



APPLICATION ACCEPTED: January 8, 2014
BOARD OF ZONING APPEALS: April 2, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

March 26, 2014

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2014-MV-003

MOUNT VERNON DISTRICT

APPLICANT/OWNER: Stacy Bennett
SUBDIVISION: Pohick Estates
STREET ADDRESS: 8912 Jandell Rd., Lorton, 22079
TAX MAP REFERENCE: 108-1 ((02)) 49
LOT SIZE: 13,507
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-003 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.

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.

O:\ehaley\4-2-14) SP 2014-MV-003 Bennett (HCC)\Staff Report Bennett Home Daycare.doc

Erin M. Haley

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-003

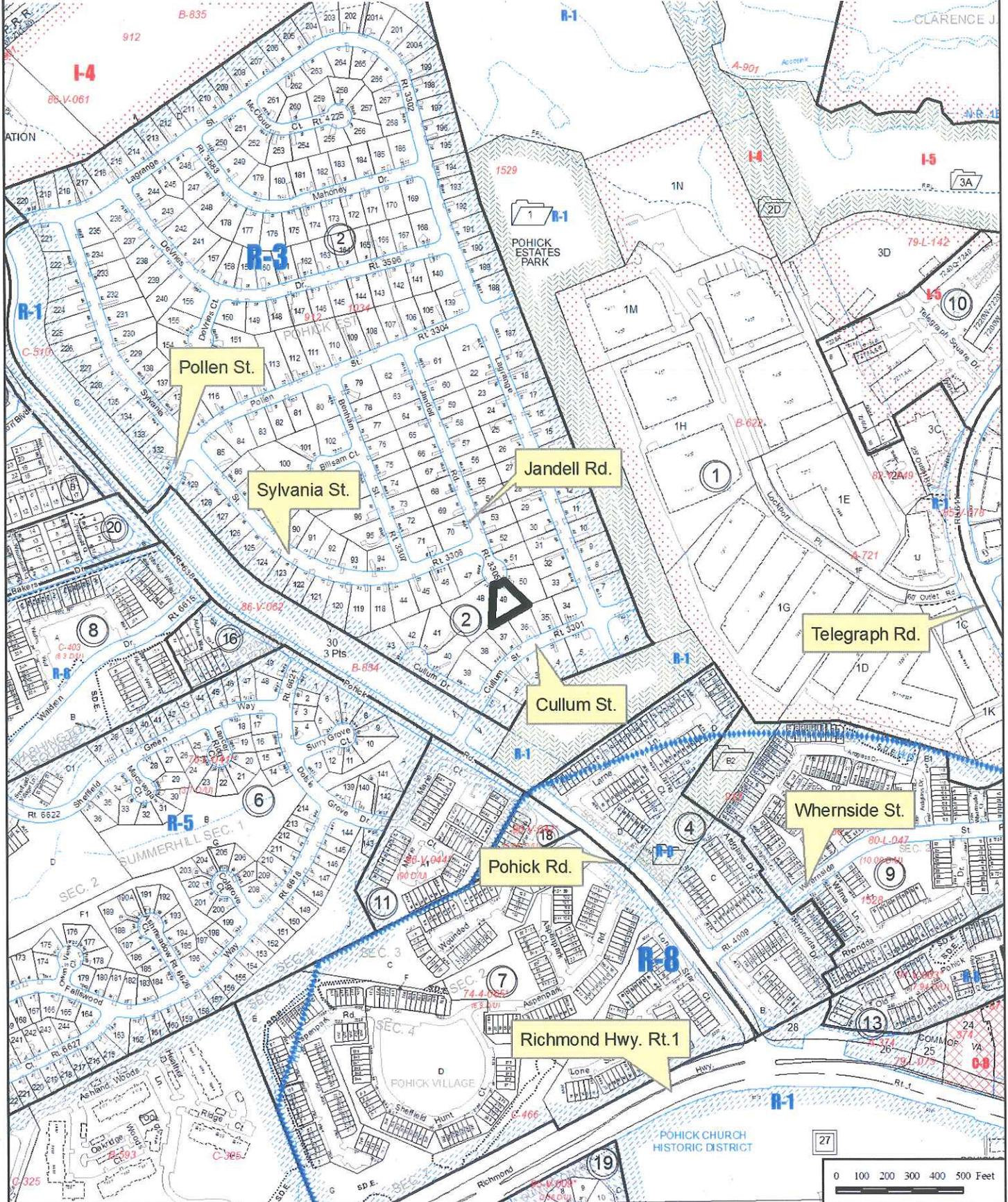
STACY BENNETT



Special Permit

SP 2014-MV-003

STACY BENNETT



Pollen St.

