



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

County of Fairfax, Virginia

June 18, 2014

STAFF REPORT

SPECIAL PERMIT NO. SP 2014-MV-034

MOUNT VERNON DISTRICT

APPLICANT/OWNER: Dina Ibarra
dba Dina's Little Child Care

SUBDIVISION: Wildwood

STREET ADDRESS: 9221 Wildwood Street, Lorton 22079

TAX MAP REFERENCE: 107-4 ((2)) 1

LOT SIZE: 22,070 square feet

ZONING DISTRICT: R-1

ZONING ORDINANCE PROVISIONS: 8-305

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

STAFF RECOMMENDATION: Staff recommends approval of SP 2014-MV-034 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.**

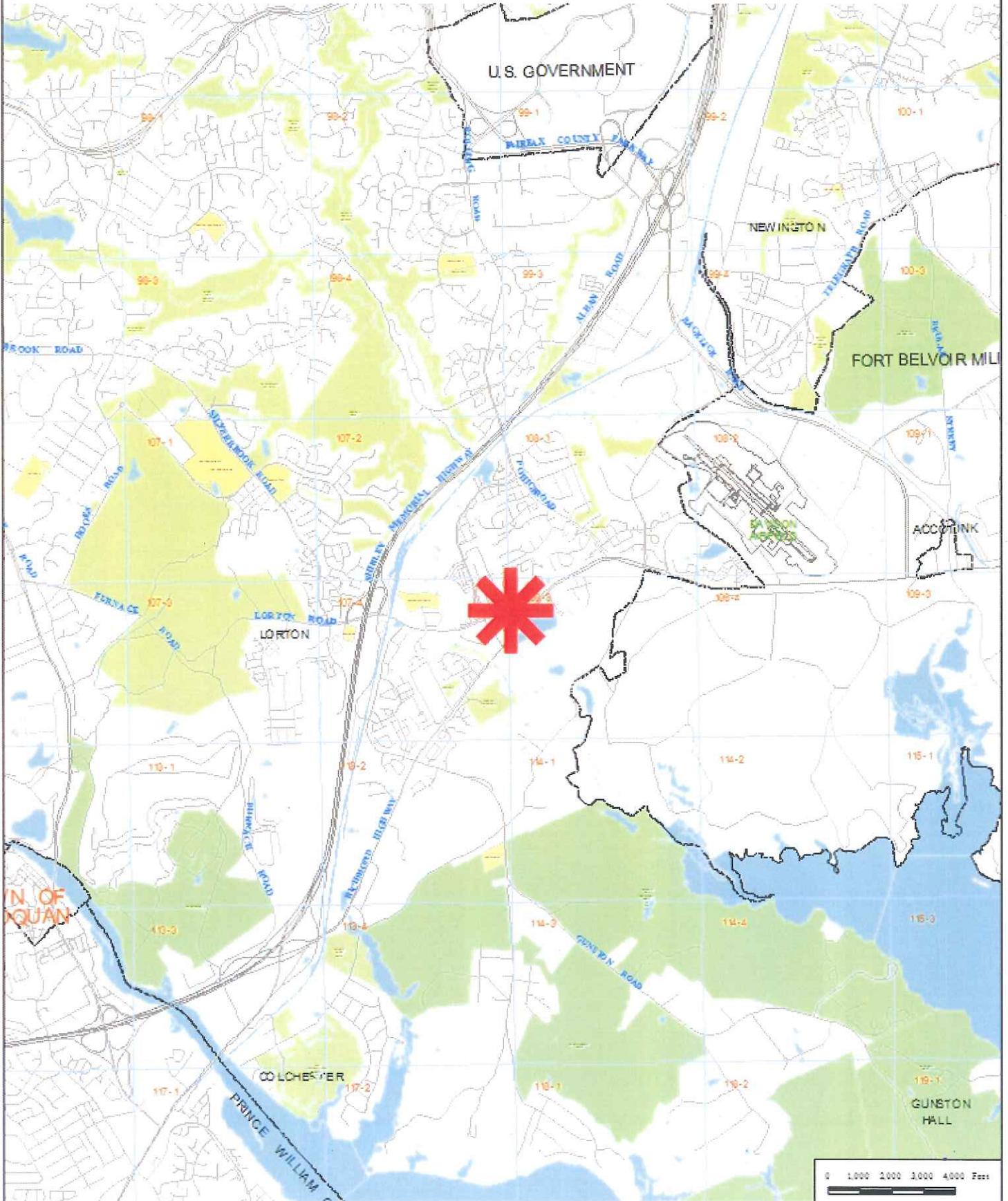


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2014-MV-034

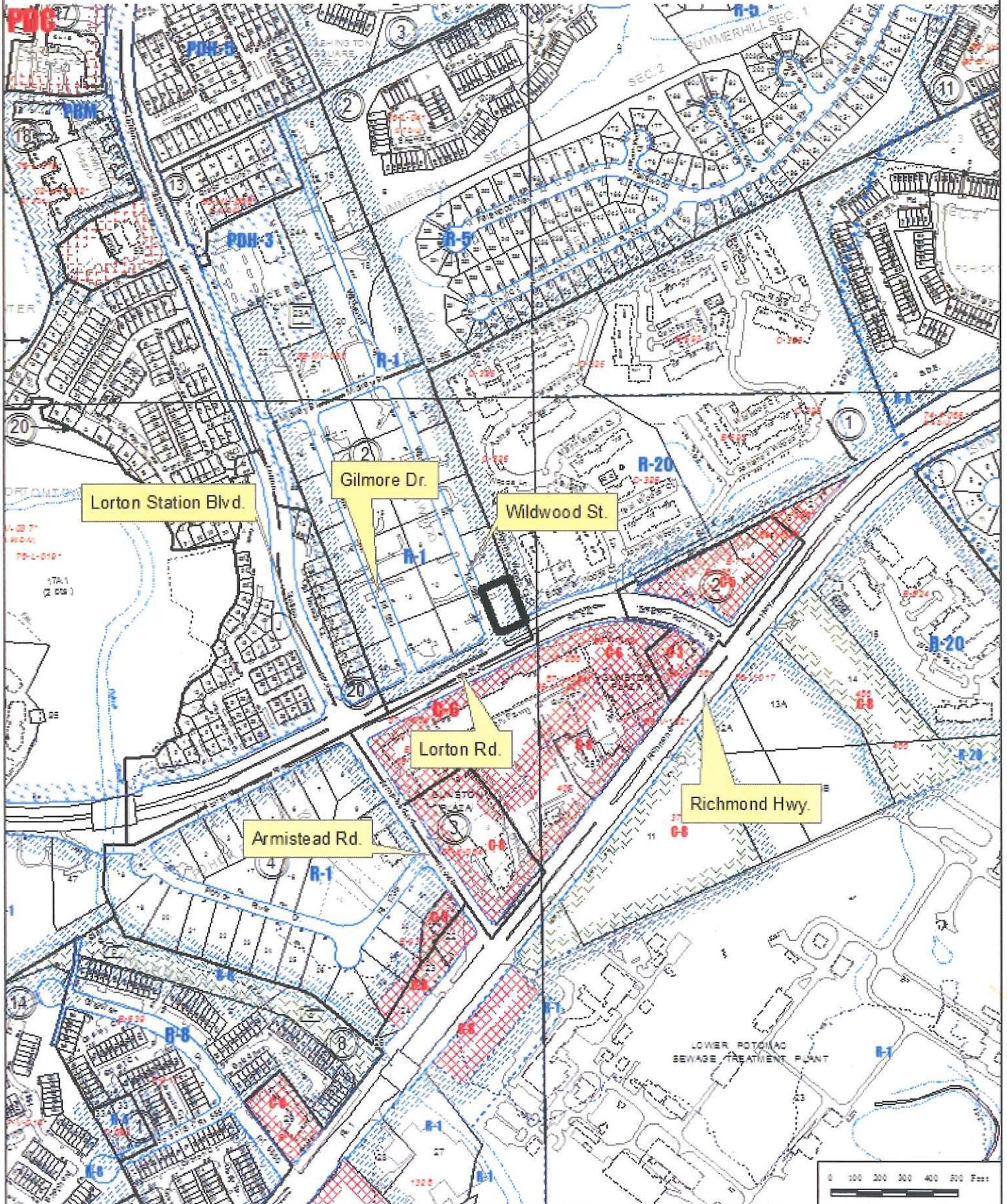
DINA IBARRA "DINA'S LITTLE CHILD CARE"



