



APPLICATION ACCEPTED: March 10, 2014
BOARD OF ZONING APPEALS: June 4, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

MAY 28, 2014

STAFF REPORT

SPECIAL PERMIT SP 2014-PR-016

PROVIDENCE DISTRICT

APPLICANT: Valentyna Vorobyova aka Tina Hassan and Folio Management International Inc. dba Small World International School, SWISchool, SWIS, S.W.I.S

OWNERS: Wei Zhang, Yan Zhang, Wu Zhang

SUBDIVISION: Merrifield View, Section One

STREET ADDRESS: 8603 Hilltop Road, Vienna, 22180

TAX MAP REFERENCE: 49-1 ((14)) 2

LOT SIZE: 11,104 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-PR-016 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**

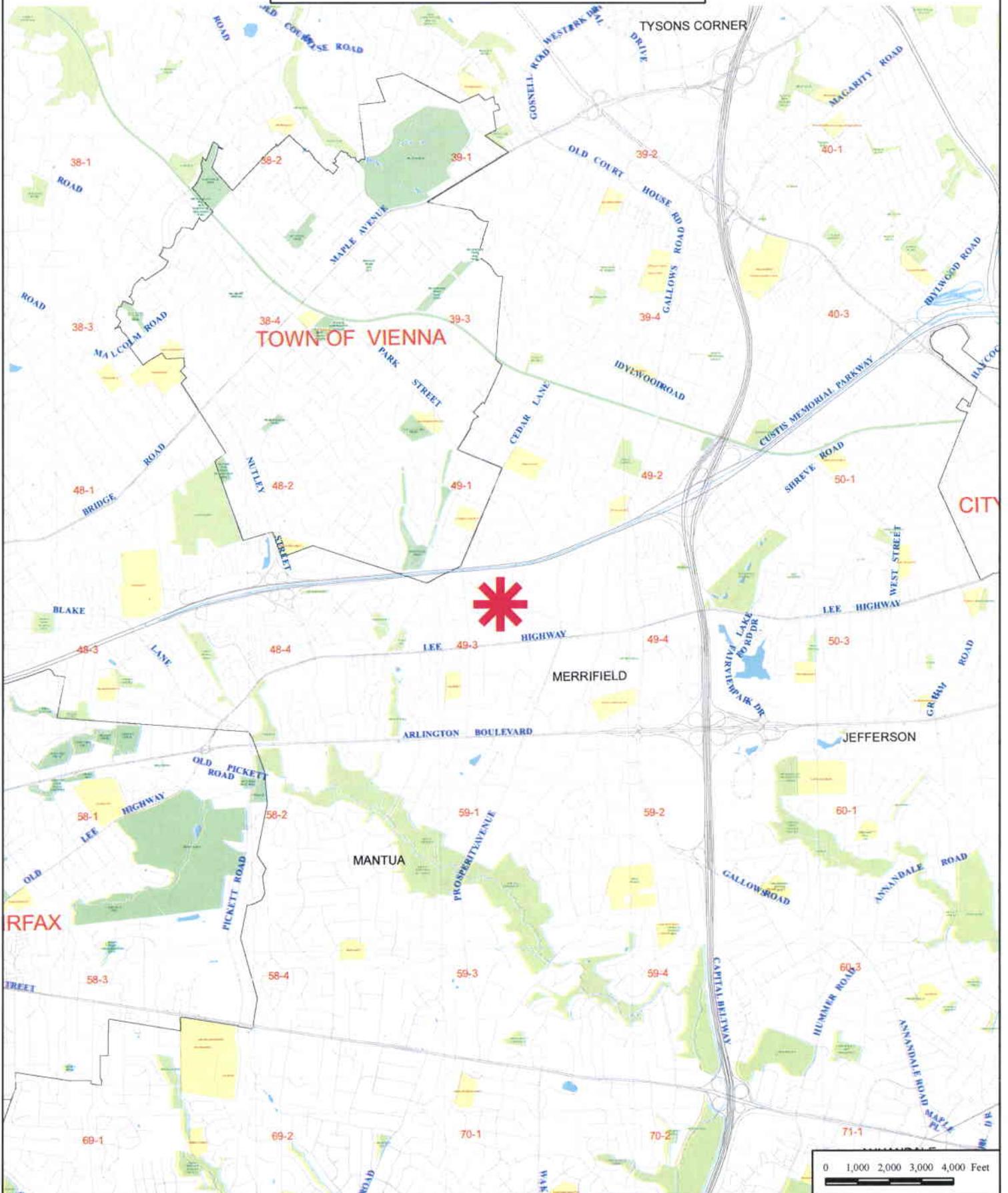


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2014-PR-016

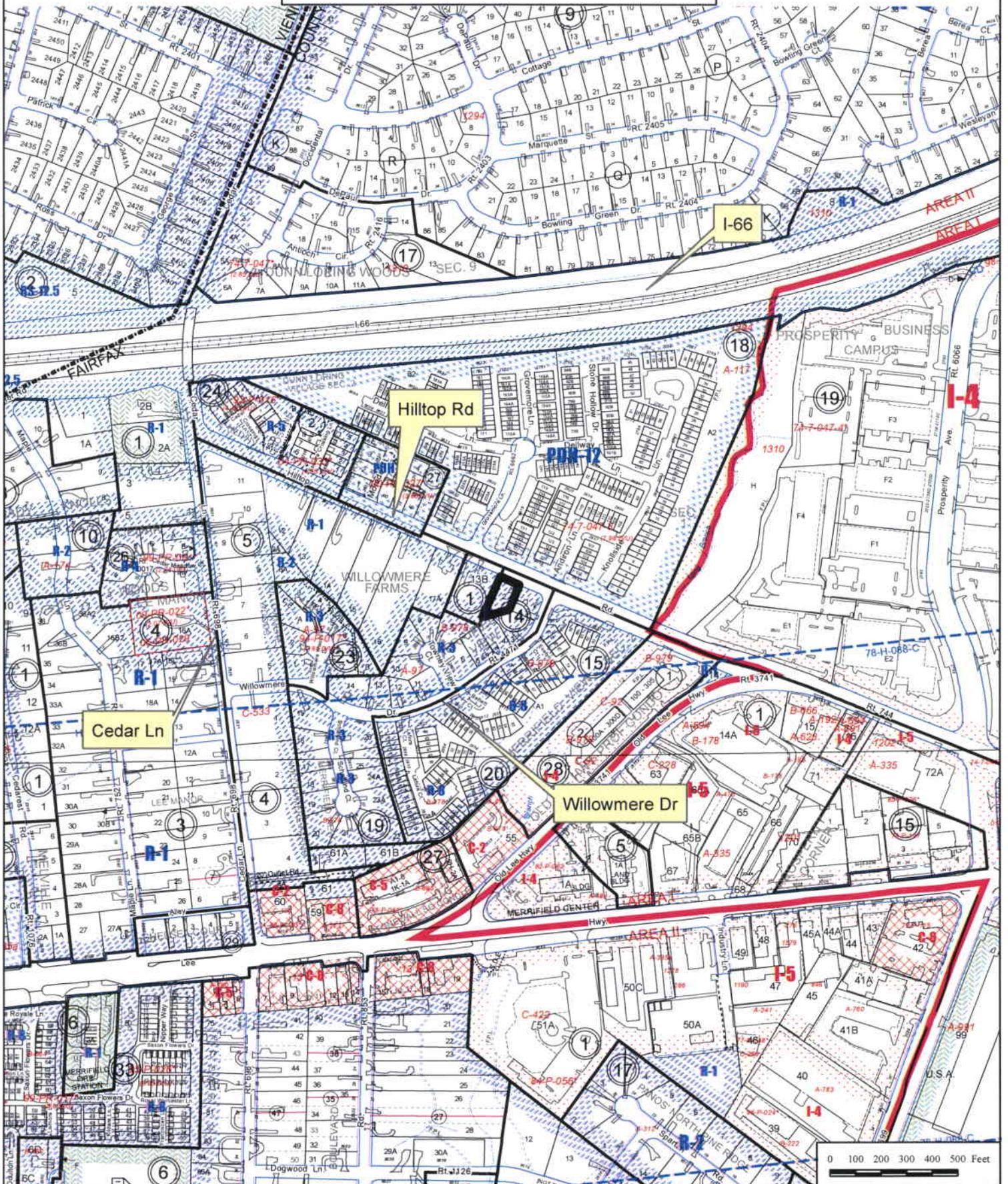
VALENTYNA VOROBYOVA A/K/A TINA HASSAN,
AND FOLIO MANAGEMENT INTERNATIONAL
INC., DBA SMALL WORLD