Sylvania St.

Jandell Rd.

Cullum St.

Pohick Rd.

Richmond Hwy. Rt. 1

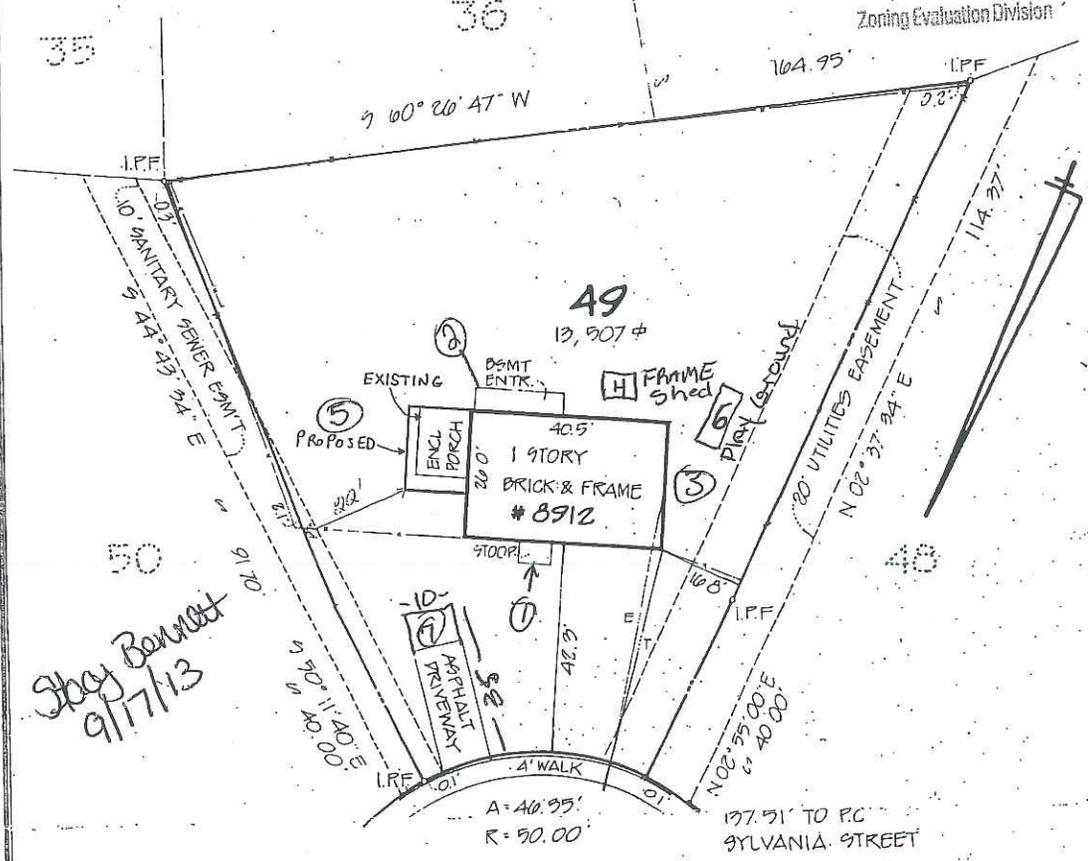
Telegraph Rd.

Wherside St.



NOTE: FENCES ARE CHAIN LINK
 NOTE Woodend Fences on Left Side

RECEIVED
 Department of Planning & Zoning
 37 OCT 16 2013
 Zoning Evaluation Division



Shay Bennett
 9/17/13

JANDELL
 ROAD
 50' R/W

APPROVED
 Addition
 DIVISION OF
 INSPECTION SERVICES
 BY DJK
 Date 12/23/13

APPROVED
 12-23-13
 [Signature]
 Zoning Administrator

PLAT
 SHOWING PHYSICAL IMPROVEMENT SURVEY
 LOT 49 SECTION 1
POHICK ESTATES
 FAIRFAX COUNTY, VIRGINIA

REVISED: NOVEMBER 17, 1991.

