



APPLICATION ACCEPTED: March 19, 2014
BOARD OF ZONING APPEALS: June 25, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

June 18, 2014

STAFF REPORT

SPECIAL PERMIT SP 2014-PR-026

PROVIDENCE DISTRICT

APPLICANT/OWNER: Margarita KC and Rita's Child Care
OWNERS: Margarita KC and Kiran KC
SUBDIVISION: Pinewood Greens
STREET ADDRESS: 7812 Snead Ln., Falls Church, 22043
TAX MAP REFERENCE: 49-2 ((22)) 80
LOT SIZE: 1,466 square feet
ZONING DISTRICT: R-8 (Cluster)
ZONING ORDINANCE PROVISIONS: 8-305
SPECIAL PERMIT PROPOSAL: To permit a home child care facility.

STAFF RECOMMENDATION: Staff recommends approval of SP 2014-PR-026 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**

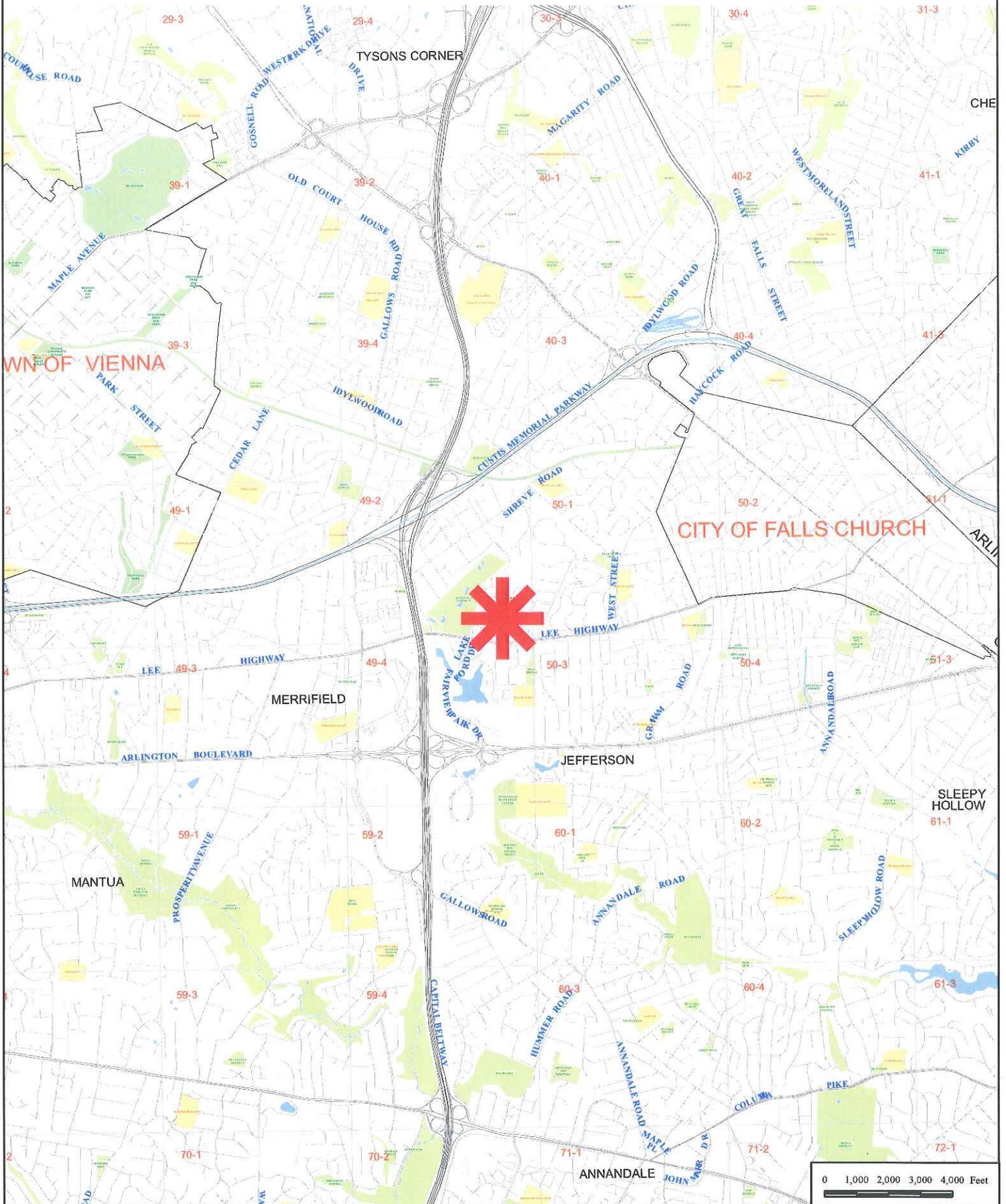


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2014-PR-026

MARGARITA KC

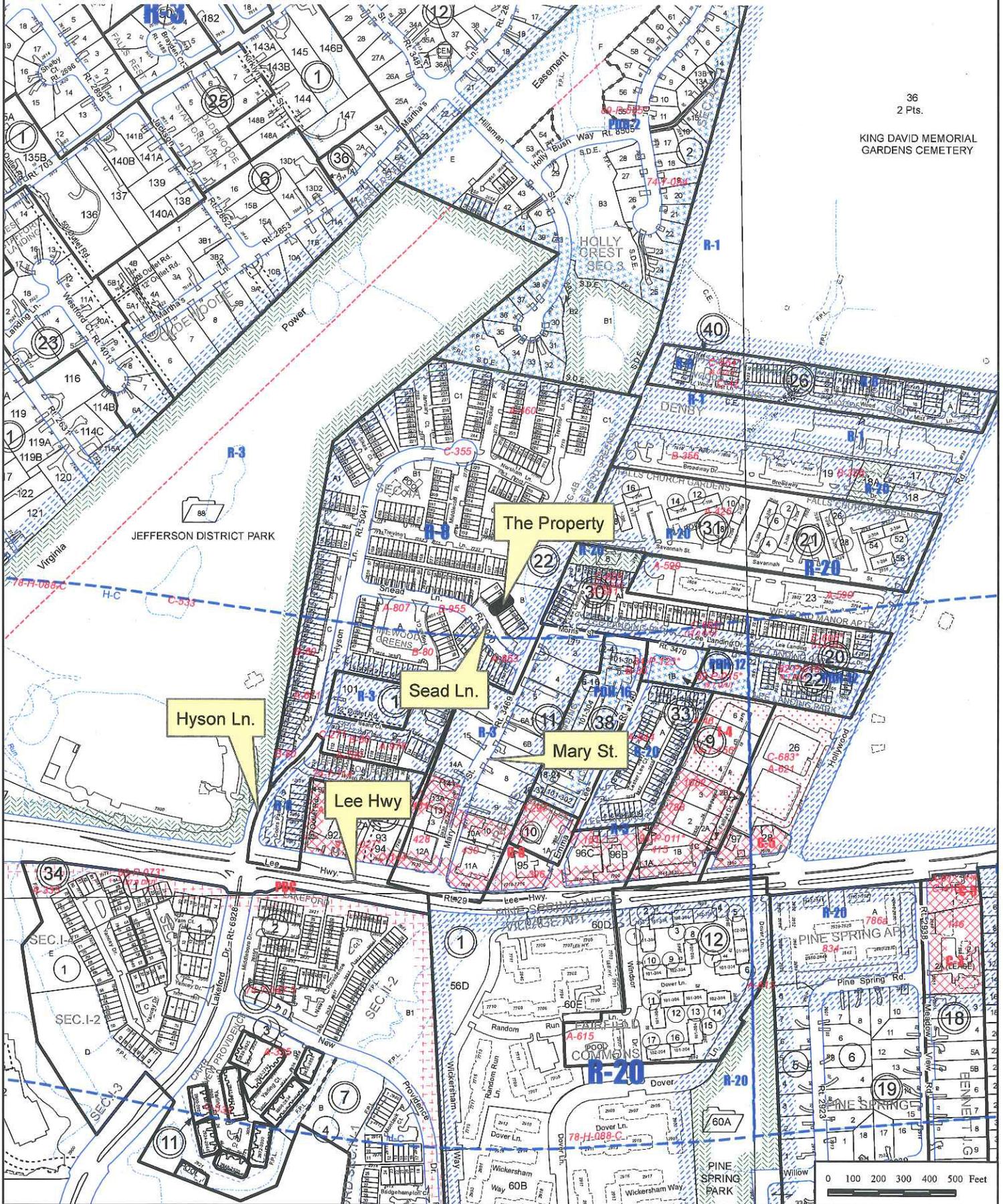


0 1,000 2,000 3,000 4,000 Feet

Special Permit

SP 2014-PR-026

MARGARITA KC



36
2 Pts.

KING DAVID MEMORIAL
GARDENS CEMETERY

JEFFERSON DISTRICT PARK

The Property

Hyson Ln.

Sead Ln.

Mary St.