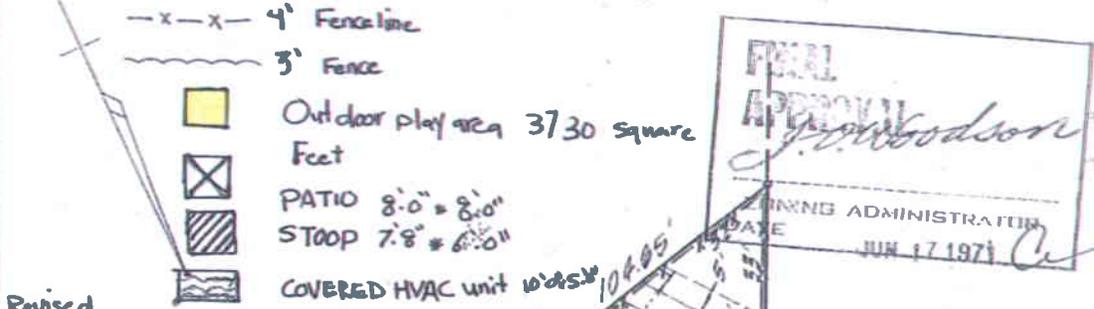
Special Permit

SP 2014-PR-016

VALENTYNA VOROBYOVA A/K/A TINA HASSAN,
AND FOLIO MANAGEMENT INTERNATIONAL
INC., DBA SMALL WORLD

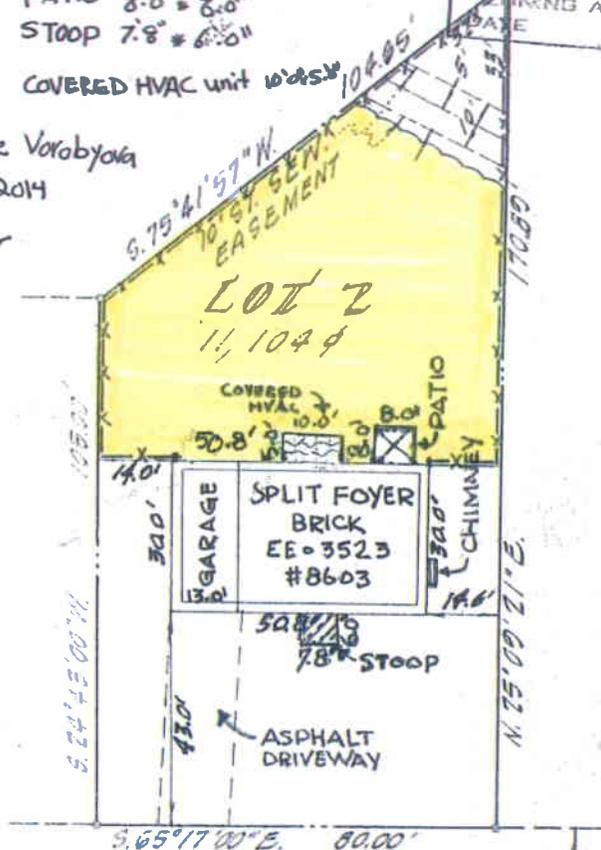


Over all building height is 17'-0". There is no other building or structure other than the main house showing in the drawing.



Revised by: Valentyne Vorobyova
03/05/2014

FINAL APPROVAL
J. Woodson
PLANNING ADMINISTRATOR
DATE JUN 17 1971



ALVINE

HILLTOP ROAD
RTE. 744

RECEIVED
Department of Planning & Zoning
MAR 06 2014
Zoning Evaluation Division

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL EXISTING EASEMENTS ON THE PROPERTY.

