



APPLICATION ACCEPTED: April 2, 2014
BOARD OF ZONING APPEALS: July 9, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

July 2, 2014

STAFF REPORT

SPECIAL PERMIT NO. SP 2014-SP-030

SPRINGFIELD DISTRICT

APPLICANT: Laura Marshall-Norris/
Lauretta's Place Child Day Care

OWNERS: Laura Marshall-Norris

SUBDIVISION: Lewis Park, Section 3

STREET ADDRESS: 12541 Bunche Road, Fairfax, 22030

TAX MAP REFERENCE: 66-2 ((4)) 101

LOT SIZE: 1.31 acres

ZONING DISTRICT: RC, WSPOD

ZONING ORDINANCE PROVISIONS: 8-305

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

STAFF RECOMMENDATION: Staff recommends approval of SP 2014-SP-030 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.**

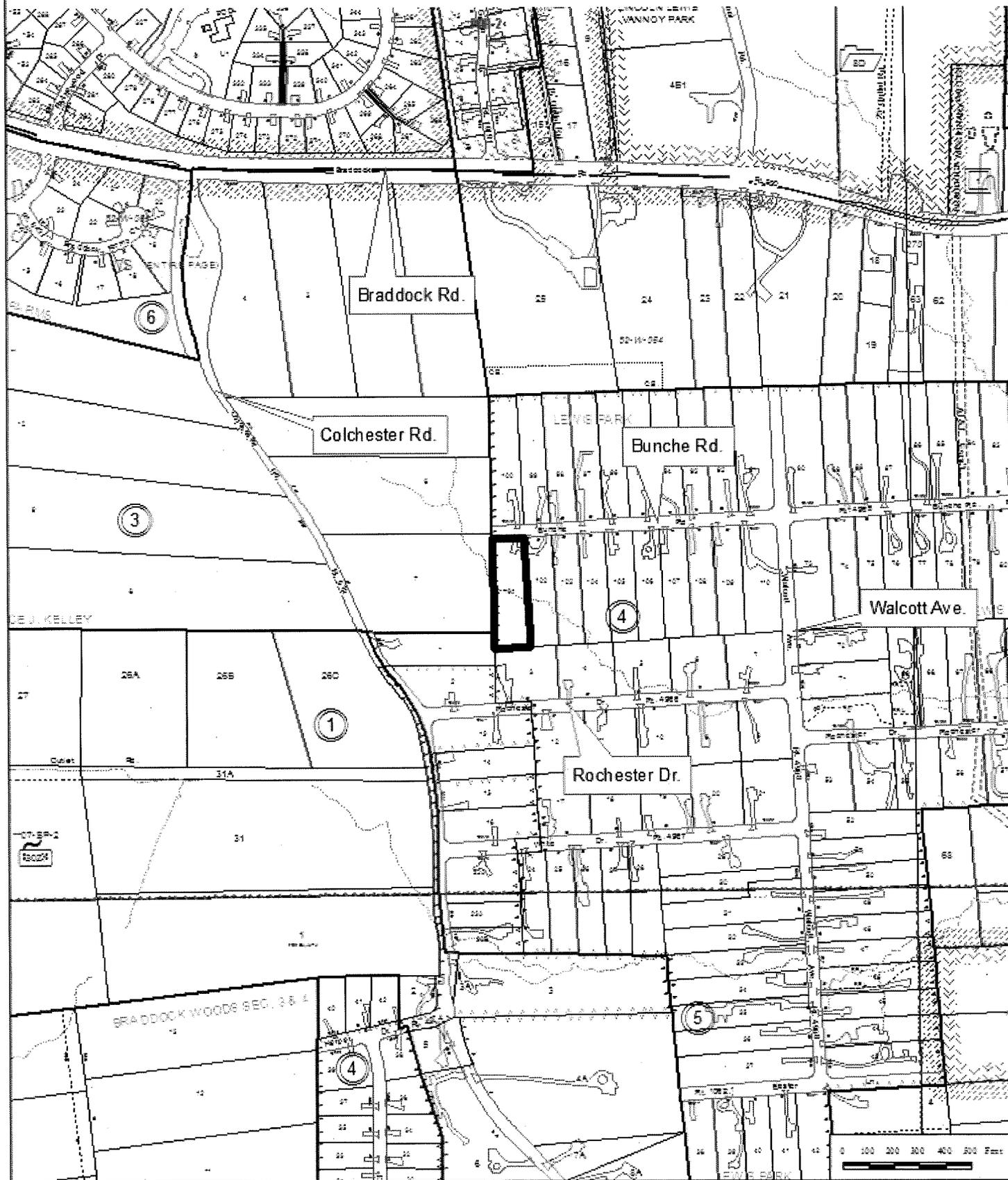


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2014-SP-030

LAURA MARSHALL-NORRIS LAURETTA'S PLACE
