



APPLICATION ACCEPTED: March 12, 2014  
BOARD OF ZONING APPEALS: July 16, 2014  
TIME: 9:00 a.m.

# County of Fairfax, Virginia

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July 9, 2014

## STAFF REPORT

SPECIAL PERMIT NO. SP 2014-SU-018

### SULLY DISTRICT

**APPLICANT:** Natalia Rebeca Quiroz Gonzalez  
dba The Caterpillar Home Daycare

**OWNERS:** Natalia Rebeca Quiroz Gonzalez, also known of  
record as Natalia R. Gonzalez  
Daniel Gonzalo Quiroz Llano, also known of  
record as Daniel G. Quiroz

**SUBDIVISION:** Country Club Manor

**STREET ADDRESS:** 14905 Greymont Drive, Centreville, 20120

**TAX MAP REFERENCE:** 53-2 ((2)) (4) 7

**LOT SIZE:** 12,085 square feet

**ZONING DISTRICT:** R-2 Cluster

**ZONING ORDINANCE PROVISIONS:** 8-305

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

**STAFF RECOMMENDATION:** Staff recommends approval of SP 2014-SU-018 for the home child care facility with adoption of the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

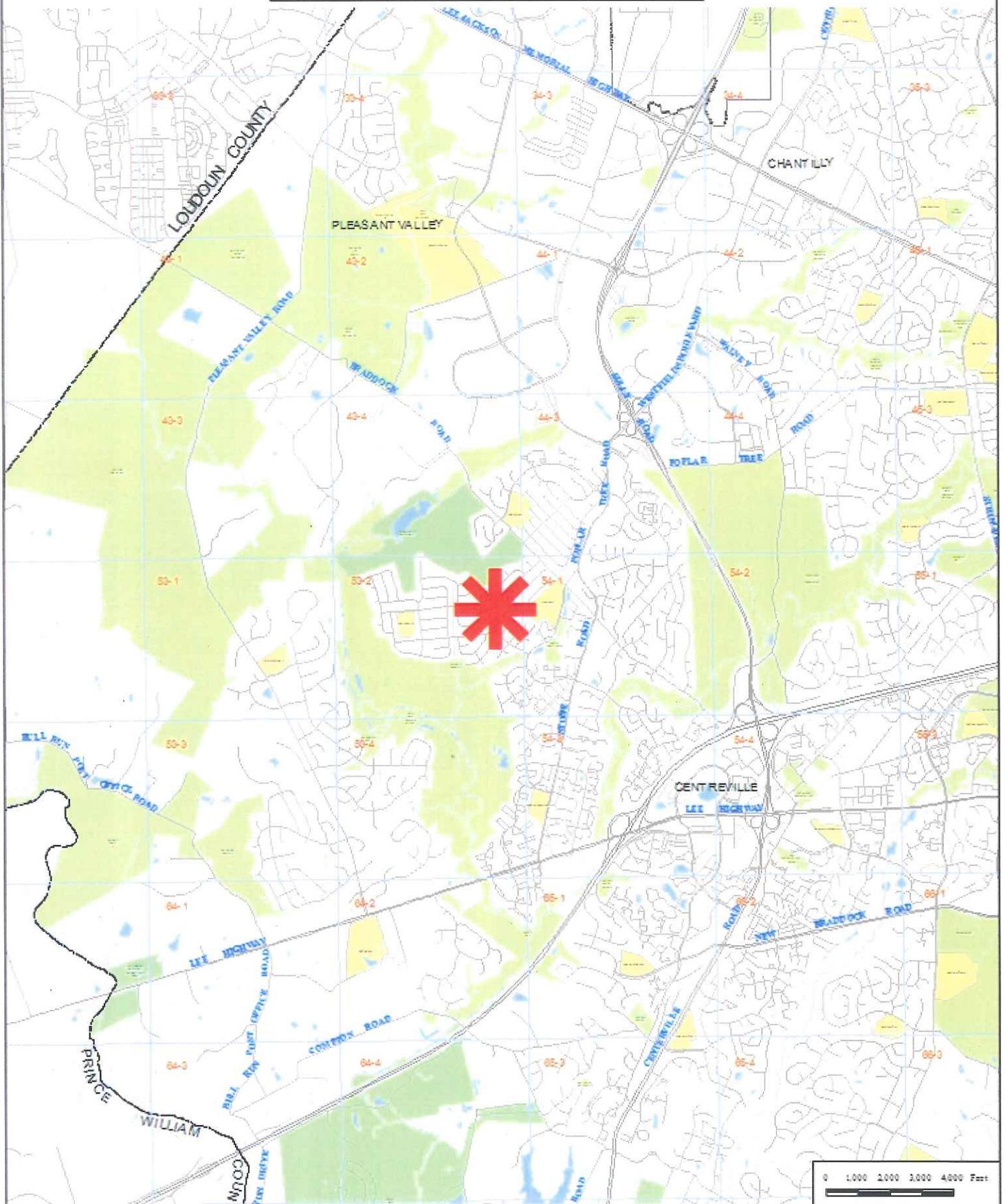
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**