Lee Hwy

0 100 200 300 400 500 Feet

WHOLE PLAN AREA PLAT

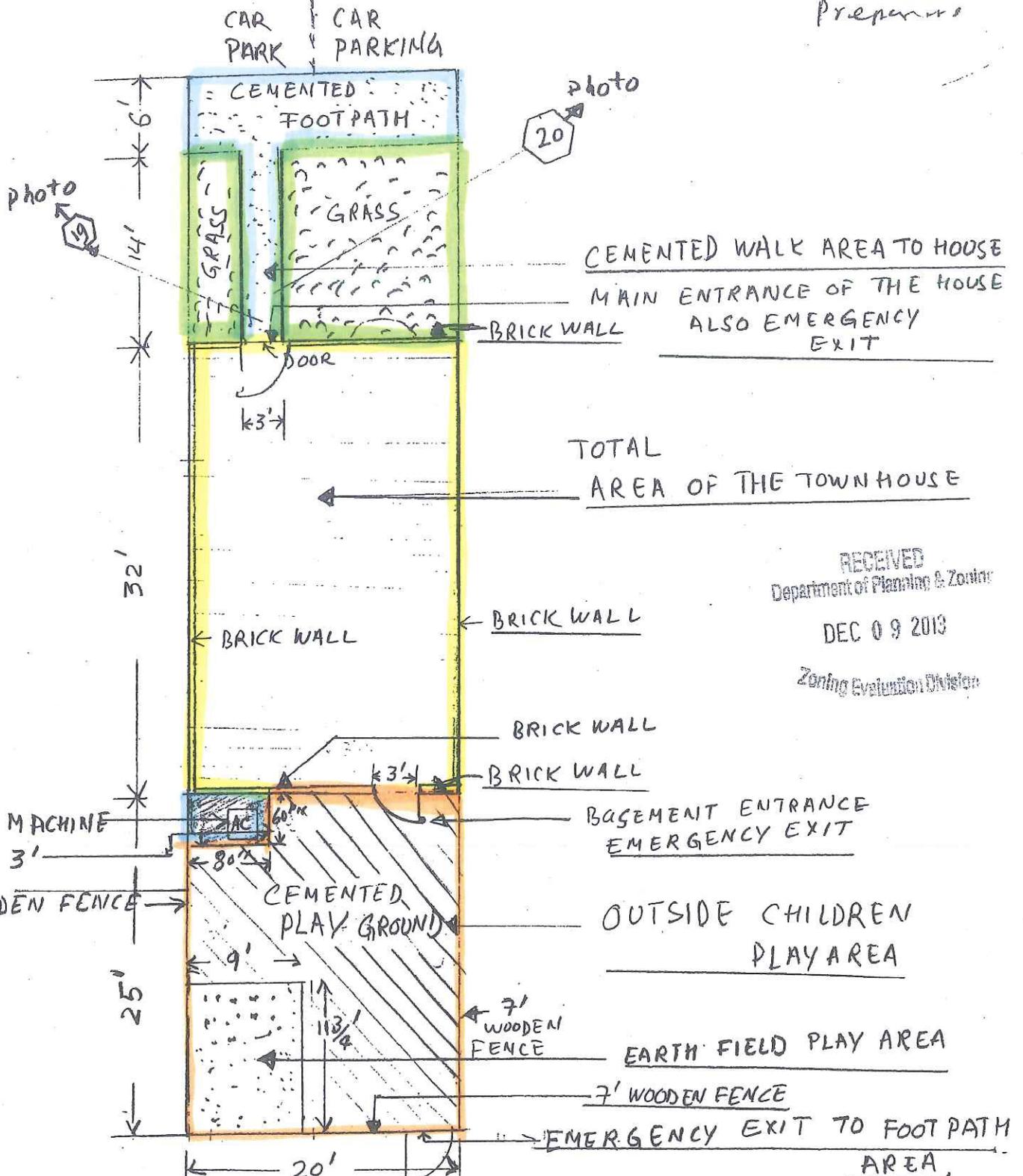
2 WAY SNEAD LANE ROAD

SCALE = 1" = 10'

HEIGHT FLOOR = 8'
TOTAL HEIGHT = 28'