CHILD DAY CARE



RECEIVED
Department of Planning & Zoning

MAR 31 2014

Zoning Evaluation Division

PLOT PLAN
LOT 101 SECTION 3

LEWIS PARK

CENTERVILLE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

Height of house - 35 feet max
Dimensions of house 25 x 57

Height of deck - 2 feet
Dimensions of deck - 20 x 16

No fences
Outdoor Play area - 6,985 square feet

PREPARED FOR:
MRS. LAURETA MARSHALL
12337 BUNCH RD. FAIRFAX VA.

George B. Korte

50' EASEMENT FOR
TURNAROUND
PURPOSES.

BUNCHE ROAD

20' DRIVEWAY

PARKING 16
CARS 10' X 20' EACH

NATURAL 16' OF 15' DRAINAGE EASEMENT

#12541

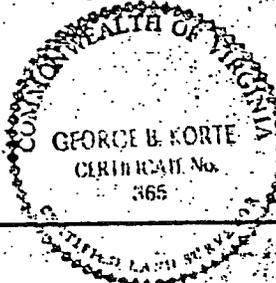
INITIAL
APPROVAL

George B. Korte
ZONING ADMINISTRATOR
DATE 3/31/68

WALCOTT AVENUE

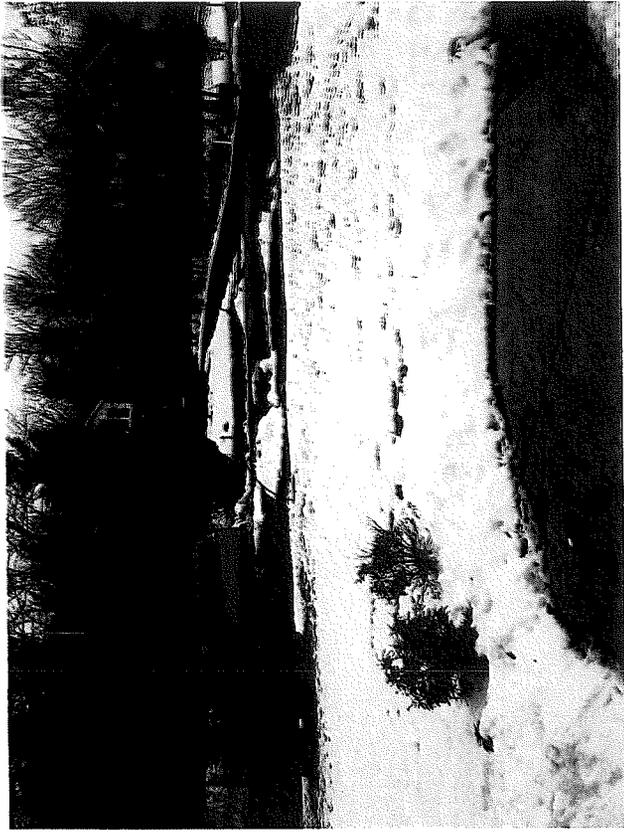
SECTION ONE
LEWIS PARK

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.



