



APPLICATION ACCEPTED: March 19, 2014
BOARD OF ZONING APPEALS: June 18, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

June 11, 2014

STAFF REPORT

SPECIAL PERMIT NO. SP 2014-BR-027

BRADDOCK DISTRICT

APPLICANT/OWNER: Satnam K. Panesar
SUBDIVISION: Ravensworth Grove
STREET ADDRESS: 4924 Americana Drive, Annandale 22003
TAX MAP REFERENCE: 70-4 ((7)) 7
LOT SIZE: 17,995 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-BR-027 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.

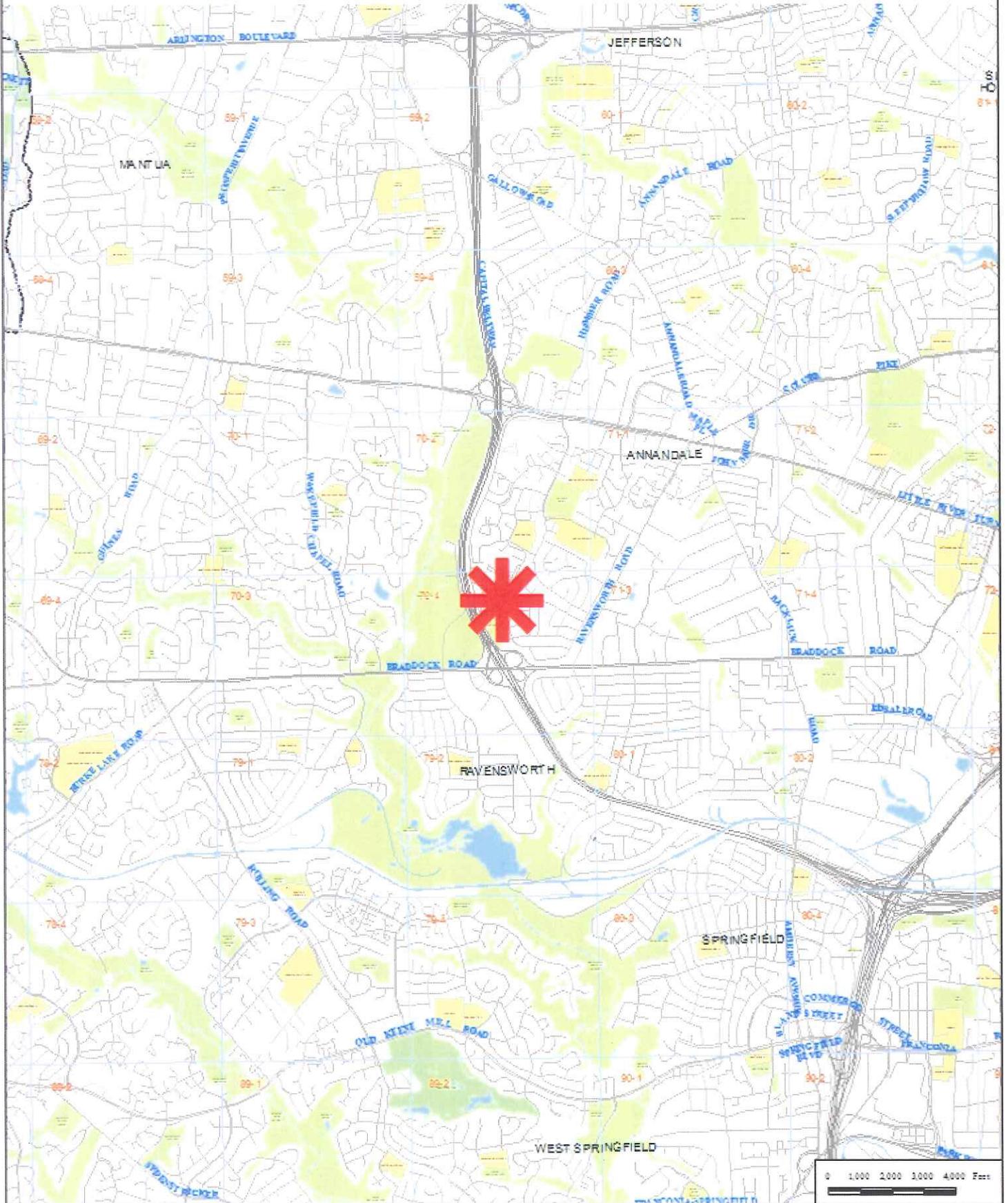
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government 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

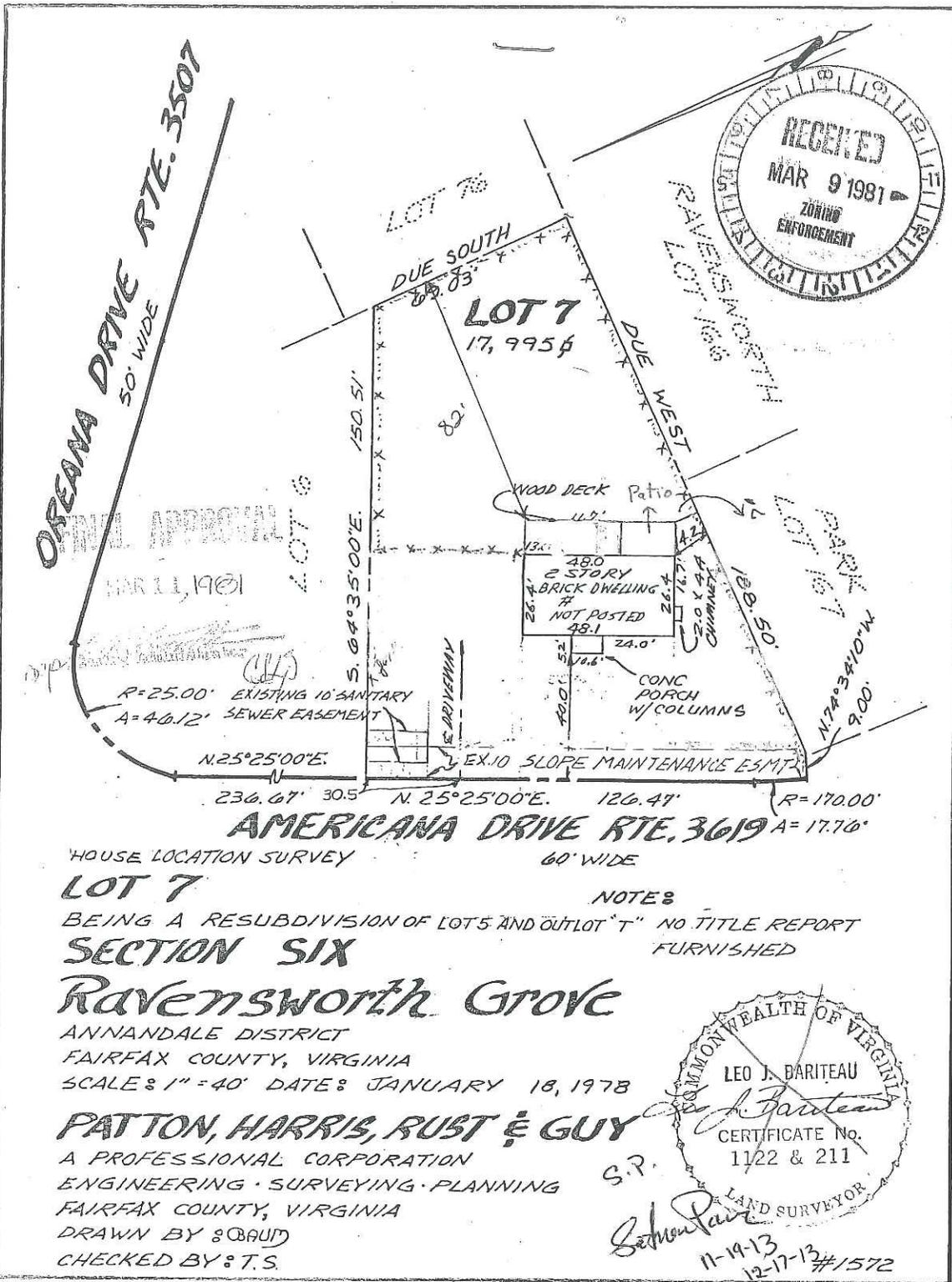
SP 2014-BR-027
SATNAM K. PANESAR



Special Permit

SP 2014-BR-027
SATNAM K. PANESAR





HOUSE LOCATION SURVEY

LOT 7

BEING A RESUBDIVISION OF LOTS 5 AND OUTLOT "T" NO TITLE REPORT FURNISHED

SECTION SIX

Ravensworth Grove

ANNANDALE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 40' DATE: JANUARY 18, 1978

PATTON, HARRIS, RUST & GUY

A PROFESSIONAL CORPORATION
ENGINEERING · SURVEYING · PLANNING
FAIRFAX COUNTY, VIRGINIA
DRAWN BY: S. BAUD
CHECKED BY: T.S.

NOTES

S.P.

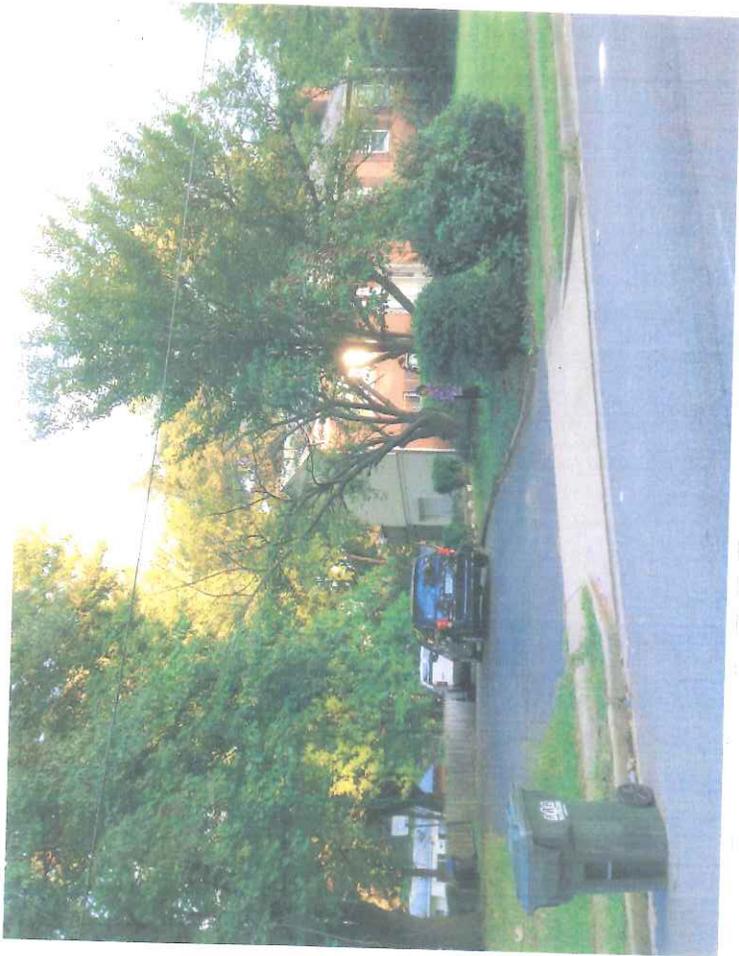
11-19-13
12-17-13 #1572

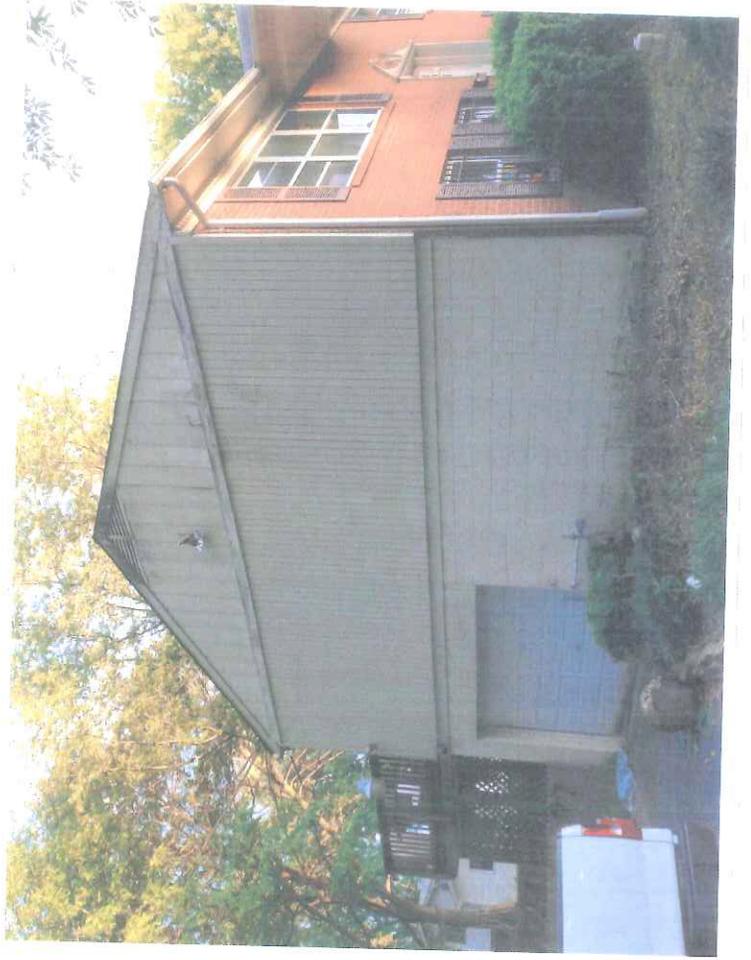
Deck Length 30 FT.
Wide - 10 FT.

