



APPLICATION ACCEPTED: March 7, 2014  
BOARD OF ZONING APPEALS: June 4, 2014  
TIME: 9:00 a.m.

# County of Fairfax, Virginia

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May 28, 2014

## STAFF REPORT

SPECIAL PERMIT NO. SP 2014-LE-015

### LEE DISTRICT

**APPLICANT:** Maria Mazo  
dba Maria's Day Care Home

**OWNERS:** Maria A. Mazo  
Luis F. Mazo

**SUBDIVISION:** Rose Hill Farm, Section 1

**STREET ADDRESS:** 6425 Rose Hill Drive, Alexandria, 22310

**TAX MAP REFERENCE:** 92-1 ((2)) (L) 3

**LOT SIZE:** 15,616 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 2014-LE-015 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 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

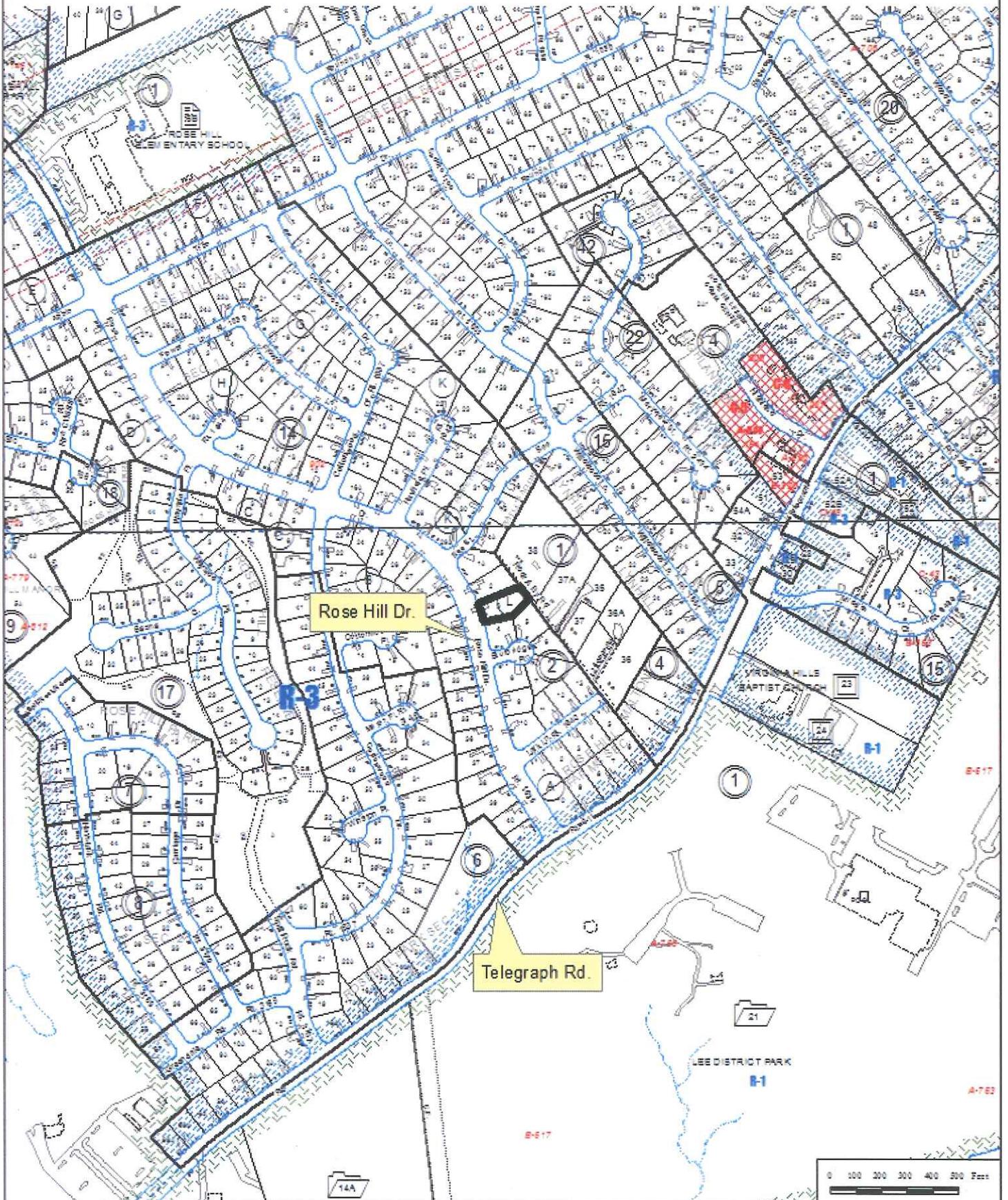
SP 2014-LE-015

MARIA MAZO



# Special Permit

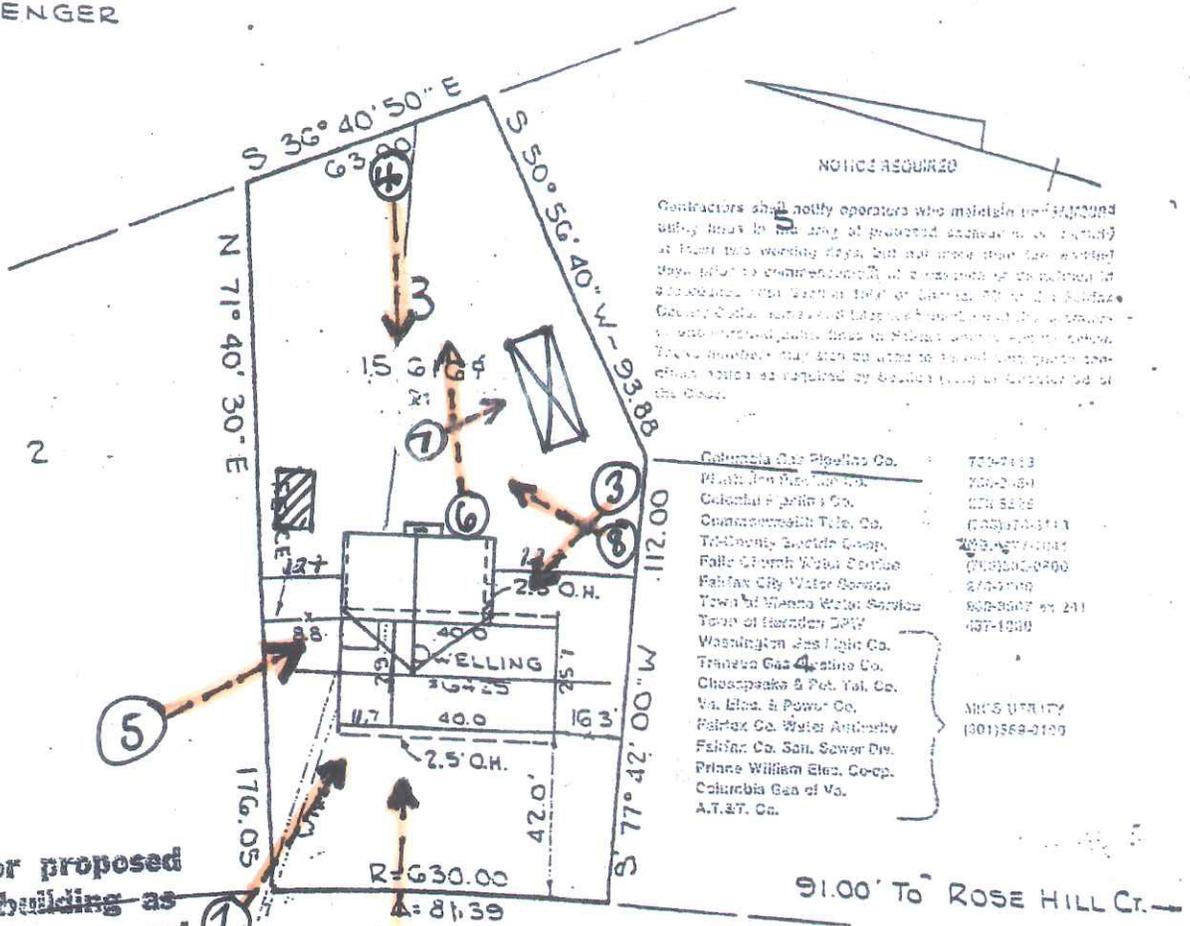
SP 2014-LE-015  
MARIA MAZO





**HOUSE LOCATION PLAT SHOWING WHERE PHOTOS WERE TAKEN ON THE PROPERTY**

BALLENGER



**NOTICE REQUIRED**

Contractors shall notify operators who maintain underground utility lines in the area of proposed excavation or trenching at least two working days, but not more than ten working days, prior to commencement of a excavation or trenching in accordance with Section 10-101 of Chapter 10 of the Fairfax County Code. Contractors shall telephone the Department of Public Works and request public lines in the area of excavation. The contractor shall also be advised to read and comply with the special notice as required by Section 10-101 of Chapter 10 of the Code.

- |                              |                  |
|------------------------------|------------------|
| Columbia Gas Pipeline Co.    | 709-7113         |
| Washington Gas Light Co.     | 709-2-691        |