JOB NO. K65 112	<i>George B. Korte</i> GEORGE B. KORTE CERTIFIED LAND SURVEYOR	DATE <i>MARCH 20 1968</i> SCALE: 1" = 100'
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L. Noy 3-31-14



FRONT VIEW - OUT



RIGHT SIDE - OUT



FRONT FACE - IN
12541 BLANCHE RD FAIRFAX VA. 22030



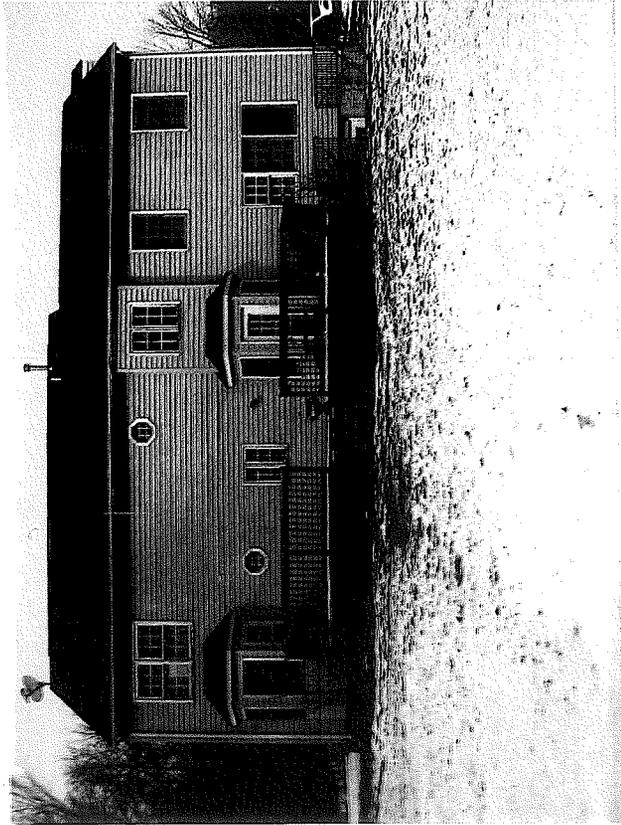
RIGHT SIDE - IN



BACK VIEW - OUT



LEFT SIDE - IN

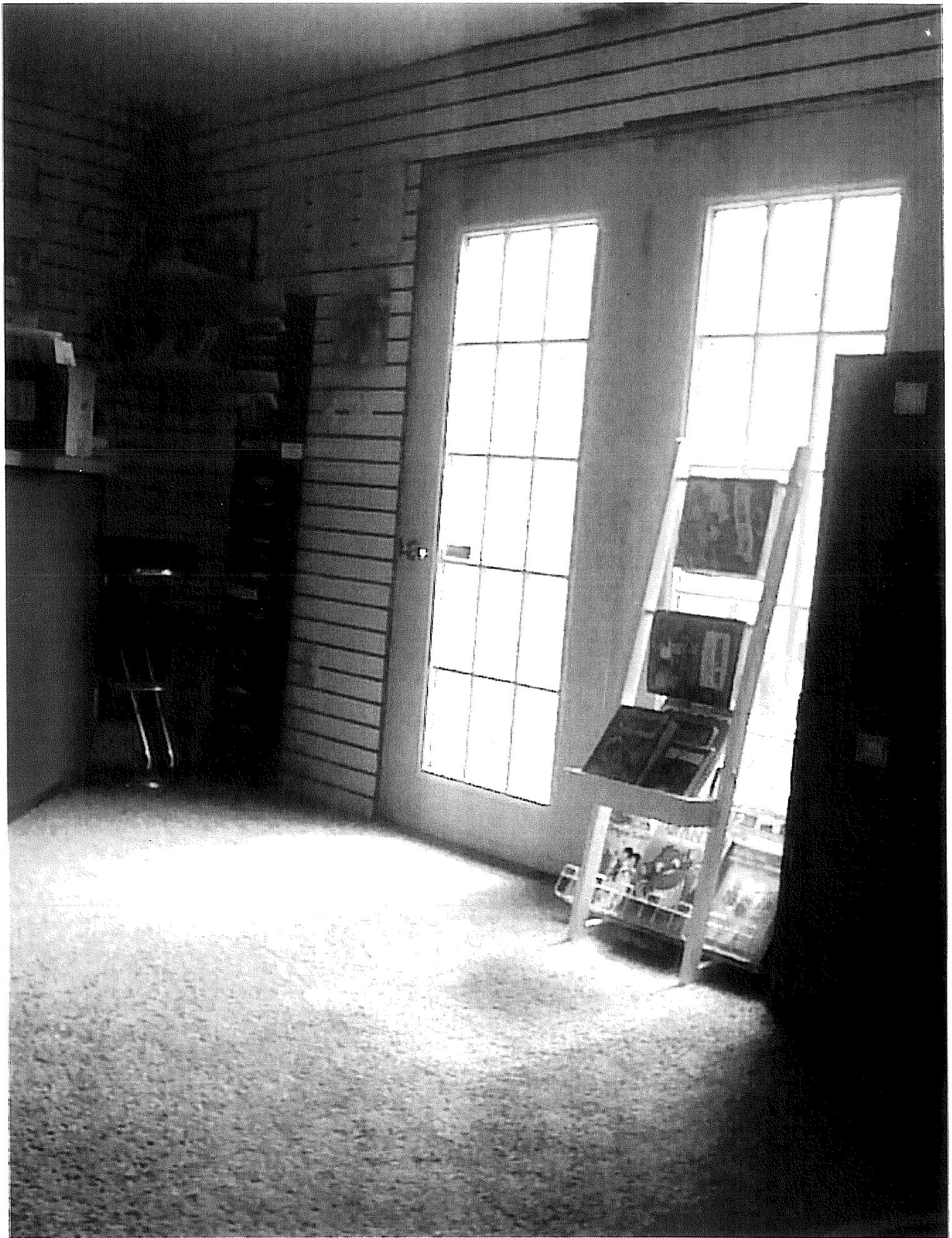


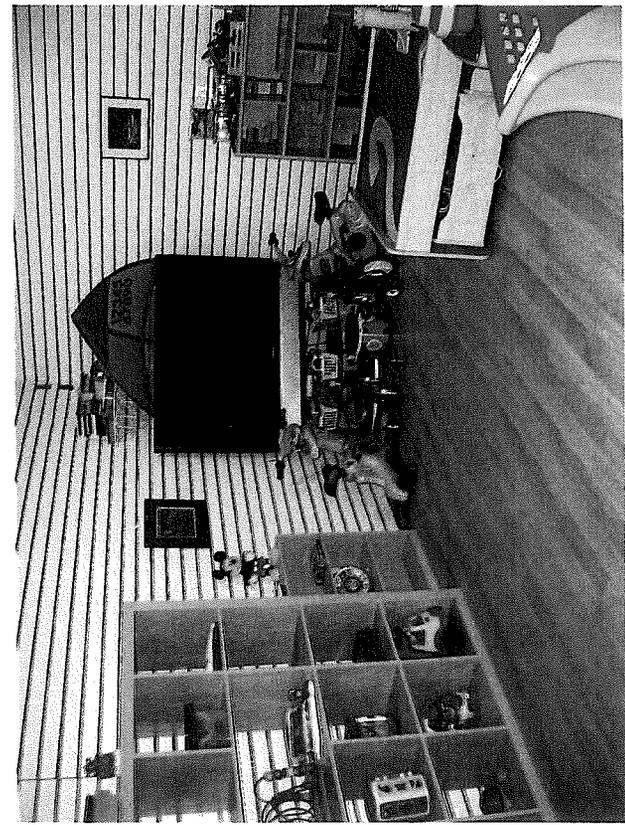
BACK VIEW - IN



LEFT SIDE - OUT







TODDLER BLOCK AREA



DRAMATIC PLAY AREA



ABC-123 LEARNING AREA



READING COMPUTER PARENT AREA