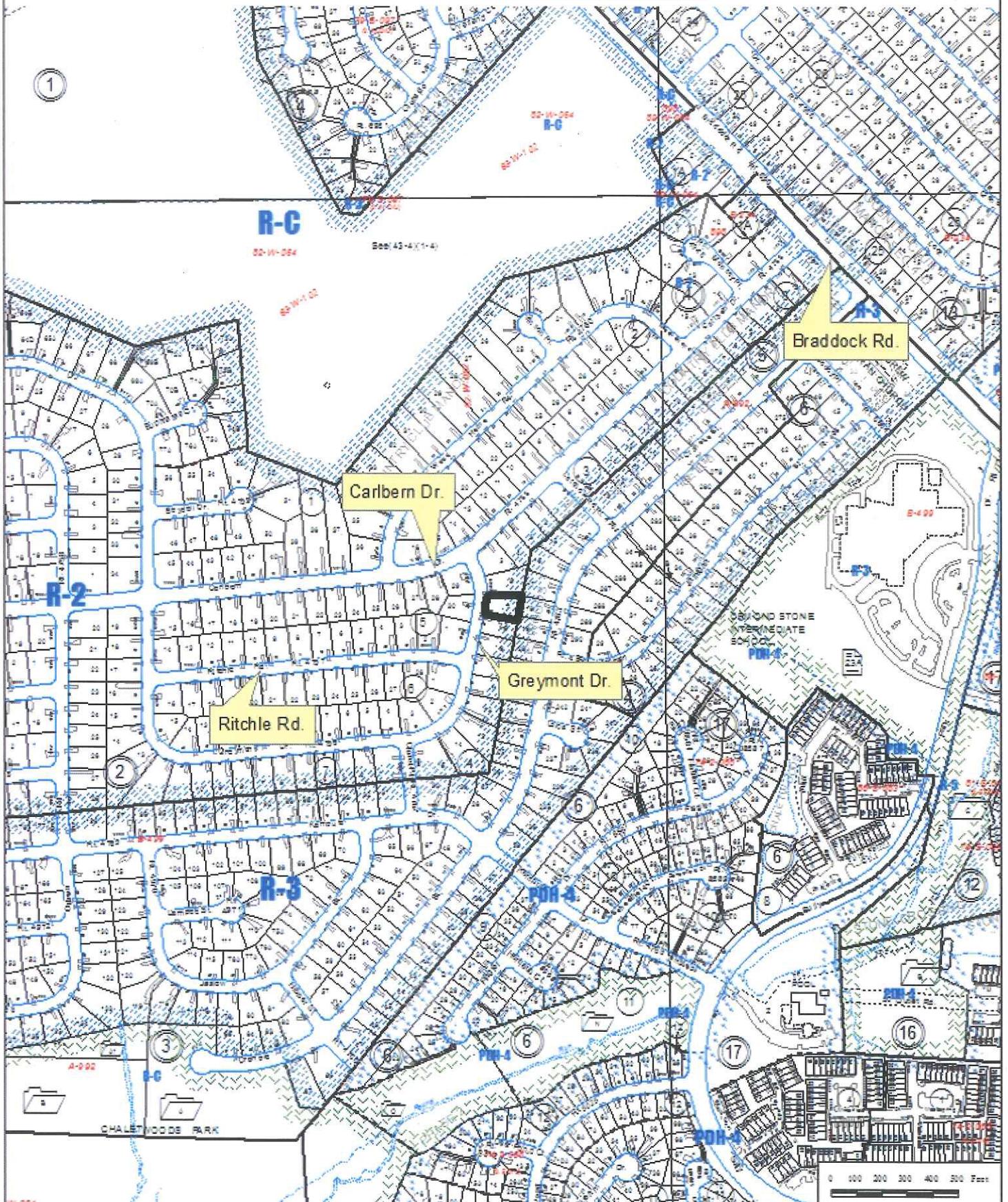


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

**Special Permit**  
**SP 2014-SU-018**  
**NATALIA REBECA QUIROZ GONZALEZ**

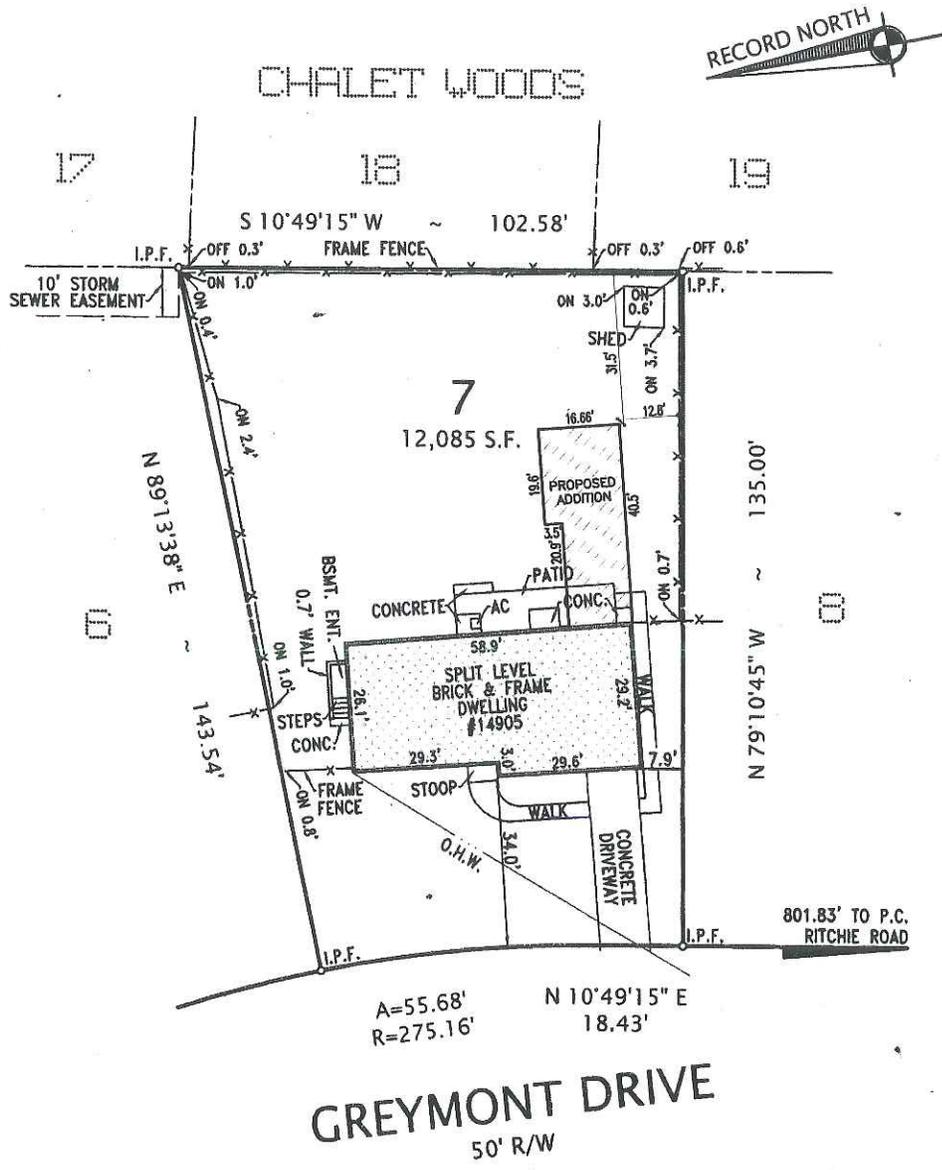


**Special Permit**  
**SP 2014-SU-018**  
**NATALIA REBECA QUIROZ GONZALEZ**



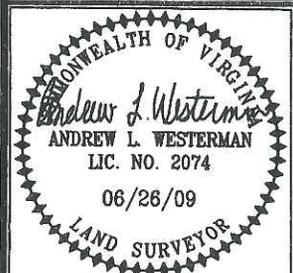
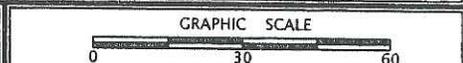
COPYRIGHT BY ALEXANDRIA SURVEYS INTERNATIONAL, LLC THE INFORMATION CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION IN WRITING FROM THE COPYRIGHT OWNER.

