



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

County of Fairfax, Virginia

June 11, 2014

STAFF REPORT

SPECIAL PERMIT SP 2014-SU-025

BULL RUN DISTRICT

APPLICANT: Nasrin Nejad aka
Zahra S. Nezhad and
Nasrin's Flower Garden, L.L.C.

OWNERS: Nasrin Nejad
Reza Dabidian

SUBDIVISION: Confederate Ridge

STREET ADDRESS: 6810 Farrahs Cavalry Rd, Centreville, 20121

TAX MAP REFERENCE: 65-3 ((5)) (5) 51

LOT SIZE: 9,206 square feet

ZONING DISTRICT: R-3C, WS

ZONING ORDINANCE PROVISIONS: 8-305

SPECIAL PERMIT PROPOSAL: To permit a home child care facility.

STAFF RECOMMENDATION: Staff recommends approval of SP 2014-SU-025 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**

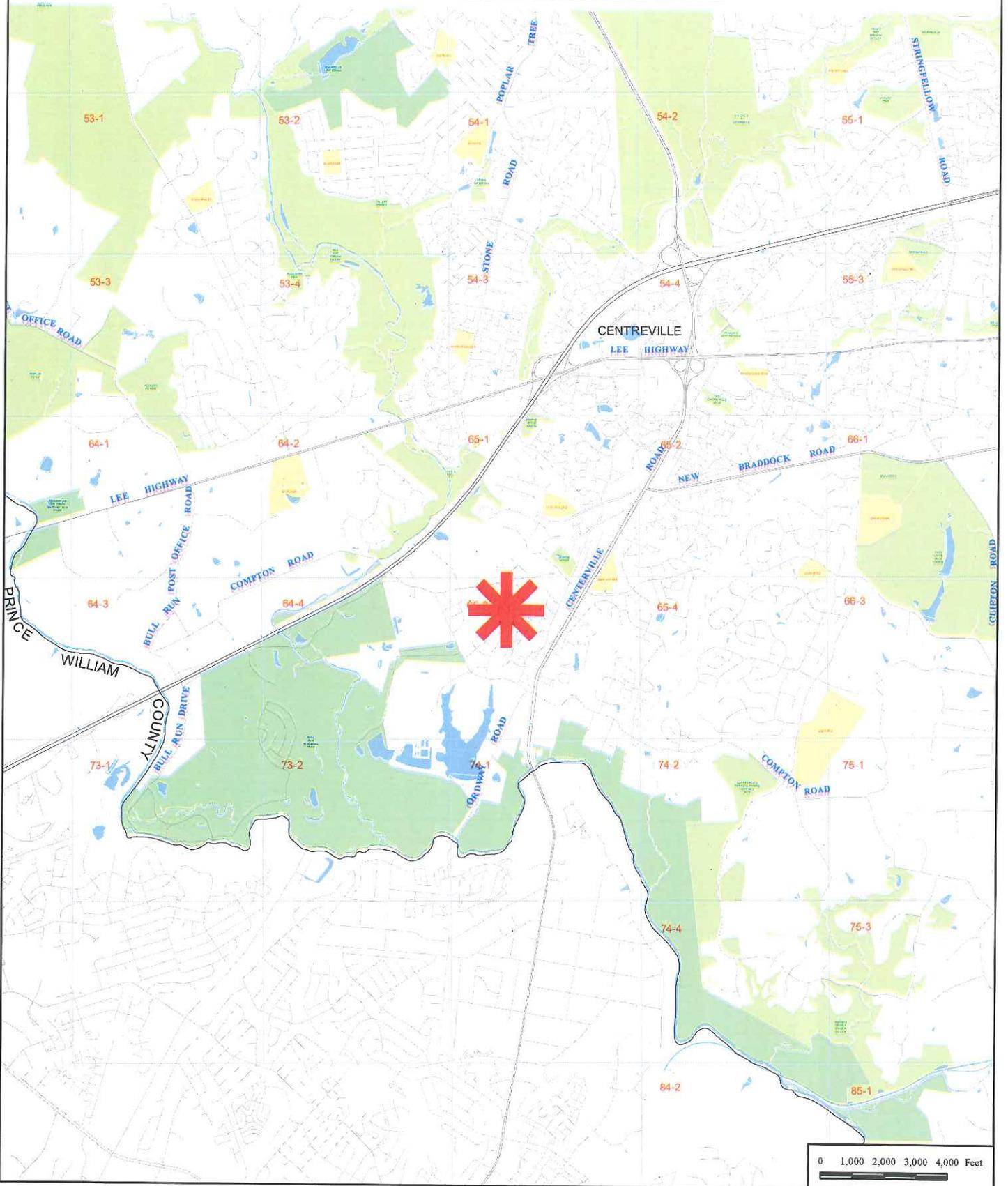


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2014-SU-025

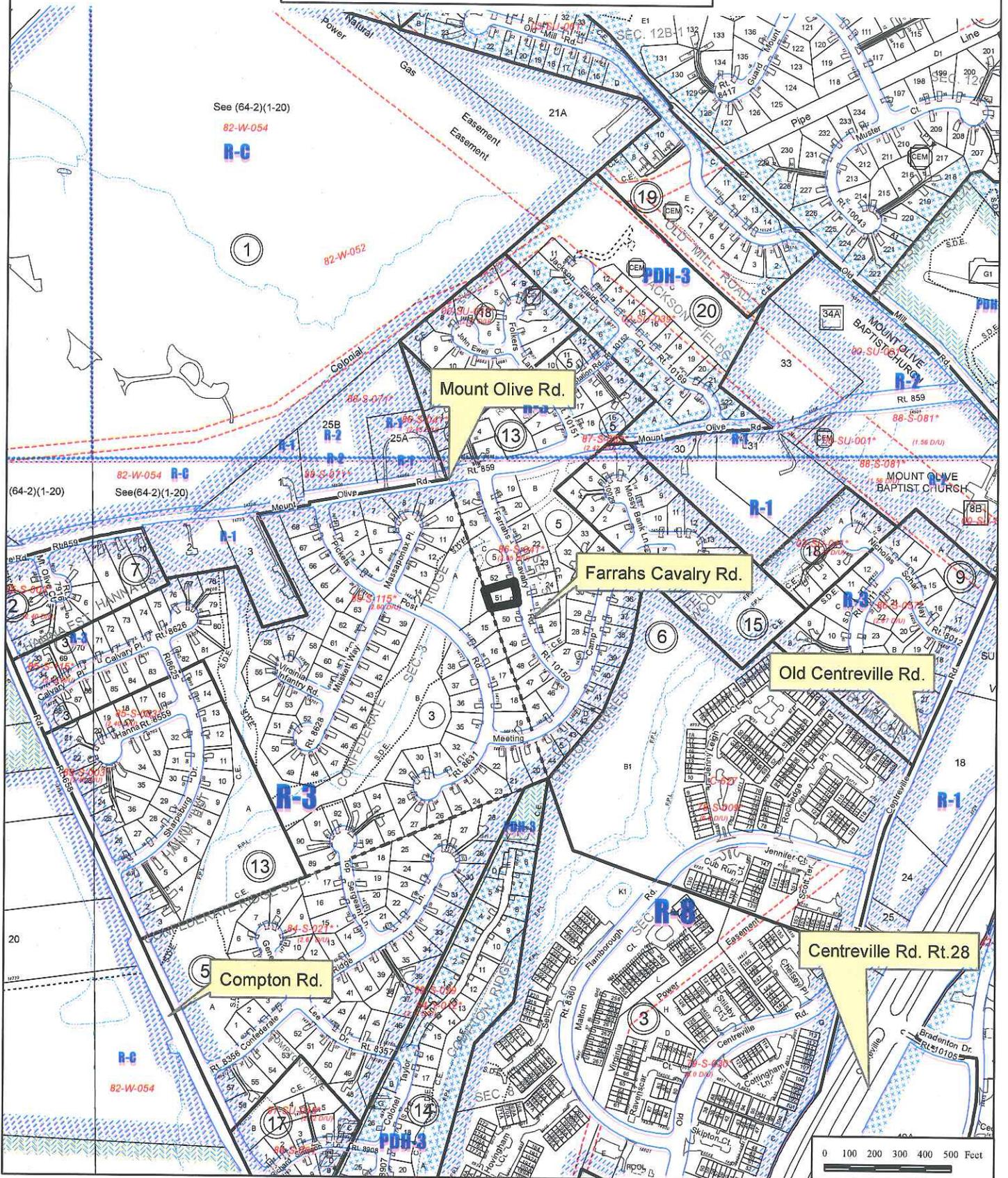
NASRIN NEJAD (AKA "ZAHRA S. NEZHAD"
AND "NASRIN'S FLOWER GARDEN, L.L.C.")