BUILDING LOCATION SURVEY
LOT 2, SECTION ONE
MERRIFIELD VIEW
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

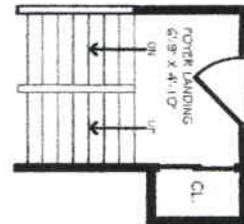
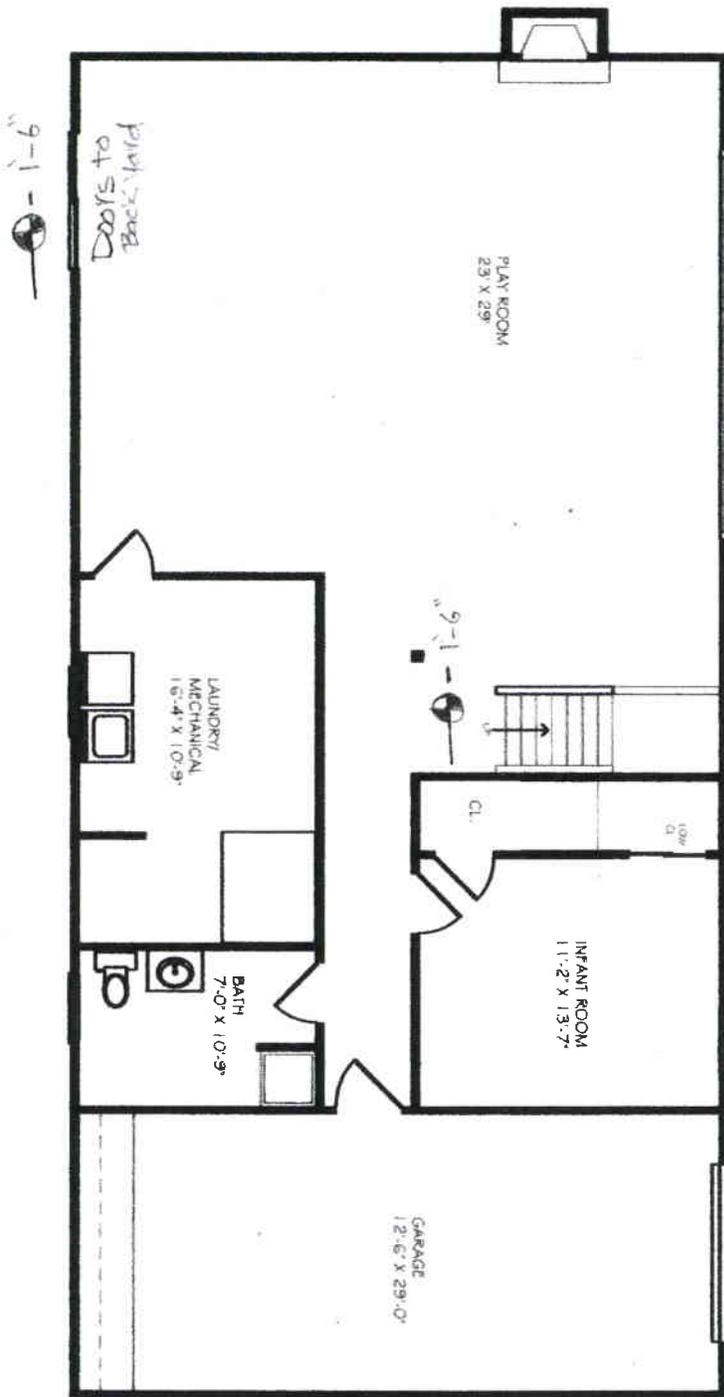
INSPECTION SERVICES
RECEIVED
JUN 8 1971
Zoning - Housing & Licensing Branch

COMMONWEALTH OF VIRGINIA
JAMES A. SMITH
CERT. NO. 4466
LAND SURVEYOR

DATE 5-7-71	JAMES A. SMITH and ASSOCIATES CIVIL ENGINEERS - LAND SURVEYORS MCLEAN VIRGINIA	CERTIFIED CORRECT
SCALE 1" = 30'		<i>James A. Smith</i>

DEC 16 2013

Zoning Evaluation Division



updated by
Valentyna Vorobyova
12/9/13

2

8603 Hilltop rd
Vienna 22180

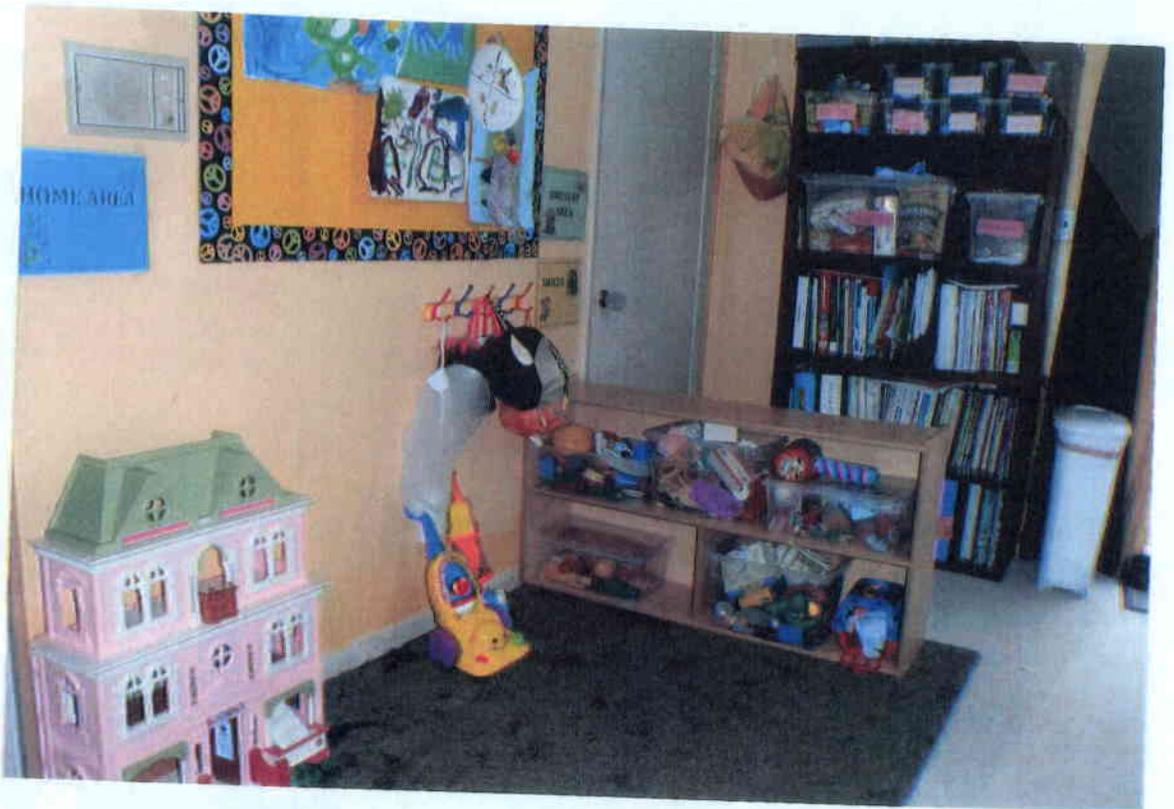
LOWER LEVEL
FLOOR PLAN &
LANDING PLAN
SCALE: $\frac{1}{8}'' = 1'-0''$