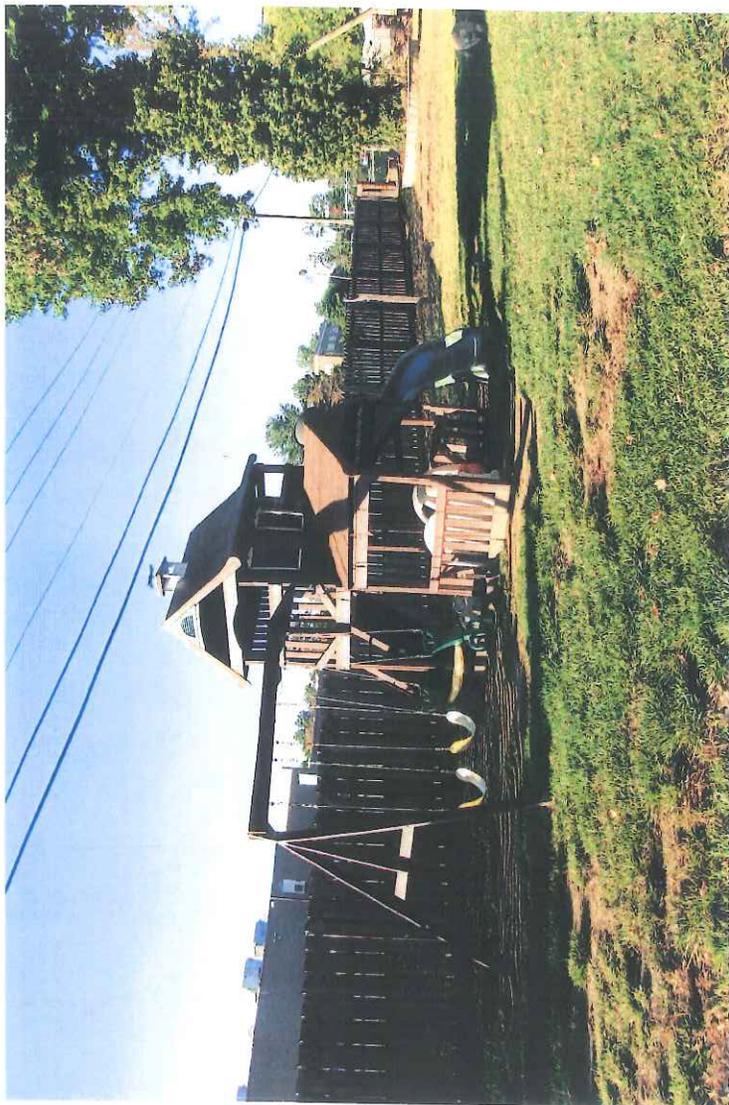
Special Permit

SP 2014-MV-034

DINA IBARRA "DINA'S LITTLE CHILD CARE"



This shows another angle
↑
of the playground.



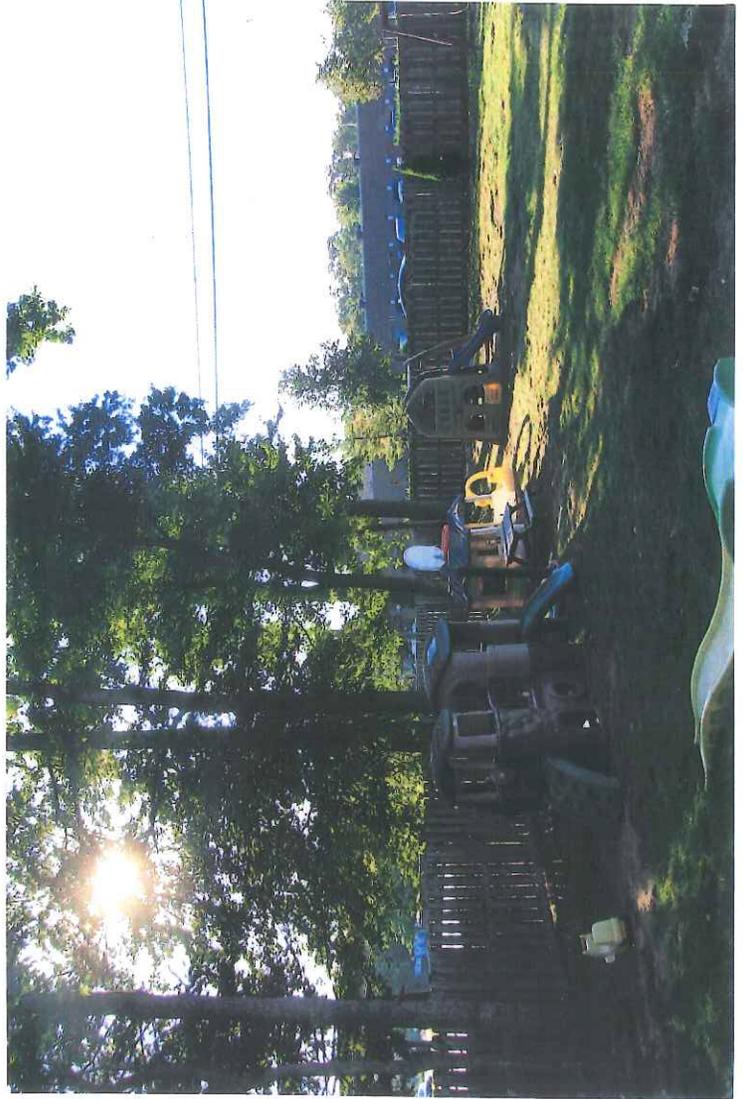
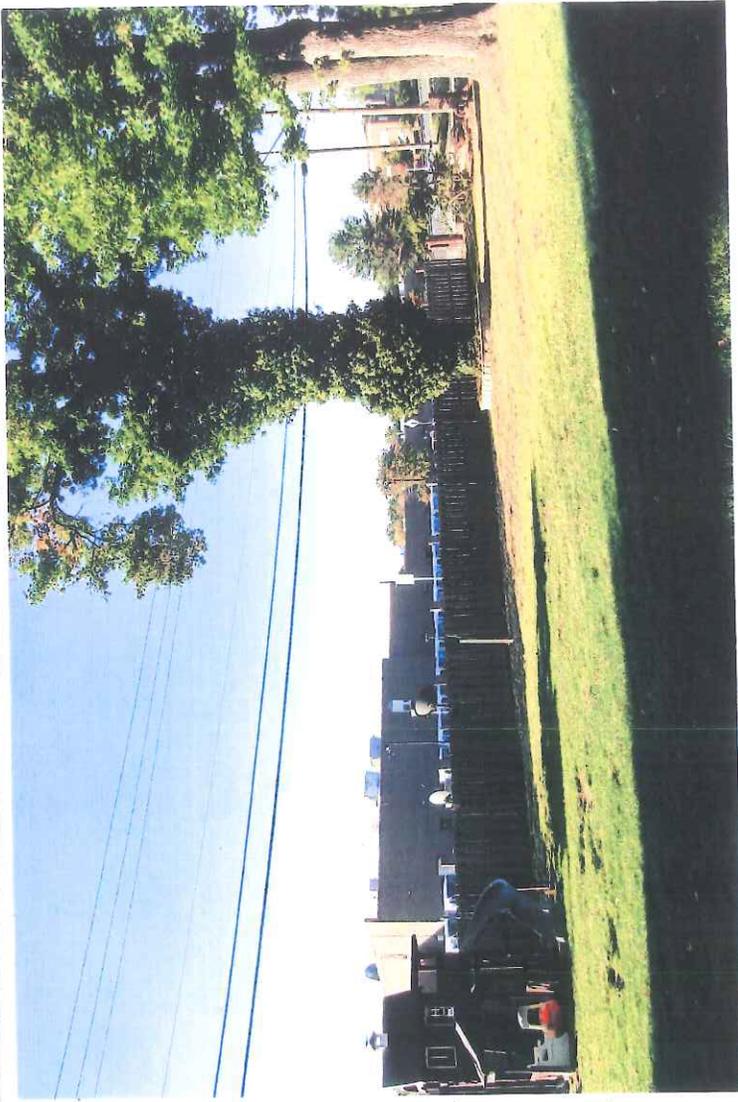
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This view shows the west side of the house, it shows the toddlers playground and the fence, behind the fence you can see the back side of the Gunston Plaza.



← This is part of the backyard where there are more playgrounds for the kids.

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This is one side of the 
patio and behind there
is the apartments Woods
of Fairfax.



 This is the patio where
kids ride bikes and
when the weather is
nice we can have lunch
outside. There is also
the shed where I store
some garden materials.