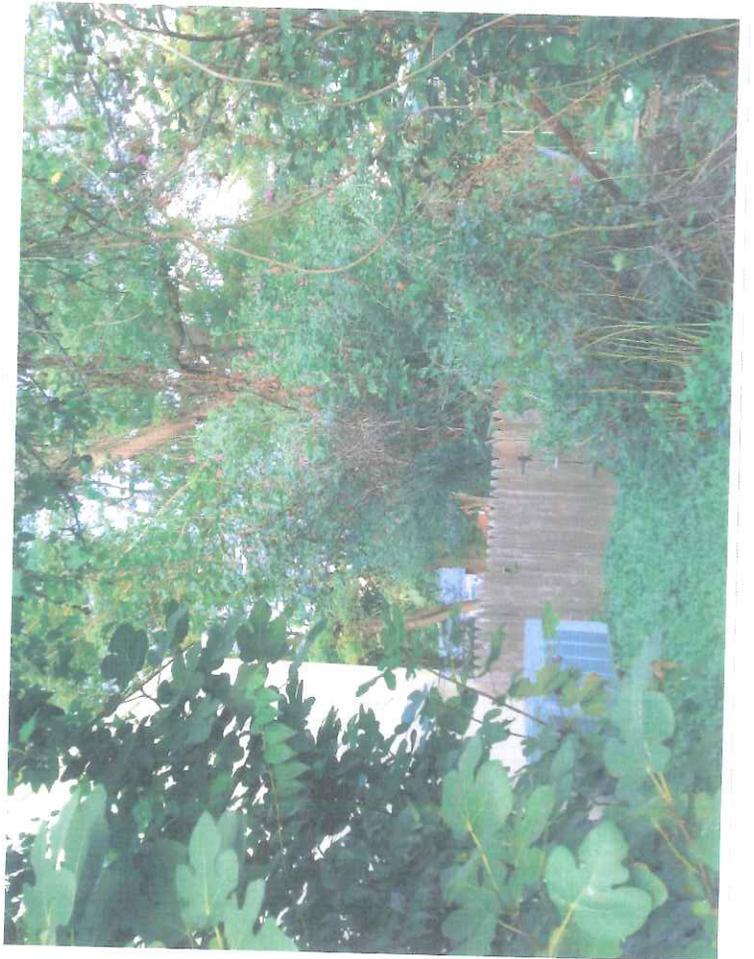
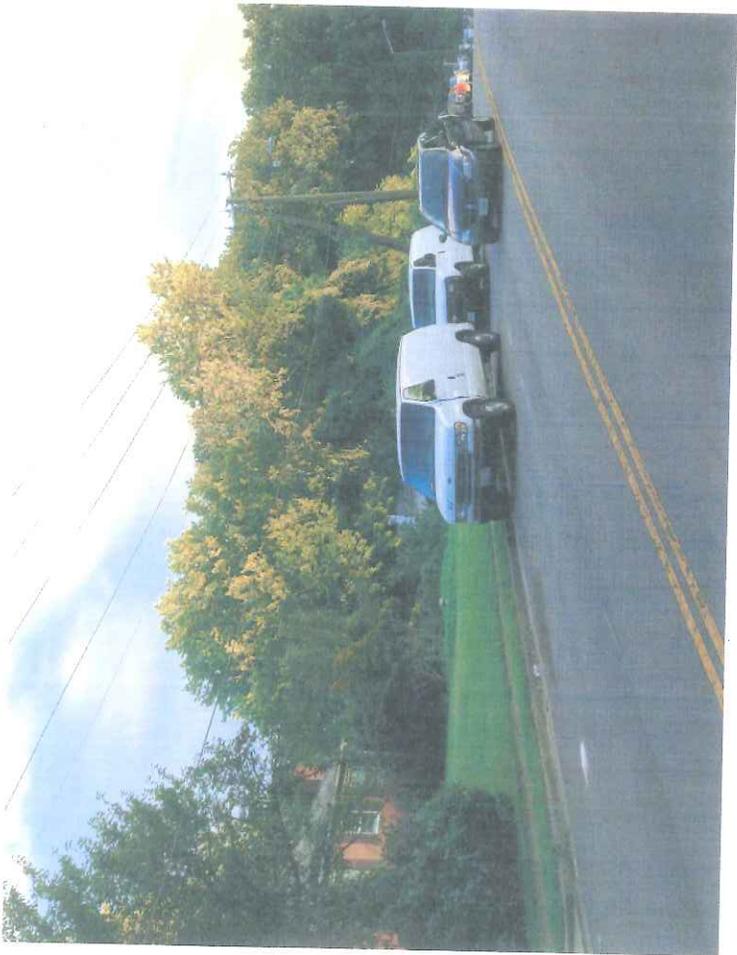
out door play area = 855 sq ft

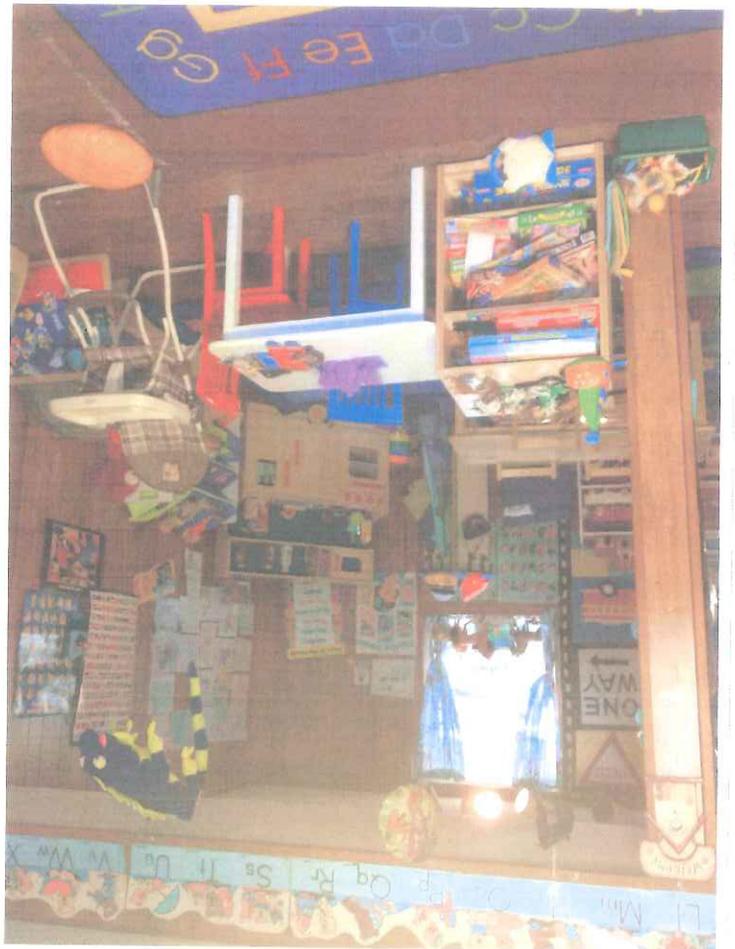
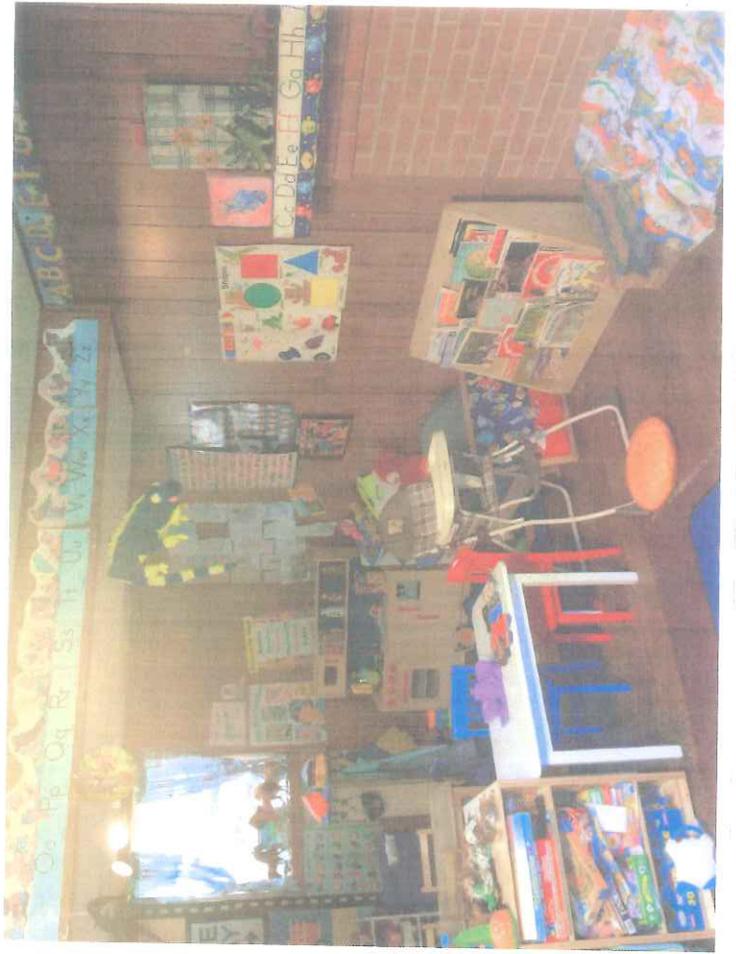
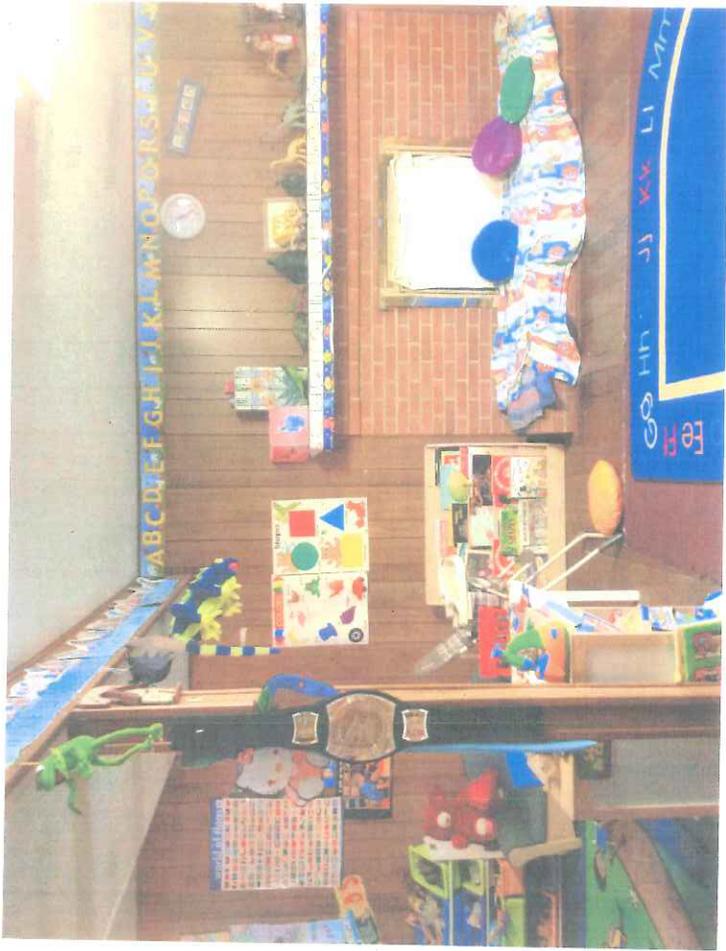
Patio - Length 18 FT.
Ground Level Wide - 10 FT.