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, "Plot Plan, Lot 101, Section 3, Lewis Park," prepared by George B. Korte L.S., as revised by the applicant L. Norris on March 31, 2014, 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 site is developed with a two story single family detached dwelling with a basement. A stoop, a walkway, and an asphalt driveway are located to the north of the dwelling. A concrete set of stairs with access to the basement and a wood deck exist to the south of the dwelling. The property is relatively flat and contains mature trees to the south of the dwelling. The property also contains a natural stream to the south and 15 foot wide drainage easements around the stream.

The subject property and surrounding properties to the are zoned RC and are in a Watershed Supply Protection Overlay District (WSPOD). The properties to the north, east and south are developed with single family detached dwellings, while the property to the west is vacant.



BACKGROUND

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1994 and purchased by the applicant in 2013.

The only building permit on file for the county is for the original construction of the house.

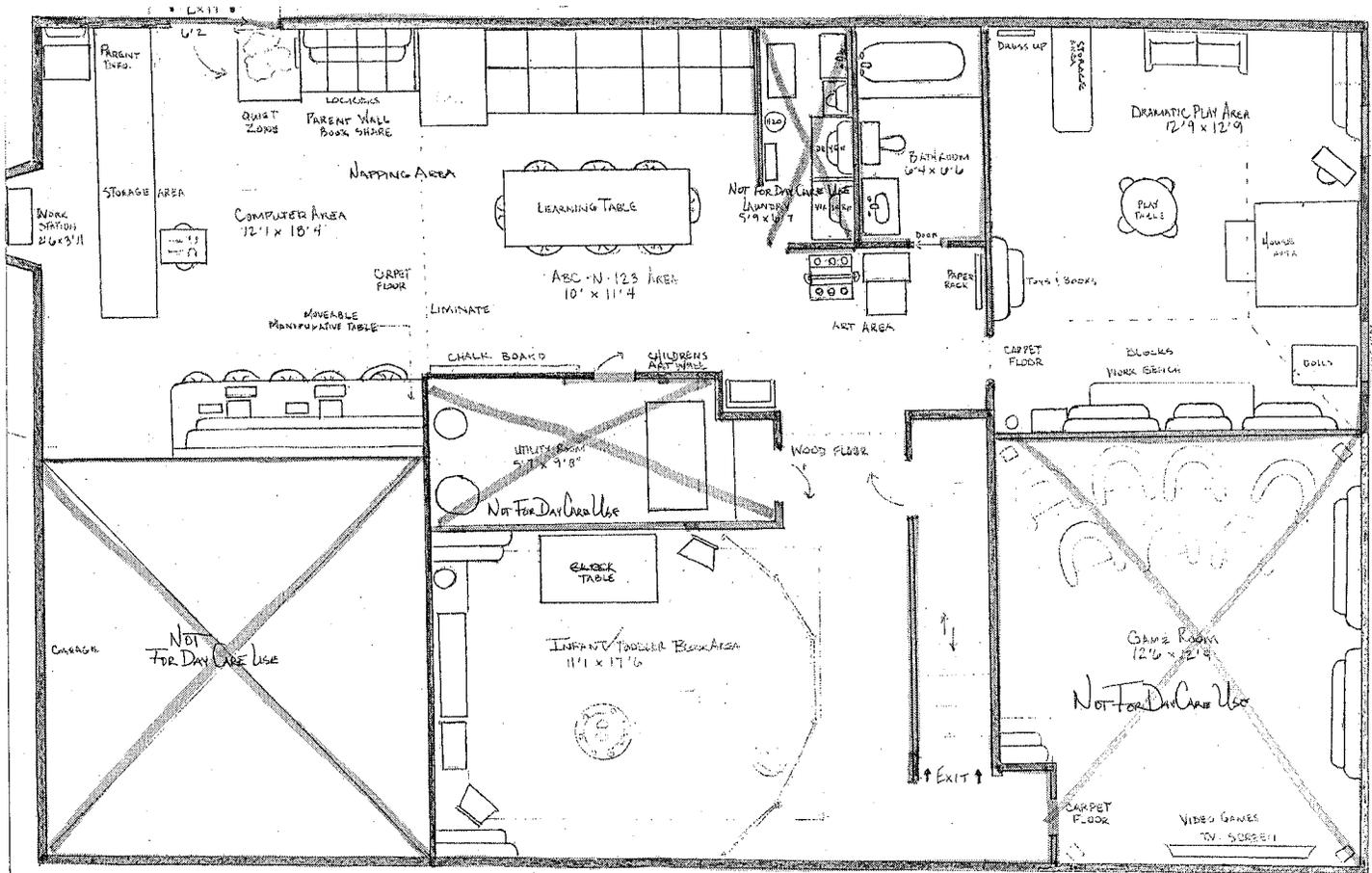
Records indicate that no other special permit or variance applications relating to a home child care facility have been heard by the Board of Zoning Appeals (BZA) in the surrounding area.