Special Permit

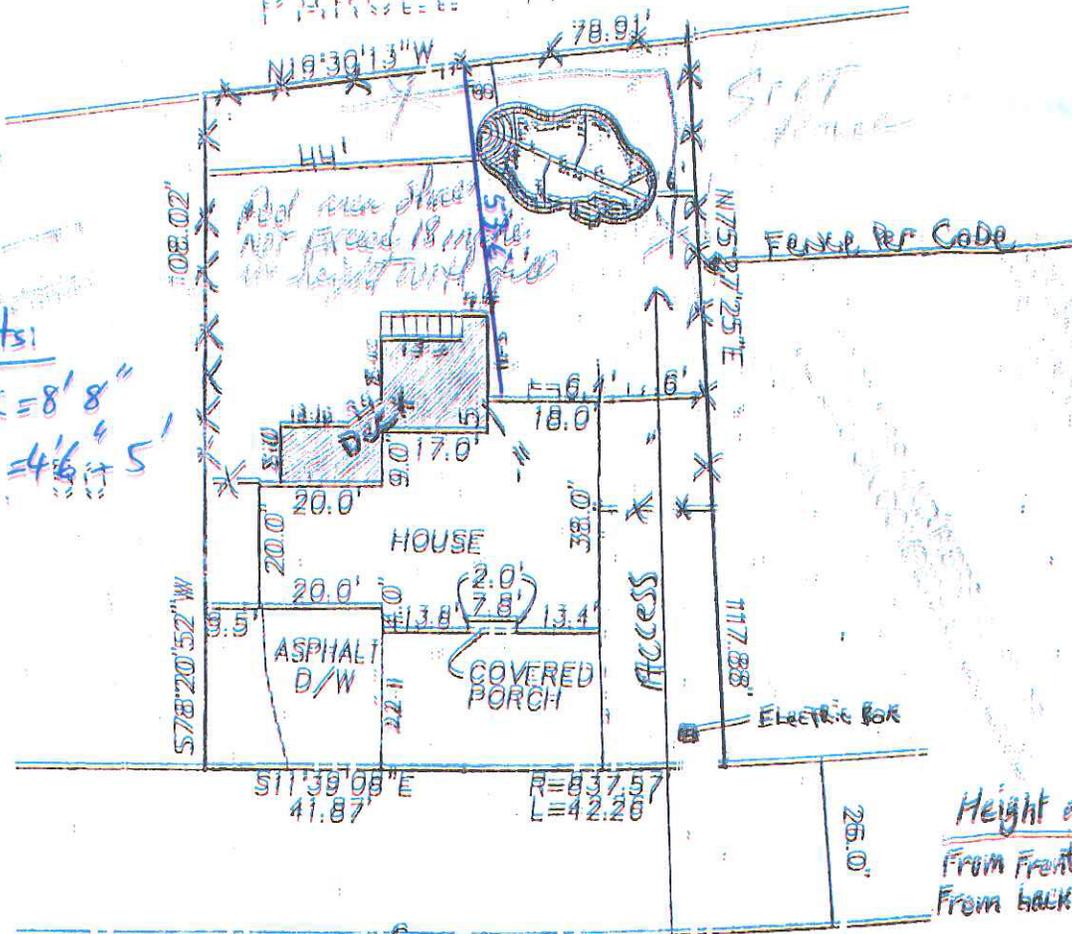
SP 2014-SU-025

NASRIN NEJAD (AKA "ZAHRA S. NEZHAD"
AND "NASRIN'S FLOWER GARDEN, L.L.C.")