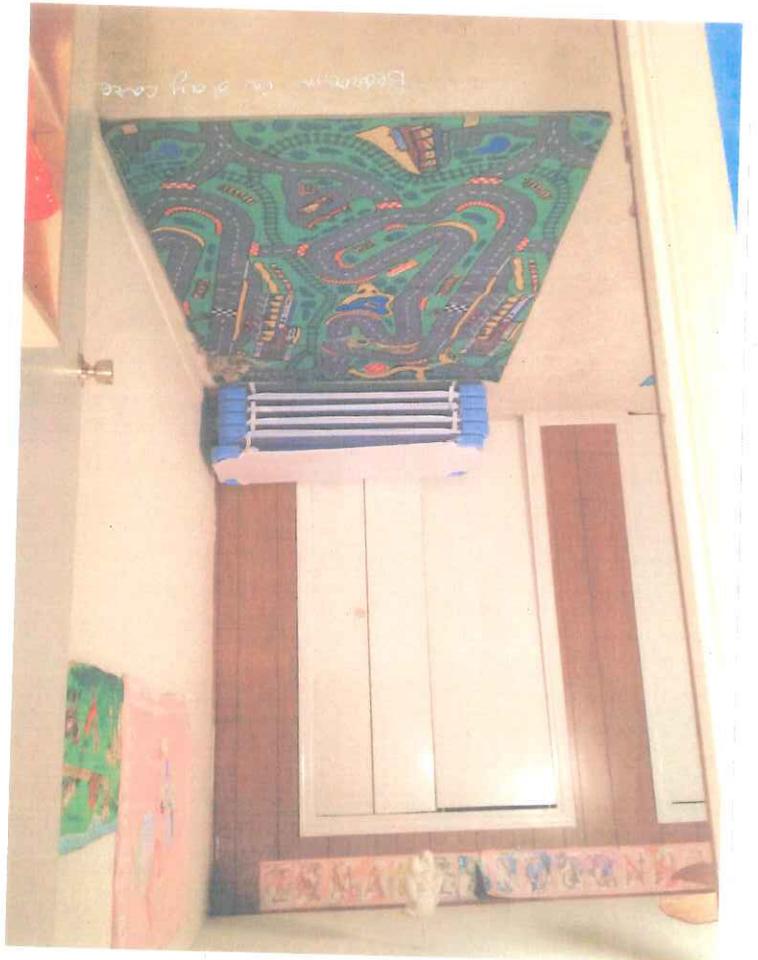
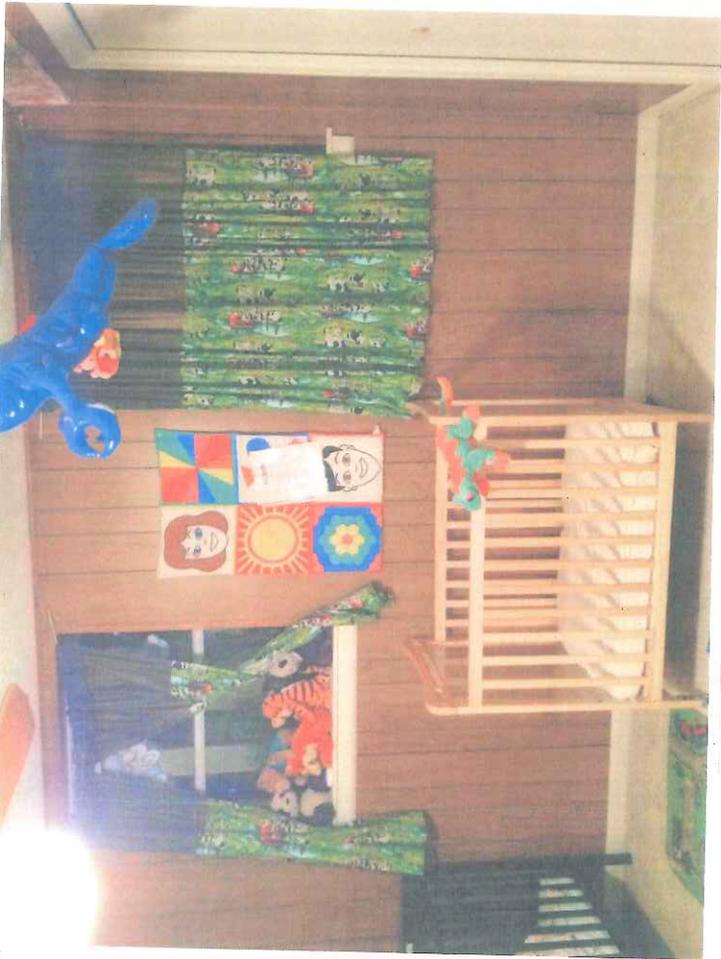
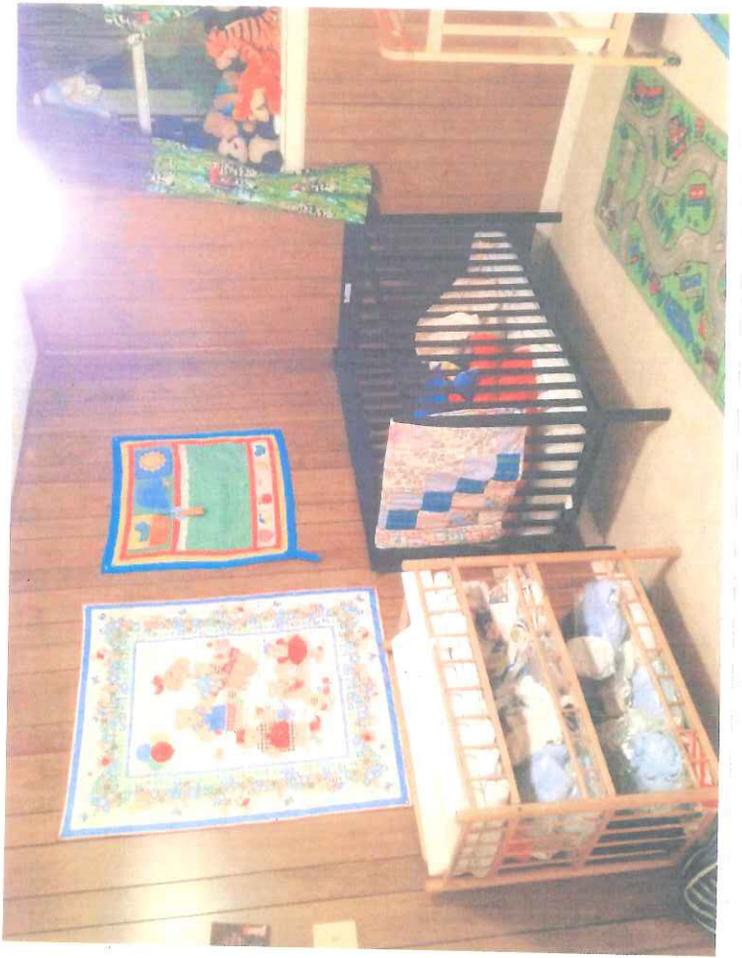
Wood Fence - hghts - 3 FT 8 inches













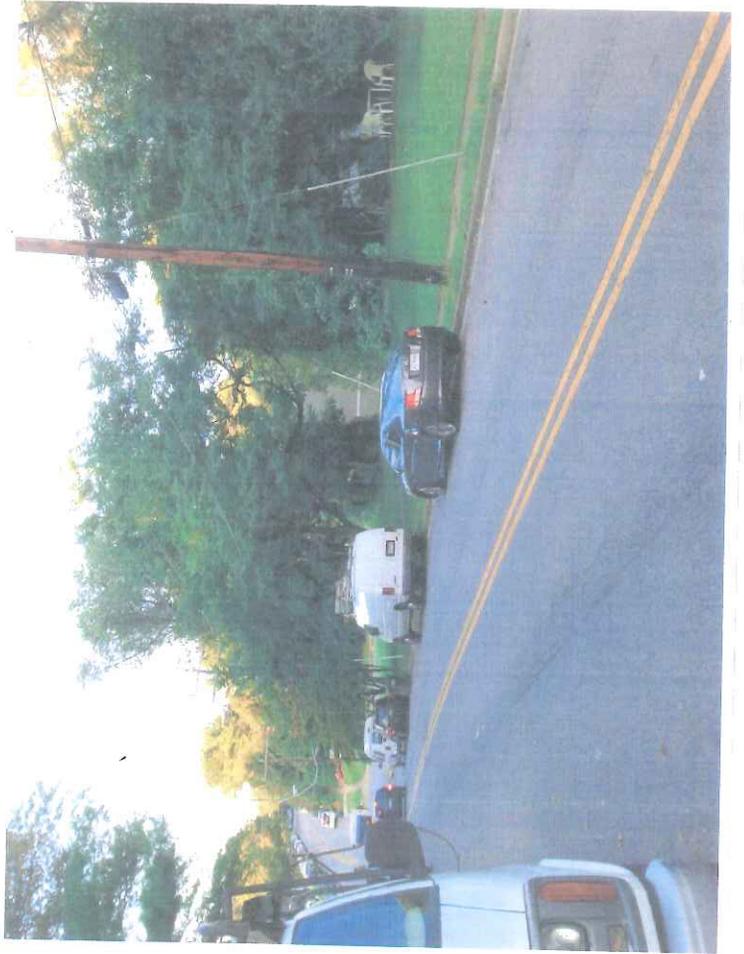
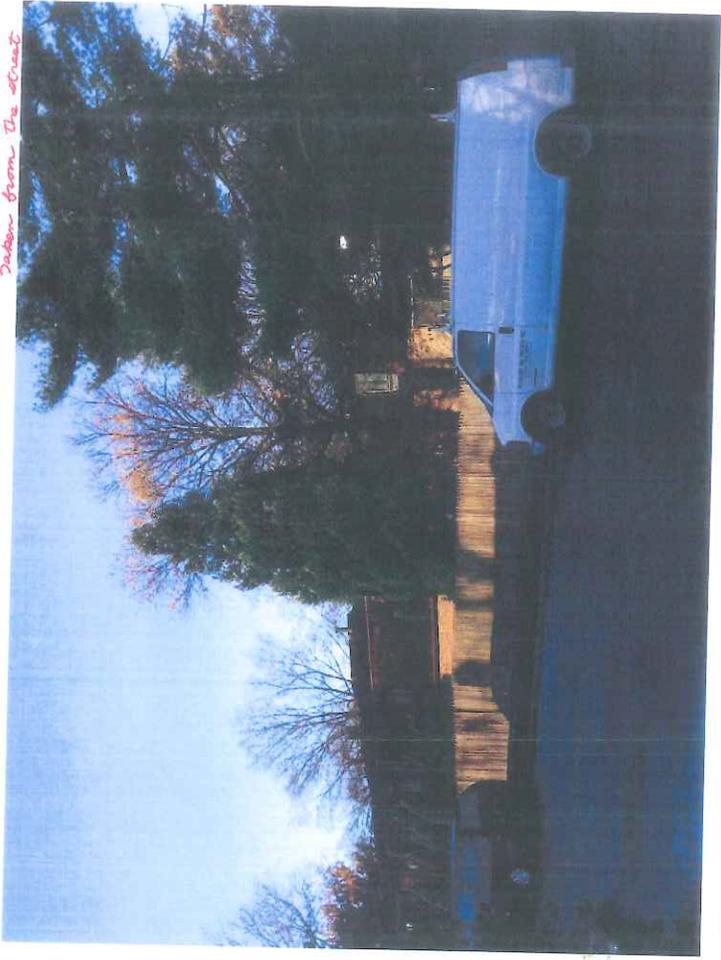
Camera flash issues!