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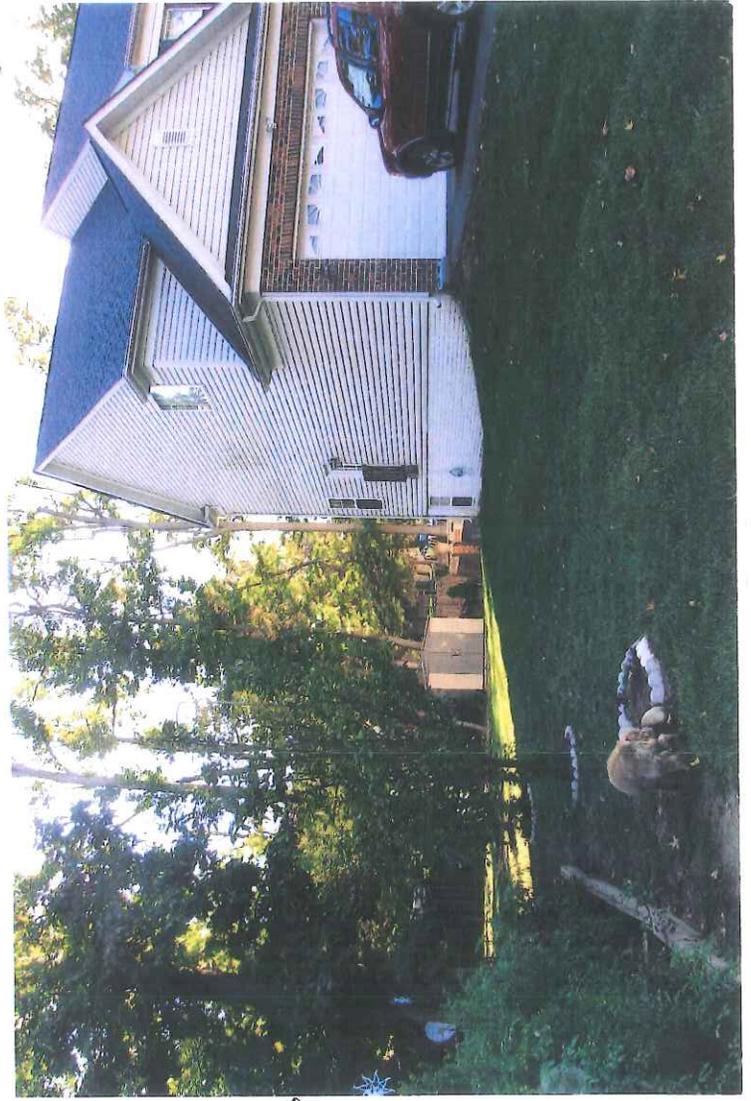
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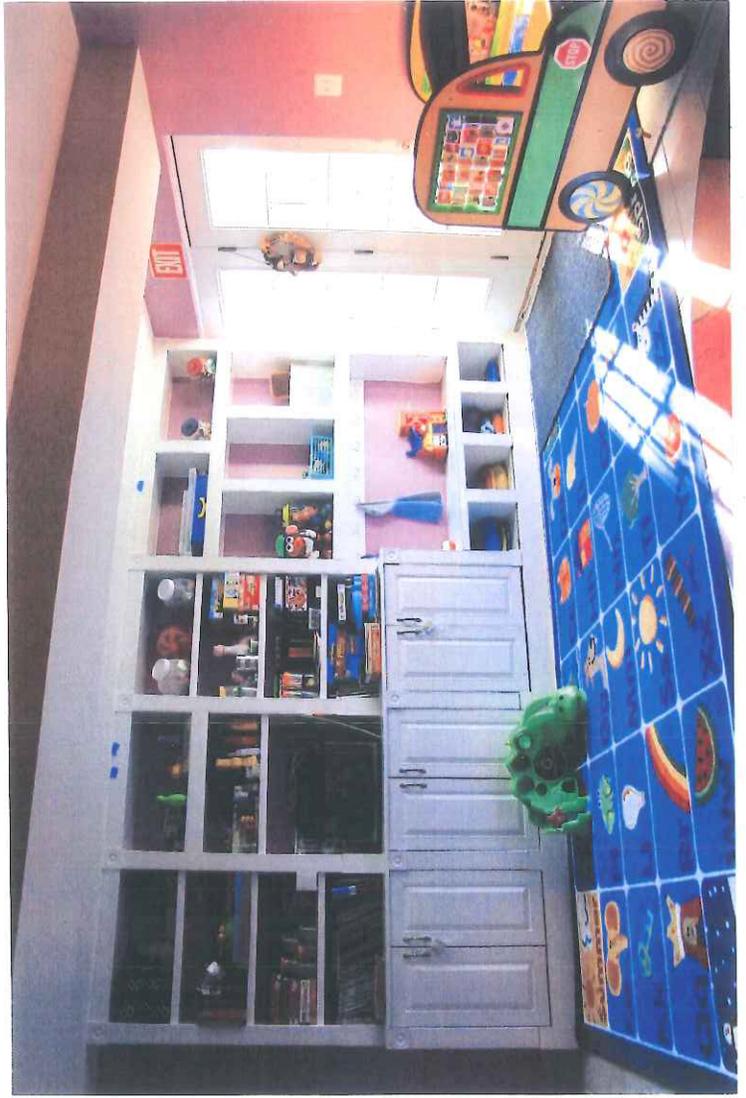
The left side of the house showing the box with the tomatoes, green beans and peppers.



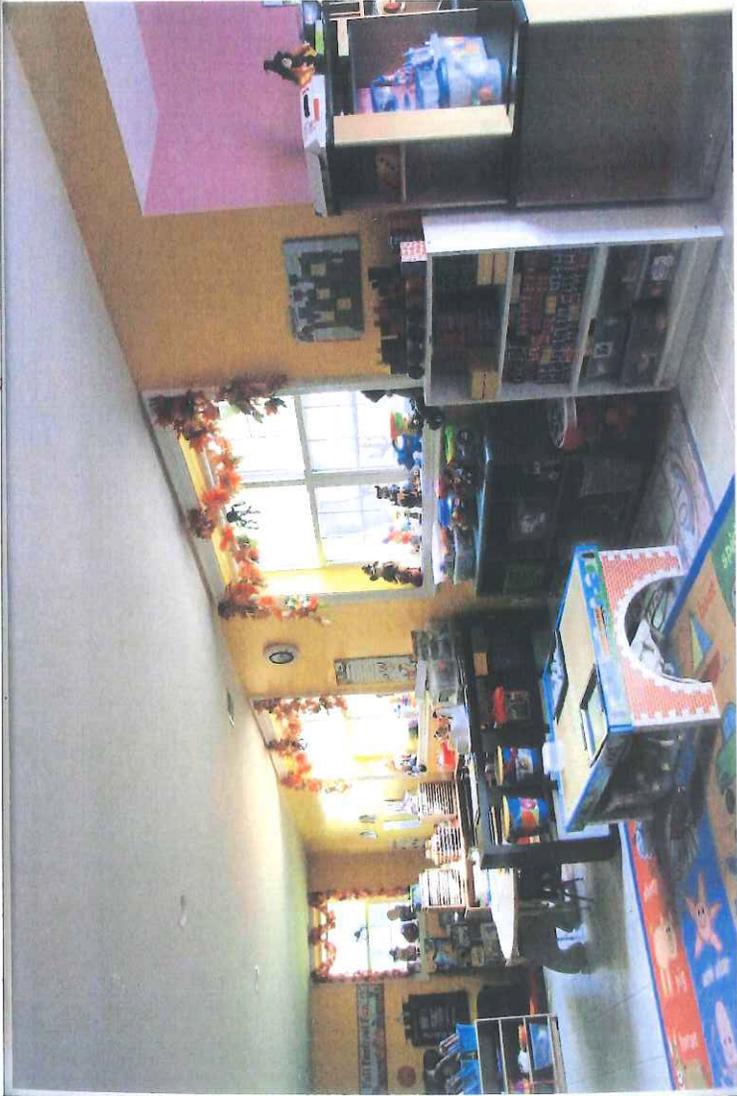


 This was the computer section but is now used for blocks and magnets, also for science activities.

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 This is part of the main playroom taken from different angles. Which shows shelves to store classroom supplies, coat hangers, space for their shoes, and shows the exit door that leads to the backyard.



This is another view of the basement showing the toys and the space I have where I work.