PREPARED BY:
JESSICA FERRARO
09-20-13

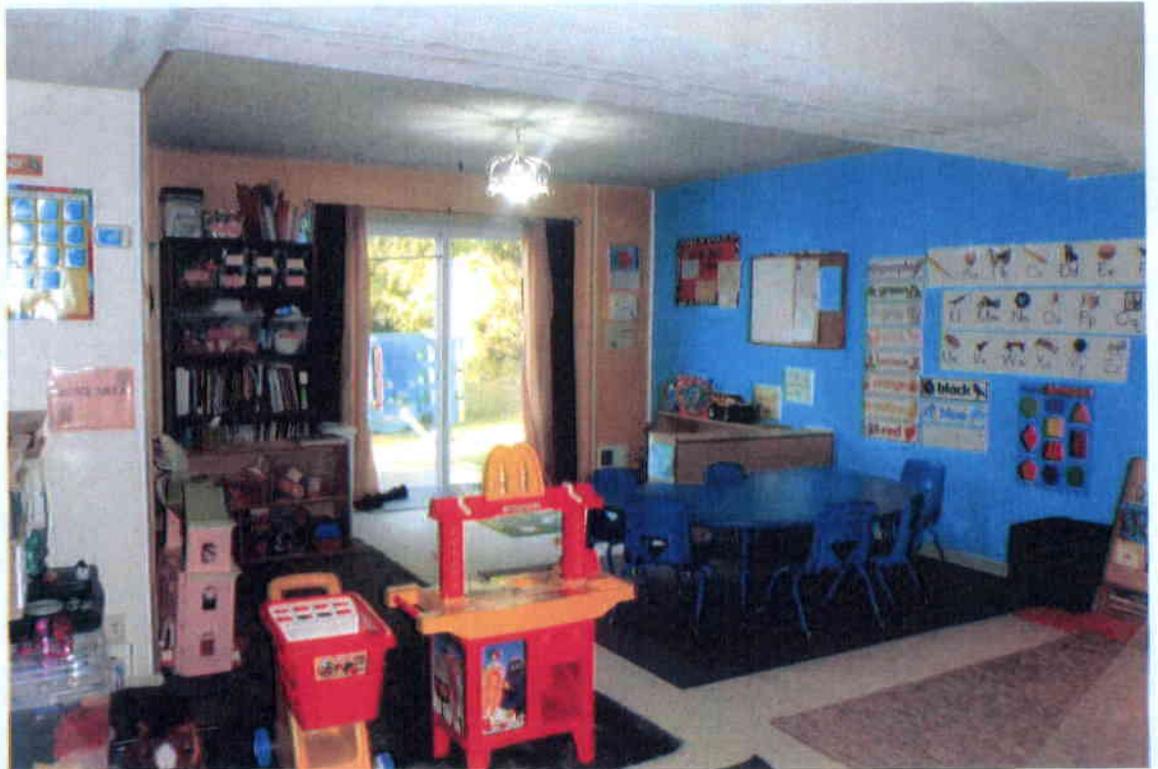
Playroom



Playroom



Play room



Play room



Extra pictures of a playground



Extra pictures of a playground





A1



A1



A2



A3



A4



A4

A5



A6



Driveway



Entrance

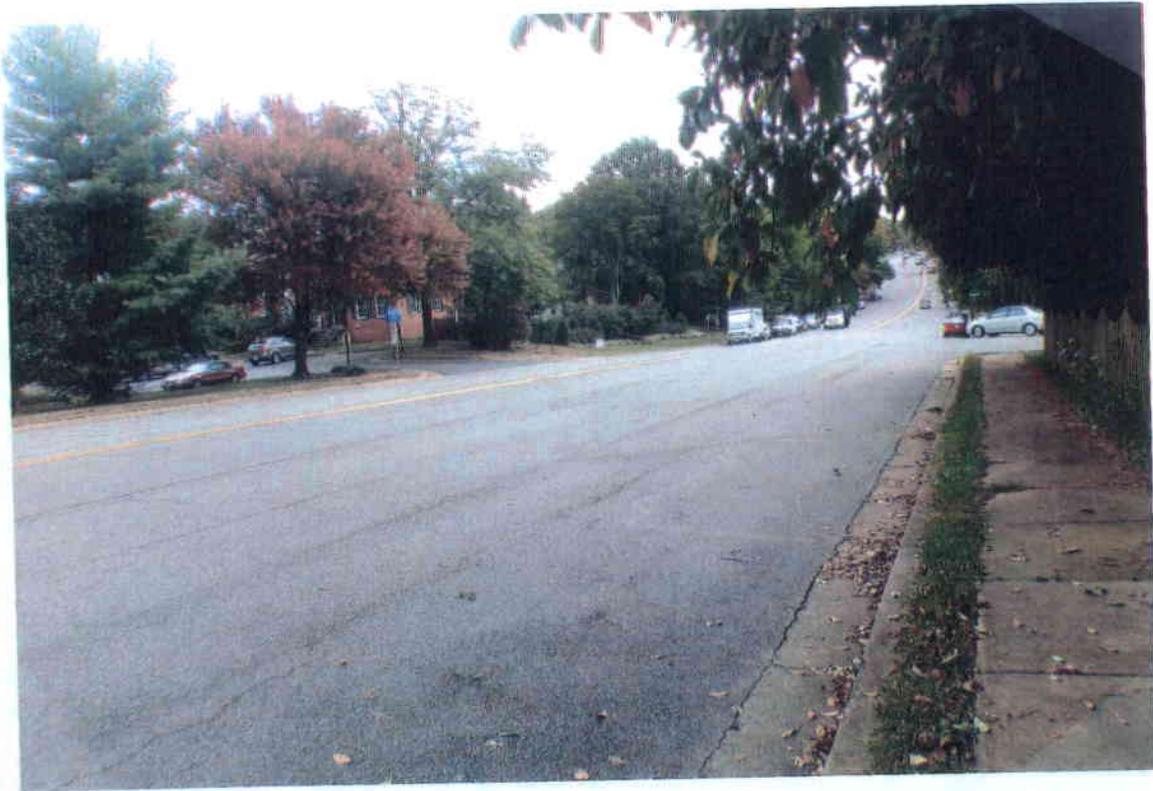




B2



B1



B3



C1



C2

C3



C4





c5



e6



DA



DL



D3

E1



E2



E3



E4



F1



F2

G1



G2



G3