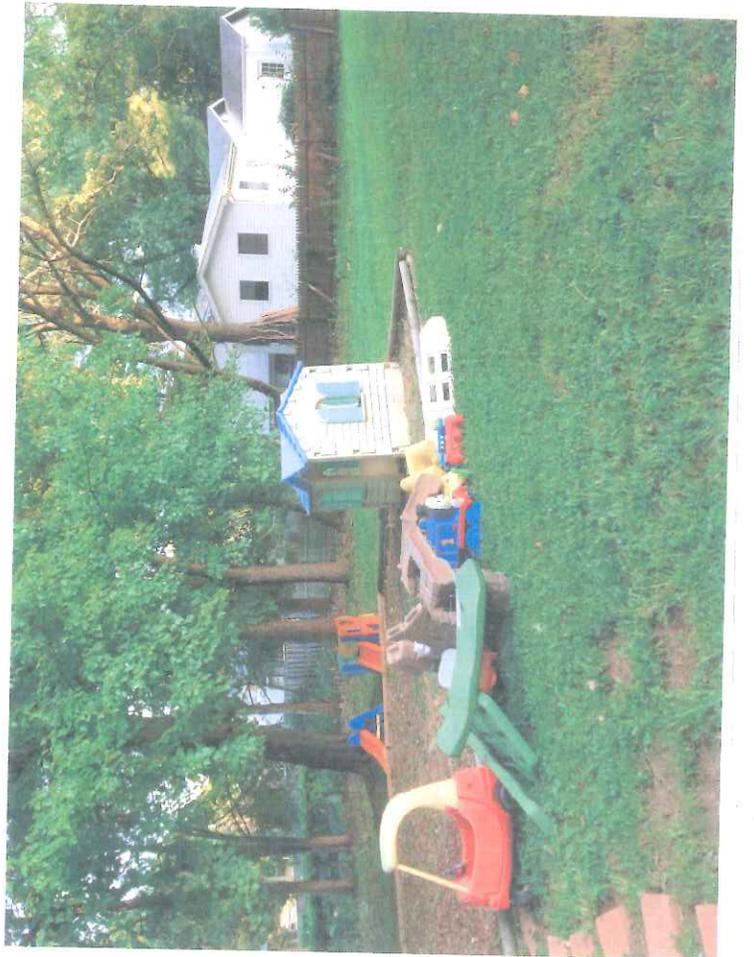
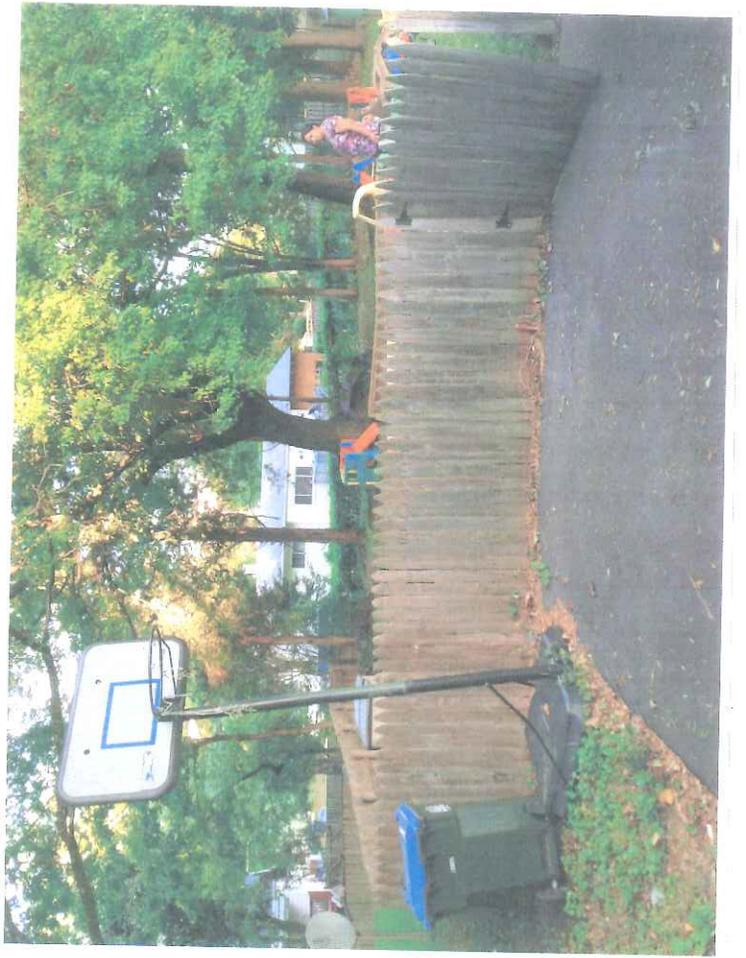


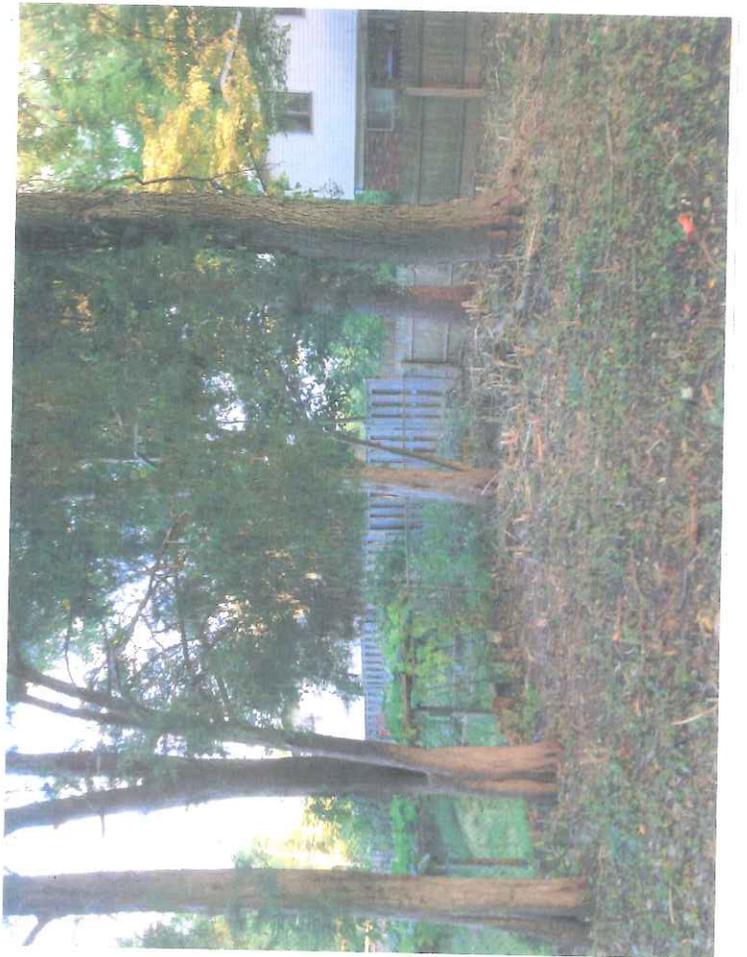
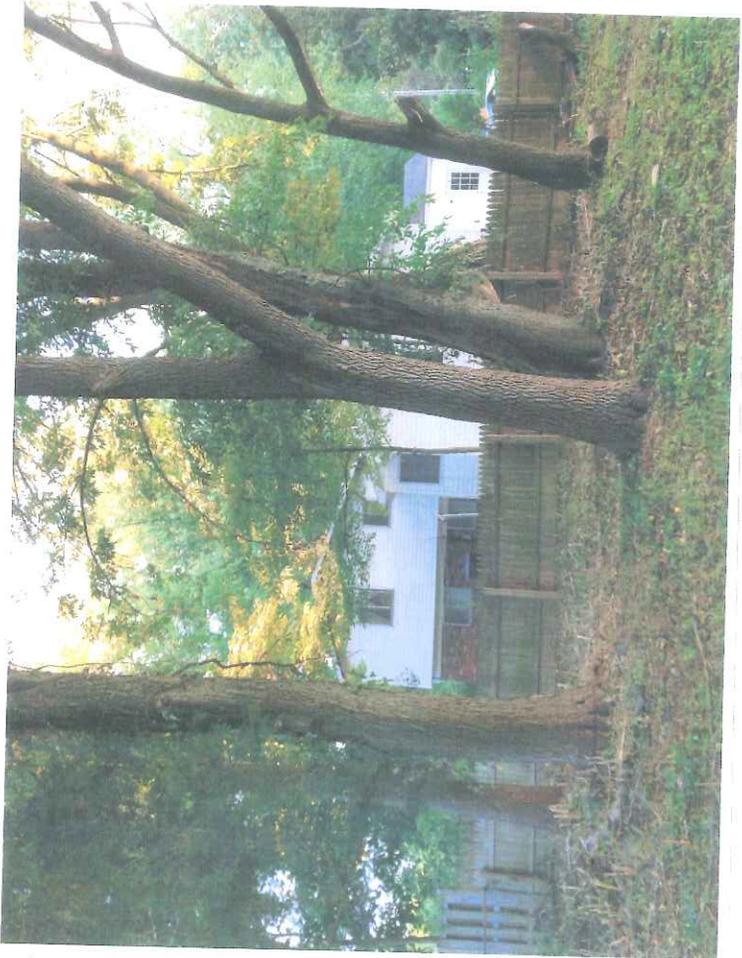
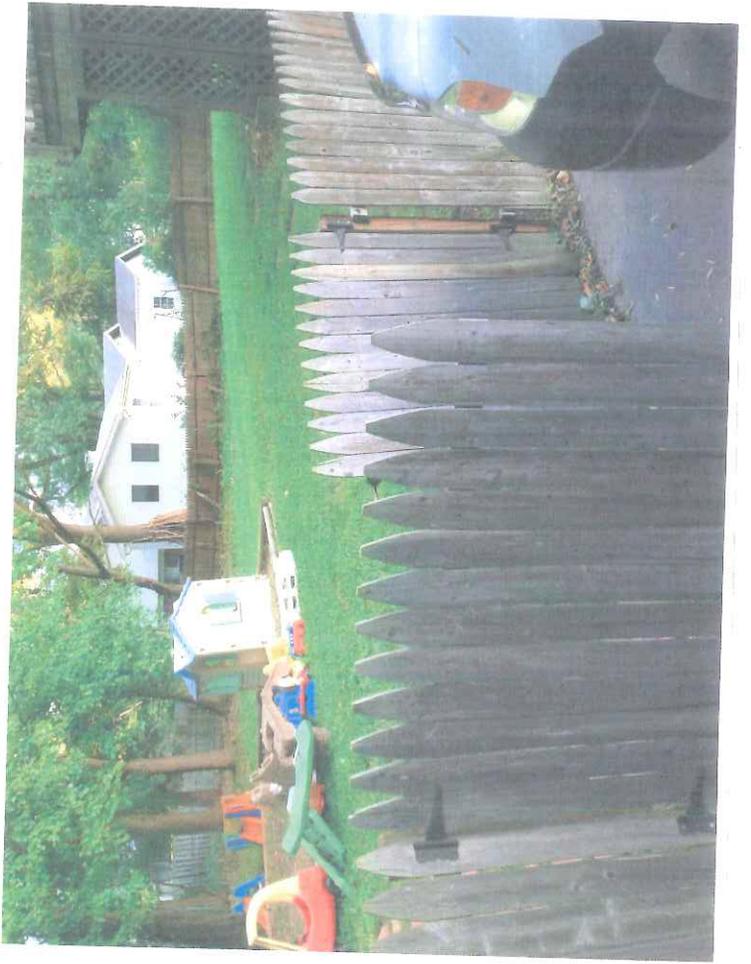
taken at sunrise!