| Columbia Pipeline Co.        | 678-5238         |
| Communications Tele. Co.     | (703) 770-3111   |
| Telco City Electric Co-op.   | 709-477-0147     |
| Falls Church Water Service   | (703) 520-0900   |
| Fairfax City Water Service   | 240-3100         |
| Town of Vienna Water Service | 508-9007 ext 241 |
| Town of Herndon DPW          | 437-1000         |
| Washington Gas Light Co.     |                  |
| Fairfax Gas Pipeline Co.     |                  |
| Chesapeake & Pot. Tel. Co.   |                  |
| Va. Elec. & Power Co.        |                  |
| Fairfax Co. Water Authority  |                  |
| Fairfax Co. San. Sewer Div.  |                  |
| Prince William Elec. Co-op.  |                  |
| Columbia Gas of Va.          |                  |
| A.T.&T. Co.                  |                  |

MR'S UTILITY  
(801) 569-3100

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

MAY 27 1982 ROSE HILL DRIVE  
80' WIDE

Philip G. Yates  
Zoning Administrator

APPROVED  
DIVISION OF DESIGN REVIEW

PHYSICAL SURVEY

LOT 3 - SECTION 1 - Bk L

ROSE HILL FARM

LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'

OCT. 15, 1973

WALTER L. PHILLIPS  
INCORPORATED

CERTIFIED CIVIL ENGINEERS & LAND SURVEYORS  
FALLS CHURCH, VIRGINIA  
CERTIFIED CORRECT

**PHOTOGRAPHS OF THE ENTIRE PROPERTY**

RECEIVED  
Department of Planning & Zoning

NOV 12 2013

Zoning Evaluation Division



1. PROPERTY PHOTO TAKEN AT ANGLE OF 6425 ROSE HILL DRIVE



2. PROPERTY PHOTO TAKEN ACROSS THE STREET AT ROSE HILL DR. (FRONT OF DWELLING)



3. PROPERTY PHOTO TAKEN FROM THE RIGHT SIDE.



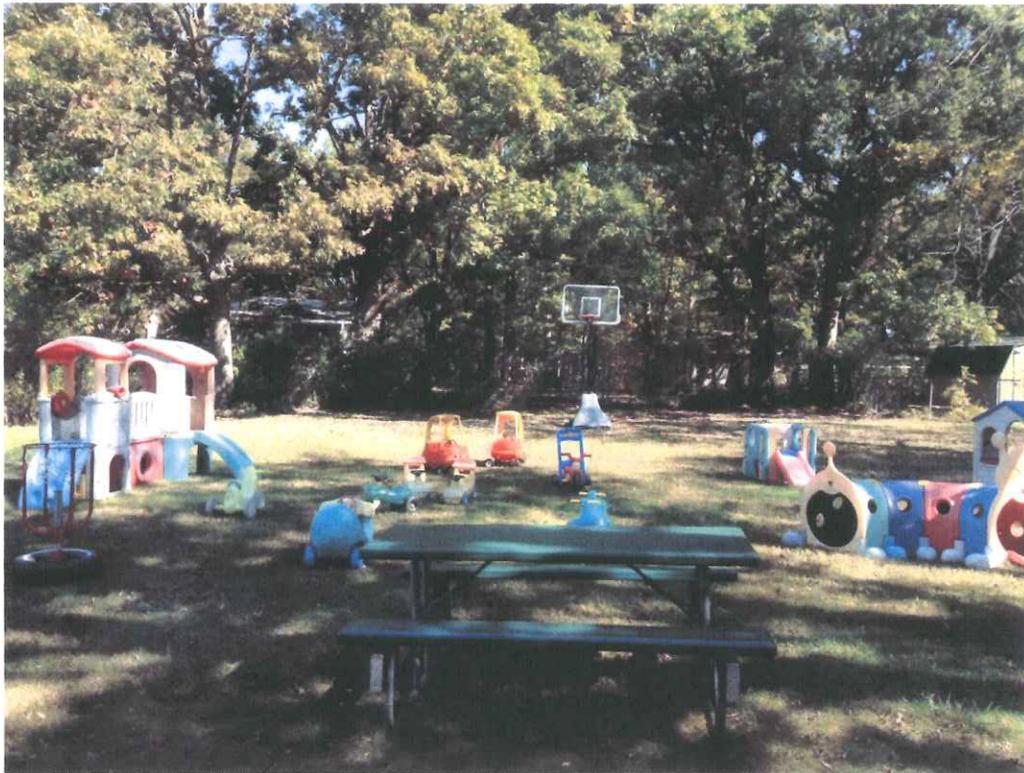
4. PROPERTY PHOTO TAKEN FROM THE BACK SIDE.