G4





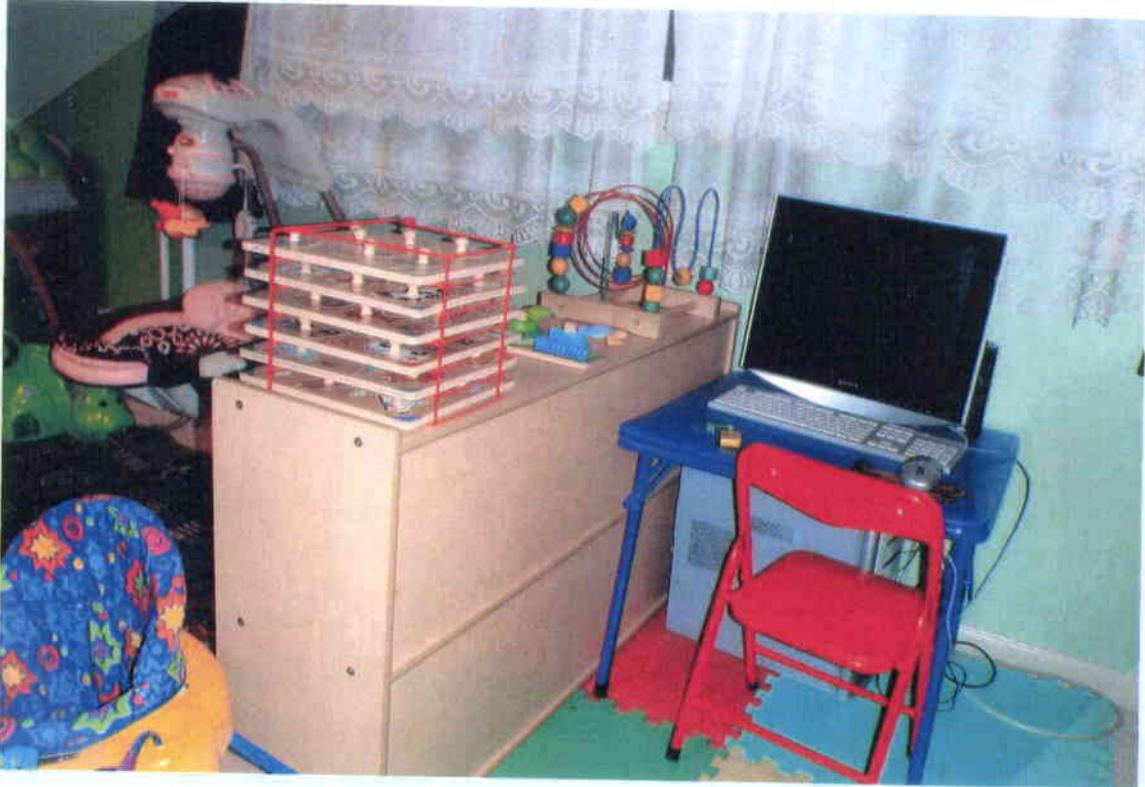
H1



H2



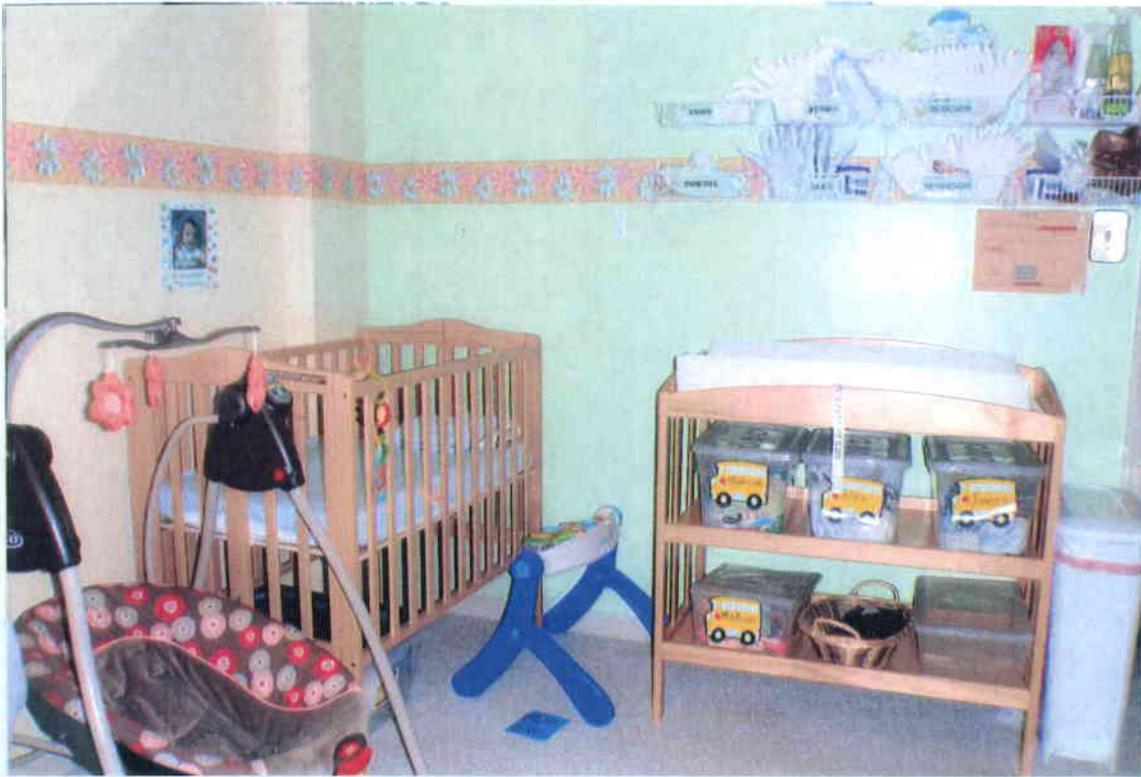
Playroom



Infant Room

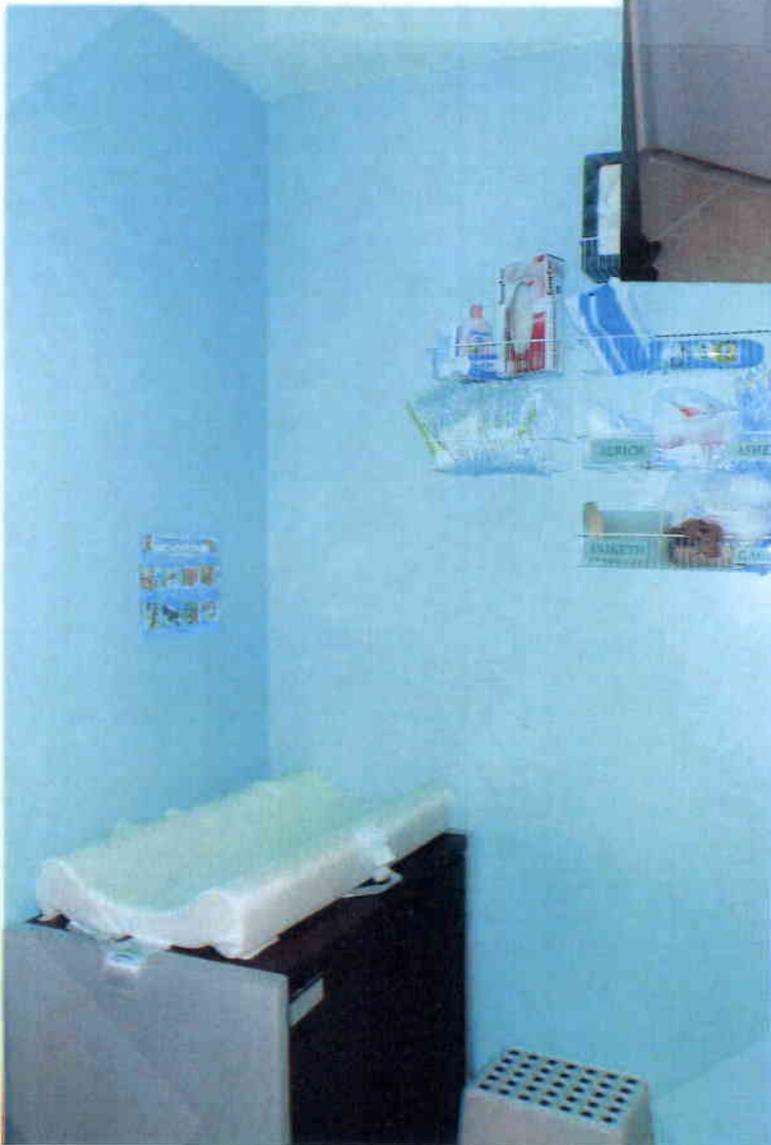
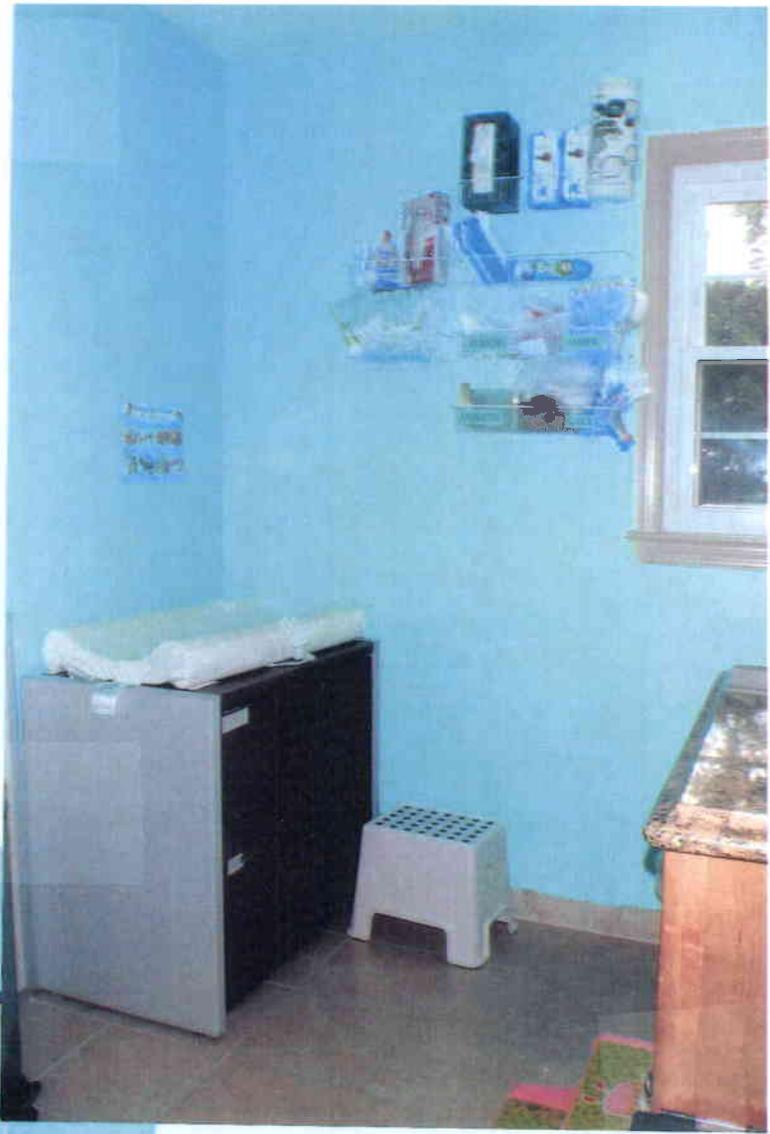


Infant Room

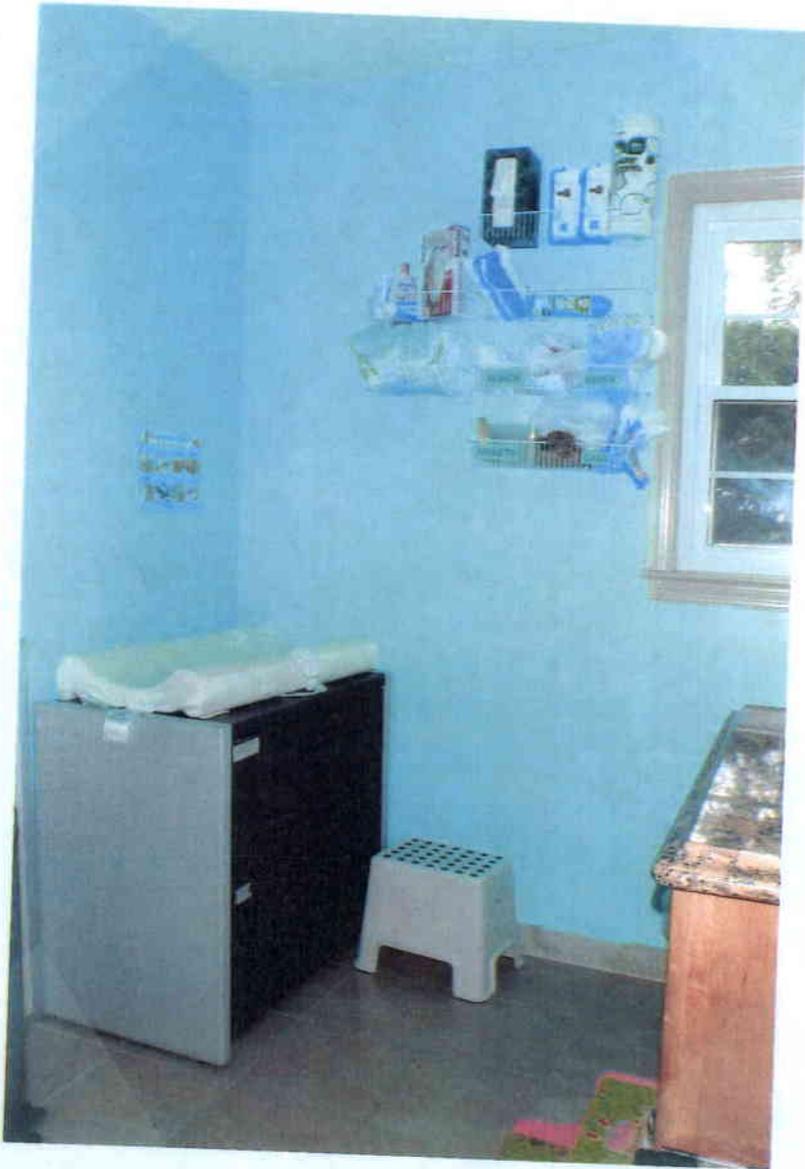




Bathroom



Bathroom



Extra pictures of a playground



Extra pictures of a playground



Extra pictures of a playground



Extra pictures of a playground



Extra pictures of a playground



SPECIAL PERMIT REQUEST

The applicant requests approval of a special permit 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 "Building Location Survey, Lot 2, Section One, Merrifield View, Providence District, Fairfax County, Virginia," prepared by James A. Smith and Associates, dated June 7, 1971, as revised on March 5, 2014, by Valentyna Vorobyova, renter, is included at the front of the staff report.