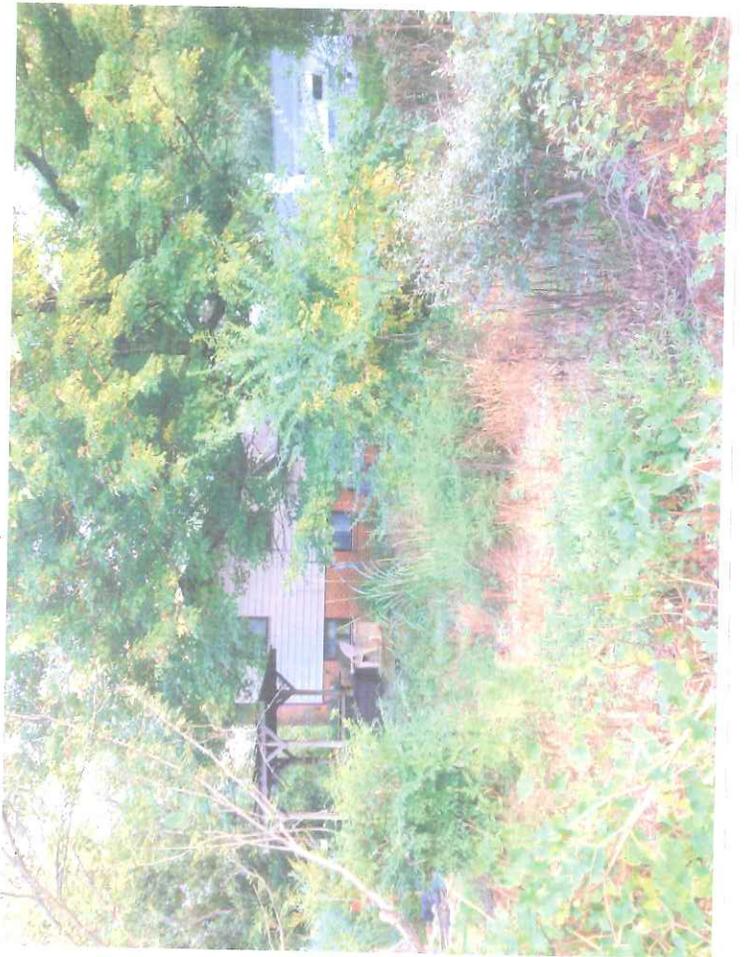
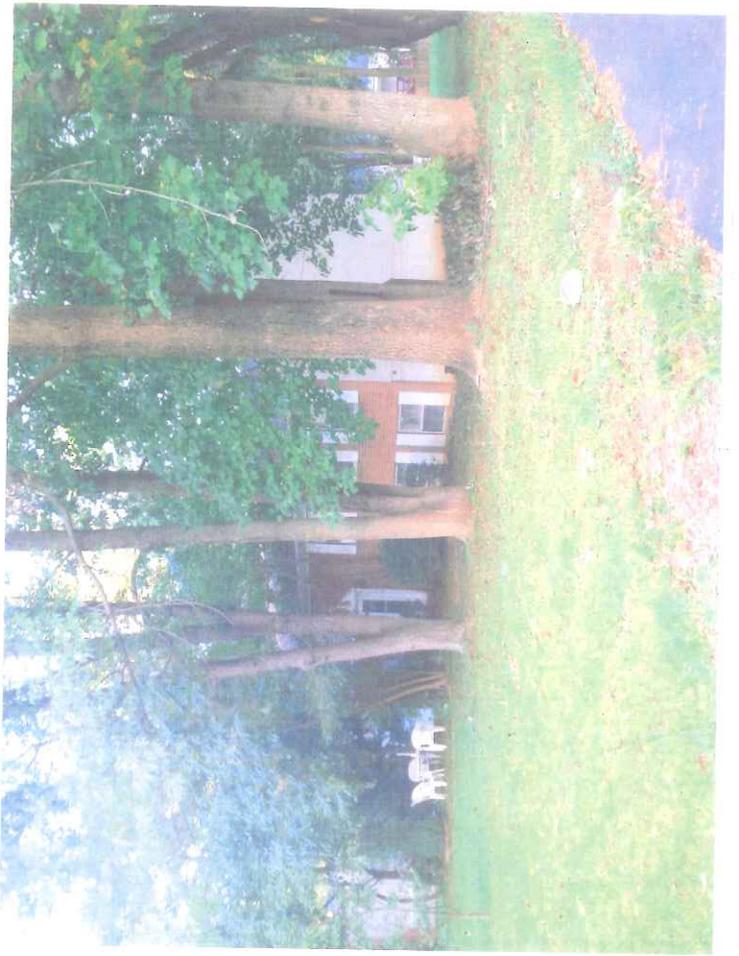


Taken from the street

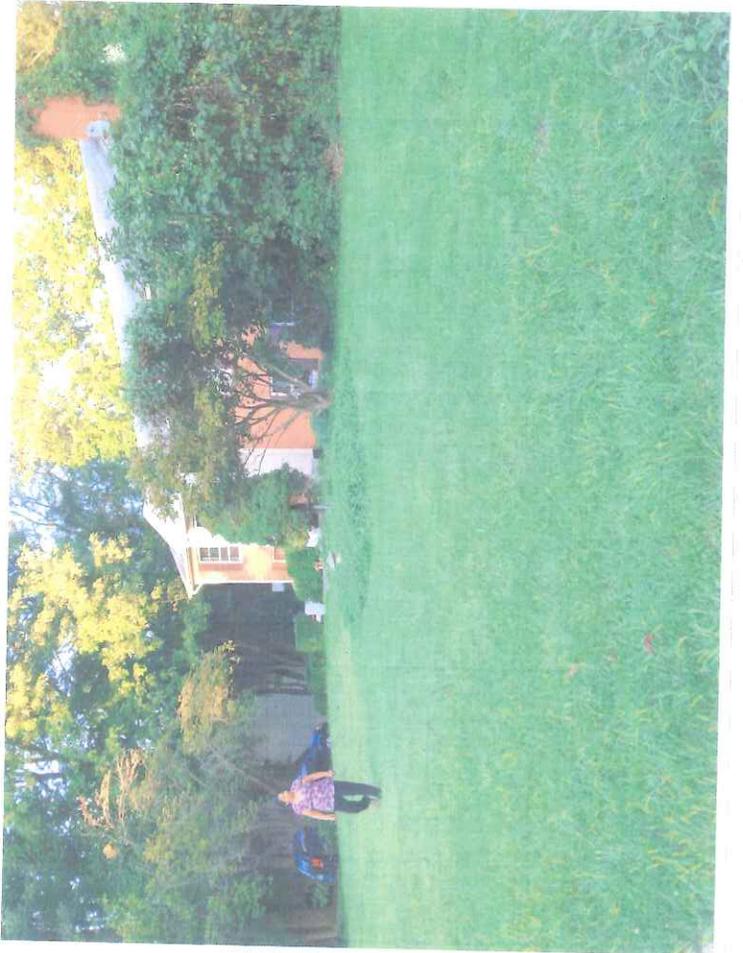
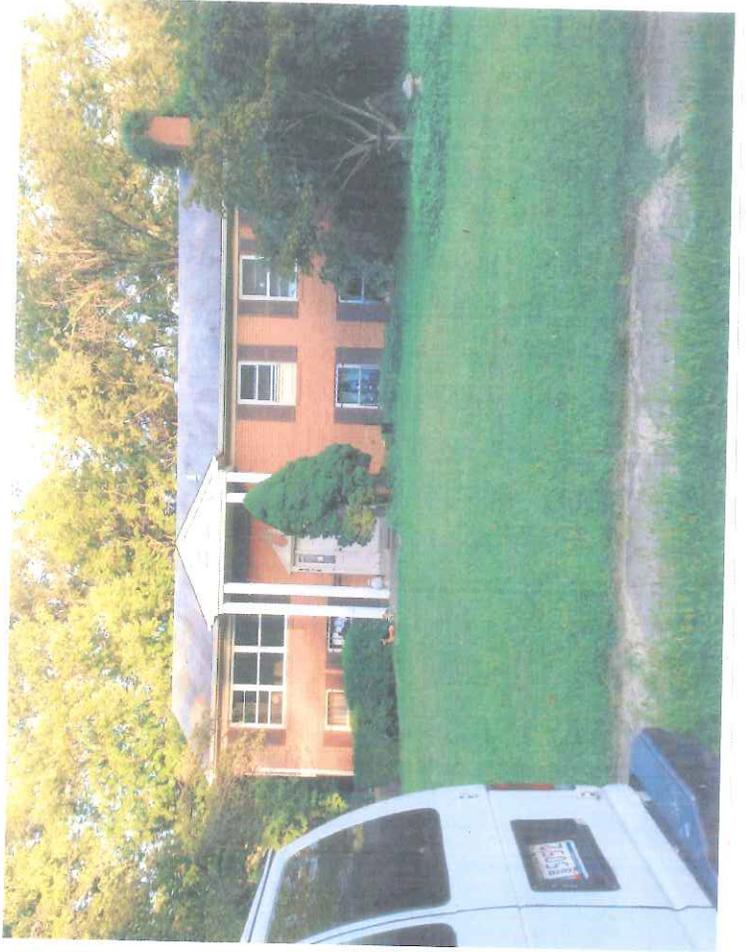












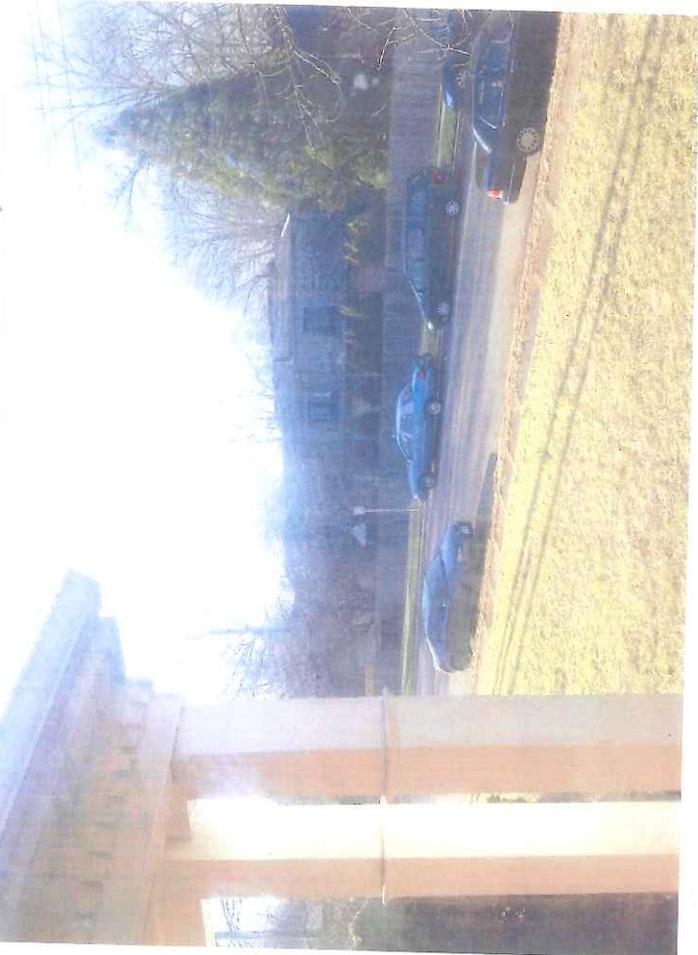
Neighborhood and part of our front yard - taken from inside of our home