Kiran K C
Preparer

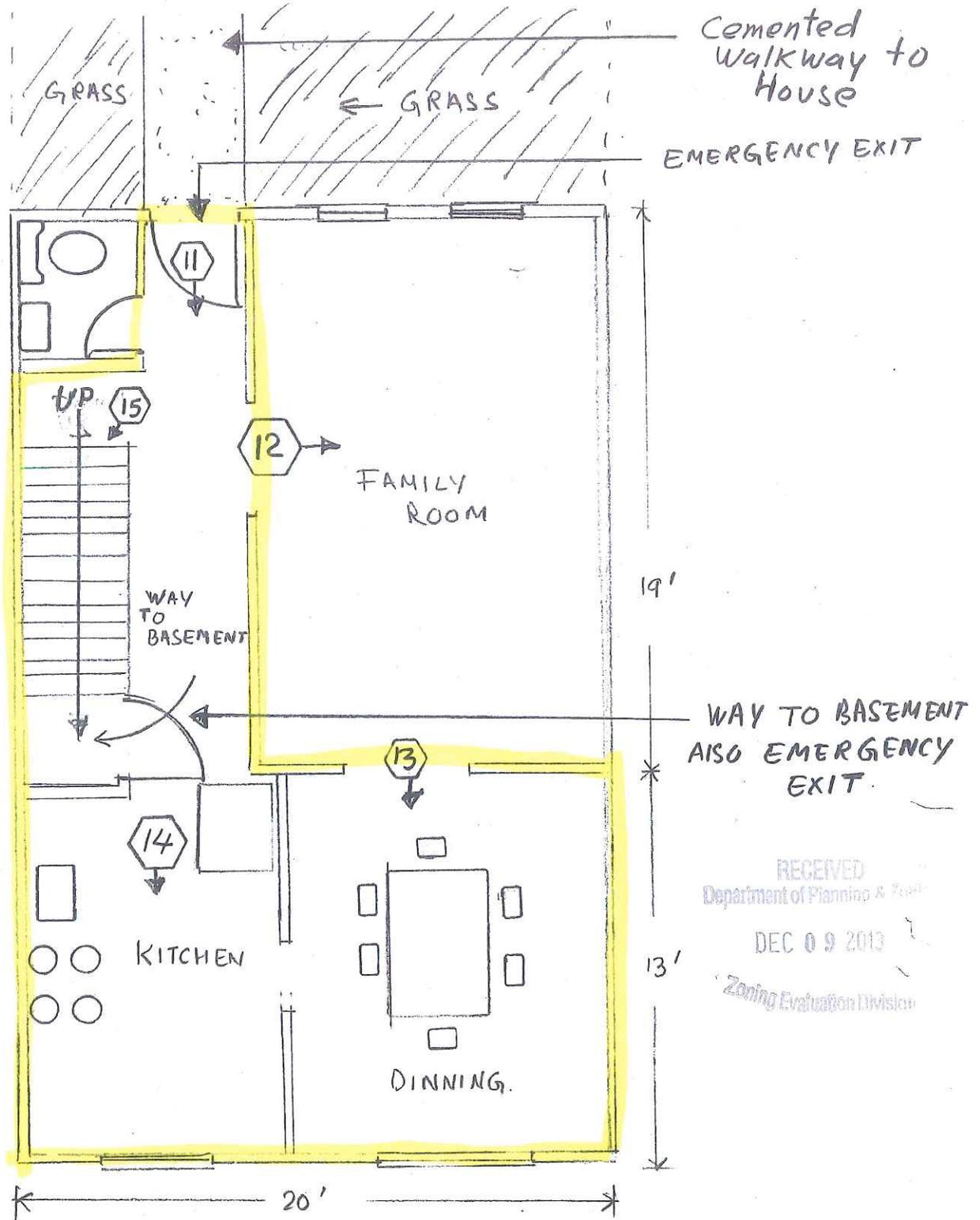
2'WAY PARKING AREA



RECEIVED
Department of Planning & Zoning
DEC 09 2013
Zoning Evaluation Division

PUBLIC / BACKYARD / OUTSIDE

FIRST FLOOR CHILD CARE HOUSE



RECEIVED
Department of Planning & Zoning
DEC 09 2013
Zoning Evaluation Division

Leanne Be. Preparator
Scale
1" = 5'