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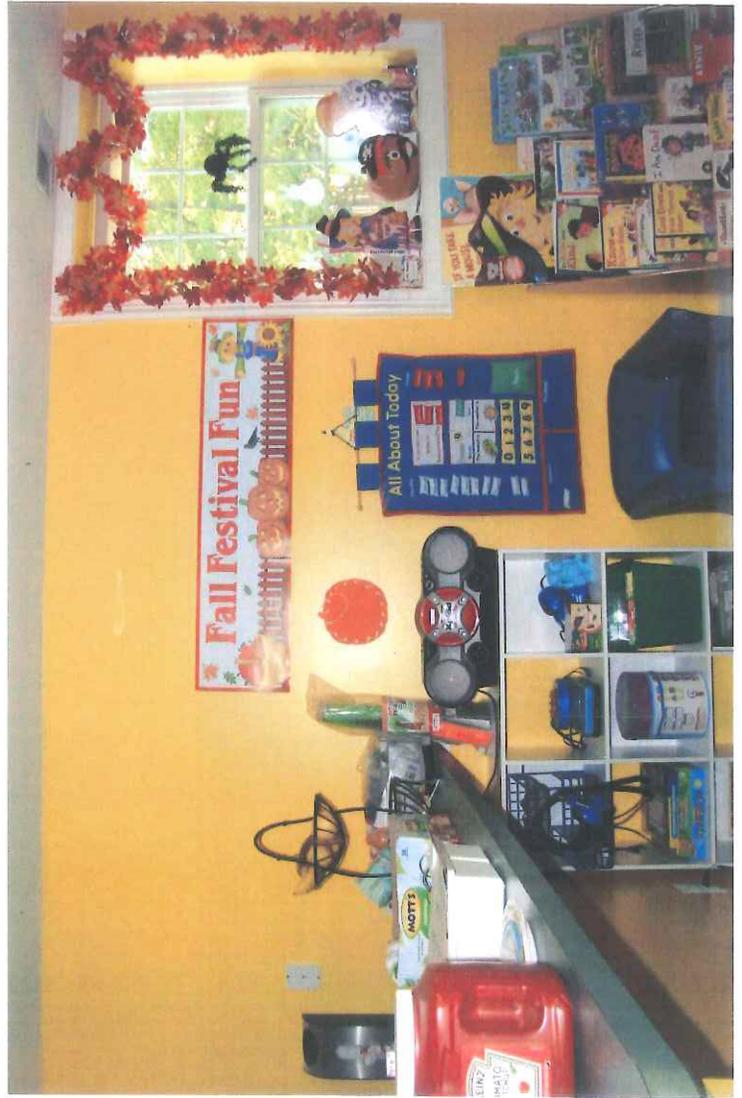
These pictures show the tables that are used to eat and to do activities like puzzles, lego's, coloring, painting, writing, etc.



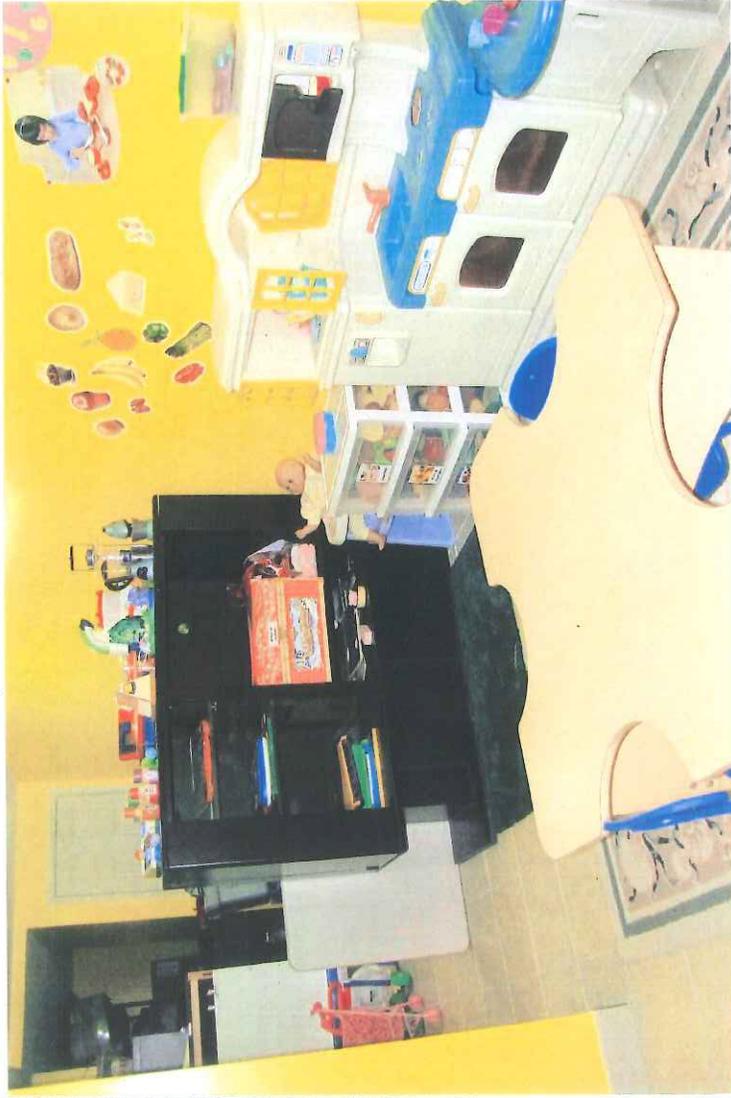
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↩ This is the corner where
 we get ready to provide
 breakfast, lunch, and
 snacks for the kids.



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 In the back behind the black shelf is the storage room of extra toys for the kids.

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 This is the dramatic playroom. Where kids can pretend to cook and learn about vegetables fruits, colors, and shapes through playing.

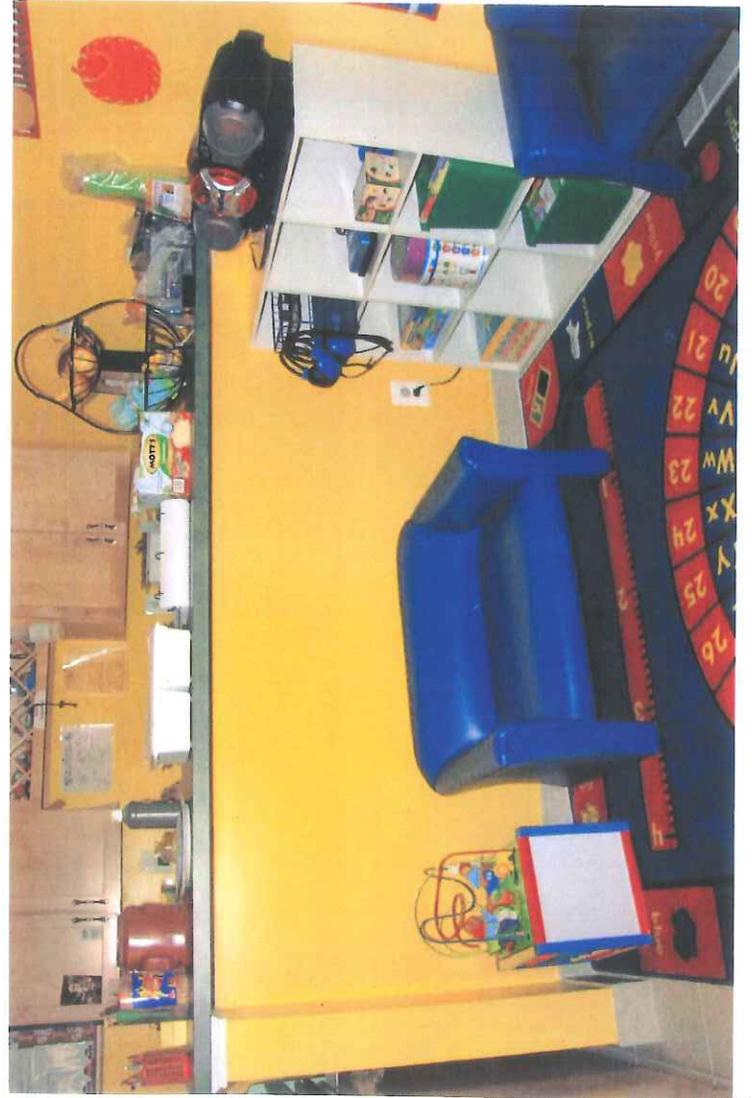
This is another angle of the

reading section where the

shelves are with appropriate

books to help them learn

about the world around them.



This is the reading section

where there is small couches

for the kids to sit on, a

listening set for them to

listen to books, and also some

games part of reading activities.