CONFEDERATE RIDGE
SECTION THREE
PARCEL "A"

STATE GRID NORTH



Heights:
 Deck = 8' 8"
 Fence = 4' 6" + 5'

Height of dwelling
 From front yard 27'
 From back yard 35'

FARRAHS CAVALRY ROAD

52' R/W

BACKWASH TO STREET SEWER

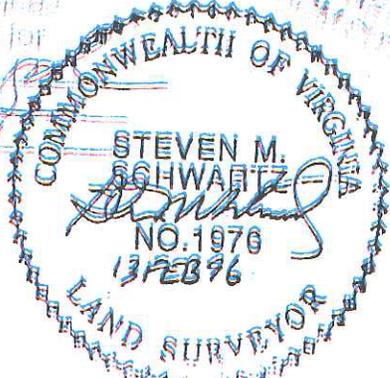
INSTALL SILL FLOOR AS SHOWN ON PLAN

I HEREBY CERTIFY THAT THIS PROPERTY IS CLASSIFIED AS ZONE X. AN AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP PANEL 25 D, DATED MARCH 5, 1990.

HOUSE LOCATION SURVEY
 LOT 51

CONFEDERATE RIDGE
 SECTION FIVE

RECORDED IN DB.9192 AT PG.1399
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA



N.N.
 2/28/94

1161713
 5141011

Stephen H. Shema 2/16/96
 Catherine E. Shema 2/16/96

REVIEWED & ACCEPTED:

Fence Height 3'3"

Outdoor Play Ground
13' * 14'

Rooms Used For Home
Child Care Facility

13' * 14'

15'10"

Nap Room
8' * 9'

Closet

Play Area

Unfinished

Full Bath
7'9" * 6'10"

Closet

Stairs

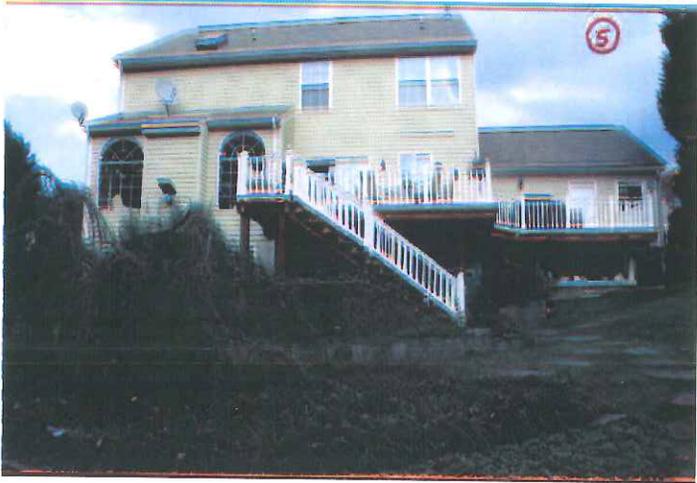
Office
10'10" * 9'1"