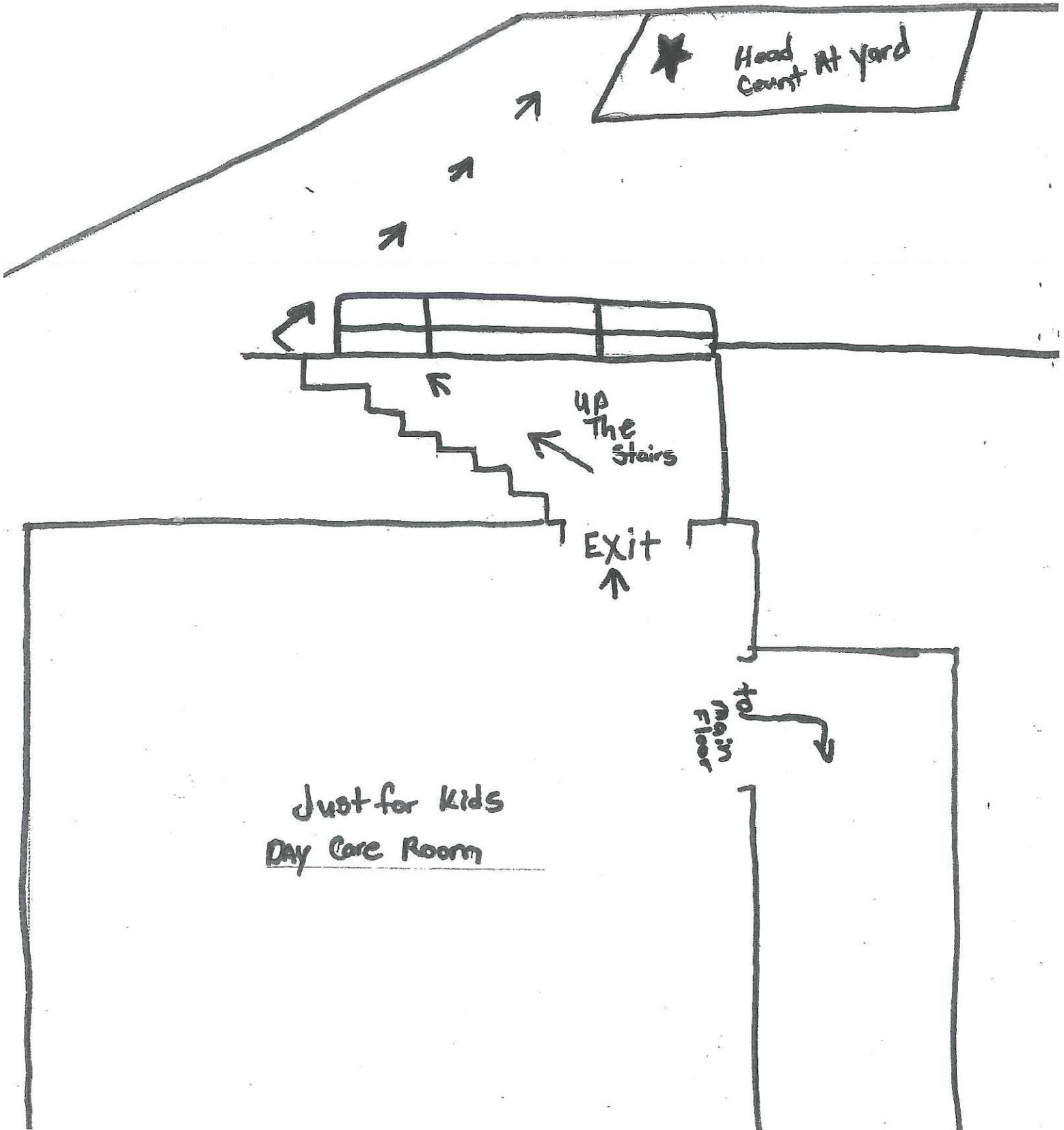
SCALE: 1" = 30'	CASE NAME: FENWICK - ARTZ / STELLER V.T. FAIRFAX	
DATE: <u>OCTOBER 23, 1987</u>		
THIS PROPERTY IS LOCATED IN H.U.D. FLOOD HAZARD ZONE (<u>C</u>)	RC FIELDS, JR. & ASSOCIATES LAND SURVEYING SITE PLANNING SUBDIVISION DESIGN 724 GIBBON STREET ALEXANDRIA, VIRGINIA 22314 (703) 549-8422	
PLAT SUBJECT TO RESTRICTIONS OF RECORD.		
TITLE REPORT NOT FURNISHED.		
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.		