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↩ This is another view of the main playroom showing enough room for physical motor activities for infants and toddlers.

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↑ This view is taken from the kids bedroom, showing the shelves with safety toys easy to reach for toddlers.





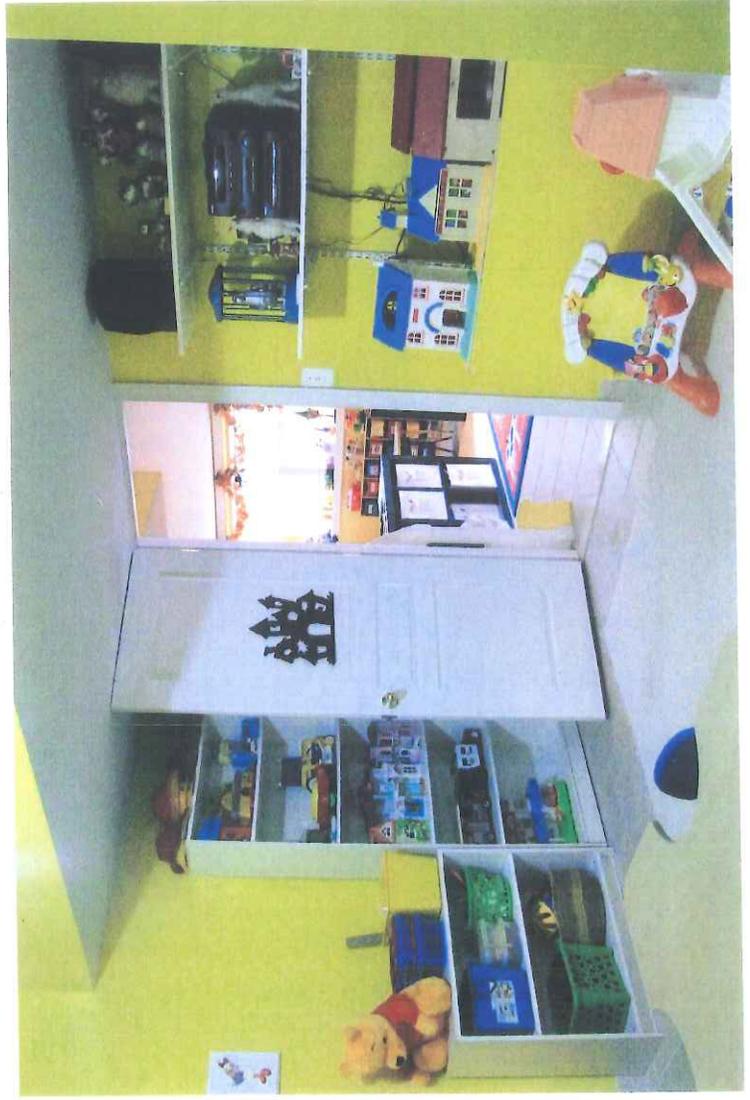
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One of the sides of
the dramatic
playroom where we
have more toys
showing the
entrance of the kitchen.



↩ This is the kids bathroom.

With a sign posted to show how to wash your hands properly. The doors and the cabinets both have appropriate safety locks.



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This is the bedroom from different angles, where there are safety cribs for the infants to take naps.



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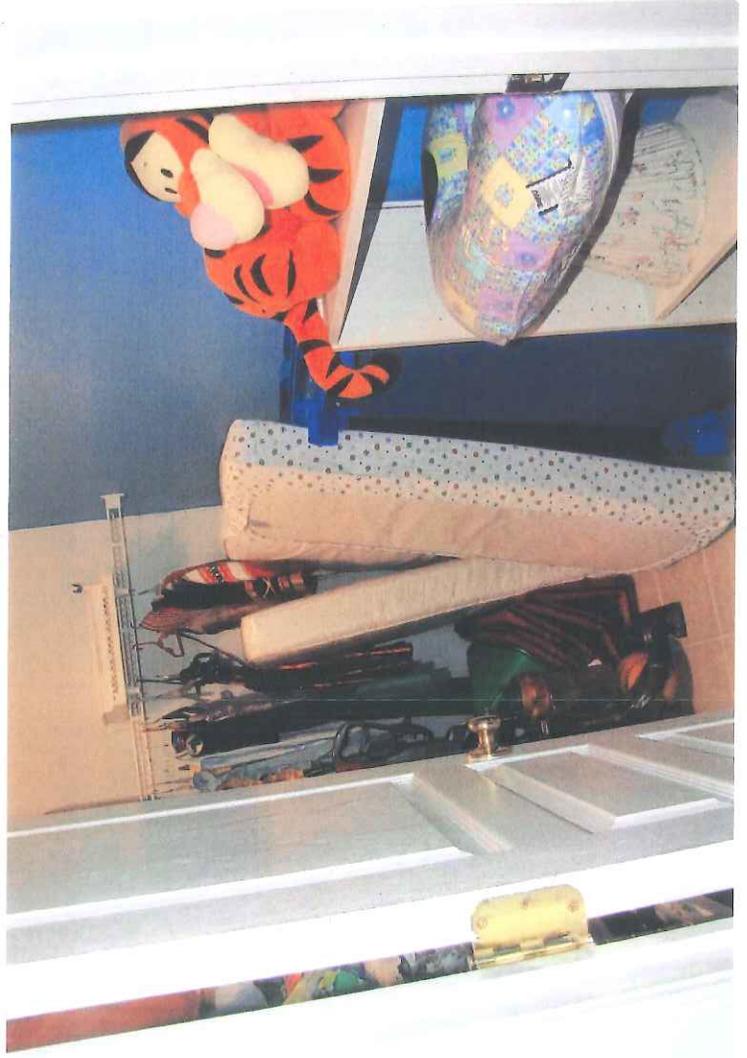
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↩ This is the changing diaper place
with shelves for necessary
equipment for each child
with their names labeled
on it.