NOTE: FENCES ARE CHAIN LINK UNLESS NOTED.



PLAT  
 SHOWING HOUSE LOCATION ON  
 LOT 7 BLOCK 4 SECTION 2  
**COUNTRY CLUB MANOR**  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1" = 30' JUNE 24, 2009

CASE NAME: CARILLO ~ QUIROZ/GONZALEZ



BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET, BOUNDARY SURVEY NOT PERFORMED. PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.

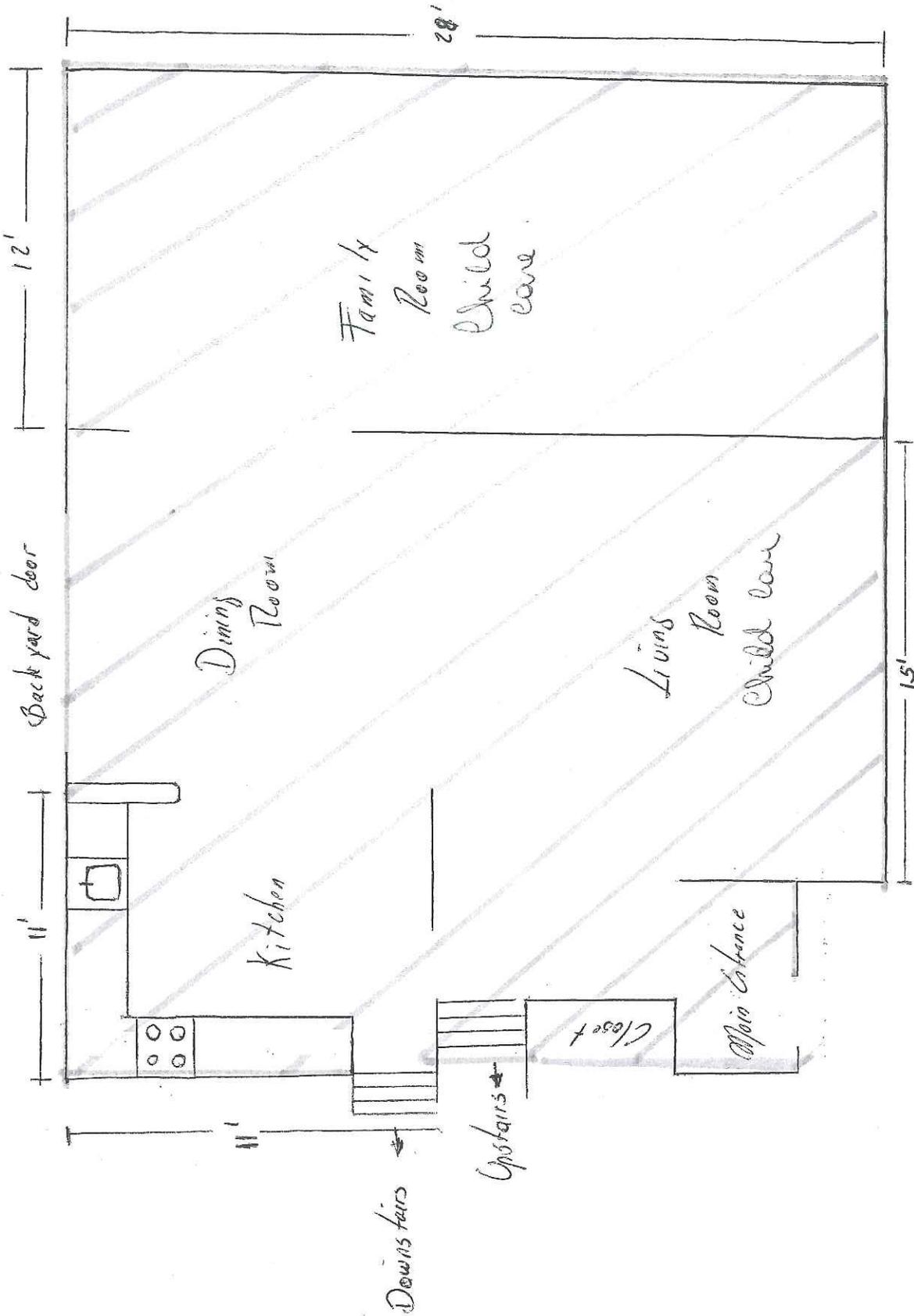
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY, AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

REQUESTED BY: U.S. TITLES

**ALEXANDRIA SURVEYS**  
 INTERNATIONAL, LLC  
 6210 NORTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22303  
 TEL. NO. 703-660-6615 FAX NO. 703-768-7764