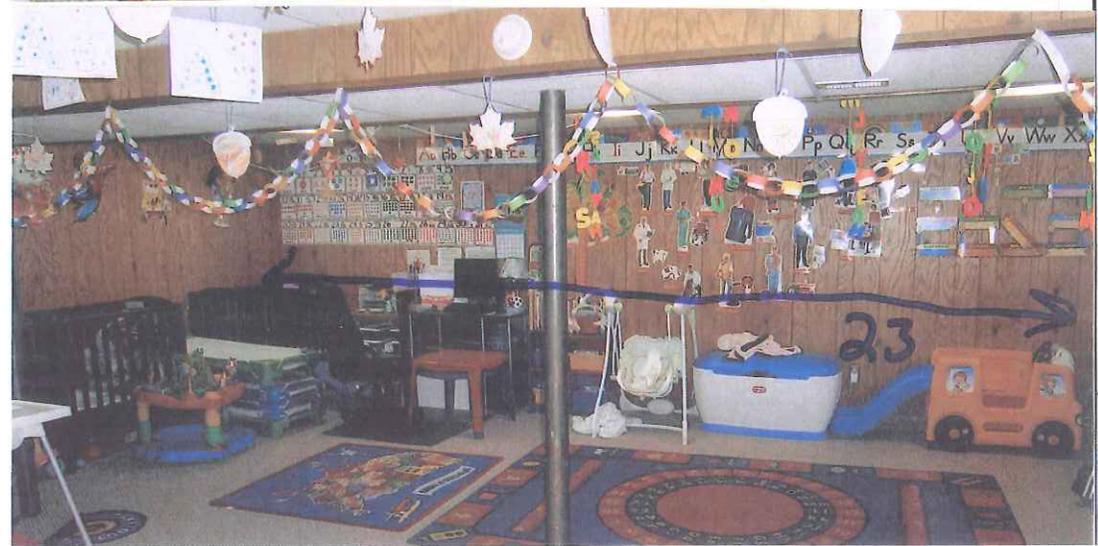
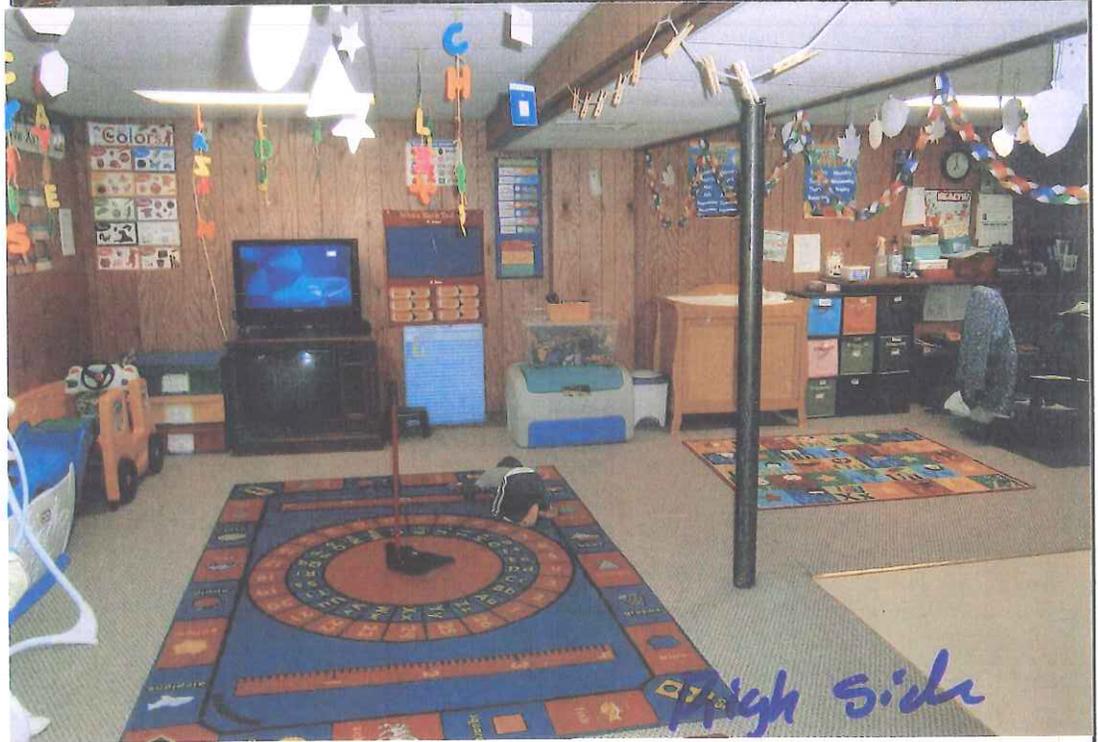
TCA 301-565-1140