RECEIVED  
Department of Planning & Zoning

NOV 12 2013

5. PROPERTY PHOTO TAKEN FROM THE RIGHT SIDE.



6. PLAYGROUND AREA AND EQUIPMENT. ( 1<sup>ST</sup> PICTURE)



7. PLAYGROUND SWING SET EQUIPMENT. ( 2<sup>ND</sup> PICTURE)



8. PLAYGROUND EQUIPMENT (3<sup>rd</sup> Picture)

RECEIVED  
Department of Planning & Zoning

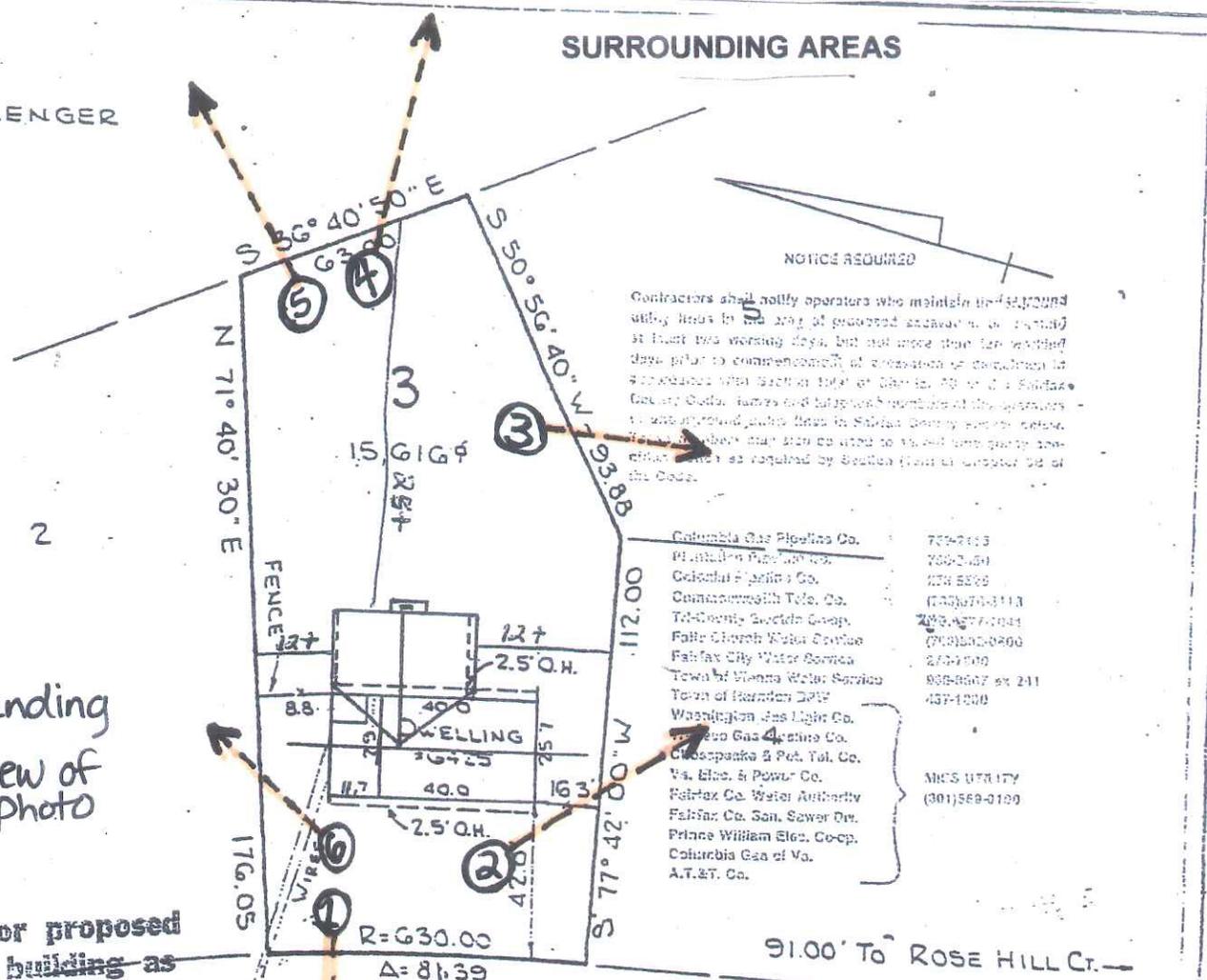
NOV 12 2013

Zoning Evaluation Division

HOUSE LOCATION PLAT SHOWING WHERE PHOTOS WERE TAKEN OF

SURROUNDING AREAS

BALLENGER



NOTICE REQUIRED

Contractors shall notify operators who maintain underground utility lines in the area of proposed excavation or drilling at least two working days, but not more than ten working days prior to commencement of excavation or drilling to the operators who furnish lists of their lines. All of the following utility lines and telephone conductors are presumed to be underground utility lines in Fairfax County unless otherwise noted. These utility lines are to be located and marked as required by Section 10-1-1 of the Code.

- Columbia Gas Pipeline Co. 703-2413
- Flintkote Pipe Lines 703-2413
- Colonial Pipeline Co. 228-8288
- Commonwealth Tele. Co. (703) 740-3113
- Tel-County Service Group 228-8277/2404
- Falls Church Water Service (703) 540-0200
- Fairfax City Water Service 273-7400
- Town of Vienna Water Service 800-8607 ext 211
- Town of Herndon DPW 457-1200
- Washington Gas Light Co. MCS UTILITY
- Gasco Gas & Heating Co. (301) 569-0100
- Chesapeake & Pot. Tel. Co.
- Va. Elec. & Power Co.
- Fairfax Co. Water Authority
- Fairfax Co. San. Sewer Div.
- Prince William Elec. Coop.
- Columbia Gas of Va.
- A.T.&T. Co.

# Standing  
 ---> View of photo

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

MAY 27 1982

ROSE HILL DRIVE

80' Wide

Philip G. Yates  
 Zoning Administrator

APPROVED  
 DIVISION OF DESIGN REVIEW  
 Date: 5-27-82

PHYSICAL SURVEY

LOT 3 - SECTION 1 - BLK L

ROSE HILL FARM

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'

OCT. 15, 1973

WALTER L. PHILLIPS

INCORPORATED

CERTIFIED CIVIL ENGINEERS & LAND SURVEYORS

FALLS CHURCH, VIRGINIA

CERTIFIED CORRECT

## PHOTOGRAPHS OF THE SURROUNDING PROPERTIES



1. ACROSS THE STREET AT 6424 ROSE HILL DRIVE (NEIGHBOR ACROSS)



2. RIGHT NEIGHBOR HOME.

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Department of Planning & Zoning

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Zoning Evaluation Division



RECEIVED  
Department of Planning & Zoning

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3. RIGHT NEIGHBOR HOME. ( BACK RIGHT)



4. BACK NEIGHBOR HOME. (RIGHT BACK)



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Department of Planning & Zoning