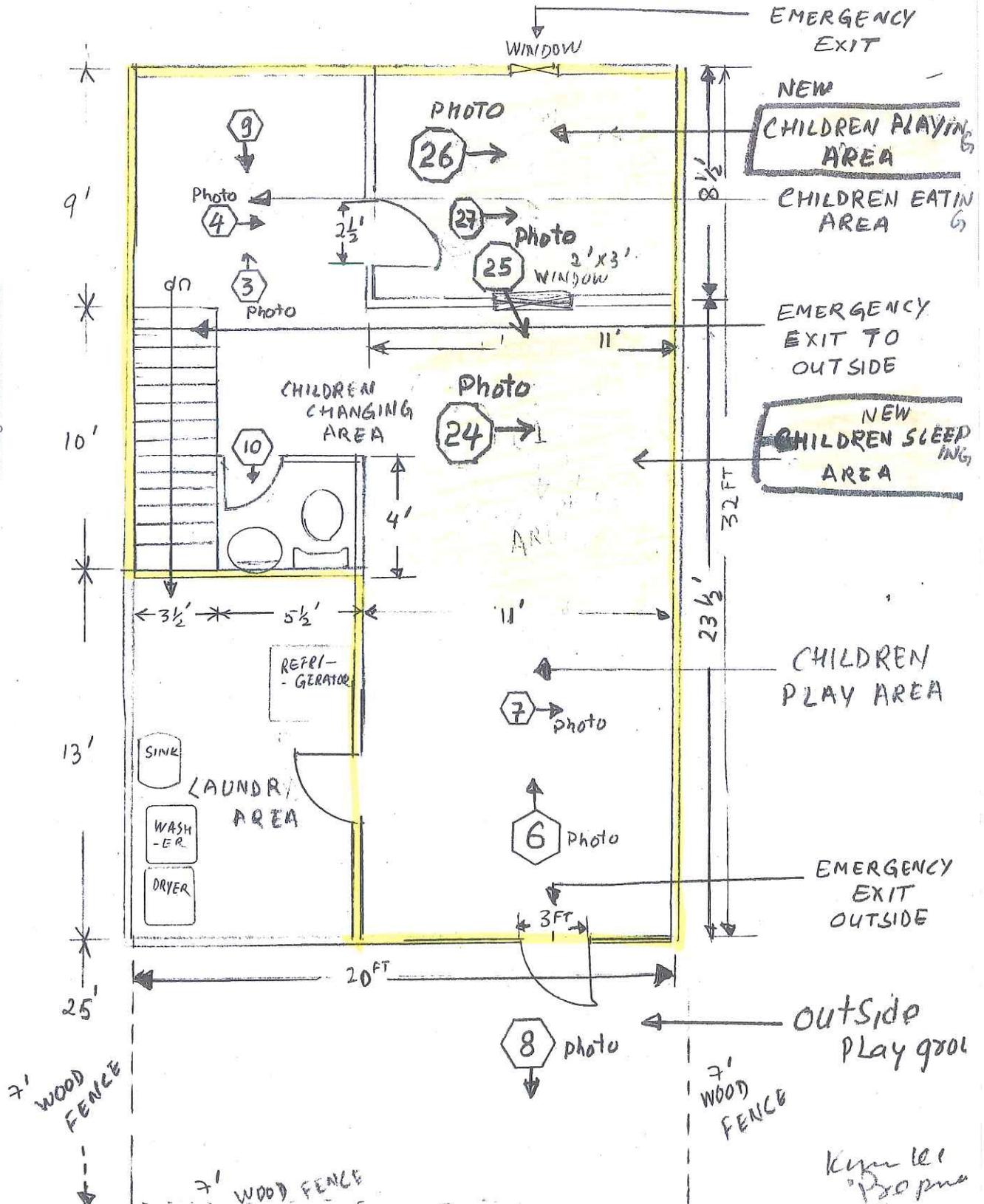
BASEMENT CHILD CARE AREA

Road - SNEAD LN
 ⇄

SCALE - 1" = 5'
 HEIGHT - 8'

ORIGINAL

RECEIVED
 Department of Planning & Zoning
 JUN 03 2014
 Zoning Evaluation Division



Kym Lee
 Proprietor



12/1/13: Property from front lot line



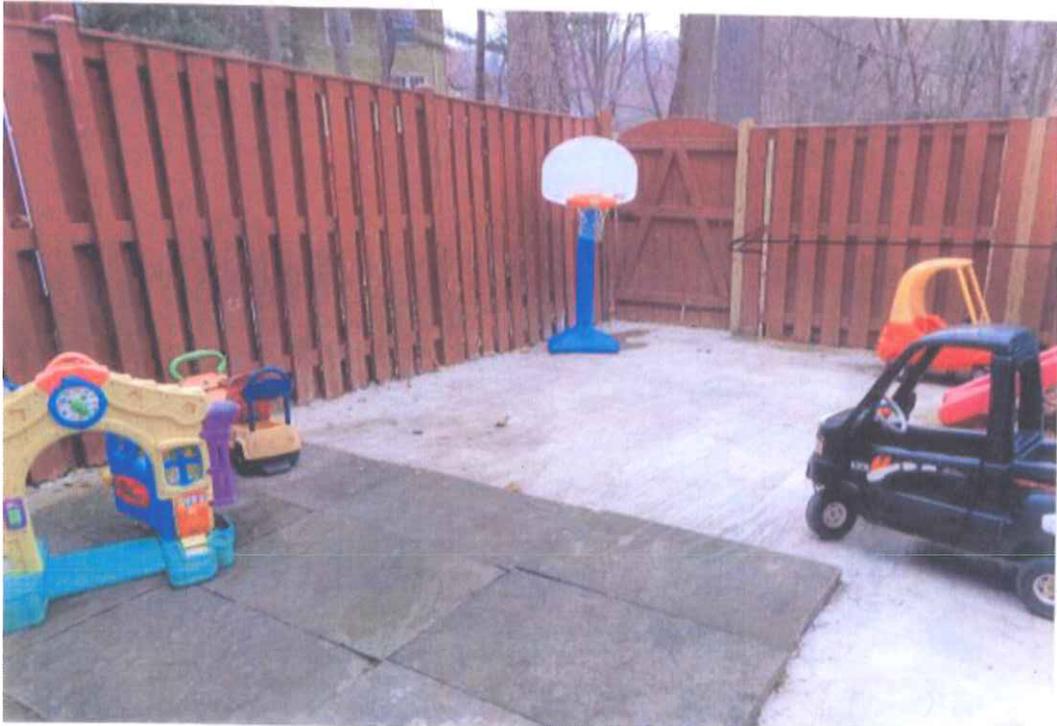
12/1/13: Property from across the street