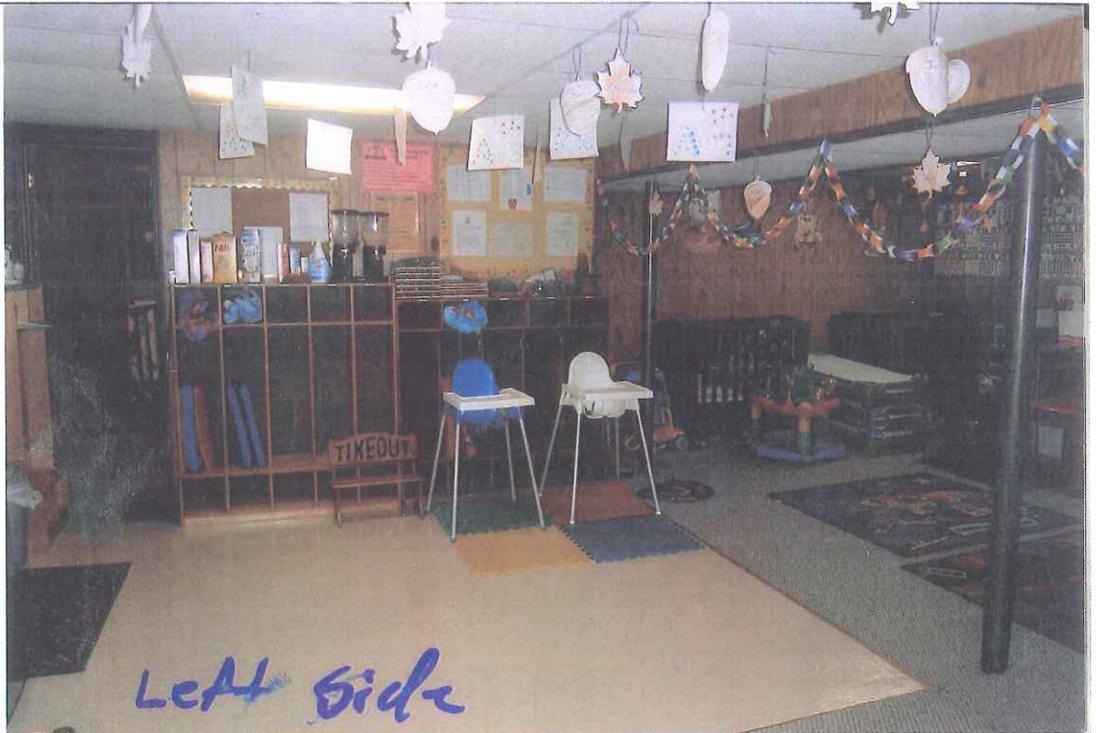
Just For Kids Escape Plan

RECEIVED
Department of Planning & Zoning

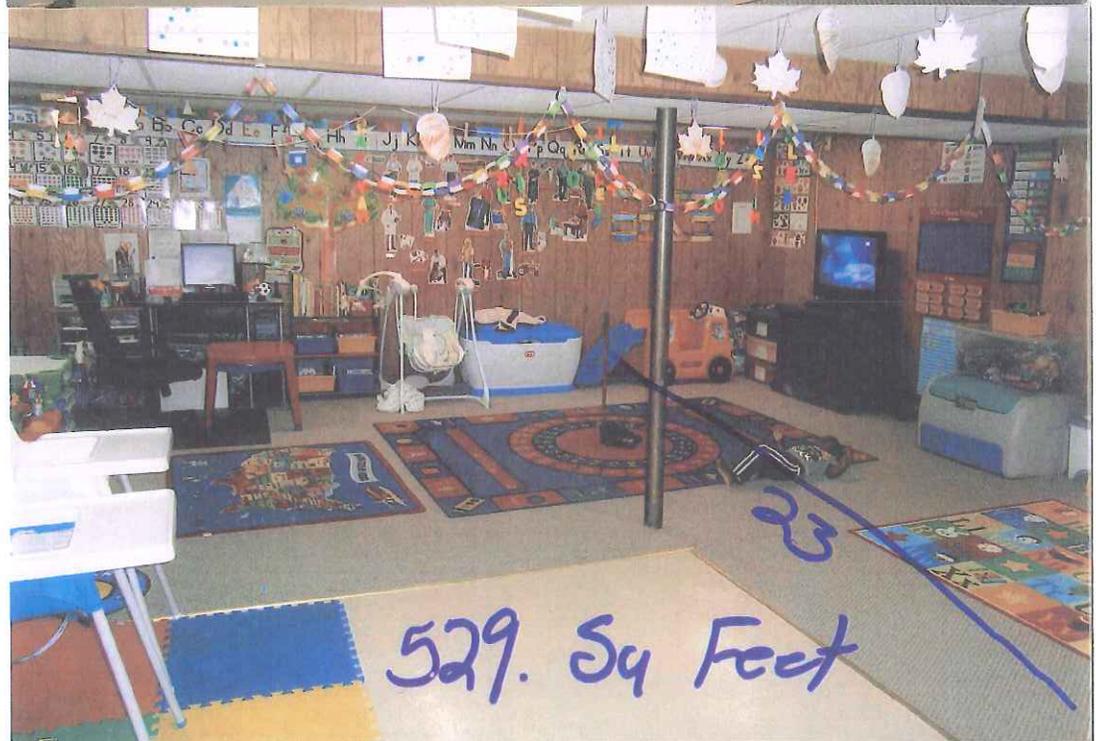
Head Count in yard
↓
OCT 16 2013
Zoning Evaluation Division







