



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

June 18, 2014

Nagma F. Ali  
d/b/a The Magic Forest Academy  
8052 Paper Birch Drive  
Lorton, VA 22079

Re: Special Exception Application SE 2014-MV-002

Dear Ms. Ali:

At a regular meeting of the Board of Supervisors held on June 17, 2014, the Board approved Special Exception Application SE 2014-MV-002 in the name of Nagma F. Ali, D/B/A The Magic Forest Academy. The subject property is located at 8052 Paper Birch Drive, on 7,050 square feet of land, zoned PDH-4 in the Mount Vernon District [Tax Map 107-2 ((8)) (F) 50]. The Board's action permits a home child care facility, pursuant to Section 6-105 of the Fairfax County Zoning, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. Any plan or permit submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat, consisting of an annotated copy, dated January 15, 2014, of the House Location Survey entitled "Lot 50 Laurel Hill Landbay F, Section 2" prepared by Urban Engineering and Associates, Inc. and dated April 18, 2006, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

---

**Office of the Clerk to the Board of Supervisors**  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

4. A copy of the special exception conditions 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.
5. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
6. The hours of operation for the home child care facility shall not exceed 6:00 a.m. to 6:00 p.m.
7. A maximum of two nonresident employees, whether paid or not for their services, may be involved in the home child care facility, with the hours of such attendance limited to 6:00 a.m. to 6:00 p.m.
8. The dwelling that contains the home child care facility shall be the primary residence of the provider.
9. The existing two-car garage shall not be converted to any use which would preclude the parking of vehicles, and shall be kept clear of debris at all times in order to accommodate parking for the dwelling and the home child care provider.
10. There shall be no signage associated with the home child care facility.
11. All outdoor play equipment shall conform to all applicable state regulations and standards.
12. All pick-up and drop-off of children shall take place in the driveway.

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

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as outlined above.

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova  
Supervisor Gerry Hyland, Mount Vernon District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager, GIS, Mapping/Overlay  
Michael Davis, Section Chief, Transportation Planning Division  
Donald Stephens, Transportation Planning Division  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



COUNTY OF FAIRFAX  
 Department of Planning and Zoning  
 Zoning Evaluation Division  
 12055 Government Center Parkway, Suite 801  
 Fairfax, VA 22035 (703) 324-1290, TTY 711

APPLICATION No: SE 2014-MV-002  
 (Staff will assign)

RECEIVED  
 Department of Planning & Zoning

MAR 24 2014

Zoning Evaluation Division

**APPLICATION FOR A SPECIAL EXCEPTION**

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Nagma F. Ali d.b.a. The Magic Forest Academy	
	MAILING ADDRESS 8052 Paper Birch Drive Lorton, VA 22079	
	PHONE HOME (703 ) 690-4421	WORK ( )
	PHONE MOBILE ( 571 ) 274-9152	
PROPERTY INFORMATION	PROPERTY ADDRESS 8052 Paper Birch Drive Lorton, VA 22079	
	TAX MAP NO. 1072-08F-0500	SIZE (ACRES/SQ FT) 7050 S.F.
	ZONING DISTRICT PDH	MAGISTERIAL DISTRICT Mt Vernon
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:	
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION 8-305	
	PROPOSED USE Home Child Daycare	
AGENT/CONTACT INFORMATION	NAME Nagma F. Ali	
	MAILING ADDRESS 8052 Paper Birch Dr. Lorton, VA 22079	
	PHONE HOME (703 ) 690-4421	WORK ( )
	PHONE MOBILE ( 571 ) 274-9152	
MAILING	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant -or- <input type="checkbox"/> Agent/Contact	
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Nagma F. Ali</p> <p>TYPE/PRINT NAME OF APPLICANT/AGENT <u>Nagma F. Ali</u> SIGNATURE OF APPLICANT/AGENT</p>		

DO NOT WRITE IN THIS SPACE

*Lauren M. Dowe*

Date Application accepted: 3/24/14

Application Fee Paid: \$ 1,100.<sup>00</sup>

# SE 2014-MV-002

## Zoning Application Closeout Summary Report

Printed: 6/19/2014

### General Information

**APPLICANT:** NAGMA F. ALI D.B.A. THE MAGIC FOREST ACADEMY  
**DECISION DATE:** 06/17/2014  
**CRD:** NO  
**HEARING BODY:** BOS  
**ACTION:** APPROVE  
**STAFF COORDINATOR:** CARMEN BISHOP  
**SUPERVISOR DISTRICT:** MOUNT VERNON

**DECISION SUMMARY:**

ON JUNE 17, 2014, THE BOARD UNANIMOUSLY APPROVED SE 2014-MV-002 ON A MOTION BY SUPERVISOR HYLAND SUBJECT TO DEVELOPMENT CONDITIONS DATED MAY 22, 2104.

**APPLICATION DESCRIPTION:**

HOME CHILD CARE FACILITY

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PDH- 4	7,050.00 SQ FEET

### Tax Map Numbers

1072 ((08))(F )0050

### Approved Land Uses

Zoning District: PDH- 4

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
CHCR/HOME							
<b>TOTALS</b>							

---

**Approved Development Conditions**DEVELOPMENT CONDITION STATEMENT DATE: 05-22-2014

---

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
MINOR MODIFICATIONS	01-01-0001	0	N/A	0	01-01-0001
EXPIRES IN NUMBER MONTHS / YEARS UNLESS IMPLEMENTED	12-17-2016	0	N/A	0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	0	01-01-0001
ENROLLMENT LIMITATIONS	01-01-0001	0	N/A	0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	0	01-01-0001
OUTDOOR PLAY AREA	01-01-0001	0	N/A	0	01-01-0001
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
PARKING	01-01-0001	0	N/A	0	01-01-0001
NUMBER OF EMPLOYEES	01-01-0001	0	N/A	0	01-01-0001
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLATS	01-01-0001	0	N/A	0	01-01-0001

6/19/2014