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Zoning Evaluation Division

5. BACK NEIGHBOR HOME. (LEFT BACK)

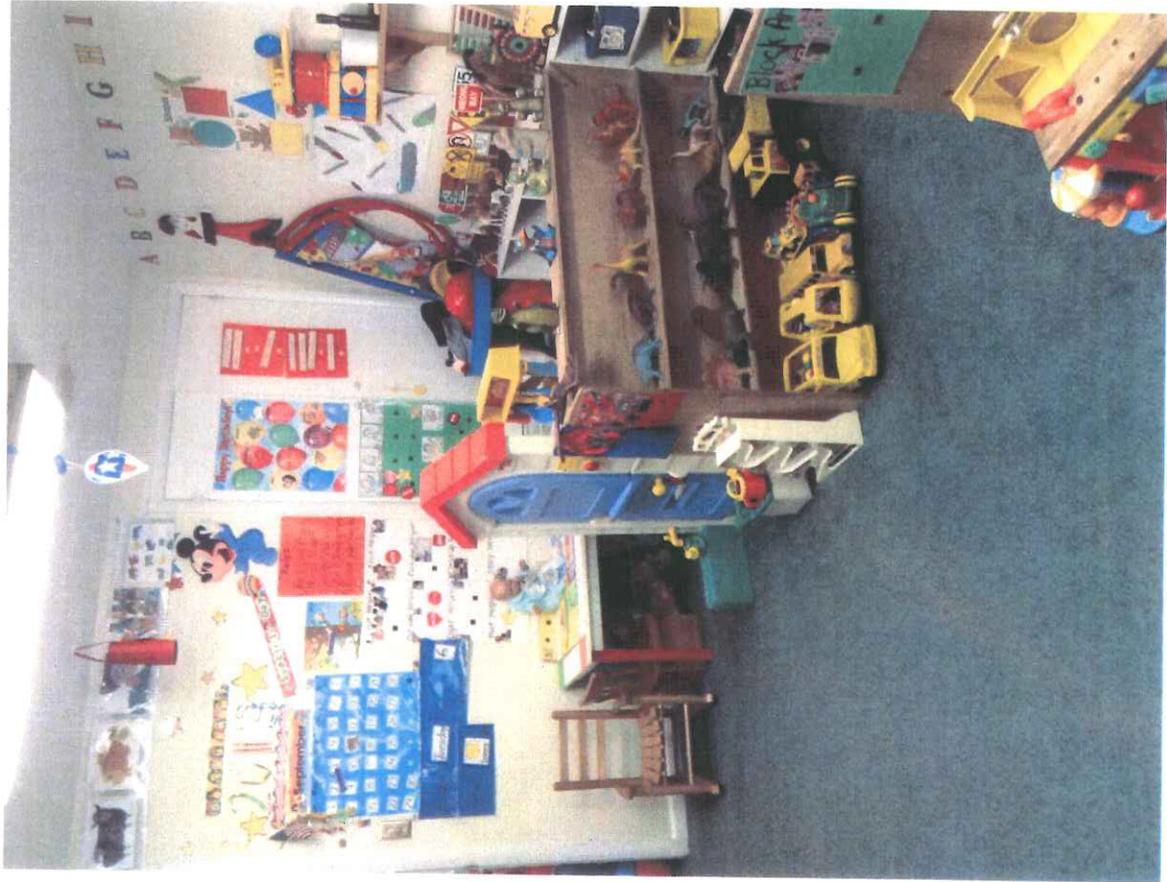


6. LEFT NEIGHBOR HOME

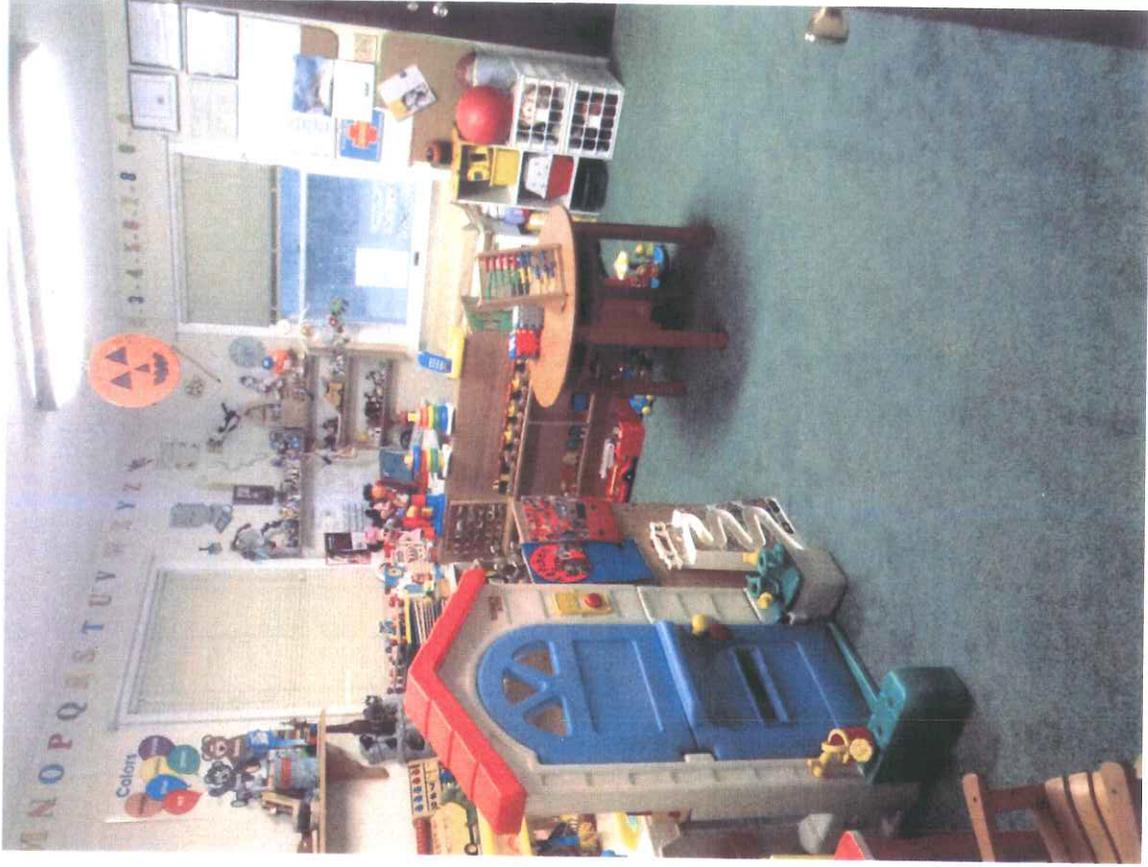
NOV 12 2013

Zoning Evaluation Division

PHOTOGRAPHS OF CHILD CARE FACILITY



1. Centers Room (Picture one)



2. Centers Room (Picture two)



3. Centers Room (Picture three)



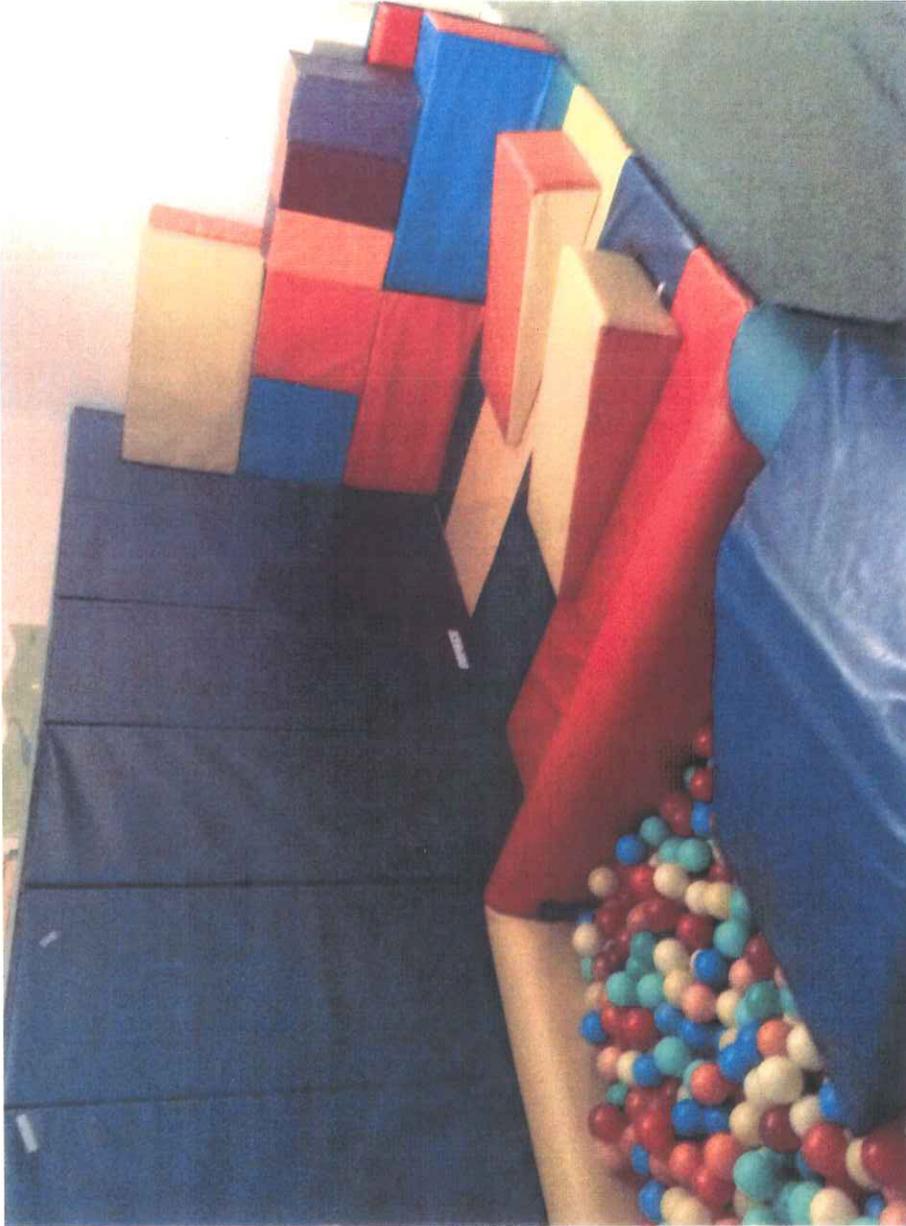
4. Reading Hall



5. Gym/Nap Room (Picture one)



6. Gym/Nap Room (Picture two)



7. Gym/Nap (Picture 3)

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Department of Planning & Zoning  