Left Side



23
529. Sq Feet



6
13
6

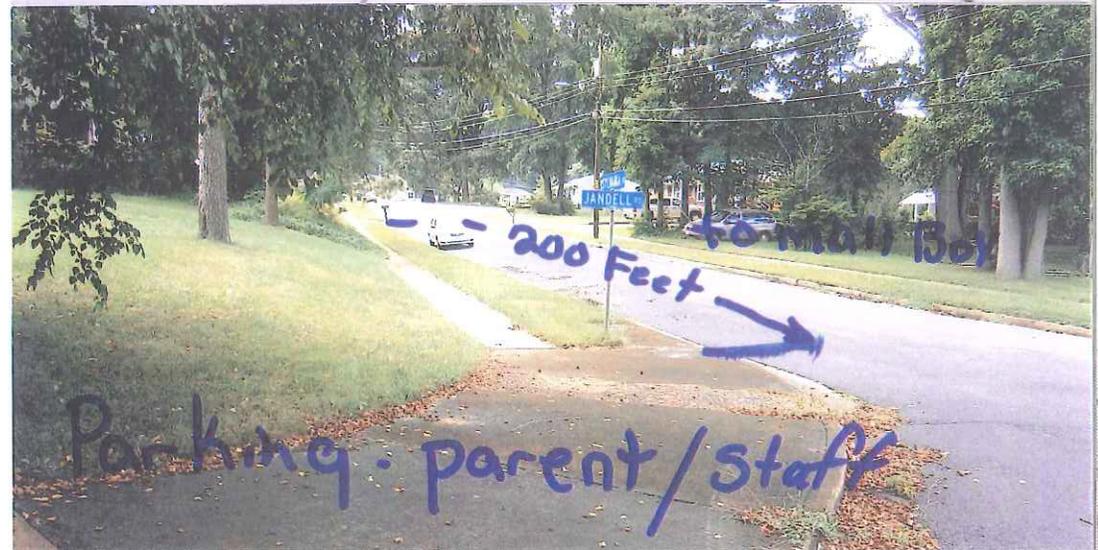
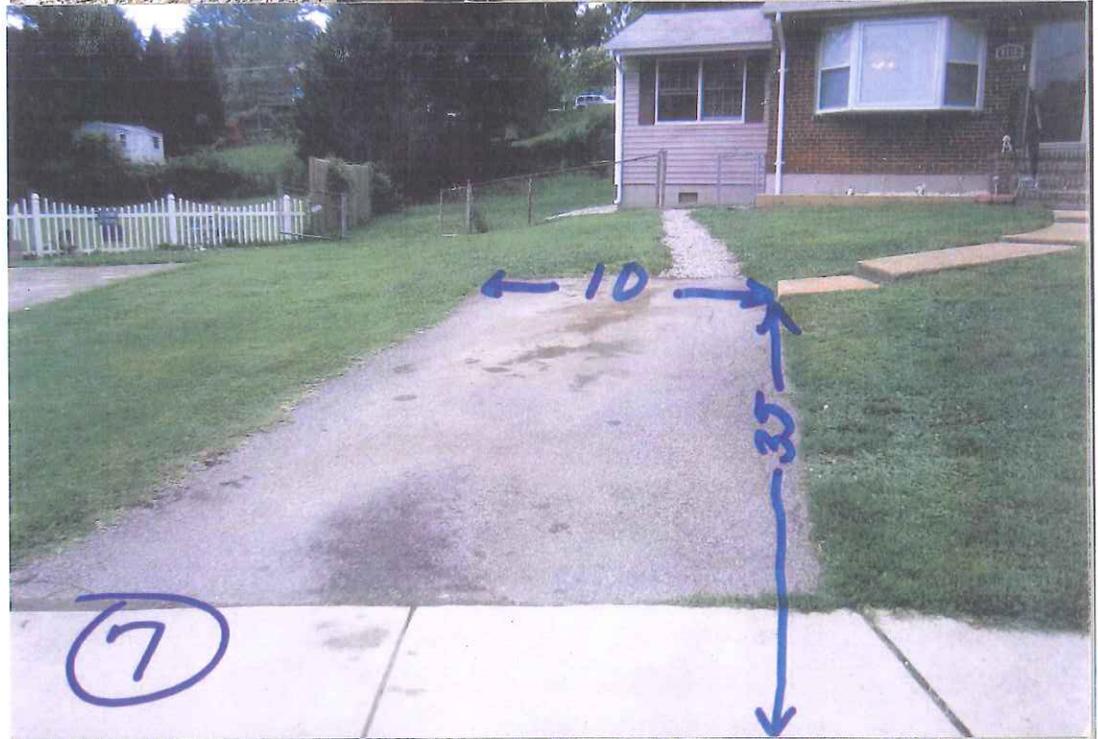