Closet

Kitchen

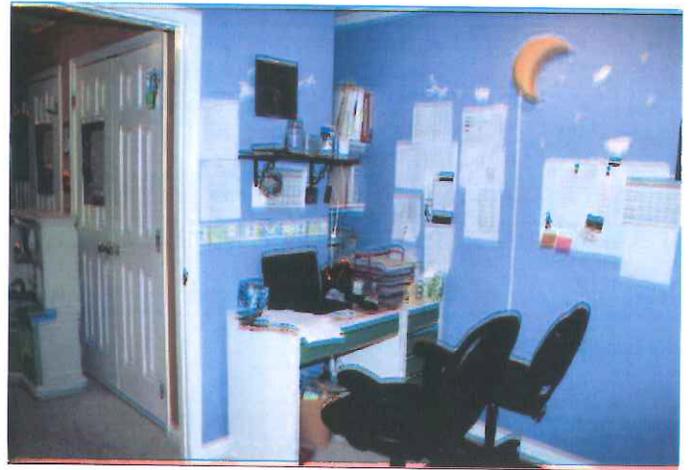
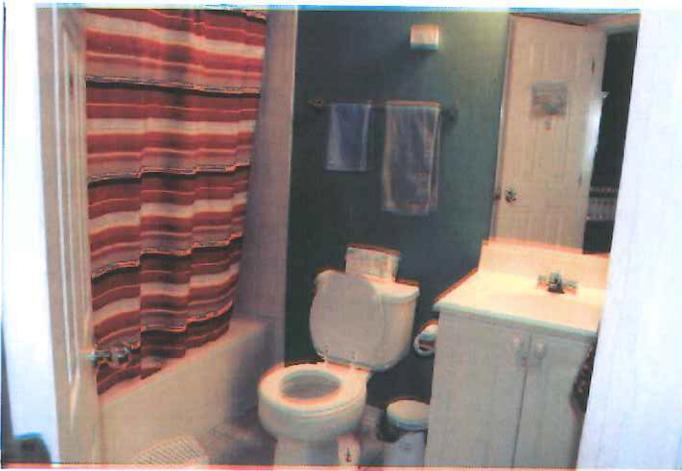
36'

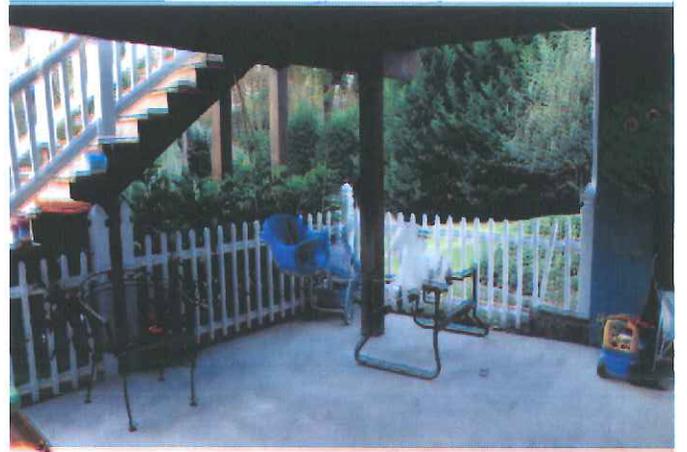




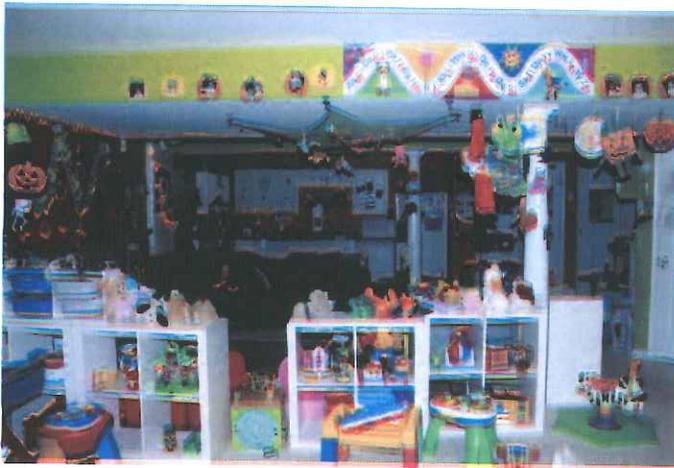
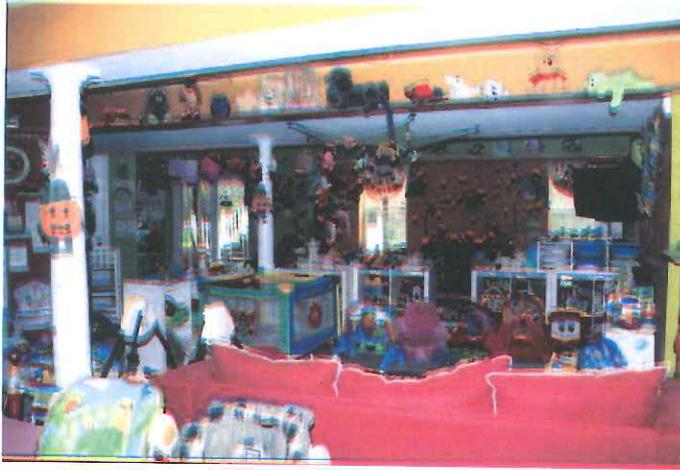