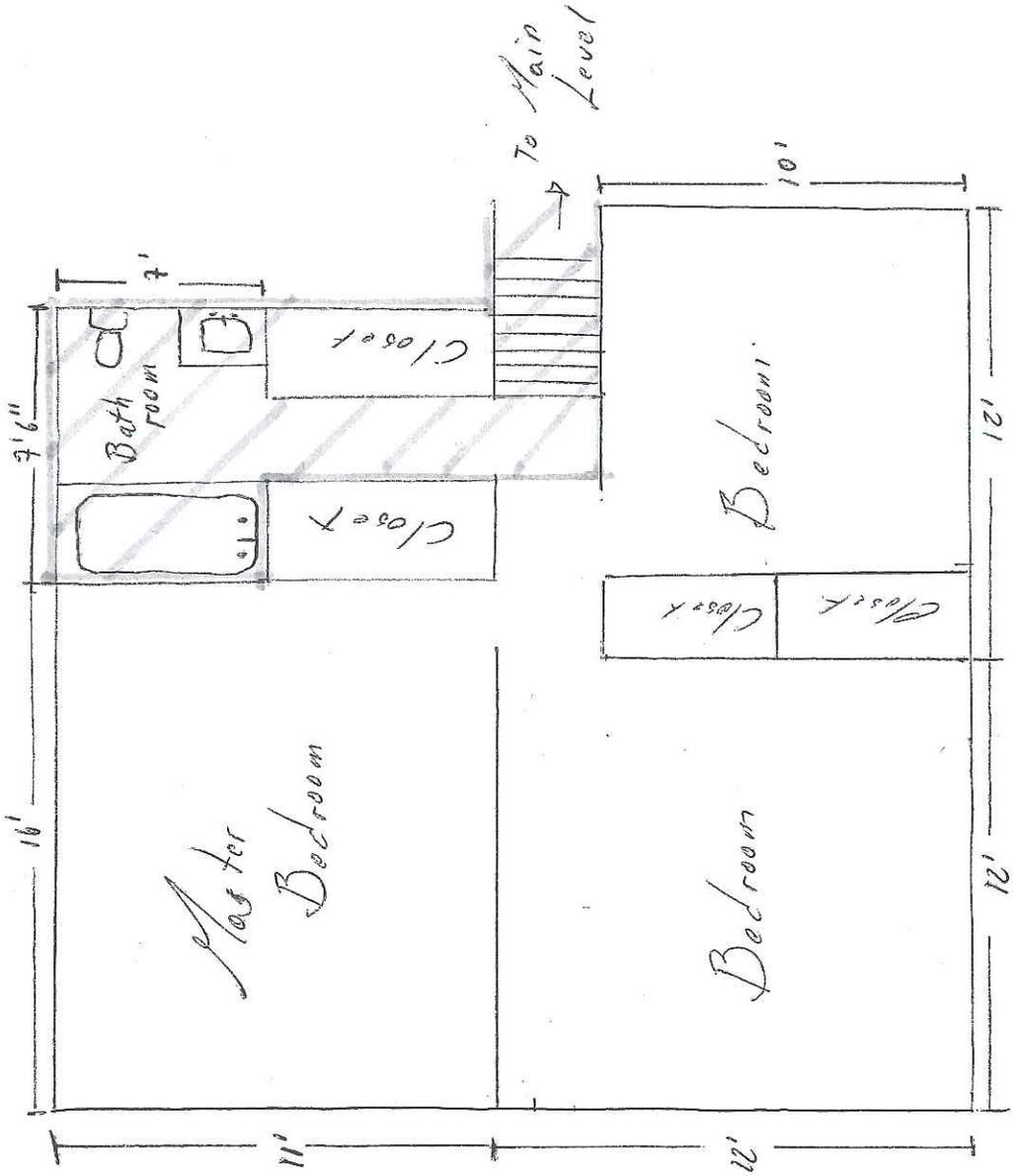
Rooms used for  
Home Child care Facility.

Main level

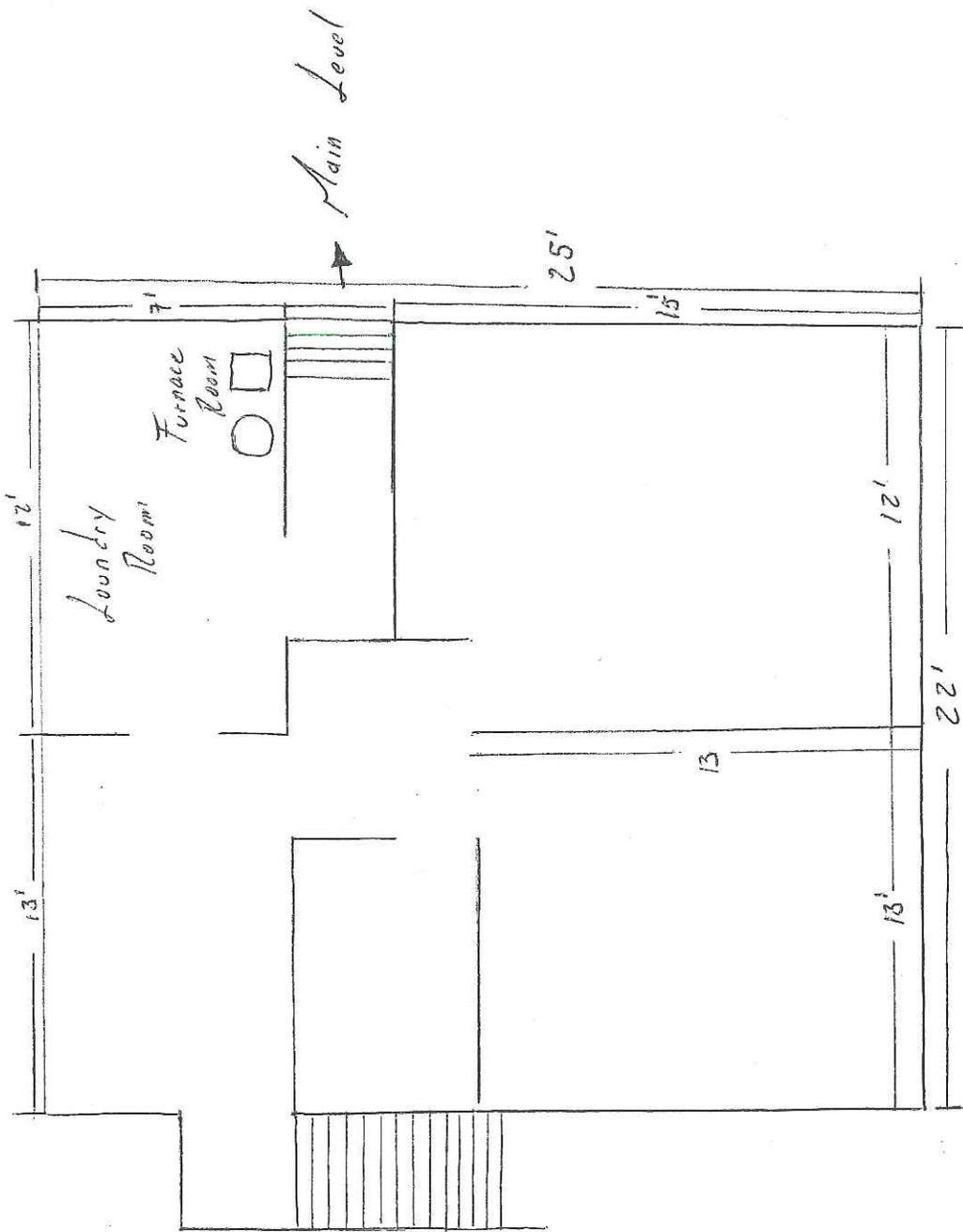


Area used for daycare 936 sq  
HOUSE SQ. FOOT 1,579.