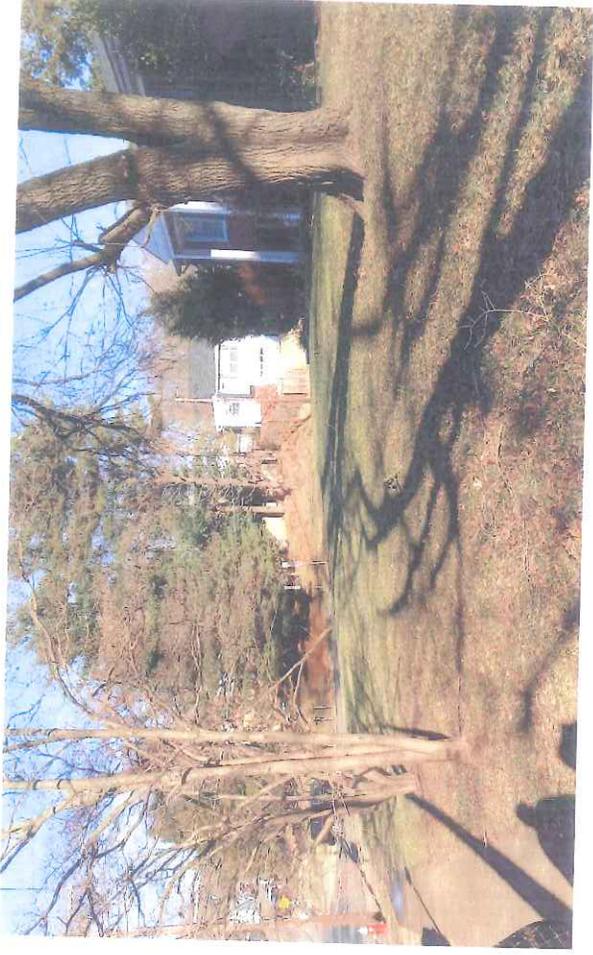
View other neighbor's front yard (side view) - taken from sidewalk

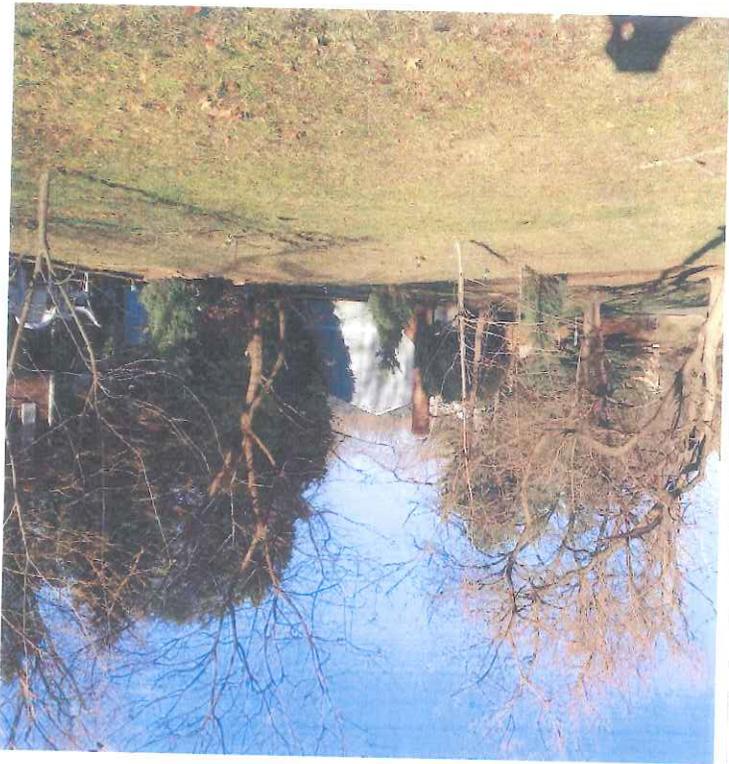


Neighborhood across the street - taken from our living room



View other neighbor's front yard (partial side view) - taken from sidewalk

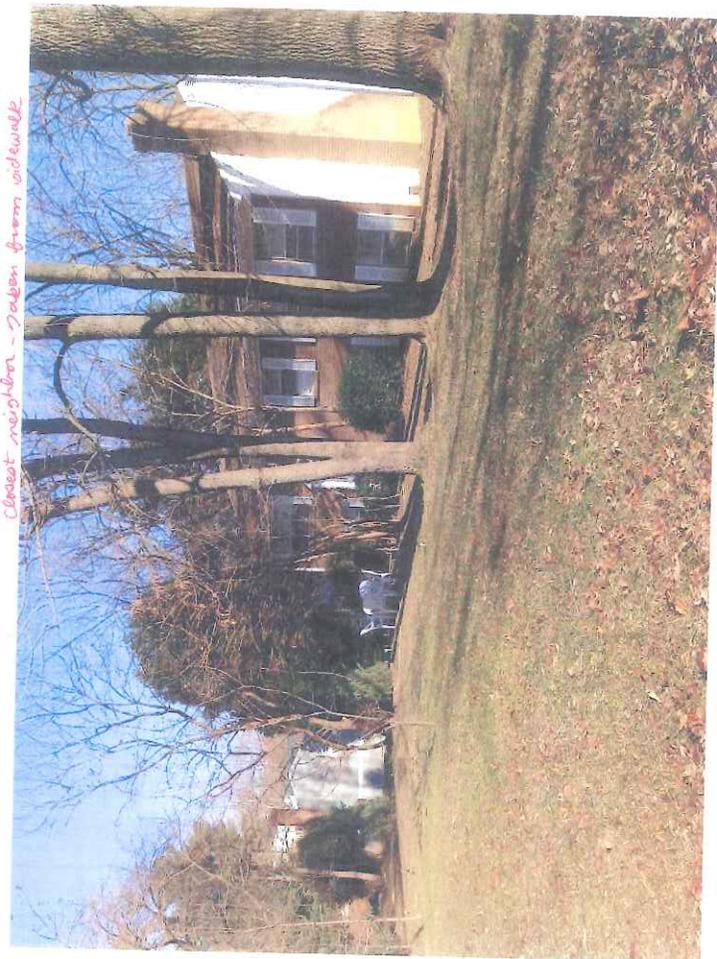




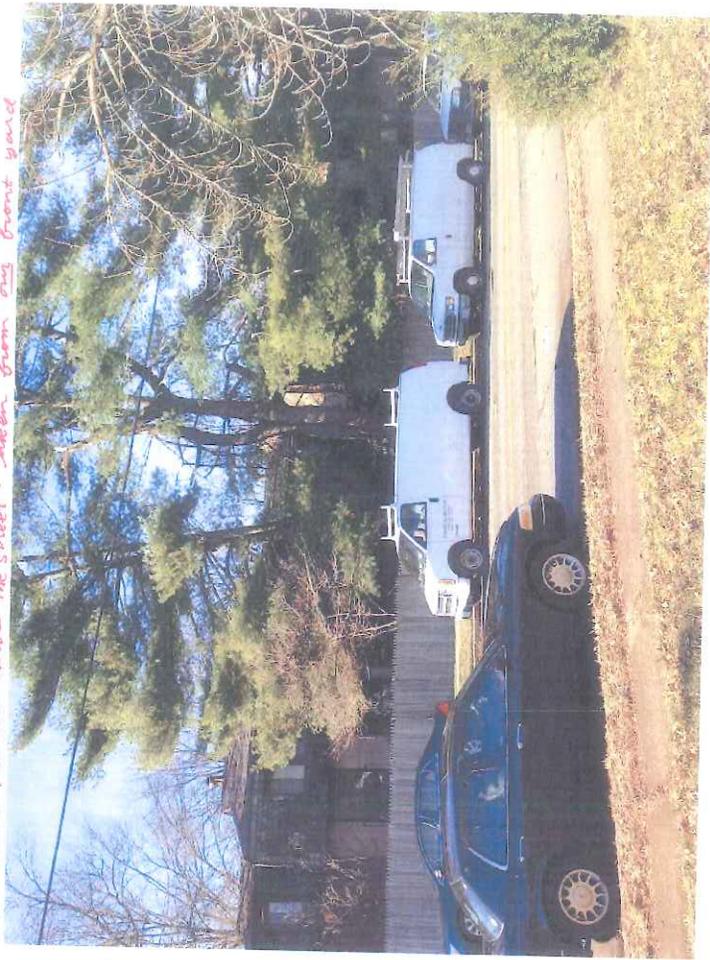
Closest neighbors and other neighbors front yards - taken from sidewalk



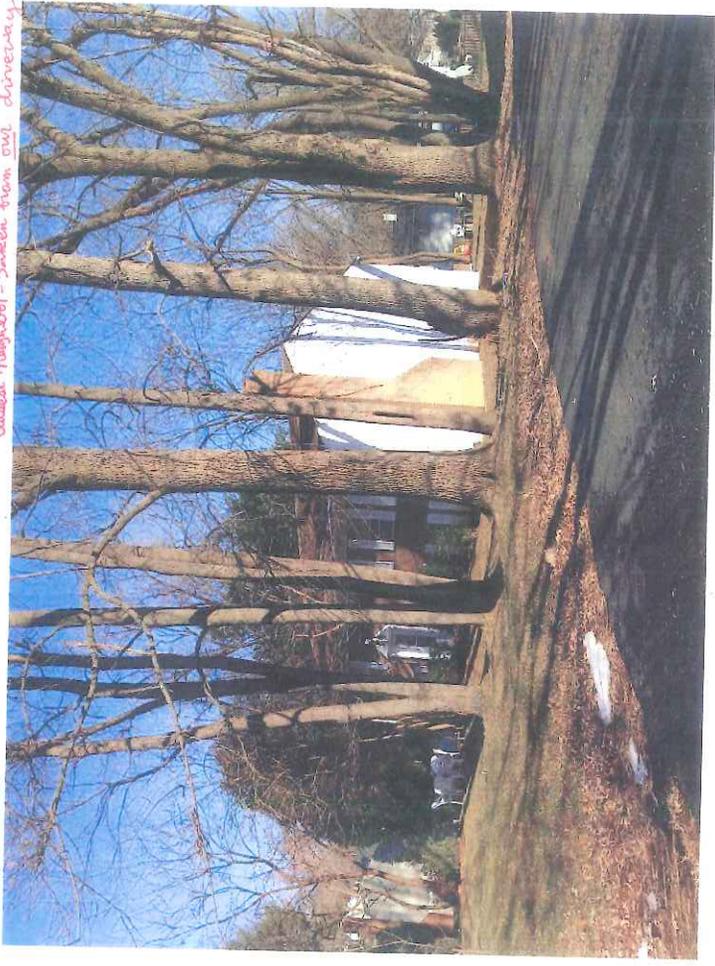
Neighbors and ample parking pictured directly across the street from our front yard