SPECIAL PERMIT REQUEST

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 detailed discussion of the request is included on page two.

A copy of the plat titled "House Location Survey Lot 51, Confederate Ridge Section Five" prepared by Steven M. Schwartz, dated February 13, 1996, as revised through February 28, 2014 by Nasrin Nejad, is included at the front of this report.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 9,206 square foot lot is developed with a single family dwelling with 2,450 square feet of floor area in addition to a finished basement of approximately 1,156 square feet. The property located in Section Five of the Confederate Ridge is zoned R-3 developed under the cluster subdivision regulations, and it falls within a Water Supply Protection Overlay District. A two-story deck measuring 8' 8" in height extends off the rear of the dwelling, and the 182 square foot covered patio beneath the deck serves as the outdoor play area for the facility. This area is enclosed by a fence with a latched gate. Beyond the deck, an existing pool measuring approximately 437 square feet is surrounded by a stone walkway and patio. A fence ranging from 4' 6" to 5" in height encloses the backyard. A stone pathway from the basement entrance in the rear yard provides access on the southern side of the property to the asphalt driveway, which leads to Farrahs Cavalry Road. A stone walkway extends from the driveway to the front door of the dwelling. Several mature trees and shrubbery exist throughout the front, rear, and side yards of the property. The driveway area is less than the 30% maximum front yard coverage permitted by the Zoning Ordinance.

As shown in Figure 1 on the following page, the site is surrounded by residential lots, zoned R-3, and developed with single family dwellings under the cluster subdivision regulations.



Figure 1: Lot location

BACKGROUND AND HISTORY

County Records show that the dwelling was constructed in 1996. The applicant purchased the property in December 2009. The applicant operates a home child care facility and holds a current license, which is valid until February 23, 2015, from the Commonwealth of Virginia, Department of Social Services for a Family Day Home with a capacity of twelve children, aged 1 month through 12 years 11 months.

County records reflect that there are no similar cases in the vicinity.

DESCRIPTION OF THE APPLICATION

The applicant is requesting approval of a special permit for a home child care facility for up to 12 children at any one time, to operate between the hours of 6:30 a.m. and 5:30 p.m., Monday through Friday. Drop-off of children is to be staggered between 6:30 a.m. and 11:00 a.m. with pick-up between 4:00 p.m. and 5:30 p.m. Employees include the applicant, her husband, and two assistants at any one time.

The home child care facility is operated in the basement of the dwelling which includes:

SP 2014-SU-025

a large multi-purpose play room, a bathroom, a kitchen, an office, and a nap room. The basement kitchen has a microwave, and this kitchen will need to be removed upon the discontinuance of the proposed use, for which a development condition has been included. Staff did observe that there is safe egress for the child care area. There is a fenced play area underneath the deck where the children play. Upon fencing of the existing pool area, the applicant will use the fenced yard as her outdoor play area.

The existing driveway appears to be able to accommodate two vehicles in addition to on-street parking spaces on Farrahs Cavalry Road. Parents access the child care facility from the eastern entrance in the rear of the dwelling. Two off street parking spaces are required for the single family dwelling, and these are spaces are provided by the applicant's 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.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area III, Bull Run Planning District
Planning Sector: Centreville Community Planning Sector (BR6)
Plan Map: Residential use at 3 dwelling units per acre (du/ac)

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 5. Subject to the development conditions, the special permit must meet these standards.