12/1/13: Street parking



12/1/13: Outdoor play area



12/1/13: Outdoor play area



12/1/13: Entranceway



12/1/13: Kitchen



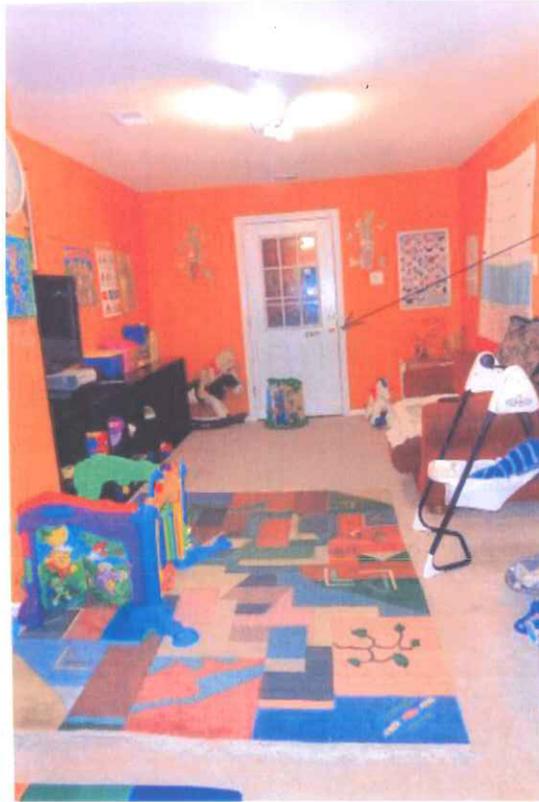
12/1/13: Basement



6/3/14: Basement – small play room



6/3/14: Basement – nap area



12/1/13: Basement –large play area

SPECIAL PERMIT REQUESTS

The applicant requests approval of a special permit for a home child care facility for up to ten children at any one time within an existing dwelling.

A copy of the special permit plat titled "Whole Plan Area Plat" prepared by Kiran KC., owner, dated December 9, 2013, is included at the front of the staff report.

A detailed discussion of the request is included on page two.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 1,466 square foot lot is located in the Pinewood Greens subdivision. The lot is zoned R-8, developed under the cluster subdivision regulations, and is developed with a three-story townhome dwelling consisting of 1,920 square feet of floor area. A wooden fence is located along the side and rear property lines, enclosing the backyard. The lower level includes a walk-up access to the outside.



Ingress and egress to the site is provided via a parking lot from Snead Lane. A concrete walk extends from the street to the front door of the dwelling. The application property's surrounding lots are zoned R-8, developed under the cluster subdivision regulations, and are developed with single family attached dwellings.

BACKGROUND AND HISTORY

County Records show that the dwelling was constructed in 1971. The applicant purchased the property in November 2010. The applicant indicates she operates a home child care facility for ten children. The applicant holds a current license, which is valid until March 12, 2015, from the Commonwealth of Virginia, Department of Social Services for a Family Day Home with a capacity of ten children, aged one month through 12 years. A portion of the existing home, the lower level, was converted into the home child care facility.

County records reflect that there have been no similar requests in the vicinity.

DESCRIPTION OF THE APPLICATION

The applicant is requesting approval of a special permit for a home child care facility for up to ten children, at any one time, to operate between the hours of 6:00 a.m. and 6:00 p.m., Monday through Friday. The applicant indicates drop-off of children is staggered between 6:45 a.m. and 11:00 a.m. and pick-up between 2:45 p.m. and 6:00 p.m. Employees include the applicant and one assistant.

The home child care facility is operated in a portion of the main level of the dwelling, which includes a kitchen and a dining room, and a portion of the basement, which includes one large multi-purpose room and one smaller play room. A development condition has been provided to ensure that the nap area is located in an area with adequate egress. There is a fenced, paved rear yard where the children play outside.

There are multiple guest parking spaces in front of the property. On-street parking is available on both sides of Snead Lane, as well as across one side of the Snead Lane townhome parking lot. The applicant indicates that during the day, she parks away from the residence, leaving room in the two designated parking spots in front of the dwelling and along the street for parents to drop-off and pick-up the children. The one assistant does not drive. Parents access the child care facility from the front of the dwelling, which has a walk-up access.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area I, Jefferson Planning District
Planning Sector: J8 Shreve-West Community Planning Sector
Plan Map: Residential use at 8-12 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 7. 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-026.