NOV 12 2013  
Zoning Evaluation Division





10. Play room (Picture 3)



11. Play room (Picture 4)

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Department of Planning & Zoning

NOV 12 2013

Zoning Evaluation Division



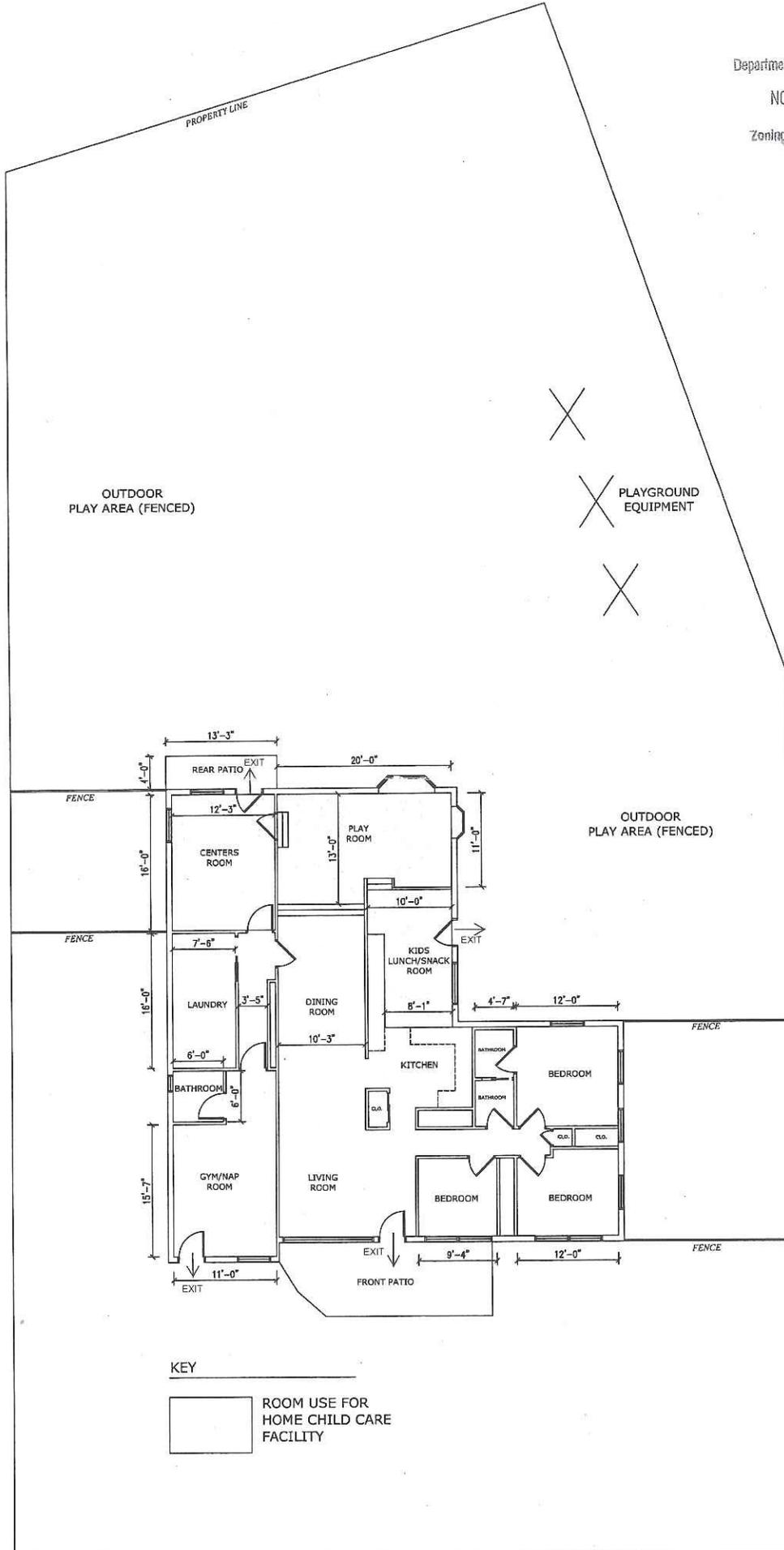
12. Lunch/Snack Room

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NOV 12 2013  
Zoning Evaluation Division

RECEIVED  
Department of Planning & Zoning

NOV 12 2013

Zoning Evaluation Division



KEY



ROOM USE FOR  
HOME CHILD CARE  
FACILITY

## SPECIAL PERMIT REQUEST

The applicant is seeking a special permit to allow a home child care facility for up to 12 children.