Site Inspection

During the site visit, staff observed that there is an unfenced pool in the rear yard of the property. The applicant was informed and is currently in the process of installing a fence that will meet the regulations set for by the Commonwealth of Virginia 2009 Residential Code Regulations, Section AG105. This fencing must be completely installed prior to the Zoning Inspections Branch inspection. A development condition is included to address this requirement.

Staff has also noted that the coverage in the rear yard exceeds 30 percent. This issue is in violation of the Zoning Ordinance and will need to be addressed by the applicant in the future should she sell the property or request other permits. Failure to address this

issue may impact the applicant's ability to obtain building permits or pursue other zoning applications on this property in the future.

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-SU-025, subject to the Proposed Development Conditions dated June 3, 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. Zoning Inspection Report
5. Virginia State License
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-SU-025****June 3, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-SU-025 located at Tax Map 65-3 ((5)) (5) 51 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, Nasrin Nejad, Zahra S. Nezhad, and Nasrin's Flower Garden, L.L.C., only and is not transferable without further action of the Board, and is for the location indicated on the application, 6810 Farrahs Cavalry Dr., and is not transferable to other land.
2. This special permit is granted only for the home child care facility indicated on the special permit plat prepared by Steven M. Schwartz., dated February 13, 1996, as revised through February 28, 2014 by Nasrin Nejad, 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 6:30 a.m. to 5:30 p.m., Monday through Friday.
5. The maximum number of children on site at any one time shall be 12, excluding the applicant's own children.
6. The number of non-resident assistants shall be limited to two.
7. All pick-up and drop-off of children shall take place in the driveway.
8. The dwelling that contains the child care facility shall be the primary residence of the applicant.
9. There shall be no signage associated with the home child care facility.
10. Upon the discontinuance of the proposed use, the second kitchen, located in the area of the child care facility, shall be removed.
11. The applicant shall provide fencing surrounding the pool that meets the requirements of the Commonwealth of Virginia 2009 Residential Code Regulations, Section AG105.

12. 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.

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, 6 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.

123587

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 02,10,14
(enter date affidavit is notarized)

I, Nasrin Nejad, 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)
Nasrin Nejad (also known of record as Zahra S. Nezhad)	6810 Farrahs Cavalry Rd Centreville, VA 20121	Applicant / Title owner
Nasrin's Flower Garden, LLC	6810 Farrahs Cavalry Rd Centreville, VA 20121	Co-Applicant
Reza Dabidian	6810 Farrahs Cavalry Rd Centreville, VA 20121	Co-Title owner (Husband)

(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: 02, 10, 14
(enter date affidavit is notarized)

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

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

CORPORATION INFORMATION

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

Nasrin's Flower Garden, LLC
6810 Farnahs Cavalry Rd, Centreville, VA 20121

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)

Nasrin Nejad (also known of record as Zehra S Nezbad)
Manager (Managing member)

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

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

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

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 02, 10, 14
(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): _____
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 02, 10, 14
(enter date affidavit is notarized)

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

DATE: 02, 10, 14
(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

Nasrin Dejad
Nasrin Dejad Applicant/Title owner
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 10 day of February 2014, in the State/Comm. of Virginia, County/City of Fairfax.


Notary Public

My commission expires: May 31, 2016

ARTHUR J CROOKE
NOTARY PUBLIC 7523017
COMMONWEALTH OF VIRGINIA

STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITYRECEIVED
Department of Planning & Zoning

DEC 12 2013

Zoning Evaluation Division

Name: Nasrin Nejad
 Address: (810 Farrahs Cavalry Rd
Centreville, VA 20121
 Phone #: (703) 822-4436
 E-mail: Nasrin-Nezhad@yahoo.com

Date 11/01/13

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

Re: Special Permit Application

Applicant: Nasrin Nejad
 Zoning Ordinance Section 8-305 for Home Child Care Facility
 Section 8-004 of General Standards

Tax Map #: 0653-05050051
 Zoning District: R-3
 Lot Size: 9,206 square 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 own and live in a attached / (detached) / (circle one) dwelling at (810 Farrahs Cavalry Rd, Centreville, VA 20121) (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 AM to 5:30 PM Monday Through Friday

Number of Children. I care for up to 9 children at any one time. This number does not include my own 0 child/children.