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

CHARACTER OF THE SITE AND SURROUNDING AREA

The lot, situated near the intersection of Hilltop Road and Willowmere Drive in Section One of the Merrifield View subdivision, contains 11,104 square feet. The property contains a split-level brick dwelling of 1,530 square feet. A four foot chain link fence rings the perimeter of the rear yard. A three foot fence separates a 10 foot wide storm sewer easement, in the southwestern corner of the lot, from the rest of the rear yard. This easement includes a drop inlet and a transformer. A 64 square foot concrete patio extends from the exit door into the rear yard. Plastic gating, three feet in height, fences off a 50 square foot area containing an HVAC unit. Play equipment in the rear yard does not include any fixed structures.

An asphalt paved driveway provides access to the lot, including the dwelling's single-car garage, from Hilltop Road. A concrete stairway leads up to a 46.8 square foot stoop that sits at the foot of the front entrance to the dwelling.

As shown in the image on the following page, the site is surrounded by single family residences, zoned R-1, R-3, R-8, and PDH-12.

BACKGROUND AND HISTORY

County Records show that the dwelling was constructed in 1971. The applicant's landlord purchased the property in May, 2012. The applicant currently operates a home child care facility for 7 children, and holds a current license from the Commonwealth of Virginia, Department of Social Services for a family day home with a capacity of 12 children, which is valid until March 3, 2015. The children under her care are aged birth through 12 years 11 months. The property owners have provided a written statement acknowledging the existence of the home child care facility and granting permission for it to continue.



DESCRIPTION OF THE APPLICATION

The applicant requests 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 6:30 p.m., Monday through Friday. Drop-off of children is to be staggered between 7:00 a.m. and 12:00 p.m. and pick-up between 3:00 p.m. and 6:30 p.m. Employees include the applicant and one full-time assistant, to be supplemented with an additional full-time assistant contingent upon special permit approval. The home child care facility is operated on the bottom floor of the split-level dwelling, accessed through the garage. No cars are parked in the garage during the child care operation hours. Areas inside the dwelling utilized for child care include the play room and infant room. The infant room is used during naptime and has safe egress. There is a fenced yard with assorted, movable play equipment utilized as an outdoor play area.

The existing driveway can accommodate two vehicles. There is also street parking available directly in front of the property. Parents drop off and sign in their children through the garage door entrance. The garage is not utilized for parking during child care hours.

SP 2014-PR-016

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area II, Vienna Planning District
Planning Sector: Lee (V1) Community Planning Sector
Plan Map: Residential use at 3 dwelling units per acre (du/ac)

ONSITE PARKING AND SITE CIRCULATION

Staff notes that an unpaved portion of the front yard was being utilized as parking by the applicant's assistant, in violation of Paragraph 8 of Section 11-102 of the Zoning Ordinance, which states that all front yard parking in R-3 lots of 36,000 square feet or less must be on surfaced areas. Parking on unsurfaced areas in the front yard should cease, or these areas may be surfaced to supplement the existing driveway. A development condition has been included to address unsurfaced parking.

Hilltop Road widens directly in front of the subject property. This widening continues east to the intersection with Willowmere Drive, providing on-street parking for up to five vehicles. These spaces supplement the two available driveway spaces for the use.

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

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-PR-016, subject to the Proposed Development Conditions dated May 20, 2014.

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. Owner's Consent Statement
5. Zoning Inspection Branch Comments
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**May 28, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-PR-016 located at Tax Map 49-1 ((14)) 2 for 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, Valentyna Vorobyova, aka tina Hassan and Folio Management International Inc. dba Small World International School, SWISchool, SWIS, S.W.I.S only and is not transferable without further action of the Board, and is for the location indicated on the application, 8603 Hilltop Road, and is not transferable to other land.
2. This special permit is granted only for the home child care facility use indicated on the special permit plat prepared by James A. Smith and Associates, dated June 7, 1971, as revised on March 5, 2014, by Valentyna Vorobyova, renter, 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 6:30 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. Unsurfaced areas of the front yard previously utilized for parking shall cease to be utilized as such. Alternatively, additional front yard area may be surfaced and utilized for parking. Additional surfacing may not exceed thirty (30) percent of the front yard when calculated in conjunction with the existing driveway.
9. 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, ninety 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.

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/27/2013
 (enter date affidavit is notarized)

123078

I, Valentyna Vorobyova a/k/a Tina Hassan, 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)
Valentyna Vorobyova, a/k/a Tina Hassan	8603 Hilltop rd, Vienna VA 22180	Applicant/Lessee
Folio Management International Inc. d/b/a: Small World International School; SWIS; S.W.I.S., SWISchool	8603 Hilltop rd, Vienna VA 22180	Co-Applicant
Usama Hassa, also known of record as Usama Ahmed Mohamed Hassan	8603 Hilltop rd, Vienna VA 22180	Co-Lessee
Wei Zhang	703 Park Side Lane Morgantown, WV 26501-6273	Title Owner
Yan Wang	703 Park Side Lane Morgantown, WV 26501-6273	Co-Title Owner
Wu Zhang	703 Park Side Lane Morgantown, WV 26501-6273	Co-Title Owner

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

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

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/27/2013
(enter date affidavit is notarized)

123078

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)

Folio Management International Inc
8603 Hilltoprd, Vienna VA 22180

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)

Valentyna Vorobyova CEO

(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: 11/27/2013
(enter date affidavit is notarized)

123078

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

PARTNERSHIP INFORMATION

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

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

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

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

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

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

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/27/2013
(enter date affidavit is notarized)

123078

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

123078

DATE: 11/27/2013
(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)

Applicant [Signature]
 Applicant's Authorized Agent

Valentynae Vorobysue
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 27th day of November 2013, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 10/31/2016

[Signature]
Notary Public

APSHAN MILLER
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES OCT. 31, 2016
COMMISSION # 7513306

vaentyna vorobyova
8603 Hilltop Road
Vienna, VA, 22180
SWISchool@hotmail.com

APPENDIX 3

October 1st, 2013

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

Re: Special Permit Application
Applicant: Valentyna Vorobyova
Zoning Ordinance Section 8-305 for Home Child Care Facility and
Section 8-004 of General Standarts

Tax Map # 0491 14 0002
Zoning District: R3
Lot Size: 11,104 sq feet

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 rent a single-family detached dwelling at 8603 Hilltop Road in Vienna, Virginia with my husband and two children. 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 Commonwealth of Virginia to have seven (7) children in my childcare facility in my home. Below is the information about my proposed childcare facility operation if I am approved for twelve (12) children.