Full view back



Fence on Left side



SP 2014-MV-003

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 "Plat, Showing Physical Improvement: Survey" prepared by R.C. Fields, JR., dated October 23, 1987, as revised through September 17, 2013, by Stacy Bennett, 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 13,507 square foot lot is located in the Pohick Estates subdivision. The lot is zoned R-3 and developed with a one-story single family dwelling consisting of 1,244 square feet of floor area. An open deck extends off the rear of the dwelling. An accessory storage structure is located behind the dwelling. Fencing, ranging from stockade to chain-link, is located along the side and rear property lines, enclosing the backyard. The lower level includes a walk-up access to the outside.

The application property and surrounding lots are zoned R-3 and developed with single family detached dwellings. The lot is at the end of a cul-de-sac for Jandell Road.



BACKGROUND AND HISTORY

County Records show that the dwelling was constructed in 1960. The applicant purchased the property in March 2012. The applicant indicates she operates a home child care facility for twelve children. The applicant holds a current license, which is valid until March 30, 2014, from the Commonwealth of Virginia, Department of Social Services for a Family Day Home with a capacity of 12 children, aged one month 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 6:00 p.m., Monday through Friday. The current state license is approved for the hours of 6:00 a.m. through 6:00 p.m. The applicant indicates drop-off of children is staggered between 7:00 a.m. and 9:00 a.m. and pick-up between 2:45 p.m. and 6:00 p.m. Employees include the applicant and one assistant.

The home child care facility is operated in a portion of the lower level of the dwelling which includes one large multi-purpose room. There is a fenced yard and open deck where the children play outside.

The existing driveway appears to be able to accommodate one vehicle. On-street parking is available in the cul-de-sac and along Jandell Road. The applicant indicates that during the day, she and her assistant both park away from the residence, leaving room in the driveway and the cul-de-sac for parents to pick-up and drop off the children. Parents access the child care facility from the rear of the dwelling, which has a walk-up access.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area IV, Lower Potomac Planning District
Planning Sector: Lorton-South Route 1 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)

This special permit is subject to the sections of the Zoning Ordinance outlined above, a copy of which is included in Appendix 4. Subject to the development conditions, the special permit must meet these standards.

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-003.

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. 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-003 located at Tax Map 108-1 ((02)) 49 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, Stacy Bennett, only and is not transferable without further action of the Board, and is for the location indicated on the application, 8912 Jandell 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 R.C. Fields, JR., dated October 23, 1987, as revised through September 17, 2013, by Stacy Bennett, 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 6:00 a.m. to 6:00 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.

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 (6) months after the date of approval unless the use has been established as outlined above. The number of children shall not be increased above seven 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.

Application No.(s): SP 2014-MV-003
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10/31/13
 (enter date affidavit is notarized)

122999

I, Stacy Bennett, 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)
Stacy D. Bennett	8912 Jandell Rd Worton, VA 22079	Title Owner/ Applicant

N/A
 (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)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10/31/13
(enter date affidavit is notarized)

122999

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

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

CORPORATION INFORMATION

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10/31/13
(enter date affidavit is notarized)

122999

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

N/A

PARTNERSHIP INFORMATION

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

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

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

N/A

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

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

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10/31/13
(enter date affidavit is notarized)

122999

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:

N/A

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

DATE: 10/31/13
(enter date affidavit is notarized)

122999

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)