Upper Level



# Basement

























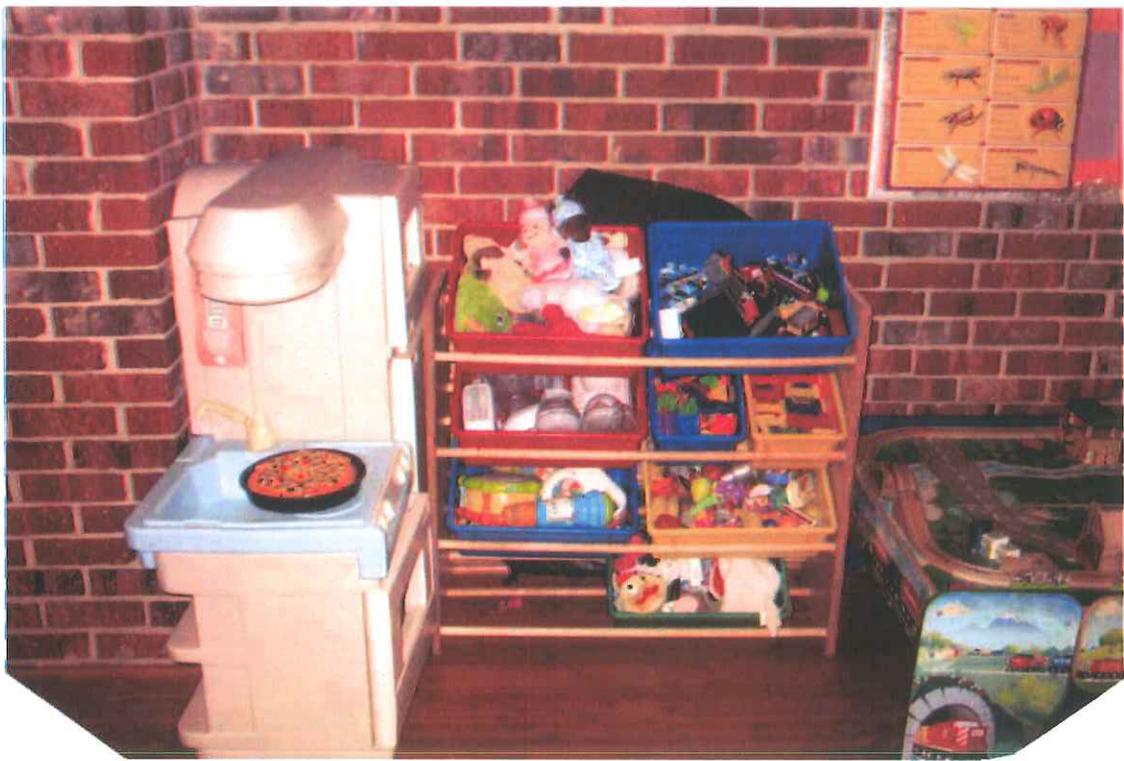


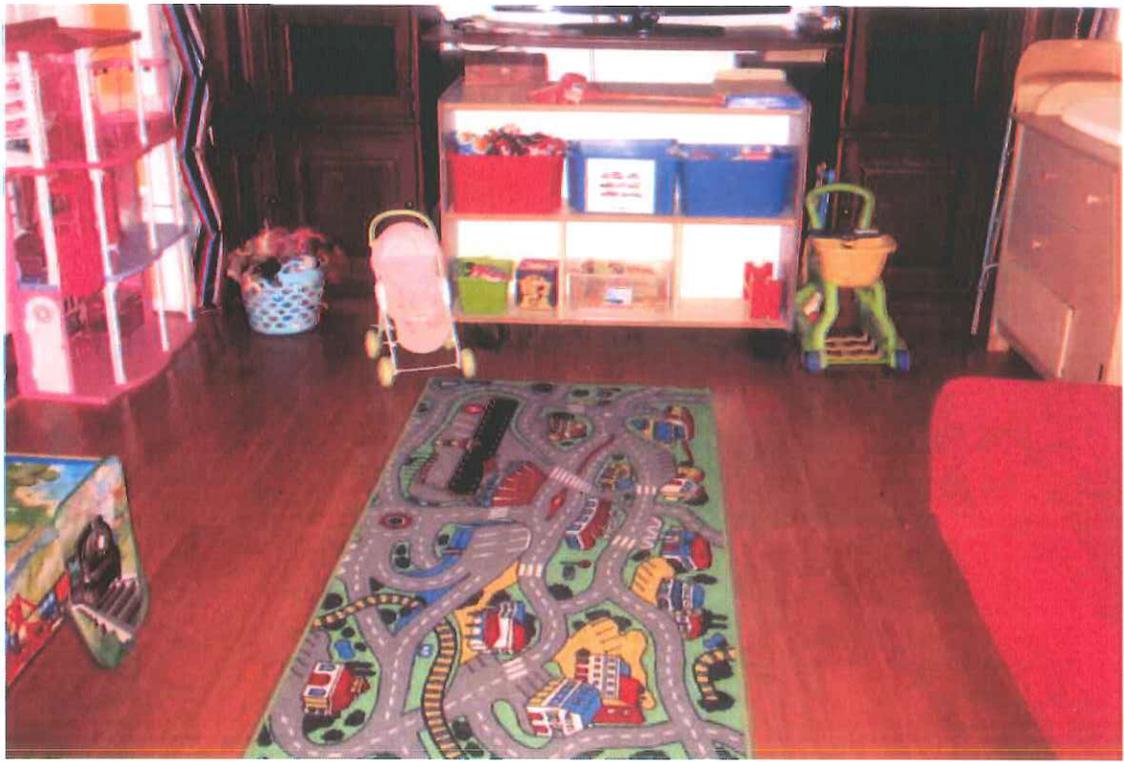






















Proposed by-right addition

DAYCARE ADDITION  