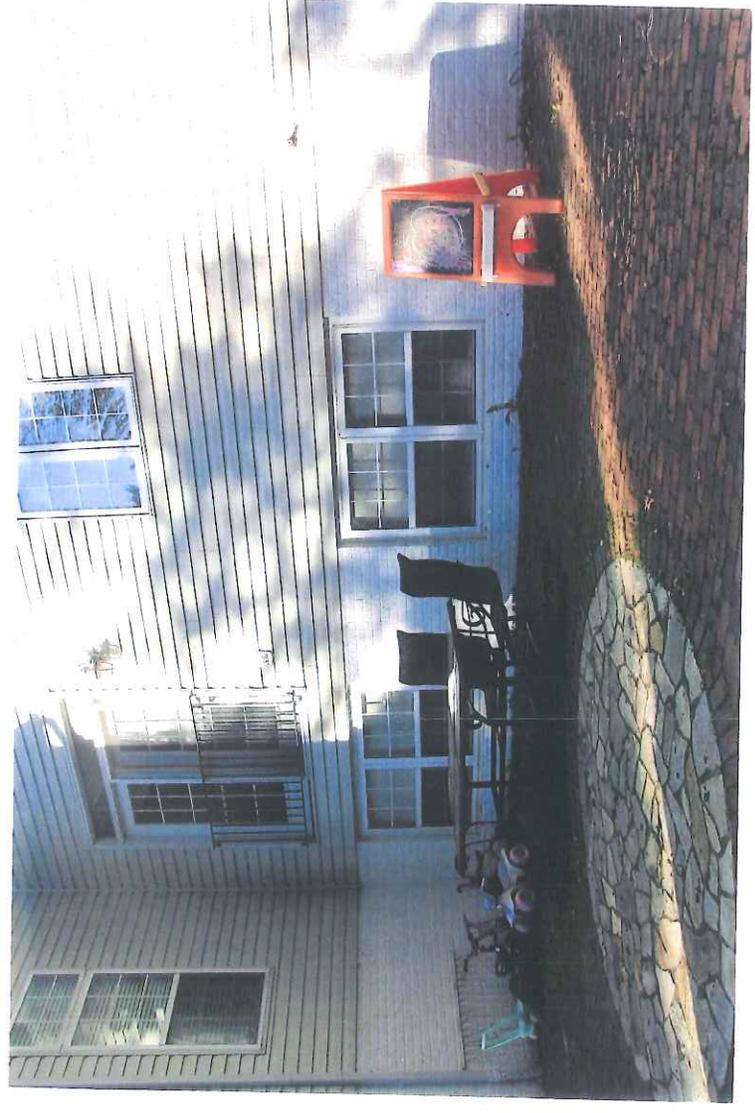
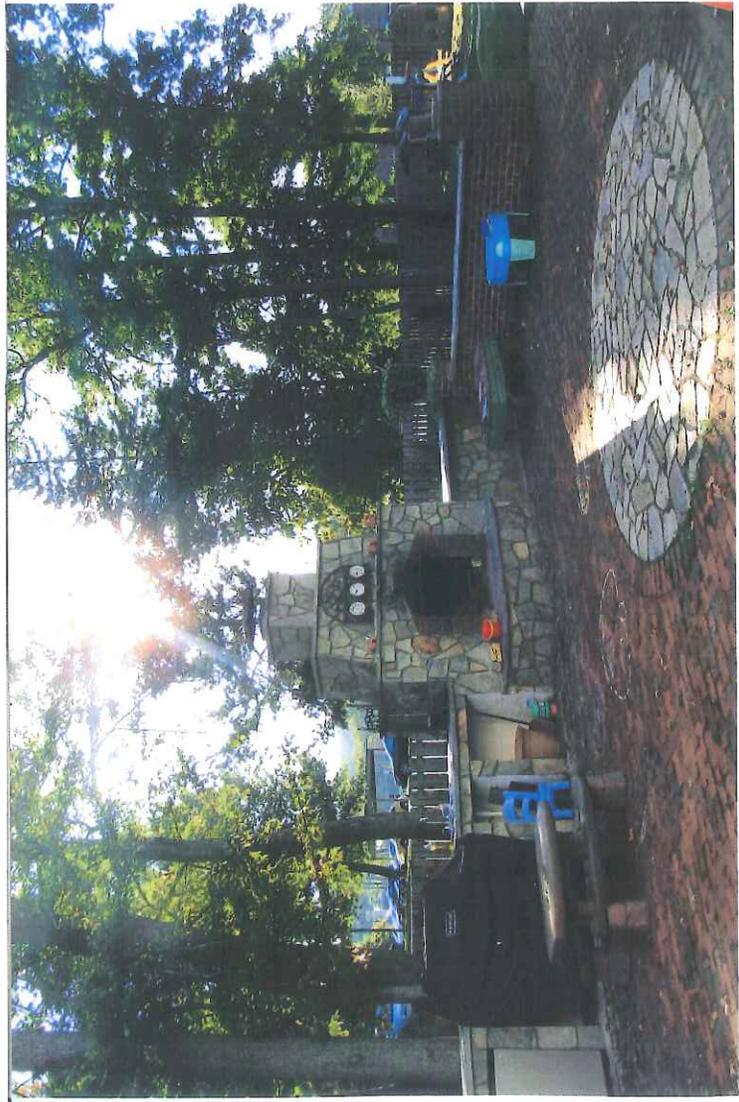


↪ This is a walking closet
that is behind the kids
bedroom, which I use to
store costumes, cots for
toddlers, and some extra
toys.



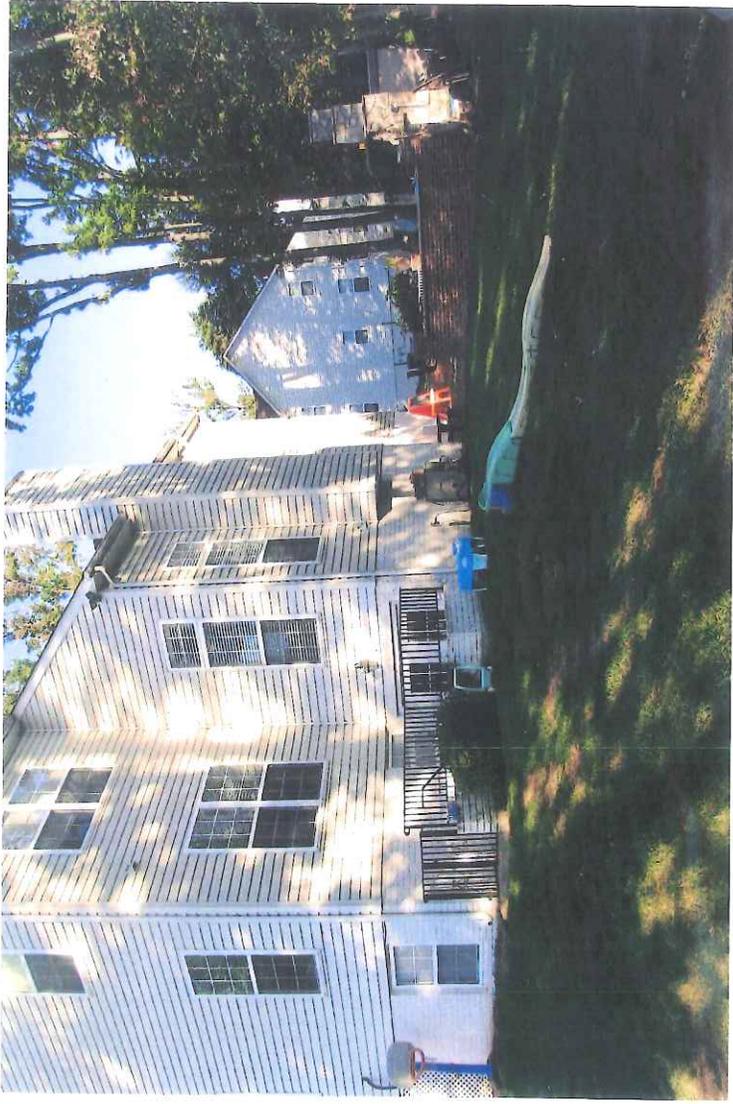
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These are more views of the patio.

This shows part of the  backyard and one side of the patio.

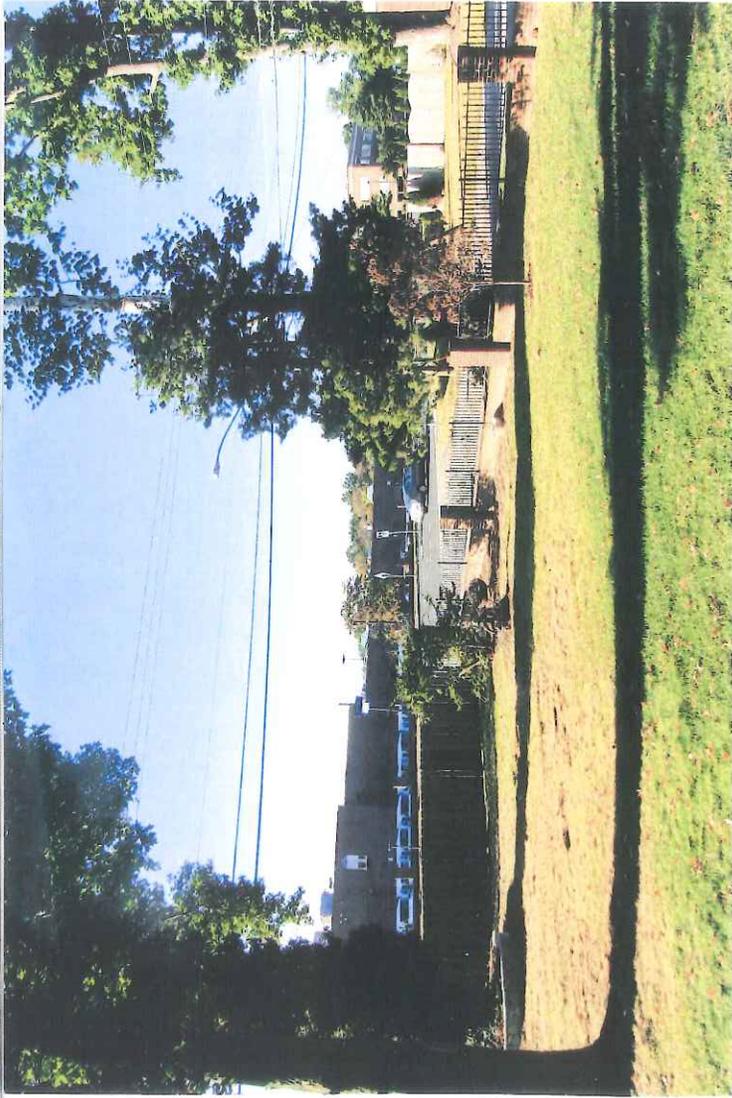


 This is the door entrance/exit to the playground.