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 6:00 p.m., Monday through Friday. The children arrive between 6:30 a.m. and 10:00 a.m. and depart between 4:00 p.m. and 6:00 p.m. There are two assistants.

The applicant holds a current Family Day Home License, approved for one year and valid through July 11, 2014, from the Commonwealth of Virginia, Department of Social Services. The license permits a capacity of 12 children, two months through 13 years of age and is included in Appendix 4.

The home child care facility is operated on the basement of the dwelling which includes a dramatic play area, a kitchen, full bathroom, infant/toddler room and a large play area which is also used as a napping area and has proper emergency egress (as shown on the following page). The play area for the children is currently in the front yard, as shown on the special permit plat. Pictures provided by the applicant show toys located in this area.



ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area III, Pohick Planning District
Planning Sector: Twin Lakes Community Planning Sector (P1)
Plan Map: Residential, .1-.2 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 6. 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 Bunche Road. The parents and children use the driveway and front walkway on the north side of the house to enter the dwelling

and go down the internal stairs to the home child care center in the basement.

The existing driveway appears to be able to accommodate eight vehicles with a two car garage and six parking spaces. The applicant parks her personal cars in the garage during the day care hours. The applicant currently has two assistants who do not drive and therefore do not park on the property. Therefore, the driveway has approximately six spaces available to be used for drop-off and pick-up of children.

Two off street parking spaces are required for the single family dwelling and these are contained in the garage. Staff believes sufficient parking exists in the driveway to accommodate the pick-up and drop-off of children for the home child care use.

Zoning Inspection Analysis

During the inspection of the home child care on May 6, 2014, Zoning Inspection staff found a number of issues. The list of comments from the site inspection is in Appendix 5 which include the location of a napping area near the French doors in the basement, the cluttered nature of the home child care, and that the play area used by the children was in the driveway of the home. The applicant has been made aware of these comments. The comments submitted by the Zoning Inspection Branch are addressed in the development conditions, which require satisfactory completion of all inspections and permits prior to establishing the use.

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-SP-030 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 Home Child Care License
5. Zoning Inspection Branch Site Visit Comments
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-SP-030****July 2, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-SP-030 located at Tax Map 66-2 ((4)) 101 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, Laura Marshall-Norris/ Laurreta's Place Child Day Care, and is not transferable without further action of the Board, and is for the location indicated on the application, 12541 Bunche Road, 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, "Plot Plan, Lot 101, Section 3, Lewis Park," prepared by George B. Korte, L.S., as revised by the applicant L. Norris on March 31, 2014, 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 6:00 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. All pick-up and drop-off of children shall take place in the driveway.
9. A minimum of eight parking spaces shall be provided on the subject parcel with two in the existing garage and six within the areas of existing paving.
10. There shall be no signage associated with the home child care facility.