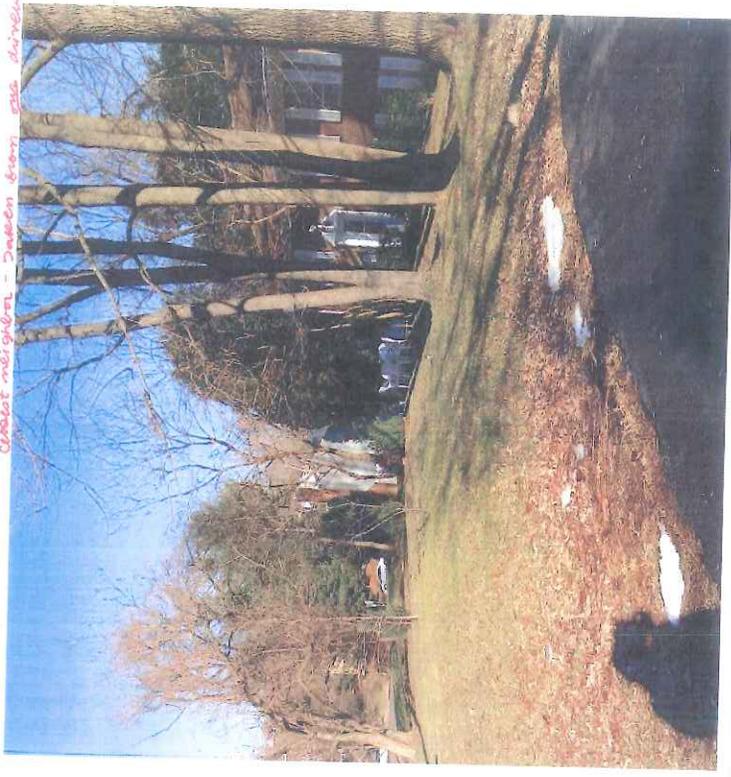
Closest neighbor - taken from sidewalk



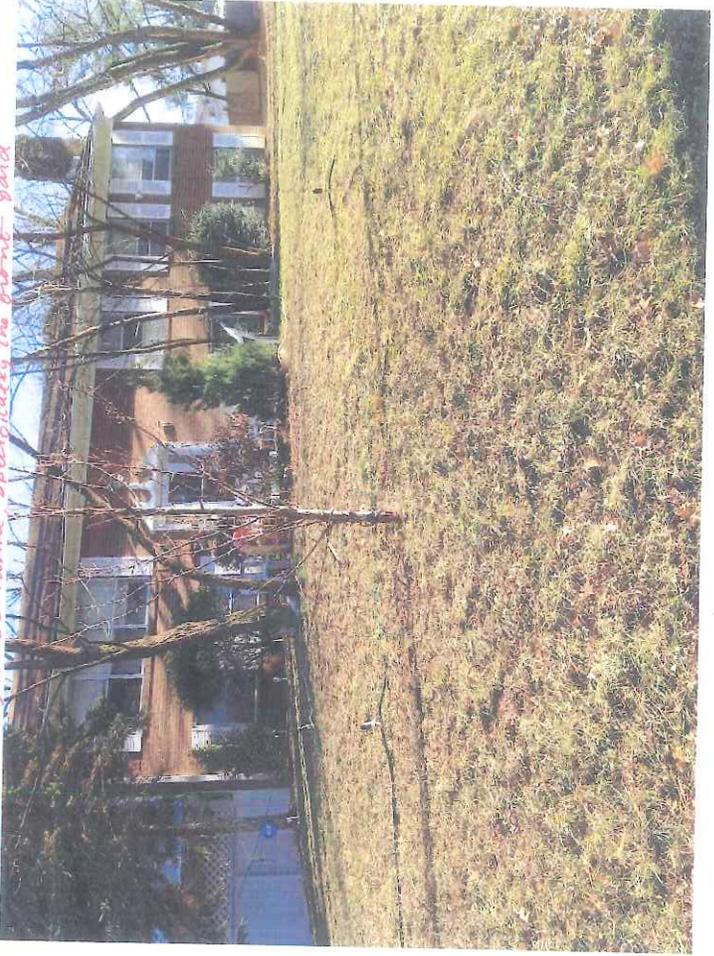
Neighbors pictured across the street - taken from our front yard



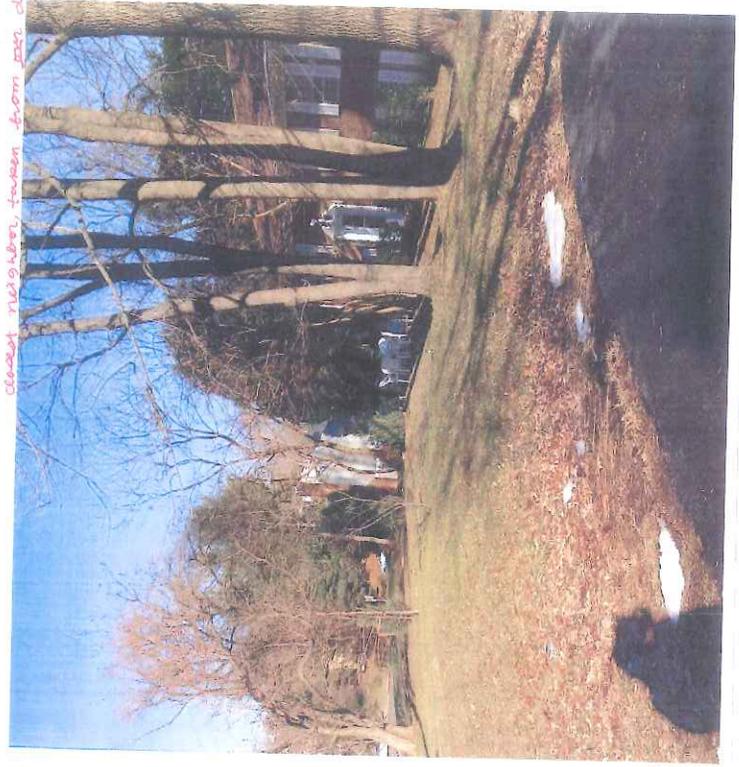
Closest neighbor - Taken from my driveway



Closest neighbor - Taken from the driveway

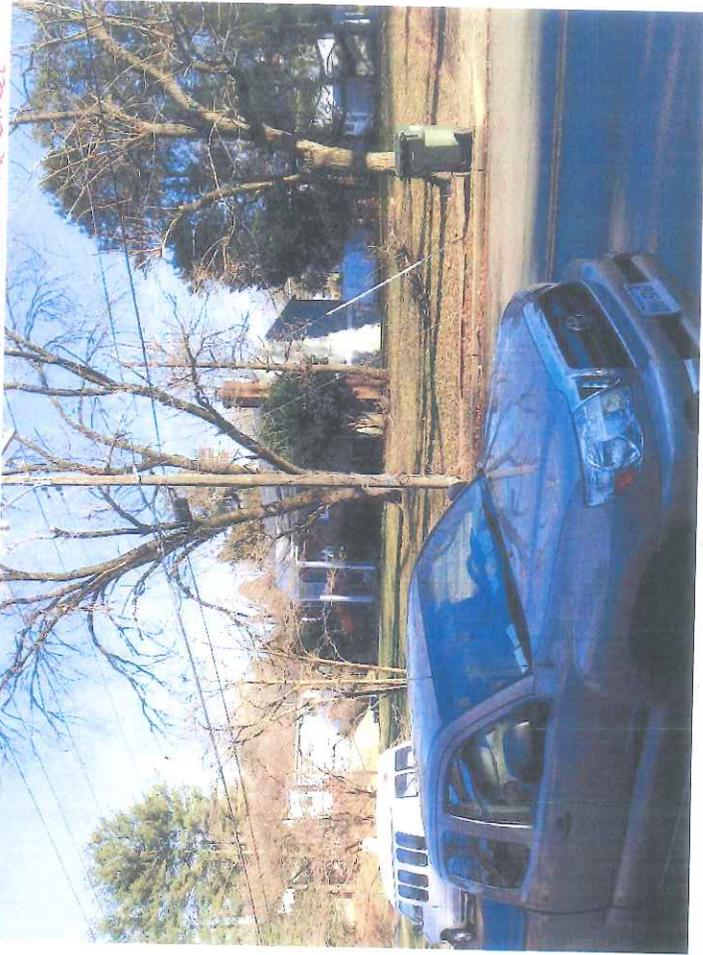


Our closest neighbors home, specifically the front yard



Closest neighbor, taken from my driveway

Our other neighbor's front yard - Jason from across the street



Our closest neighbor's front yard - Jason from across the street



SPECIAL PERMIT REQUEST

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

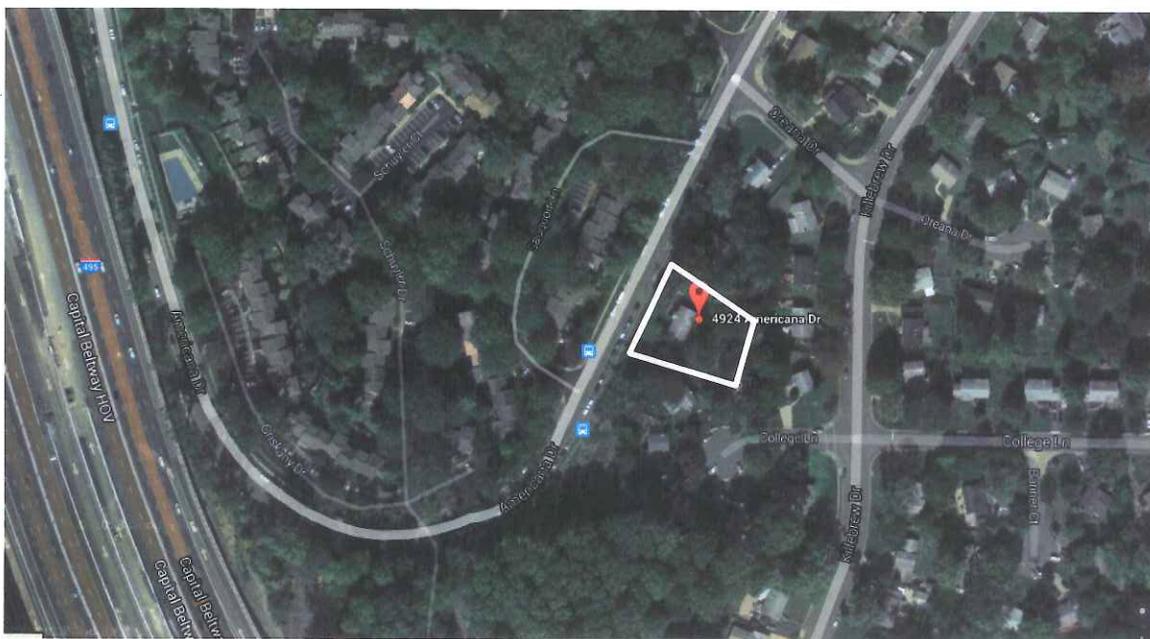
A copy of the special permit plat titled, "House Location Survey, Lot 7, Being a Resubdivision of Lot 5 and Outlot T, Section 6, Ravensworth Grove," prepared by Leo J. Bariteau, Land Surveyor, dated January 18, 1978, as revised by Satnam Panesar, through December 17, 2013, is included in the front of the staff report.

A more detailed description of the proposal is provided on page two.

CHARACTER OF THE SITE AND SURROUNDING AREA

The subject property is developed with a two-story, brick, single family detached dwelling. An asphalt driveway leads from Americana Drive to an attached garage on the side of the house. A walkway leads to a covered concrete porch attached to the front of the dwelling. A wood deck and open patio are located at the rear of the dwelling. A mulch area with play equipment is in the rear yard enclosed by a wood fence 3.8 feet in height. The rear yard is relatively flat and contains a lawn and other vegetation. The front yard slopes down toward Americana Drive. A 10.0 foot slope maintenance easement runs along the eastern front property line.

As depicted below, the subject property and surrounding properties to the north, south, and east are zoned R-3 and developed with single family detached dwellings and the properties to the west are zoned R-20 and developed with townhomes.



BACKGROUND

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1978, and purchased by the applicant in 2013.

Records indicate that one other special permit application relating to a home child care has been heard by the Board of Zoning Appeals (BZA) in the surrounding area. This information is included in Appendix 4

DESCRIPTION OF THE PROPOSED USE

The applicant is requesting approval of a special permit for a home child care facility for up to 12 children on-site at any one time between the hours of 6:30 a.m. and 9:00 p.m., Monday through Sunday. The applicant's state license allows her to operate from 6:00 a.m. to 8:00 p.m., Monday through Sunday, which are the operating hours staff is recommending in the proposed development conditions. The children arrive and depart at staggered times. There is one full-time assistant and one part-time assistant, who are the applicant's daughters.

The applicant holds a current Family Day Home License, valid through November 2, 2014, from the Commonwealth of Virginia, Department of Social Services. The license permits a capacity of 12 children, birth through 12 years 11 months of age. Information about the applicant's state license is included in Appendix 5.