Stacy Bennett

Applicant

Applicant's Authorized Agent

Stacy Bennett

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

Subscribed and sworn to before me this 31st day of October, 2013, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

Rosalia Li Rocchi

Notary Public

My commission expires: 01-31-2017

ROSALIA LI ROCCHI
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JAN. 31, 2017
COMMISSION # 305899

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Department of Planning & Zoning

OCT 1 2003

County Executive's Office

Just For Kids Day Care
Stacy D. Bennett
8912 Jandell Rd
Lorton, VA 22079
(703) 339-2602

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

RE: Special Permit Application Information for Home Care

I, Stacy Bennett, owner/applicant of the above listed property am applying for a special permit to care for 12 children in my home. I believe the information I am providing meets the general and special standards of the Zoning Ordinance. Below is the information about my child care facility operations and I ask that you accept his information as my special permit.

I have been a child care provider for more than 10 years and have abided by all of the licensing standards. Currently I hold a license by the State of Virginia to have 12 children in my Home Child Care Center. I have not received complaints from my community nor inspector. Please accept the following as my statement of Justification in applying for a special permit. Below is information about my child care facility operations.

My outdoor land area is 13,507 sq. ft., of which 10,000 is used for play for the children. I have existing fences and trees on the sides and rear of yard. (Photos included). The upper level of my home consists of 3 bedrooms, 1 bath, kitchen, living room and dining room. The lower, basement level, 529 sq. ft. is used primarily for child care, infants, toddlers and preschoolers; where we perform arts and crafts, music, sleeping and curriculum. (Photos included)

At Just For Kids Daycare my objective is to provide a safe, loving and nurturing environment that promotes social and academic growth for the young children served within our community.

I have employed 1 non-resident assistant. My assistant is employed full-time and arrives at 8:00 A.M. and departs at 5:00 P.M.

My hours of operation are from 7:00 A.M. – 6:00 P.M. Monday thru Friday. I presently care for 12 children. Most of my clients live in the Lorton and Springfield area within a five mile radius.

Client Drop off:

2 Children by 7:00 A.M. (one family)
1 Child by 7:15 A.M.
2 Children by 7:30 A.M. (one family)
1 Child by 7:45 A.M.

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Department of Planning & Zoning

OCT 16 2013

Zoning Evaluation Division

- 1 Child by 8:00 A.M.
- 3 Children by 8:30 A.M. (one family)
- 2 Children by 9:00 A.M. (one family)

Departure occurs between the hours of 2:45 P.M. to 6:00 P.M.:

- 1 Child leaving at 2:45 P.M.
- 2 Children leaving at 3:30 P.M.
- 2 Children leaving at 3:45 P.M.
- 2 Children leaving at 4:00 P.M.
- 3 Children leaving at 5:00 P.M. (one family)
- 2 Children leaving at 5:30 P.M. (one family)

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DEC 27 2013

Zoning Evaluation Division

There is on-site and street parking for staff and parents which does not affect the neighborhood. My assistant and I park our vehicles away from my business to accommodate the client drop offs and pickups. My driveway can accommodate 3 vehicles at one time. My neighbors work during the day. The front of my home is clear during the day until 6:00 P.M. (Photos included)

My community does not have a Homeowners Association. I have not made any changes to my home or surrounding properties that would affect my neighborhood. I am not displaying yard signs. My property meets the height and size requirements of the zoning district.

I don't have any hazardous or toxic substance in or around my home.

Just For Kids DayCare proposed development conforms to the provisions of all applicable ordinances.

November 17, 2013

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Department of Planning & Zoning

DEC 31 2013

Zoning Evaluation Division

Laura Galindo
8911 Jandell Rd
Lorton, VA 22079

To Whom It May Concern:

My name is Laura Galindo, I own the home located at 8911 Jandell Rd, Lorton, Virginia 22079. I'm rarely home during the day because I work a lot. In addition, I only have one car.

Stacy Bennett and I are more than neighbors we are very good friends. If I happen to cut my lawn and Stacy's needs cutting I go ahead and cut theirs too and they do me the same way. Stacy is frequently home and I work so much that Stacy often prepare enough food for me too.

I know that Stacy has a daycare in her home and I told her long ago that she, her guest and/or parents are welcome to park in my driveway at any time they need. Stacy's driveway and my driveway are only 10 feet apart. They are like twin driveways. Since there are so close together it's very convenient for her parents to use my driveway as well as Stacy's.

Please don't hesitate to call me @ 571-389-2692, if you have any questions or any comments

Sincerely,



Laura Galindo

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.