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 Inspections Branch (ZIB) Comments
5. Fairfax County Department of Transportation (FCDOT) Comments
6. State License Information
7. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**June 18, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-PR-026 located at Tax Map 49-2 ((22)) 80 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, Margarita KC and Rita's Child Care, only and is not transferable without further action of the Board, and is for the location indicated on the application, 7812 Snead Ln., 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 Kiran KC., owner, dated December 9, 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 6:00 p.m., Monday through Friday.
5. The maximum number of children on site at any one time shall be 10, 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. The nap area shall be located in an area with adequate egress.
9. The maximum number of assistants for the home child care shall be one.
10. All pickup and drop off of children shall be limited to the applicant's assigned parking spaces.
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.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, six (6) months after the date of approval unless the use has been established as outlined above. The number of children shall not be increased above seven until all conditions are met. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5/16/2014
(enter date affidavit is notarized)

123584a

I, MARGARITA KC, 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)
MARGARITA KC Rita's Childcare	7812 SNEAD LANE FALLS CHURCH VA 22043	OWNER (OPERATOR)

(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: 5/16/2014
 (enter date affidavit is notarized)

123584a

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

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5/16/2014
(enter date affidavit is notarized)

123584a

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)

N/A

(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: 5/16/2014
(enter date affidavit is notarized)

123584a

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

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

N/A

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

N/A

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)

Page Five

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5/16/2014
(enter date affidavit is notarized)

123584a

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.) N/A

(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.

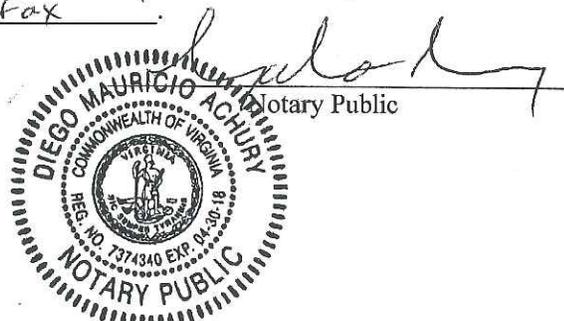
WITNESS the following signature:

(check one) Applicant MARGARITA KC [] Applicant's Authorized Agent

MARGARITA KC
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 16 day of MAY 2014, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 04-30-2018



MARGARITA KC
7812 SNEAD LANE FALLS CHURCH VA 22043

RECEIVED
Department of Planning & Zoning

DEC 09 2013

Zoning Evaluation Division

December 06, 2013
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway
Fairfax , Virginia 22035

Re, Special Permit Application
Applicant: MARGARITA KC
Zoning Ordinance Section 8-305 for Children Facility
Tax Map#: 0492 22 0080
Zoning District: R-8c
Lot Size: 1466 square feet

To whom it may concern,

Please accept the following as my statement of justification for special permit for a home childcare facility in my home , I own and live in Town house dwelling at 7812 Snead Lane in Falls Church ,VA with my Husband and two sons .The property is Zoned R-8c and i understand I need to seek approval of a special permit in order to operate a child care facility within my home , I m currently Licensed by State of Virginia to have 10 children in my childcare facility at my home .

Information about my childcare facility operation

Hours: 6 AM to 6 PM

Numbers of children : Up to 10 children at one time .This number does not include my own children.

Employee: I have one assistant who works full time .

Arrival Schedule : One Child comes at 6.45 AM, 4 children come at 7 am to 8.30 am.

3 children comes 8.30 am to 11.00 am

Departure Schedule: 4 children are picked up between 2.45 pm and 4.15 pm
rest are picked up 5.15 pm and exact 6.00 pm

Area Served : most of them are from nearby Area ,Falls church , From gallows Rd.
Area.

Operation : It has a walk -out basement, which is where the children spend most of their time . I use the kitchen area of the house for children's Breakfast ,snack and lunch . Also Where I conduct Main living room as a receiving and departing child area . where I use approximately 700 + square feet for the total .See :(Attachment for floor layout and interior photos)

Hazardous or Toxic Substances : The house and Yard are free from hazardous or toxic substances . we Don't or 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 justification for such modification.

Outdoor Play Area ; I use my back yard for outdoor play area for the children. the area is little more than 500 square feet , there is fenced around area , sand box, photos are submitted for proof .

Parking Area : We have street parking , very easy parking , 2 way parallel parking in front of the house ,Tons of Parking near my house . In addition we have 2 reserved parking in front of my house . which is free access to parents who is bringing their kids to daycare .My employee does not drive .

Experience: total 8 years in this business, I love this job .

For all this reasons, I believe that my proposed home day care facility will not impact anybody .