 14905 GREENMONT DRIVE  
 CENTREVILLE, VA 20120

Project Name and Address

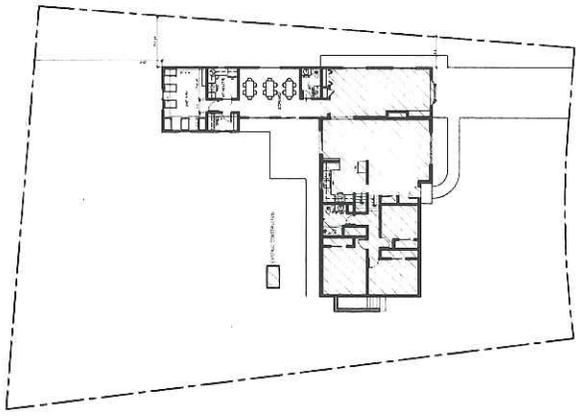
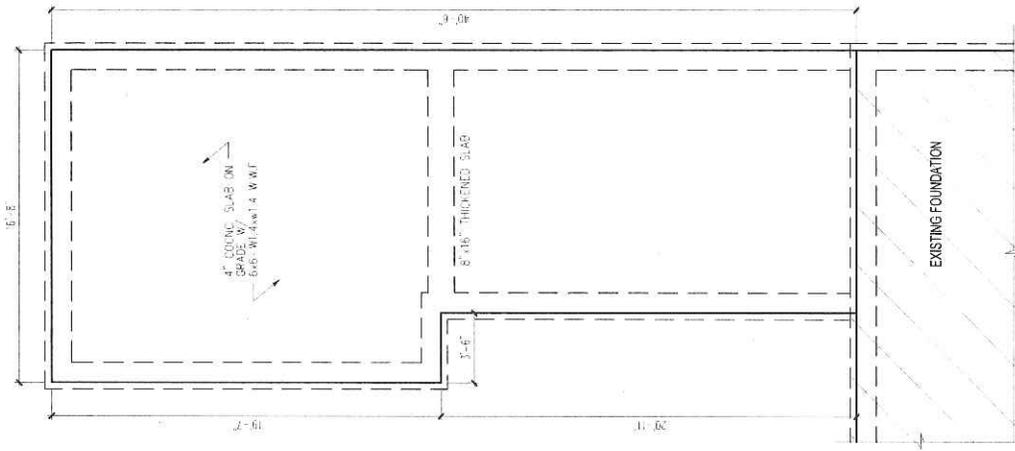
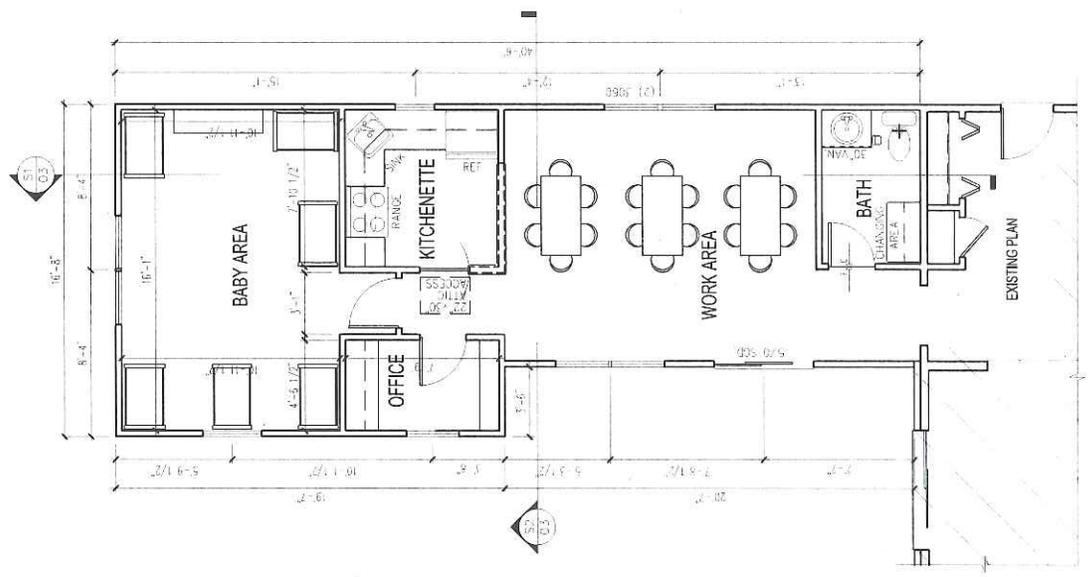
No.	Revisions/Issues	Date