11. Upon the discontinuance of the proposed use, the second kitchen, located in the area of the child care facility, shall be removed.
12. All applicable permits and inspections shall be obtained prior to the 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 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.

**THE AFFIDAVIT FOR THIS CASE
HAS NOT BEEN APPROVED BY THE
OFFICE OF THE COUNTY ATTORNEY
AT THE TIME OF PUBLISHING**

STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITY

Name: LAURA MARSHALL-NORRIS
LAURETTA'S PLACE CHILD DAY CARE

Address: 12541 BUNCHE ROAD
FAIRFAX VA 22030

Phone #: 703.929.2625

E-mail: LAURA.NORRIS55@GMAIL.COM

Date 3.7.2014

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

RECEIVED
Department of Planning & Zoning
MAR 31 2014
Zoning Evaluation Division

Re: Special Permit Application

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

Tax Map #: 066-2-04-0101
Zoning District: SPRINGFIELD
Lot Size: 57,205

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 12541 BUNCHE ROAD FAIRFAX VA. 22030 (your address). The property is zoned RC 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 AVAILABLE FROM 6:30 AM - 6:00 PM

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

Employees. I have 2 assistant(s) who work part-time and _____ assistant(s) who work full-time.

Arrival Schedule. 8 of the children arrive between 8:00 AM and 10:00 AM.
4 ARRIVE BETWEEN 6:30 8 AM

Departure Schedule. ALL of the children are picked up at ^{BETWEEN} 4:00 PM. 6:00 pm

Area Served. FAIRFAX - CENTREVILLE
(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):

THREE STORY COLONIAL - BRICK FRONT AND ALUMINUM SIDING

The house has 2,832 ^{ABOVE GROUND} square feet. The following rooms are where I conduct the day care:

FIRST FLOOR AND BASEMENT AREA

These rooms are 7.45 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. NO HAZARDOUS OR TOXIC MATERIALS ON SITE

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.

NO WAIVERS, EXCEPTIONS OR VARIANCES REQUESTED.

Outdoor Play Area. I use my DRIVEWAY yard for outdoor play for the children. The area is approximately _____ square feet. The outdoor play area consists of:

SCOOTERS, TRICYCLES, BIKES, CARS, TRUCKS - GAMES AND ACTIVITIES LIKE CHALK, BUBBLES, PAINTING, PARACHUTE, HOCKEY GAME.

SAND AND WATER TABLE - CHAIRS AND OUTSIDE HAND WASH SINK.

Parking. I use my _____ to park my family car(s). My parents park ME - GARAGE AND TWO SPACES BESIDE THE DRIVEWAY.
PARENTS - DRIVEWAY AND THE DEAD END STREET IN FRONT OF THE HOUSE.

For these reasons, I believe that my proposed home day care facility will not impact my neighbors in any negative way. NEIGHBORS WORK LONG HOURS LEAVING EARLY AND RETURNING LATE.

In conclusion, I am proposing PARENTS CONTINUE TO BE PERMITTED TO BRING THEIR CHILDREN TO A PLACE "WHERE LITTLE LIGHTS CAN SHINE BRIGHT" TO RECEIVE DAILY ACTIVITIES AND INTERACTIONS THAT PROMOTE DEVELOPMENTAL OPPORTUNITIES. POSITIVE SELF-CONCEPTS AND SELF-ESTEEM WE ALLOW PARENTS TO HAVE PEACE OF MIND IN KNOWING THEIR CHILD IS IN AN ENVIRONMENT WHERE LEARNING IS SAFE AND FUN.