Employees. I have 1 assistant(s) who work part-time and 1 assistant(s) who work full-time.
 Part time is between 10-1 everyday

Arrival Schedule. 2 of the children arrive between 6:30 AM and 7:00 AM.

2 between 7 & 7:30 AM, 2 between 7:30 AM to 8 AM

2 between 8 AM & 8:30 AM & 1 at 10 AM

Departure Schedule. 3 of the children are picked up at 4 PM. to 4:30 PM
3 at 4:30-5 PM, 3 at 5 to 5:30 PM,

Area Served. Most children (all) are driven to the daycare from Centreville,
Manassas, Clifton area. (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): a walk-out basement, which is where the children spend most of their time. I use the basement's kitchen for meals & snacks. There's a separate nap room for children in the basement. I also have a separate office in the basement.

The house has 4200 square feet. The following rooms are where I conduct the day care: Basement area, Basement bedroom, office, kitchen, bathroom, living room.
These rooms are 1156 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 187.44 square feet. The outdoor play area consists of: a fenced area, including a swing & toys.

Parking. I use my (2 car garage) to park my family car(s). My parents park in the 2-car driveway, as well as along the street in front of my house.

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

In conclusion, I am proposing no changes to the outside appearance of my home. I propose no addition and no sign regarding the daycare. Adequate parking is available for my parents and employees & my family. For these reasons, I believe that my proposed home day care facility will not impact my neighbors in any negative way.

Sincerely,

Nasrin Nejad

Owner of Nasrin's Home Child Care

Nejad
11/01/13

DEC 12 2013

Zoning Evaluation Division

Arrival and Departure Schedule

Arrival Schedule

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

Departure Schedule

Child	PM			
	4:00 - 4:30	4:30 - 5:00	5:00 - 5:30	5:30 - 6:00
1		X		
2			X	
3	X			
4		X		
5	X			
6	X			
7			X	
8		X		
9			X	

Inspection for 6810 Farrahs Calvary Rd. Centreville, Va. 20121

For Special Permit Application SP 2014-SU-025

Inspection Date 4/16/14 Time 12:30 p.m. to 1:11 p.m.

Miles 15.4 (start 9006.1 end 9021.5)

Time: 4.5 hrs.

Days from date received to inspection 13

Days from contact to inspection 0

1. Found the floor plan for dwelling does reflect the area of the child care location in the lower level of the dwelling
2. Must remove lock on door to lower level (basement area) where child care is to be located, so as to have unfettered access to & from both levels.
3. Found cots in the proposed area of bedroom area on lower level for sleeping okay but need to put a smoke detector in this room
4. Need additional smoke detector for child care area (such large area) as only 1 detector near the stairs for this whole lower level
5. Must keep toys and shelving away from the windows on the basement area where the child care is to be operated (can be used as emergency escape windows if so needed)
6. Must maintain clear path to electrical panel (Electrical panel path blocked by couch and other equipment)
7. Found a 2nd kitchen in the lower level area of the child care (found no permits for the build out)
8. Found outdoor play area to be only under the deck. This is too small an area for 12 children (has been fenced)
9. This property has a pool (pool has been permitted)in the rear yard with decking around it.

10. Recommend that the pool area have an additional fence erected around it with a self-closing and locking gate, too keep small children from accessing the pool area and possibly drowning
11. The decking and pool may have exceeded the 30 % coverage of the rear yard.

Nasrin Nejad

6810 Farrahs Cavalry Road

CENTREVILLE, VA 20121

(703) 822-4436

Facility Type: Family Day Home

License Type: One Year

Expiration Date: Feb. 23, 2015

Business Hours: 6:00am - 5:30pm
Monday - Friday

Capacity: 12

Ages: 1 month - 12 years 11 months

Inspector: Colleen Bray
(703) 359-6704

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.