Project Name and Address

Ref. Plan, Foundation & First Floor Plan

DATE: 05/01/2014  
 VAKES

01



- 01 REF. PLAN, FOUNDATION & FIRST FLOOR PLAN
- 02 ELEVATION
- 03 SECTIONS
- 04 ROOF FRAMING & ELECTRICAL PLAN

INDEX

DAYCARE ADDITION  
14905 GREYMONT DRIVE  
CENTREVILLE, VA 20120

Project Name and Address

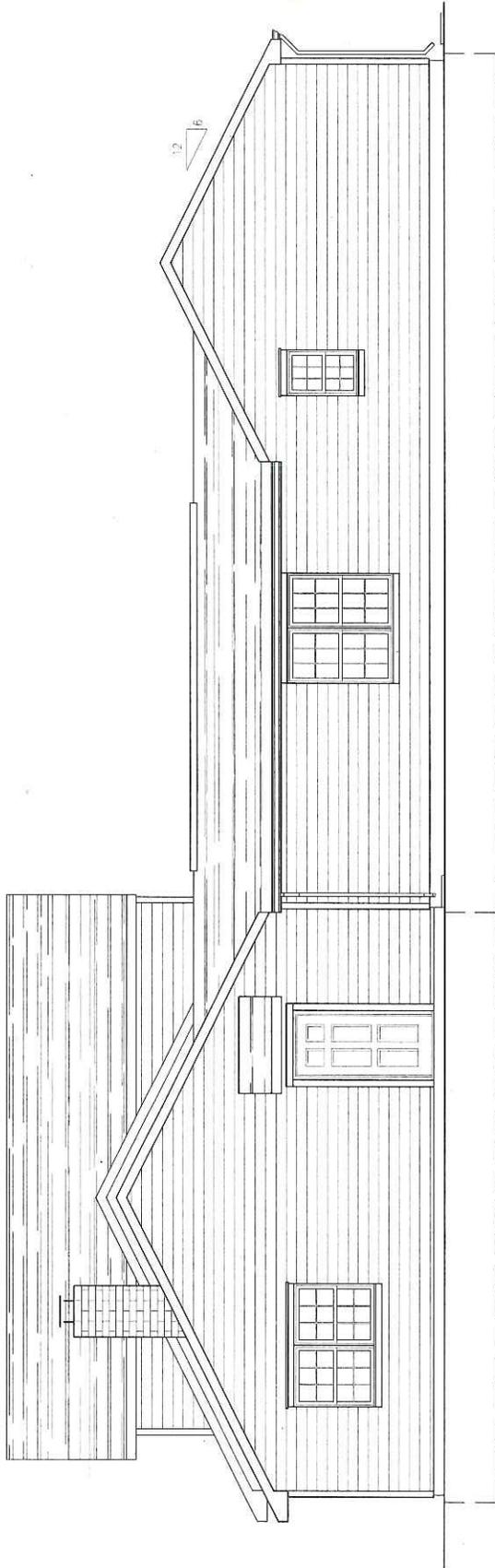
Revision No.	Revisory Name	Date

Per State and Address

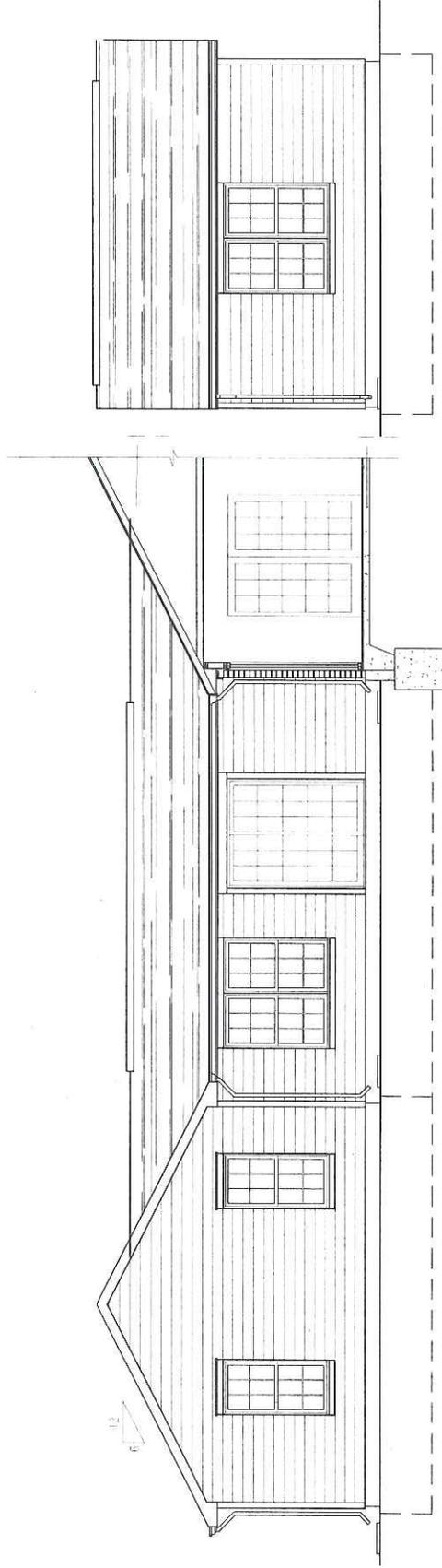
Elevations

DC00 / 2014  
VARIES

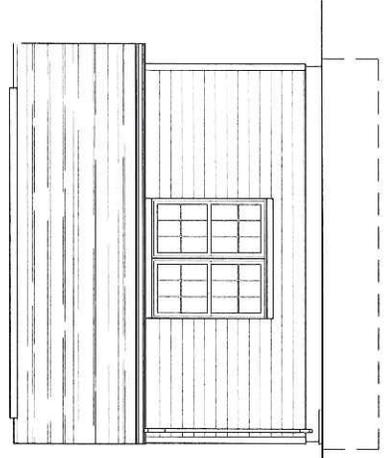
02



A RIGHT SIDE ELEVATION  
02 1/4" = 1'-0"



B LEFT SIDE ELEVATION  
02 1/4" = 1'-0"



C REAR ELEVATION  
02 1/4" = 1'-0"