A copy of the special permit plat titled, "Plat, Showing House Location on Lot 3, Section 1, Block L, Rose Hill Farm," prepared by Thomas G. Lutke, L.S., of NoVA Surveys, dated January 28, 2014, 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 one story, single family detached dwelling. A stoop, concrete walkway and driveway are located to the west of the dwelling. The driveway area is 29.79% (verified by the special permit plat engineer) which is less than the 30% maximum front yard coverage permitted by the Zoning Ordinance. A brick walkway and shed exist to the north of the dwelling. A swing set is located to the southeast of the dwelling. A four foot high aluminum fence encloses the rear yard. The property is relatively flat and contains mature trees.

The subject property and surrounding properties 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 1954, and purchased by the applicant in 1993.



## **ANALYSIS**

### **Comprehensive Plan Provisions**

**Plan Area:** Area IV, Rose Hill Planning District  
**Planning Sector:** Wilton Woods Community Planning Sector (RH05)  
**Plan Map:** Residential, 2-3 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 7. Subject to development conditions, this special permit must meet these standards.

### **On-site Parking and Site Circulation**

Vehicular access to the site is provided from Rose Hill Drive. The parents and children use the doorway on the west side of the building near the driveway to enter the house and daycare area.

The existing driveway appears to be able to accommodate five vehicles. The applicant parks one car in the driveway during operating hours. Any additional family cars are parked on the street during operating hours. The applicant currently has two assistants who both live at the home. Therefore, the driveway has approximately four spaces available to be used for drop-off and pick-up of children.

Two off street parking spaces are required for the single family dwelling and these are contained in the driveway. Staff believes sufficient parking exists in the driveway to accommodate the pick-up and drop-off of children for the home child care use.

### **Zoning Inspection Analysis**

During the inspection of the home child care on April 3, 2014, staff found a number of concerns on the property, including a door in the childcare facility that had a keyed deadbolt lock and a concern about the percentage of the driveway coverage in the front yard. The applicant was made aware that the deadbolt lock should be changed and the front yard coverage, as certified by the engineer, is 29.79%, in compliance with the R-3 Zoning District. The list of comments from the site inspection is in Appendix 6. The comments submitted by the Zoning Inspection Branch are addressed in the development conditions, which require satisfactory completion of all inspections and permits prior to establishing the 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 2014-LE-015 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 Approved May 27, 1982
5. Home Child Care State License
6. Zoning Inspection Branch Site Visit Comments
7. Applicable Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SP 2014-LE-015****May 28, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-LE-015 located at Tax Map 92-1 ((2)) (L) 3 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 only, Maria Mazo d/b/a Maria's Day Care Home, and is not transferable without further action of the Board, and is for the location indicated on the application, 6425 Rose Hill Drive, and is not transferable to other land.
2. This special permit is granted only for the home child care use indicated on the plat titled, "Plat, Showing House Location on Lot 3, Section 1, Block L, Rose Hill Farm," prepared by Thomas G. Lutke, L.S., of NoVA Surveys, dated January 28, 2014, 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 6:00 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. The maximum number of assistants for the home child care shall be two.
8. Pick-up and drop-off of children shall take place in the driveway.
9. A minimum of four parking spaces shall be provided on the subject parcel, within areas of existing paving.
10. There shall be no signage associated with the home child care facility.

11. All applicable permits and inspections shall be obtained prior to the establishment of the use, to be demonstrated to the satisfaction of the Zoning Administration Division, including any electrical or plumbing inspections as may be required.

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-2014-LE-015  
 (county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

123272

DATE: MAY 21, 2014  
 (enter date affidavit is notarized)

I, MARIA A. MAZO, 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 <b>BOLD</b> above)
MARIA A. MAZO d/b/a Maria's Day Care Home	6425 Rose Hill Drive Alexandria, VA, 22310	<b>Applicant/Title Owner</b>
LUIS F. MAZO	6425 Rose Hill Drive Alexandria, VA, 22310	<b>Co-Title Owner</b>

(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-2014-LE-015  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: May 21, 2014  
(enter date affidavit is notarized)

123272

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)

(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-2014-LE-015  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

123272

DATE: May 21, 2014  
(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-2014-LE-015  
(county-assigned application number(s), to be entered by County Staff)

Page Four

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: May 21, 2014  
(enter date affidavit is notarized)

123272

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): SE 2014-LE-015  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: May 21, 2014  
(enter date affidavit is notarized)

123272

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:



[Signature]  
 Applicant [ ] Applicant's Authorized Agent

MARIA A. MAZO, Owner  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 21<sup>st</sup> day of May 2014, in the State/Comm. of Virginia, County/City of Fairfax.

[Signature]  
Notary Public

My commission expires: 04/30/2014



STATEMENT OF JUSTIFICATION  
FOR A HOME CHILD CARE FACILITY

Maria A. Mazo  
6425 Rose Hill Drive  
Alexandria, VA 22310  
[mariaamazo@gmail.com](mailto:mariaamazo@gmail.com)

RECEIVED  
Department of Planning & Zoning  
FEB 12 2014  
Zoning Evaluation Division

September 28, 2013

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

Re: Special Permit Application  
Applicant: Maria A. Mazo  
Zoning Ordinance Section 8-305 for Home Child Care Facility and  
Section 8-004 of General Standards  
Tax Map #: 0921 02L 0003  
Zoning District: R-3  
Lot Size: 15,616

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 6425 Rose Hill Drive in Alexandria, Virginia with my husband. 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 6:00 PM, Monday through Friday.

Number of Children. I care for up to 12 children at any one time. I do not have any of my older children living at my home.

Employees. I have one assistant, my husband who works full-time.

Arrival Schedule. Six of the children arrive between 7:00 AM and 8:00 AM. Six children arrive between 8:00 AM and 9:15 AM.

Departure Schedule. Seven children are picked up between 2:45 PM and 4:30 PM. Six of the children leave between 4:30 PM and 5:30 PM. (See Attachment 1)

(Continued on next page)

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FEB 12 2014

Zoning Evaluation Division

Area Served. Currently, most of the children live in the general vicinity of my neighborhood. Many of the children live in my 22310 zip code area. These parents drive their children to my house. One of the parents that live in my neighborhood walks their child to the day care. One parent, commutes from Woodbridge.

Operations. As I stated, my house is a one level, single-family detached dwelling. The designated child care areas consist of three rooms. I also use the breakfast dining room for meals and snacks. Attached is a floor plan that indicates the areas where the day care is located. The house has 2,158 square feet. The family room, side back room and the front side room where I conduct the day care consist of approximately 793 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 back yard area for outdoor play for the children. The area is approximately square feet. The outdoor play area consists of a swing set and other outdoor play equipment. There is a fence surrounding this backyard area. I have drawn the swing set and highlighted the fence area on my most recent house location plat which is included.