The home child care facility is operated on the lower level of the dwelling which includes a learning area, a bathroom, and a napping room. An outdoor play area, as shown on the special permit plat is located in the rear yard and surrounded by a wood fence 3.8 feet in height. Toys and playground equipment are located in this area.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area I, Annandale Planning District
Planning Sector: Ossian Hall Community Planning Sector (AN10)
Plan Map: Residential, 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 Americana Drive. The existing driveway can accommodate several vehicles and there is also available on-street parking. The applicant has two assistants, her daughters, who live at the home. Therefore, the driveway has sufficient space to accommodate drop-off and pick-up of children without the necessity of utilizing on street parking. A development condition is included to require all pick-up and drop-off of children to occur in the driveway.

Site Inspection

Staff observed some safety issues during the site visit. First, windows in the room used by children for napping do not meet fire safety requirements for emergency egress because the sill height is too high, and the window is blocked by too much vegetation to access safely. Staff also observed bars on the windows but were unable to determine if they met fire safety requirements for easy removal. To provide a safe means of egress, the applicant should alter a minimum of one window to meet all fire safety requirements.

The proposed development conditions address this safety issue by requiring that a point of egress, that meets emergency escape and rescue openings requirements of the 2009 Virginia Residential Building Code, be installed within 90 days of the approval of the special permit.

An email report from the Zoning Inspections Branch is included as Appendix 6.

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-BR-027 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. Similar Case History
5. State License Information
6. Email from Zoning Inspections Branch, dated April 25, 2014
7. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-BR-027****June 11, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-BR-027 located at Tax Map 70-4 ((7)) 7 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, Satnam K. Panesar, and is not transferable without further action of the Board, and is for the location indicated on the application, 4924 Americana 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, "House Location Survey, Lot 7, Being a Resubdivision of Lot 5 and Outlot T, Section 6, Ravensworth Grove," prepared by Leo J. Bariteau, Land Surveyor, dated January 18, 1978, as revised by Satnam Panesar, through December 17, 2013, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit **SHALL BE POSTED IN A CONSPICUOUS PLACE ON THE PROPERTY** of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The maximum hours of operation of the home child care facility shall be limited to 6:00 a.m. to 8:00 p.m., Monday through Sunday.
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.

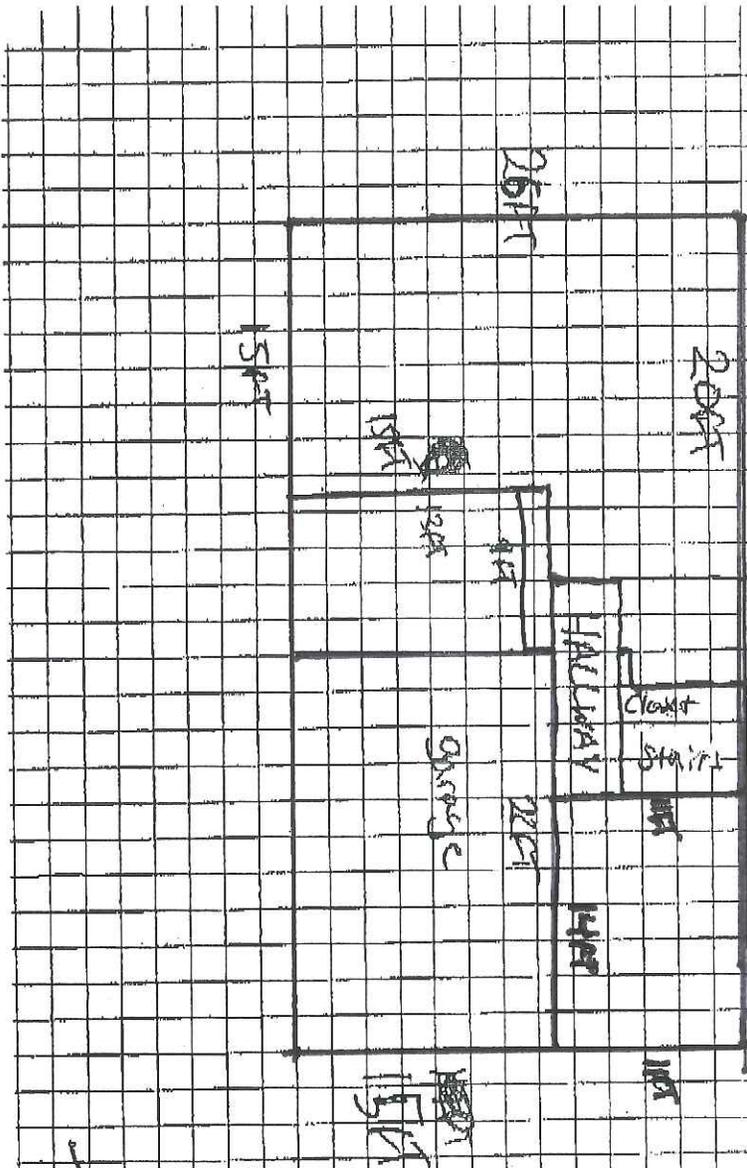
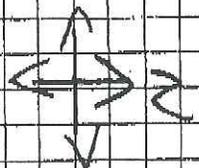
11. All applicable permits and inspections shall be obtained prior to establishment of the use, to be demonstrated to the satisfaction of the Zoning Administration Division, including any electrical or plumbing inspections as may be required.
12. A point of egress, which meets emergency escape and rescue openings requirements of the 2009 Virginia Residential Building Code, shall be installed in the sleeping room, as labeled as being 14.0 feet by 11.0 feet in size on the floor plan in Attachment 1. **This egress shall be installed within 90 days of the approval of the special permit.**

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.

Miss Souther N. Powers -

□ = 2 FT



Extra Power

Application No.(s): SP 2014-BR-027
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10-2-13
(enter date affidavit is notarized)

122711

I, SATNAM K. PANESAR, 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)
SATNAM K. PANESAR	4924 Americana Dr Annandale VA 22003	Applicant/Title Owner

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): SP 2014-BR-027
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10-2-13
(enter date affidavit is notarized)

122711

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

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

CORPORATION INFORMATION

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

N/A

DESCRIPTION OF CORPORATION: (check one statement)

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

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

N/A

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

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

Application No.(s):

SP 2014-BR-027

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

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10-2-13
(enter date affidavit is notarized)

122711

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-BR-027
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10-2-13
(enter date affidavit is notarized)

12211

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): SP 2014-BR-027
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10-2-13 122711
(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 Applicant's Authorized Agent

SATNAM K. PAMESAR.
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 2nd day of October 2013, in the State/Comm. of Virginia, County/City of Fairfax.

[Signature]
Notary Public

My commission expires: 03-31-15

STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITY

APPENDIX 3
Dep

SEP 18 2013

Name: Satnam Panesar
Address: 4924 Americana Dr Zoning Evaluation Division
Annandale VA 22003
Phone #: 703-256-4353
E-mail: Satnam.Panesar57@Hotmail.com

Date 9-14-13.

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

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

Tax Map #: 0704 07 0007
Zoning District: R-3
Lot Size: 17,995

To whom it may concern,

Please accept the following as my statement of justification for a special permit for a home child care facility in my home. I own and live in a attached (detached (circle one) dwelling at 4924 Americana Dr Annandale VA (your address)). The property is zoned R-3 and I understand I need to seek approval of a special permit in order to operate a child care facility within my home. I am currently licensed by the State of Virginia to have 12 children in my child care facility in my home. Below is information about my child care facility's operations:

Hours. The child care is open from 6:30 A.M. to 9:00 P.M. ^{S.P.}

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

Employees. I have 1 assistant(s) who work part-time and 1 assistant(s) who work full-time.

Arrival Schedule. of the children arrive between 6:30 AM and AM.
It depends on my parents' schedules, which vary almost everyday.

Departure Schedule. 6:00 of the children are picked up at _____ PM. _____
It depends on my parents' schedules

Area Served. most live in Annandale, Falls Church, Fairfax County (what neighborhood/general area do the children live in?)

Operations. As I stated, my house is a single-family attached (detached (circle one)) dwelling. It has (explain the general layout of the house):

Four bedrooms, 3 full bathrooms, a basement, a large front and back yard, and a garage and huge 12-car driveway

The house has 1,248 square feet. The following rooms are where I conduct the day care:

In the lower level, which includes kitchen, bedroom, and bathroom.
These rooms are 412 square feet total.

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

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

Outdoor Play Area. I use my Back yard for outdoor play for the children. The area is approximately 5,200 square feet. The outdoor play area consists of: a sandbox, bikes, a large playhouse (all situated on mulch), play cars, balls, other kid-friendly play-equipment.
We have a playground with slides.

Parking. I use my driveway to park my family car(s). My parents park in the 12-car driveway, or on the street which provides ample parking.

For these reasons, I believe that my proposed home day care facility will not impact my neighbors in any negative way. I have never had any problems or complaints with any neighbors since I've lived here (10+ years)!

In conclusion, I am proposing to be able to care for twelve (12) children. As you can see, we have plenty of space for the kids (day-care center, backyard, parking (driveway and street)), and we have an amazing community full of awesome, friendly neighbors which make the whole area safe and enjoyable!

Sincerely,
Satnam Panesar
Satnam Panesar

Owner of _____

4924 Americana Drive
Annandale, VA 22003

Nine Children total

Arrival Schedule and Departure Schedule

Children 8-9 only
Come in morning.

Arrival Schedule

6:30 A.M.

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

Marc family

Departure Schedule

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

Marc family four children Schedule varies daily.

Monday 5:00 A.M to 1:30 P.M.

Tuesday off

Wednesday - 2:00 P.M to 10:00 P.M

Thursday - 10:00 A.M to 5:00 P.M

Friday - 2:00 P.M to 10: P.M

Saturday - 10:00 A.M to 4:30 P.M

only so children come

Satnam Panesar
4924 Americana Drive
Annandale, VA 22003
(703) 256-4353

Children I Drop Off and Pick Up on a Daily Basis (Same as Arrival/Departure Schedule)

- Aaron: 6:30 A.M. from his home, 8:00 A.M. to school, 3:30 P.M. from school, 5:30 P.M. to his home
- Damarcus: 6:30 A.M. from his home, 8:00 A.M. to school, 3:30 P.M. from school, 5:30 P.M. to his home
- Santana: 6:30 A.M. from his home, 8:00 A.M. to school, 3:30 P.M. from school, 5:30 P.M. to his home
- Tyreke: 6:30 A.M. from his home, 8:00 A.M. to school, 3:30 P.M. from school, 5:30 P.M. to his home
- Tyrese: 6:30 A.M. from his home, 8:00 A.M. to school, 3:30 P.M. from school, 5:30 P.M. to his home

Similar Case History

Group: 2013-BR-088

SP 2013-BR-088

STAFF REPORT

APPLICANT: LILIAN V. LLANOS AND LILIAN'S LITTLE SUNFLOWERS DAY CARE INC.
STATUS: BZA DECISION
STATUS/DECISION DTE: 04/23/2014
ZONING DISTRICT: R-3
DESCRIPTION: HOME CHILD CARE FACILITY
LOCATION: 7733 HERITAGE DRIVE, ANNANDALE, VA 22003
TAX MAP #S:
0704 07 0023

Search for Child Day Care

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

Satnam Panesar

4924 Americana Drive

ANNANDALE, VA 22003

(703) 256-4353 ☎

Facility Type: Family Day HomeLicense Type: One YearExpiration Date: Nov. 2, 2014Business Hours: 6:00am - 8:00 pm
Monday - Sunday

Capacity: 12

Ages: Birth - 12 years 11 months

Inspector: Keesha Minor
(703) 934-7301 ☎

From: Curry, Dawn Marie
Sent: Friday, April 25, 2014 7:29 AM
To: Haley, Erin M.
Subject: 4924 Americana Drive - Home Child care

Good Morning Erin,

My observations made on April 24, 2014 of the child care facility at 4924 Americana Drive, Annandale, Virginia, Inspection resulted with indoor & outdoor issues to address. I put the pictures in the DPZ Shared in its own folder 4924 Americana Drive - Home Child Care, please delete the folder once you have relocated the pics. Thanks, Dawn

- Window sills exceeds 44" in height.
- All lower level windows are obstructed with permanent bars.
- Lower level windows where the children sleep are also obstructed with mature shrubbery on the outside of the home.

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.