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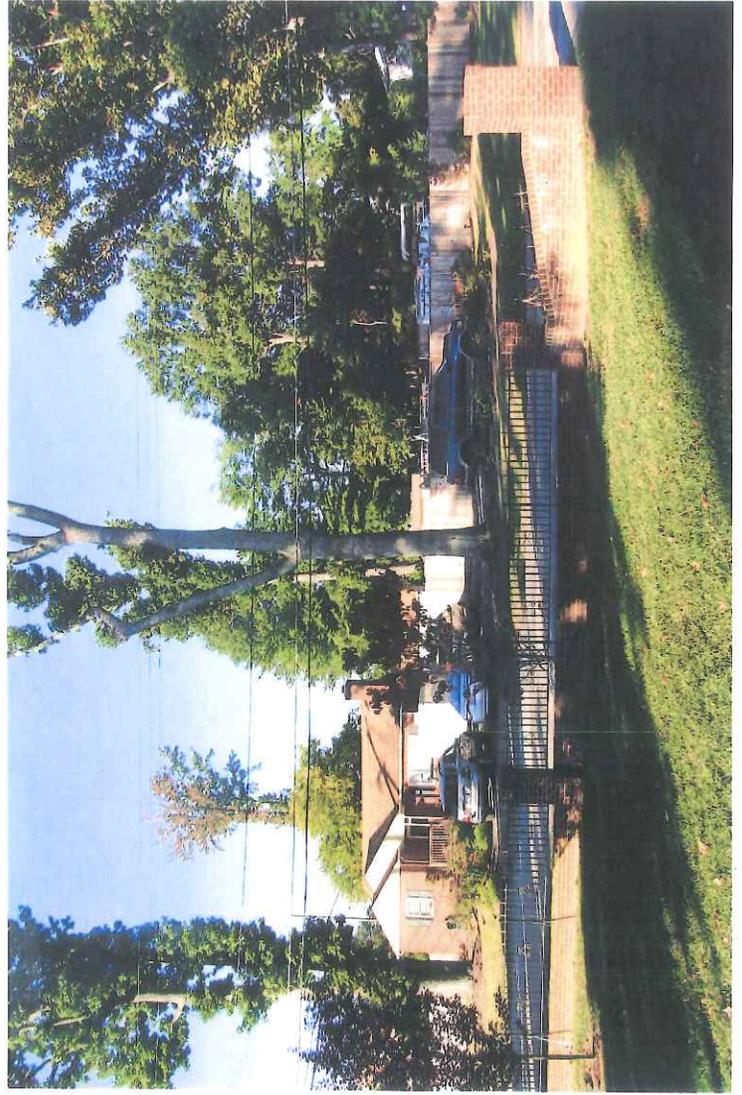
← This is part of the side
 and front yard showing
 Wildwood street and
 Lorton road.

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This is the front of the →
 house showing across
 the street.





Front view of the house ↩

with a garage that fits two cars and a driveway that can fit up to six cars.

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View that shows the left ↗

side of Wildwood street and one of my neighbors house.



SPECIAL PERMIT REQUEST

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

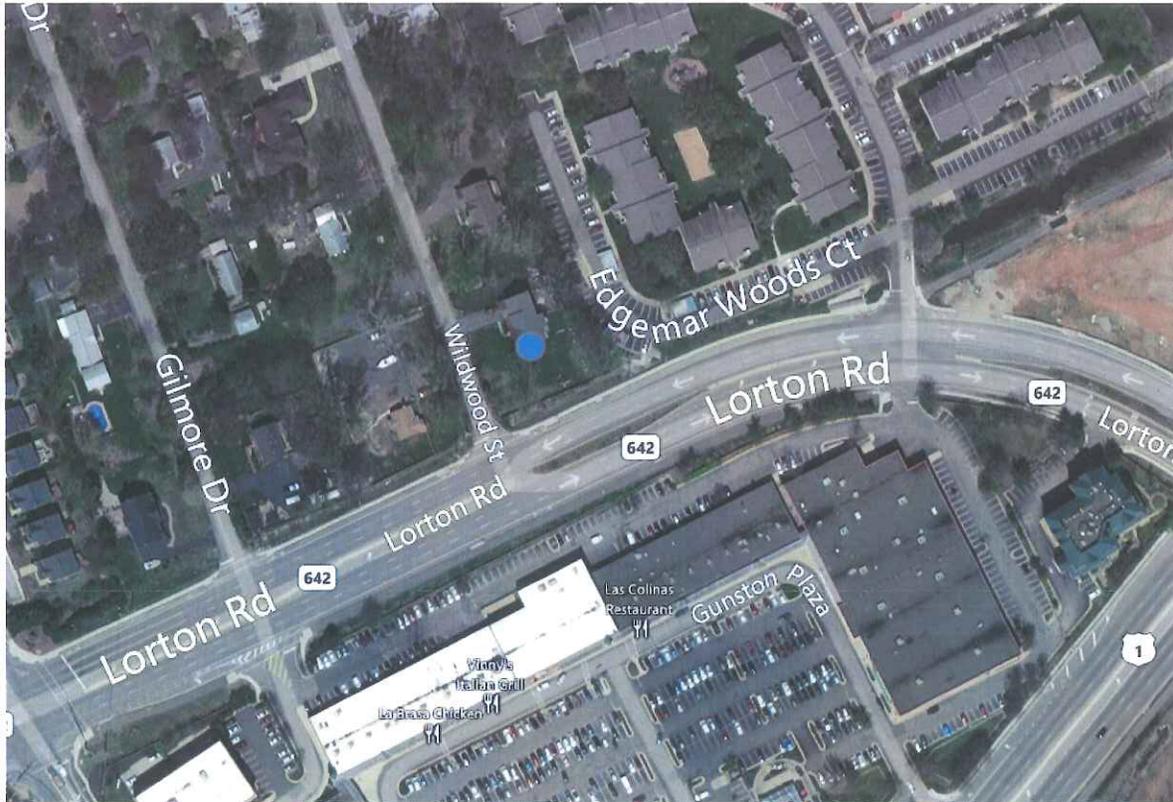
A copy of the special permit plat titled, "House Location Survey, Lot 1," prepared by Daniel K. Andrews, Land Surveyor, dated April 23, 2004, as revised by Dina Ibarra, through December 11, 2013, is included in the front of the staff report.

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 and frame, single family detached dwelling. An asphalt driveway leads from Wildwood Street to an attached garage. A walkway leads to a covered concrete porch attached to the front of the dwelling. An open brick patio with a fireplace is located at the rear of the dwelling. A shed 7.3 feet in height is located in the rear yard. A swing set 10 feet in height is located in the front yard adjacent to Lorton Road. Two smaller sets of play equipment are also in the front yard enclosed on three sides by a wood fence 5.6 feet in height. The yard is relatively flat and contains a lawn and other vegetation. A storm drainage easement, Verizon easement and Virginia Power easement both run along the southern front property line. A sign easement is also located in this area. A portion of brick fence 4 feet in height is located on each side of the driveway.

As depicted in the photo on the following page, the subject property and surrounding properties to the north and west are zoned R-1 and developed with single family detached dwellings. The properties to the east are zoned R-20 and developed with townhomes. The property to the south is zoned C-6 and developed with the Gunston Plaza shopping center.



BACKGROUND

Fairfax County Tax Records indicate that the single family dwelling was constructed in 2004, and purchased by the applicant in December 2004.

Records indicate that no other special permit applications relating to a home child care have been heard by the Board of Zoning Appeals (BZA) in the surrounding area.

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 5:30 p.m., Monday through Sunday. The applicant's state license allows her to operate from 6:00 a.m. to 5:30 p.m., Monday through Friday, 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.

The applicant holds a current Family Day Home License, valid through April 16, 2016, 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 4.

The home child care facility is operated in the basement of the dwelling which includes a Rec Room, a bathroom, a kid's bedroom, a Dramatic Play room and a kitchen. An outdoor play area and patio, as shown on the special permit plat is located in the rear yard and the front yard adjacent to Lorton Road and surrounded on three sides by a wood fence 5.7 feet in height. Toys and playground equipment are located in this area.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area IV, Lower Potomac Planning District
Planning Sector: Lorton-South Route 1 Community Planning Sector (LP02)
Plan Map: Residential, 1 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 8. 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 Wildwood Street. The existing driveway can accommodate at least four vehicles. There is no available on-street parking. A development condition is included to require all pick-up and drop-off of children to occur in the driveway.

An evergreen tree to the left of the driveway entrance may obscure sight distance for anyone backing out of the driveway. Staff believes that this tree should be trimmed or removed completely to allow necessary sight distance to safely back out of the driveway. A memo from the Fairfax County Department of Transportation is included as Appendix 5. A development condition has been added to address this issue.