Parking. I use my driveway to park my family car. The parents of the children park in the driveway as well. My driveway provides enough parking for five cars because the driveway is more than feet long and holds two cars side by side.

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

Sincerely,

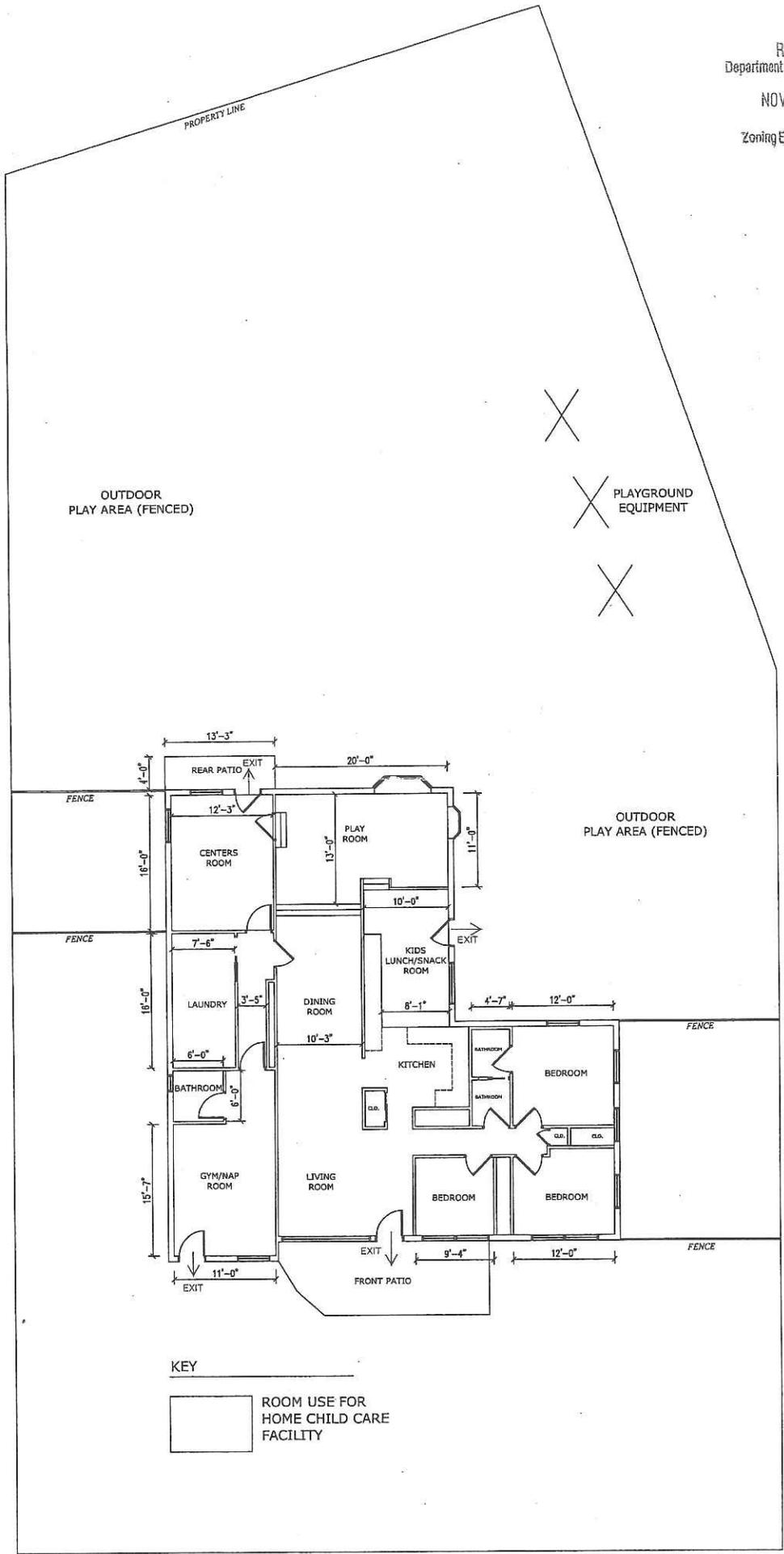


Maria A. Mazo  
Owner of Maria's Day Care Home

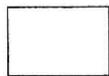
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NOV 12 2013

Zoning Evaluation Division



KEY



ROOM USE FOR  
HOME CHILD CARE  
FACILITY





**Contractor Information**

Name: OWNER IS CONTRACTOR BPOL License:  
 Address: State License:  
 City: State: VA Zip: Trade Reg.:  
 Trade Name:

**Applicant Information**

Applicant: BILL BLECHA  
 Address:  
 City: State: Zip:

**Other Contact Information**

Contact:  
 Address:  
 City: State: Zip:

**Inspections**

There were no inspections.

**Reviews****Review - SITEPERMIT - (SITE PERMITS REVIEW) - 715168**

Review Type	Review Date	Reviewer	Started	Status
SITEPERMIT	1982-05-27		Y	Approved

**Review - REALESTATE - (REAL ESTATE REVIEW) - 715169**

Review Type	Review Date	Reviewer	Started	Status
REALESTATE	1982-05-27		Y	Approved