Sincerely,

LAURA MARSHALL-NORRIS
Owner of LAURETTA'S PLACE

MAR 31 2014

Arrival Schedule and Departure Schedule

Zoning Evaluation Division

Arrival Schedule

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

Before and after school

Child	7-7:5a	4:00-4:05p
10		X
11		X
12	X	X

WRITTEN STATEMENT #5

Departure Schedule

Child	2:45-4:15p	4:15-4:30p	4:30-4:45	4:45-5:00p	5:00-5:30p	5:30-6:00p
1		X				
2						X
3		X				
4					X	
5			X			
6			X			
7				X		
8	X					
9	X					

Before and after school

Child	8:30-8:40a	5:30-6:00p
10	X	X
11	X	X
12	X	X

ZONING ORDINANCE GENERAL STANDARDS FOR A SPECIAL PERMIT

All special permit uses must satisfy the following general standards outlined in Section 8-006 of the Zoning Ordinance in order for the Board of Zoning Appeals to approve the application. These Standards should be addressed in written form, describing how the particular applicant meets the Standards.

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan. THE PROPOSED HOME CHILD CARE FACILITY IS 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. THE PROPOSED ^{EXISTING} HOME CHILD CARE FACILITY IS IN HARMONY WITH THE GENERAL PURPOSE PLAN.
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. ADJACENT PROPERTY ^{IS} THE EXISTING CHILD DAY CARE IS IN HARMONIOUS AND WILL NOT ADVERSELY AFFECT
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. FOR THE PAST 7 YEARS THE DAY CARE HAS OPERATED WITH OUT HAZARDS OR CONFLICTS.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the Board of Zoning Appeals shall require landscaping and screening in accordance with the provisions of Article 13, Landscaping and Screening, in the Zoning Ordinance. DAY CARE IS IN A PRIVATE RESIDENTIAL AREA. LOT IS ON A HEAVILY WOODED WITH MATURE TREES.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. N/A
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. EXISTING SITE, DEVELOPED PARKING IS ON SITE.
8. Signs shall be regulated by the provisions of Article 12, Signs, in the Zoning Ordinance; however, the Board of Zoning Appeals may impose more strict requirements for a given use than those set forth in this Ordinance. TO SIGNS EXISTING OR PROPOSED.

In addition to the general standards outlined above, home child care facilities also have specific standards which must be met. These specific standards can be found on the next page, and in Article 8 of the Zoning Ordinance, which is available on the County's web site at www.fairfaxcounty.gov/dpz/zoningordinance. How the particular application meets these standards must also be addressed in written form.

L. Noring 3.31.14

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Laura Marshall-Norris
12541 Bunche Road
FAIRFAX, VA 22030
(703) 929-2625

Facility Type: Family Day Home
License Type: One Year
Expiration Date: July 11, 2014
Business Hours: 6:30a.m. - 6:00p.m.
Monday - Friday
Capacity: 12
Ages: 0.0 years 2.0 months - 12.0 years 11.0 months
Inspector: Anailim Dally
(703) 359-6738

Gumkowski, Laura B.

From: Cohenour, Chuck
Sent: Wednesday, May 07, 2014 9:29 AM
To: Gumkowski, Laura B.
Subject: 12541 Bunche Road

The observations and comments of the child care facility at 12541 Bunche Road, Fairfax, Virginia made on May 6, 2014. This visitation and photography was made difficult as the children at the facility were sleeping and the lights could not be turned on and flash photography was not possible.

- The basement area contains an area that has cabinets, a refrigerator, a stove, and sink.
- There were no accessible windows in any rooms. The sleeping area used by the children was in the area indicated on the floor plan as "Napping Area" which was near the basement French door.
- The entire child care area was overly cluttered.
- If the applicant allows children to be dropped off/picked up in the rear of the house, an upgrade to the walkway lighting and lighting for the stairway should be considered.
- The applicant advised that the play area used by the children was the driveway of the home. The driveway contained two inoperable motorcycles, bags of mulch and empty water bottles.

Chuck Cohenour, Senior Zoning Inspector
Zoning Inspection Branch
703-324-1323

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.