHTED AREA)

CORRESPOND TO PICTURES OF THE INTERIOR OF HOME CHILDCARE FACILITY

← CANDLE WOOD DR →

Application No.(s): SP 2014-MV-004
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 12/23/13
 (enter date affidavit is notarized)

123391

I, ROSARIO PICINI, 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)
MICHAEL G PICINI JR	2301 COLLINGWOOD RD ALEXANDRIA VA 22308	TITLE OWNER
ROSARIO J. PICINI d/b/a, LITTLEWONDERS PLAYSCHOOL	SAME	APPLICANT/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): _____
(county-assigned application number(s), to be entered by County Staff)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

123391

DATE: 12/23/13
(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): _____
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

123391

DATE: 12/23/13
(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.

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SPECIAL PERMIT/VARIANCE AFFIDAVIT

123391

DATE: 12/23/13
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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): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

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DATE: 12/23/13
(enter date affidavit is notarized)

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)

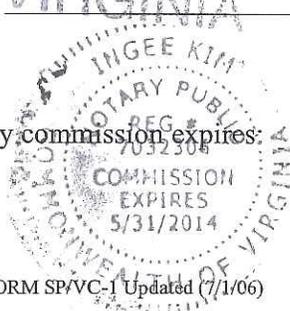
[Signature]
 Applicant Applicant's Authorized Agent

ROBARIO J. PICINI, TITLE OWNER
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 23 day of Dec, 20 13, in the State/Comm. of VIRGINIA, County/City of Fairfax.

[Signature]
Notary Public

My commission expires: _____



STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITY

RECEIVED
Department of Planning & Zoning

NOV 25 2013

Zoning Evaluation Division

Rosario Picini
2301 Collingwood Rd
Alexandria VA 22308
703-360-2202
chatpicini@cox.net

November 22, 2013

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

Re: Special Permit Application
Applicant: Rosario Picini
Zoning Ordinance Section 8-305 for Home Child Care Facility and
Section 8-004 of General Standards
Tax Map #: 1021-27020015
Zoning District: R-3
Lot Size: 13,660 SQ FT

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 single-family detached dwelling at 2301 Collingwood Rd, Alexandria VA 22308 with my husband and 2 grown daughters. 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.

Employees. I have 2 assistants who work full-time.

Arrival Schedule. Five of the children arrive between 7:00 AM and 8:00 AM. Three children arrive between 8:00 AM and 9:15 AM. Two arrive between 12:00 PM and 1:00 PM.

Departure Schedule: Two of the children are picked up between 4:15 PM and 4:30 PM. Four of the Children leave between 4:30 PM and 5:00 PM. Four children are picked up between 5:00 PM and 5:30 PM. (See Attachment 1)

Area Served. Currently, most of the children live in the general vicinity of my neighborhoods. Many of the children live in the neighborhoods off Collingwood Rd, Waynewood, Riverside and Fort Hunt area. These parents drive their children to my house.

Operations. As I stated, my house is a single-family detached dwelling. It has a walk-out basement, which is where the children spend most of their time. I use the kitchen and living room area of the house (located on the first floor) for cooking and activities. Attached is a floor plan that indicates the areas where the day care is located. The house has 3,682 square feet. The basement area, kitchen and living rooms where I conduct the day care consist of approximately 1,444 square feet in total. (See Attachment 2 for floor layout 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 backyard for outdoor play for the children. The area is approximately 2198.5 square feet. There are play equipments with slides, sand box and fence around this area. I have drawn the play equipments with slides, sand box and fence on my most recent house location plat which I included.

Parking. I use my garage and driveway to park my family cars. My parents park at the side street along Candlewood Rd. The child care facility is on the corner lot of Collingwood Rd and Candlewood Dr. Collingwood Rd is a busy street so to avoid causing traffic and for the safety of the children, parents park along Candlewood Dr and enter through the side gate leading to the basement where child care is being conducted. (See attachment 3 for parking photos.)

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

In conclusion, I am proposing no changes to the outside appearance of my brick and vinyl 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 home day care facility will not impact my neighbors in any negative way.

Sincerely,

Rosario Picini
Owner of Little Wonders Playschool

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	12 - 12:15
1	X				
2	X				
3	X				
4		X			
5		X			
6			X		
7			X		
8				X	
9					X
10					X
11					
12					

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				
12				

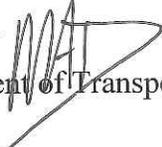


County of Fairfax, Virginia

MEMORANDUM

DATE: March 5, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, Department of Planning & Zoning

FROM: Michael A. Davis, Acting Chief 
Site Analysis Section, Department of Transportation

FILE: SP 2014-MV-004

SUBJECT: Rosario Picini, Home Child Care (Little Wonders Playschool)
2301 Collingwood Drive, Alexandria VA 22308
Tax Map: #102-1 ((27)) (2) 15

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat, dated May 21, 2002, made available to this office on January 30, 2014. The application is to permit a home child care facility for up to 12 children. The subject site fronts Collingwood Road, which is designated an urban collector by both VDOT and the county's Comprehensive Plan. Therefore we offer the following comment:

- Due to the high volume of vehicles along Collingwood Road and its designation as an urban collector, parking for the child care facility should be limited along Candlewood Drive only. This will help ensure a safer pickup and drop off area for subject site.

MAD/EAI

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.