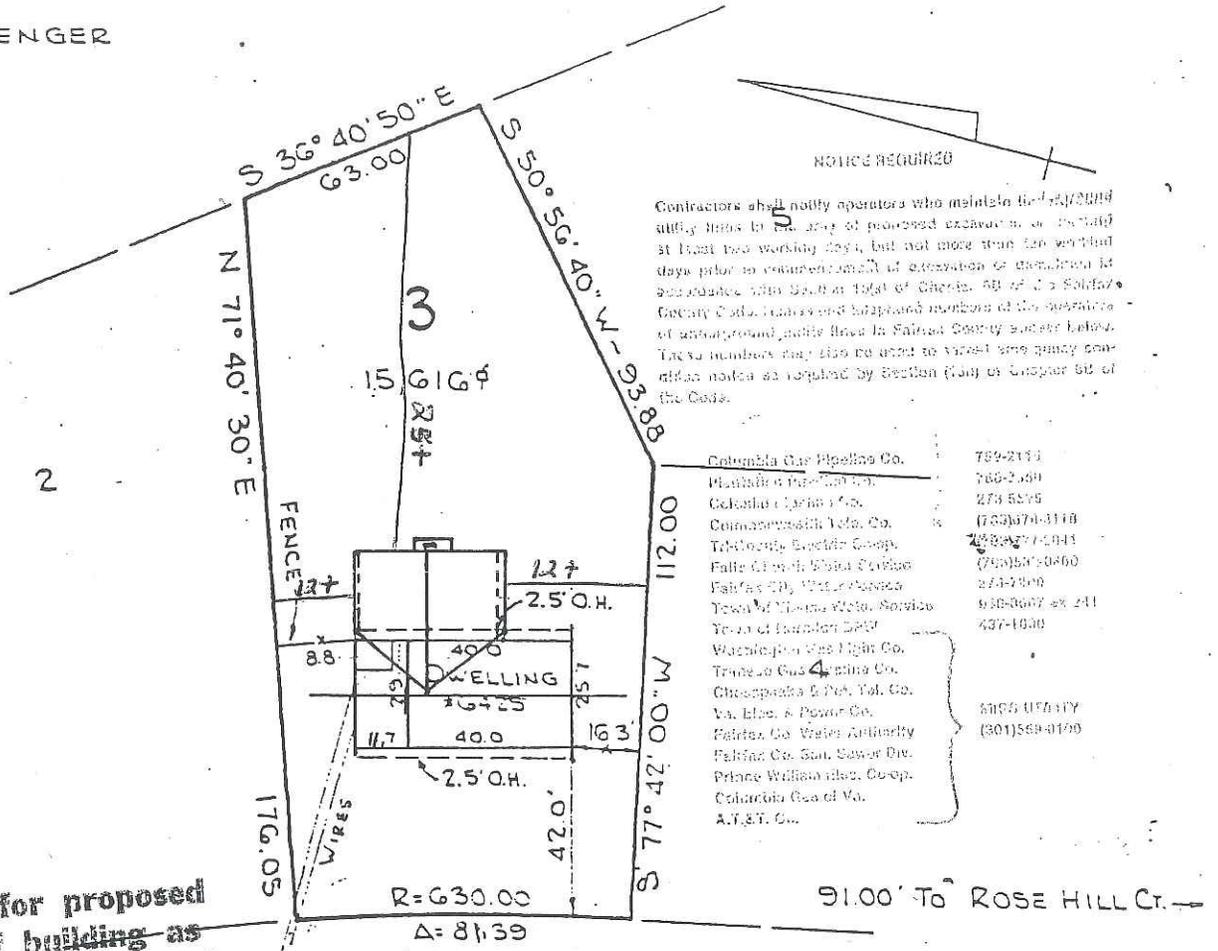
**Review - ZONING - (ZONING REVIEW) - 715170**

Review Type	Review Date	Reviewer	Started	Status
ZONING	1982-05-27		Y	Approved

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BALLENGER



NOTICE REQUIRED

Contractors shall notify operators who maintain underground utility lines in the area of proposed excavation or drilling at least two working days, but not more than ten working days prior to commencement of excavation or drilling. It is required that Section 50 of the Fairfax County Code, Fairfax and adjacent members of the Committee of underground utility lines in Fairfax County be notified. These numbers may also be used to verify any utility conditions noted as required by Section 50(a) or Chapter 50 of the Code.

- Columbia Gas Pipeline Co. 789-2111
- Washington Gas Light Co. 766-2391
- Gaslight (F&P) Co. 273-8545
- Commonwealth Tele. Co. (703) 791-3110
- Tel-County Electric Coop. 789-277-1041
- Fairfax County Electric Division (703) 507-0460
- Fairfax City Electric Division 273-2700
- Town of Vienna Water Service 938-3667 ex 241
- Town of Herndon SWP 437-1000
- Washington Gas Light Co. (grouped)
- Tri-County Gas Lines Co. (grouped)
- Chesapeake & Pot. Tel. Co. (grouped)
- Va. Elec. & Power Co. (grouped)
- Fairfax Co. Water Authority (grouped)
- Fairfax Co. San. Sewer Div. (grouped)
- Prince William Elec. Coop. (grouped)
- Columbia Gas of Va. (grouped)
- A.T.&T. Co. (grouped)

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

MAY 27 1982

*Philip G. Yates*  
Zoning Administrator

ROSE HILL DRIVE  
80' WIDE

APPROVED

DIVISION OF  
ZONING REVIEW

*Philip G. Yates*

PHYSICAL SURVEY

LOT 3 - SECTION 1 - BLK L

# ROSE HILL FARM

LEE DISTRICT

## FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'

OCT. 15, 1973

WALTER L. PHILLIPS

INCORPORATED

CERTIFIED CIVIL ENGINEERS & LAND SURVEYORS

FALLS CHURCH, VIRGINIA

CERTIFIED CORRECT



## Search for Child Day Care

[Return to Search Results](#) | [New Search](#) |

### **Maria Mazo**

6425 Rose Hill Drive

ALEXANDRIA, VA 22310

(703) 719-6354

Facility Type: Family Day Home

License Type: Two Year

Expiration Date: June 12, 2016

Business Hours: 7:00am - 6:00pm  
Monday - Friday

Capacity: 12

Ages: 3 months - 12 years 11 months

Inspector: Colleen Bray  
(703) 359-6704

<u>Inspection Date</u>	<u>Complaint Related?</u>	<u>Violations?</u>
<u>March 31, 2014</u>	No	<u>Yes</u>
<u>Dec. 30, 2013</u>	No	No
<u>May 17, 2013</u>	No	<u>Yes</u>
<u>Feb. 22, 2013</u>	No	<u>Yes</u>
<u>Sept. 7, 2012</u>	<u>Yes</u>	<u>Yes</u>
<u>May 3, 2012</u>	No	<u>Yes</u>
<u>Dec. 6, 2011</u>	No	<u>Yes</u>
<u>June 8, 2011</u>	No	<u>Yes</u>
<u>March 22, 2011</u>	No	<u>Yes</u>
<u>June 16, 2010</u>	No	<u>Yes</u>
<u>March 31, 2010</u>	No	<u>Yes</u>
<u>June 25, 2009</u>	No	<u>Yes</u>

### **Disclaimer:**

*A compliance history is in no way a rating for a facility.*

*The online compliance history includes only information after July 1, 2003. In addition, the online compliance history includes information regarding adverse actions that may be the subject of a pending appeal. An adverse action is not final until a provider has exhausted or waived all due process rights. For compliance history prior to July 1, 2003, or information regarding the status of pending adverse actions, please contact the Licensing Inspector listed in*



**Cohenour, Chuck**

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**From:** Cohenour, Chuck  
**Sent:** Monday, April 07, 2014 8:22 AM  
**To:** Gumkowski, Laura B.  
**Subject:** 6425 Rose Hill Drive

The observations and comments of the proposed child care facility at 6425 Rose Hill Drive, Alexandria, Virginia 22310 made on April 3, 2014 are as follows:

The single family detached dwelling has two entrances, one into the living room area and a second into the child care facility. The interior inspection found that the door leading to the child care facility contained a dual keyed deadbolt lock. This style of deadbolt lock should need to be changed to a latched lock.

Parking for the child care facility will be in the driveway which, by plat, is approximately 38 feet by 39 feet. Determination of the percentage of the coverage of the front yard will be made by Ms. Gumkowski. Walkway lighting was not a problem.

The property has an accessory structure located in the left side yard. This accessory structure meets the height and setback requirement in the Zoning Ordinance. Child play equipment was in the rear yard.

The fence on either side of the dwelling unit appears to be appropriate height.

There were no zoning issues observed.

Chuck Cohenour, Senior Zoning Inspector  
Zoning Inspection Branch  
703-324-1323



**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.