In conclusion , I also propose no addition signs regarding the day care at any time . Adequate parking is available for parents , my family and neighbors .

Sincerely ,



Margarita KC

Owner of Rita's home childcare

RECEIVED
Department of Planning & Zoning
DEC 09 2013
Zoning Evaluation Division



County of Fairfax, Virginia

MEMORANDUM

Date: June 16, 2014

To: Mike Van Atta, Staff Coordinator
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning

From: Bruce Miller *B.M.*
Zoning/Property Maintenance Inspector
Zoning Inspection Branch

Subject: Home Child Care Facility

Applicant: Margarita KC

7812 Snead Lane, Falls Church, Virginia 22042

Pinewood Greens, Lot 80

Tax Map#49-2 ((22)) 80 Zoning District: R-8 Cluster Development Magisterial District: Providence

Mail Log # 2014-0224

Date of Inspection: April 17, 2014

Zoning:	Violation	Comment	Provision
Other Uses	n/a		
2 nd Dwelling Unit	n/a		Sect. 2-505
Permits	n/a		Sect. 18-601 Par. 25 of Sect. 10-102
Carport Enclosure # of walls (is it a garage? Distance side line Distance front line	n/a		
Other Additions	n/a		
Garage Conversion?	n/a		
Accessory Structure(s) # of Structures Complies w/Location Regs.?	No		
Fences or Walls	Compliant		Article 10

Department of Planning and Zoning
Zoning Administration Division
Zoning Inspections Branch
12055 Government Center Parkway, Suite 829
Fairfax, Virginia 22035-5508
Phone 703-324-1300 FAX 703-324-4300
www.fairfaxcounty.gov/dpz/



DEPARTMENT OF
**PLANNING
& ZONING**

Complies with Location Regs?				
2 nd Kitchen	No			
Driveways	n/a			Par. 8 of Sect. 11-102
30% Required Rear Yard	n/a			Par. 3 of Sect. 10-103
Signs	No			Par. 6C of Sect. 10-103
Easements	n/a			
Other				
P/M:	Violation	Location	Comments	Provision
Emergency Egress	The window in the room used for sleeping purposes is not compliant.	Basement	Applicant will use the portion of the basement that contains compliant egress for sleeping purposes	VMC Sect. 702
Windows in Sleeping Rooms	Non-compliant			VRC Sect. R310
Above Grade?	Below Grade			
Sill Height Exceeds 44"	Yes			
Openable Area 24" x 20"?	No			
Overall Area?				
Window Well 3'x3'?	Non-compliant			
Egress Doors	Compliant			VRC Sect. 311
Door Locks	Compliant			
Bedroom and other Doors	n/a			
Door Locks				
Aisles	Compliant			VMC Sect. 702.2
Smoke Alarms	Compliant			VMC Sect. 704.2 and VRC R314
Electrical	No violations observed			VMC Sect. 604
Service	No violations observed			
Receptacles	No violations observed			
Switches	No violations observed			
Other Hazards	No violations observed			VMC 604.3
Combustibles Exceed 25 gals aggregate or located closer than 36 inches to heat source?	No violations observed			VMC Sect. 603.3
Clearances	No violations observed			VRC Sect. 3405



County of Fairfax, Virginia

MEMORANDUM

36 inches in front of service panels and 30" wide?				
Deck unsafe?	n/a			
Stairways Landing = width of Stairway & 36" depth direction of travel 10" treads 7 3/4" risers	No violations observed			VRC sect. 311.7 VRC sect. 311.7.5 VRC sect. 311.7.4.2 VRC sect. 311.7.4.1
Other				

CC: ZPRB Street File
Pinewood Greens, Lot 80



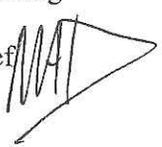


County of Fairfax, Virginia

MEMORANDUM

DATE: May1, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Michael A. Davis, Acting Chief 
Site Analysis Section
Department of Transportation

FILE: 3-6 (SP 2014-PR-026)

SUBJECT: Transportation Impact

REFERENCE: SP 2014-PR-026; Margarita Kc
Traffic Zone: 1429
Land Identification: 49-2 ((22)) 80

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office. The application is to permit a home child care center for up to twelve (12) children. Hours of operation are Monday through Friday from 6:00 a.m. to 6:00 p.m. There is parking available in front of the house and also on the street across from the house.

This Department has no transportation issues with this application.

MAD/LAH/lah

Margarita KC
7812 Snead Lane
FALLS CHURCH, VA 22043
(703) 560-2904

Facility Type: Family Day Home

License Type: One Year

Expiration Date: March 12, 2015

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

Capacity: 10

Ages: 1 month - 12 years 11 months

Inspector: Sandra W D'Imperio
(703) 359-6725

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.