Hours: The childcare will be open from 7:00 AM to 6:30 PM, Monday through Friday.

Number of Children: I will care for up to twelve (12) children at any one time. This number does not include my two children.

Employees: I will have one assistant who works full-time, 7:30 AM to 4:30 PM. The second assistant will work 8:30 AM to 6:00 PM.

Arrival Schedule: Five children will arrive between 7:00 AM and 8:00 AM. Four more children will arrive between 8:00 AM and 9:00 AM. Three more will arrive before noon. (Please see Attachment 1.)

Departure Schedule: Three children will depart between 3:00 PM and 5:00 PM. Three will leave between 5:00 and 5:30 PM. Four more will depart between 5:30 PM and 6:00 PM. The remaining two children will leave between 6:00 PM and 6:30 PM. (Please see Attachment 1.)

Area Served: Most of my children 's parents either live nearby drop their child with me on their way to work; or live outside of my neighborhood but work nearby and prefer to have their child close to their workplace. I might have a few children from my neighborhood, since I have had some inquiries from local parents.

Fairfax County, Vienna, Dunn Loring area
Operations: As I stated, my house is a single-family detached bi-level dwelling. It has a walk-out lower level, which is where my daycare is located. The entire level, except for the storage room, is dedicated to the childcare operation. There is one large playroom and a separate room exclusively for infants. A bathroom facility is located there as well. I have attached a floor plan that indicates the area where the daycare is located. The house is 1,530 square feet of living space. The daycare area in total uses approximately 650 square feet. (See attachments and photos 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 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. It has approximately 1,500 square footage. There are ride-on toys and a small moveable slide for the children, as well as a large grassy area for play. The entire area, including the air-conditioning unit, is fenced. (Please see the attached plat.)

Parking: I will park my family car on the grassy area between the garage and the fence. One assistant will park in the grassy area behind my car. The other assistant will park in the garage, leaving the driveway for the parents. The street on which I live is a three-lane public street, with ample parking available at all times. The neighbor on my left has a three-car garage and a huge driveway, so he never utilizes on-street parking. The neighbor on my right is situated on a corner, with entrance to her house and garage on the residential street perpendicular to Hilltop Road. She never utilizes the on-street parking on the side of her house. There is an on-street parking area to the left of my driveway which will accommodate two cars. No one has ever parked there since I began renting the house. The on-street area to the right can accommodate five cars. There is also parking across the street. (Please see photos of available parking areas.)

For these reasons, I believe that my proposed home daycare 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 daycare. Adequate parking is available for all parents, employees and my family. For these reasons, I believe that my proposed home daycare facility will not impact my neighbors in any negative way.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Valentyna Vorobyova', with a long horizontal flourish extending to the right.

**Valentyna Vorobyova
Owner of Small World International School**

Arrival Schedule

Child	7:00-7:30	7:30-8:00	8:00-8:30	8:30-9:00	9:00-10:00	10:00-12:00
1	x					
2	x					
3		x				
4		x				
5		x				
6			x			
7			x			
8				x		
9				x		
10					x	
11					x	
12						x

Departure Schedule

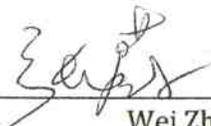
Child	3:00-4:00	4:00-5:00	5:00-5:30	5:30-5:45	5:45-6:00	6:00-6:30
1	x					
2		x				
3		x				
4			x			
5			x			
6			x			
7				x		
8				x		
9					x	
10					x	
11						x
12						x

OWNER CONSENT STATEMENT

To Whom It May Concern:

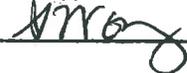
I, Wei Zhang, the undersigned title owner of the property identified below, do hereby authorize Valentyna Vorobyova a/k/a Tina Hassan and Folio Management International Inc., dba as Small World International School. SWIS, S.W.I.S and SWISchool, to file an application for a special permit in order to operate a home child care facility, on our property located at: 8603 Hilltop Rd. Vienna, VA 22182. Tax Map No.: 0491-(14)-0002

Thank you in advance for your cooperation.

Date: 12/4/2013 By: 
Wei Zhang

State of California, County of SAN FRANCISCO
Subscribed and sworn to (or affirmed)
before me on this 4 day of DEC, 2013, by
WEI ZHANG

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature  (Seal)



OWNER CONSENT STATEMENT

To Whom It May Concern:

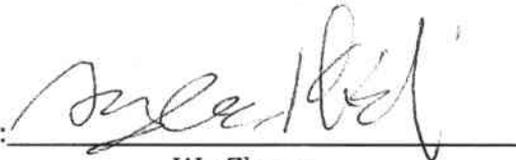
We, Yan Wang and Wu Zhang, the undersigned title co-owners of the property identified below, do hereby authorize Valentyna Vorobyova a/k/a Tina Hassan and Folio Management International Inc., dba as Small World International School. SWIS, S.W.I.S and SWISchool, to file an application for a special permit in order to operate a home child care facility, on our property located at: 8603 Hilltop Rd. Vienna, VA 22182. Tax Map No.: 0491-(14)-0002

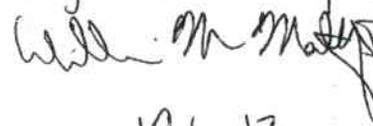
Thank you in advance for your cooperation.

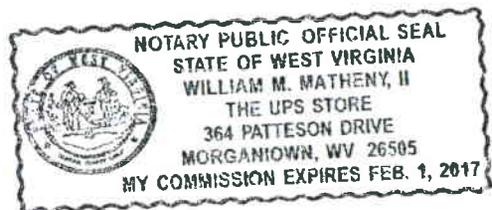
Date: 12/06/13

By: 
Yan Wang

Date: 12/06/13

By: 
Wu Zhang

signed in my presence

12-6-13



Miller, Bruce

To: Buono, Jonathan
Subject: 8603 Hilltop Road Home Child Care Facility

Please see the comments that follow regarding the observations noted during the April 4, 2014 inspection of the property located at 8603 Hilltop Road:

Use of the unsurfaced area in the front yard for a driveway or parking is not compliant with Par. 8 of Sect. 11-102 of the Zoning Ordinance.

The drop inlet located in the rear yard appears to be located on the subject property within the 10' storm sewer easement. The applicant has installed fencing to exclude this area from the outdoor play area.

The applicant must maintain a minimum clear distance of 30 inches in front of the control side of all gas fueled appliances to provide access for repair and maintenance, and a minimum distance of 36 inches between any gas fueled appliance and the storage of combustible materials.

Bruce Miller
Zoning/Property Maintenance Inspector
Fairfax County Department of Planning and Zoning
Zoning Inspections Branch
703-324-1391

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.