Urban Forestry Analysis

Staff noticed that several trees along the eastern side lot line could possibly be in decline. As this is the area where some of the play equipment is located, the applicant should hire a certified arborist to provide an assessment of the trees around the play area. An alternative would be to move the play equipment away from the trees to another area of the yard outside of the fall zone for the trees. A development condition has been included to address this issue. A memo from the Urban Forestry Management Division has been included as Appendix 6.

Site Inspection

Staff observed some issues during the site visit that will need to be addressed. First, the basement has a second kitchen which is being used by the home child care facility. Should the applicant cease operation of her child care facility, the kitchen will need to be removed or otherwise permitted by the County. A development condition has been included to address this issue.

Staff has noted that the accessory structure (a swing set) is located in the front yard adjacent to Lorton Road. This 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. No accessory structures are permitted in any front yard of a lot containing less than 36,000 square feet, therefore, a variance would be required to bring this structure into conformance. 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. The other play equipment in the front yard could be moved to other locations.

An email report from the Zoning Inspections Branch is included as Appendix 7.

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-MV-034 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. State License Information
5. Memo from Department of Transportation, dated May 9, 2014
6. Memo from Urban Forestry, dated April 25, 2014
7. Email from Zoning Inspections Branch, dated May 6, 2014
8. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-MV-034****June 18, 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, Dina Ibarra, Dina's Little Child Care, and is not transferable without further action of the Board, and is for the location indicated on the application, 9221 Wildwood Street, 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 1," prepared by Daniel K. Andrews, Land Surveyor, dated April 23, 2004, as revised by Dina Ibarra, through December 11, 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 5:30 p.m., Monday through Friday.
5. The dwelling that contains the child care facility shall be the primary residence of the applicant.
6. The maximum number of children on site at any one time shall be twelve, excluding the applicant's own children.
7. The maximum number of assistants for the home child care shall be two.
8. Pick-up and drop-off of children shall take place in the driveway.
9. There shall be no signage associated with the home child care facility.

10. 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.
11. The evergreen tree to the left of the driveway shall be trimmed or removed to improve sight distance for drivers backing out of the driveway.
12. The applicant must either hire a certified arborist to inspect all trees located near the current location of the play equipment, or move the equipment to another area of the yard away from trees.
13. Upon the discontinuance of the proposed use, the second kitchen, located in the area of the child care facility, shall be removed, or new permits to retain the kitchen shall be obtained.

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

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, six months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Application No.(s): SP 2014-MV-034
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 09/28/13
(enter date affidavit is notarized)

123513

I, Dina Ibarra, 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) |
|---|--|---|
| Dina Ibarra | 9221 Wildwood St. Lorton VA 22079 | 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).

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123513

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-MV-034

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

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

123513

DATE:

09/28/13

(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.

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Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE:

09/28/13

(enter date affidavit is notarized)

123513

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:

[X] 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):

3P 2014-MV-034

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE:

09/28/13

123513

(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)

Dina Ibarra

[x] Applicant

[] Applicant's Authorized Agent

Dina Ibarra

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

Subscribed and sworn to before me this 28 day of September 20 13, in the State/Comm. of Virginia, County/City of Fairfax.

[Signature]

Notary Public

My commission expires: 9-30-2017



STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITY

APPENDIX 3

DEC 11 2013

Zoning Evaluation Division

Name: Dina Ibarra
Address: 9221 wildwood st.
Lorton VA, 22079
Phone #: 703-339-5687
E-mail: dinajitib@gmail.com

Date 09/27/2013

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

Re: Special Permit Application

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

Tax Map #: 1074020001
Zoning District: R-1 (Residential DU/AO)
Lot Size: 22070 SQ FT

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 9221 wildwood st. Lorton VA 22079 (your address). The property is zoned R-1 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.

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 0 assistant(s) who work part-time and 1 assistant(s) who work full-time.

Arrival Schedule. 5 of the children arrive between 6:30 AM and 7:00 AM.
the rest arrive between 7:00 am to 8:30 am.

Departure Schedule. 5 of the children are picked up at 4:30 PM. The rest
at 5:30'

Area Served. Lorton, Springfield, Alexandria, Ft Belvoir,
Woodbridge, Annisville (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):

Five Bedrooms, Four Full Bathrooms, Finished walk-up Basement
with ample storage (with it's now dramatic play room) and abundance
of natural light. Two car garage and asphalt driveway for up to six cars.

The house has 3,448 square feet. The following rooms are where I conduct the day care:

The entire basement and kitchen.

These rooms are 2030 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 entire yard for outdoor play for the children. The area is approximately 6650 square feet. The outdoor play area consists of: The patio,
The back yard, The garden for science, etc.

Parking. I use my drive way to park my family car(s). My parents park in my
drive way, which fits six cars.

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 to get my special permit for
twelve kids, because I can guarantee: safety,
healthy nutrition, early education, kindness, love and
making the parents happy by assuring them that
I will take good care of their children.

Sincerely,

Dina Ibarra
Owner of "Dina's Little Child Care"

Arrival Schedule and Departure Schedule

RECEIVED
Department of Planning & Zoning

DEC 11 2013

Zoning Evaluation Division

Arrival Schedule

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

Departure Schedule

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



VIRGINIA DEPARTMENT OF SOCIAL SERVICES

Dina Ibarra
9221 Wildwood Street
LORTON, VA 22079
(703) 339-5687 

Facility Type: [Family Day Home](#)

License Type: [Two Year](#)

Expiration Date: April 16, 2016

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

Capacity: 12

Ages: Birth - 12 years 11 months

Inspector: Dolores Casseen
(703) 359-6734 

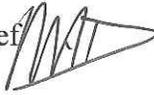


County of Fairfax, Virginia

MEMORANDUM

DATE: May 9, 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-MV-034)

SUBJECT: Transportation Impact

REFERENCE: SP 2013-MV-034; Dina Ibarra "Dina's Little Child Care"
Traffic Zone: 1637
Land Identification: 107-4 ((2)) 1

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plats made available to this office dated 2004, and revised through December 11, 2013. The application is to permit a home child care center for up to twelve (12) children. Hours of operation are Monday through Friday from 6:30 a.m. to 5:30 p.m. There is one full-time assistant in addition to the applicant. The applicant has a state license.

There is parking available in the driveway for several vehicles. However, there is an evergreen tree to the left of the driveway entrance which may obscure sight distance for anyone backing out of the driveway. This tree should be trimmed or removed completely to allow necessary sight distance to safely back out of the driveway.

MAD/LAH/lah

Fairfax County Department of Transportation

4050 Legato Road, Suite 400

Fairfax, VA 22033-2895

Phone: (703) 877-5600 TTY: 711

Fax: (703) 877 5723

www.fairfaxcounty.gov/fcdot





County of Fairfax, Virginia

MEMORANDUM

DATE: April 25, 2014

TO: Erin M. Haley, Staff Coordinator
Zoning Evaluations Division, DPZ

FROM: Jay Banks, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Wildwood Section 1, Lot 1, SP 2014-MV-034

I have reviewed the above referenced Special Permit application including a Statement of Justification and a Special Permit plat of the subject property, stamped "Received, Department of Planning and Zoning, March 21, 2014". The following comment and recommendation are based on this review and a site visit conducted on April 22, 2014.

Comment: Several trees along the play area look to be in decline. One tree along the fence line has a large dead branch. Two other trees along the fence are in decline and one large sweet gum in the front corner is stressed by vines and has broken branches.

Recommendation: If this is not a risk the homeowner would care to assume, mitigation of this risk is strongly recommended. UFMD suggests contacting a certified arborist with experience in tree risk assessment to provide further opinion.

If there are any questions, please contact me at (703)324-1770.

JSB/

UFMDID #: 190282

cc: DPZ File



Haley, Erin M.

From: Cohenour, Chuck
Sent: Tuesday, May 06, 2014 3:59 PM
To: Haley, Erin M.
Subject: Information

The observations and comments of the child care facility at 9221 Wildwood Street, Lorton, Virginia made on May 5, 2014 are as follows:

- A basement area contains an area that has cabinets, a small refrigerator, a microwave oven, and sink.
- There are two windows in a sleeping area whose dimensions are 35" x 46" with a sill height of 42" and 32" x 59" and with a sill height of 30".
- An upgrade to the walkway lighting for the stairway should be considered.
- I was advised that a determination had been made that the swing set in the front yard was not a health safety issue.
- The applicant has a ground level patio and an accessory structure (fireplace/chimney) in the side yard.

Photographs will be delivered to your desk.

Chuck Cohenour

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.