DAYCARE ADDITION  
 14905 GREENMONT DRIVE  
 CENTREVILLE, VA 20120

Project Name and Address

No.	Revisions/Notes	Date

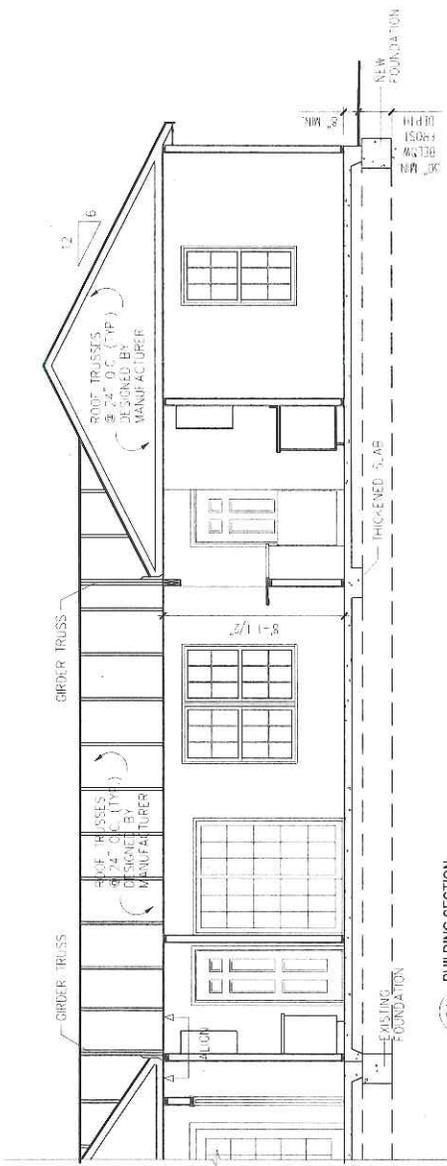
File Name and Address

Scale  
 Sections

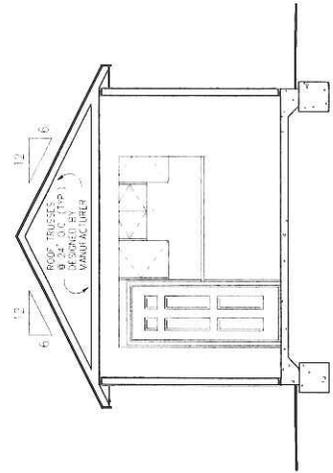
Date  
 06/01/2014

Author  
 VARIES

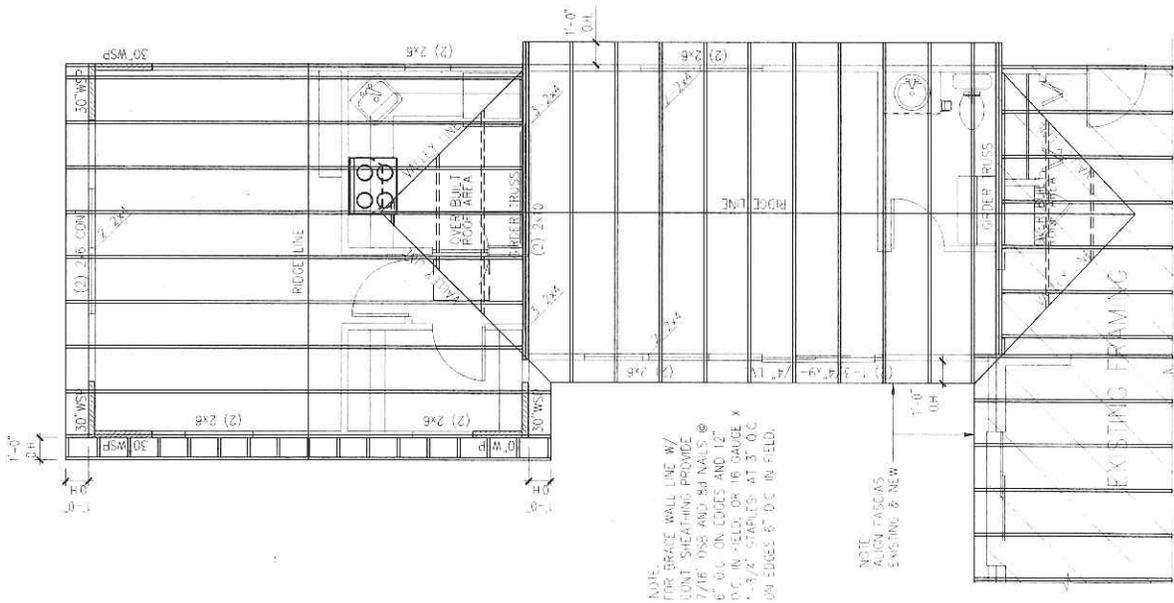
Sheet  
 03



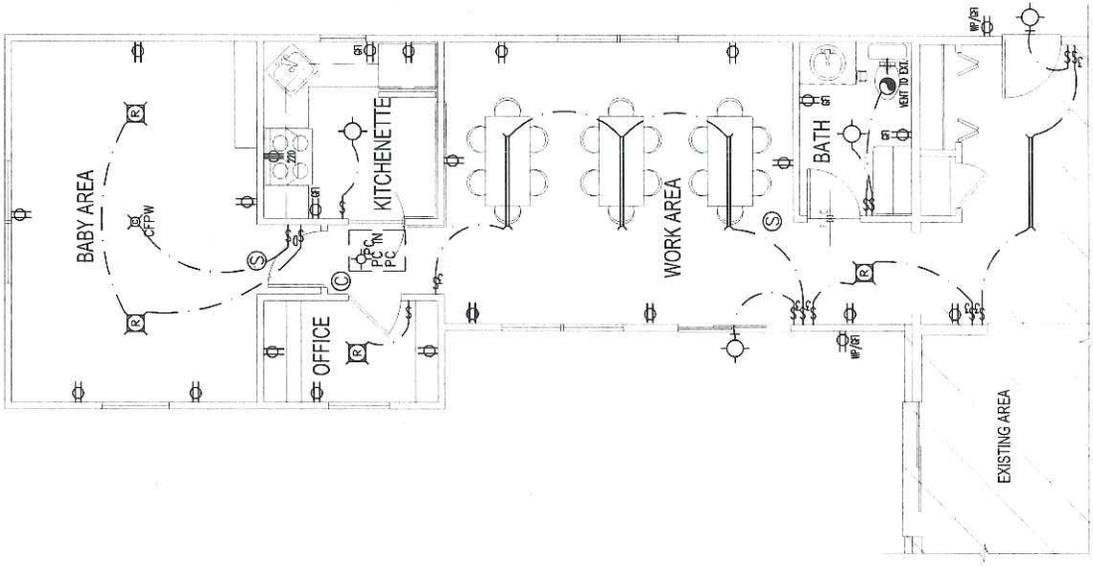
S1 BUILDING SECTION  
 1/4" = 1'-0"



S2 BUILDING SECTION  
 1/4" = 1'-0"



1 ROOF FRAMING PLAN  
 04 / 1/4" = 1'-0"



2 ELECTRICAL PLAN  
 04 / 1/4" = 1'-0"

**ELECTRICAL SYMBOLS**

⊕	COMPENSATE OUTLET SET 12" AFF. WALL
⊕	COMPENSATE OUTLET - 12" AFF.
⊕	CONV. OUTLET - HOOKED HOLD IN BOX/COVER
⊕	CONV. OUTLET - 220 VOLT
⊕	CONV. OUTLET - 1/2 SWITCHED 12" AFF.
⊕	CONV. OUTLET - WATER PROOF - CRAD FAN/T INT/BAPT
⊕	SWITCH 1-2-WAY
⊕	4-WAY, SET 30" AFF. WALL
⊕	SWITCH DIM
⊕	LIGHT FIXTURE
⊕	LIGHT FIXTURE
⊕	RECESSED LIGHT FIXTURE
⊕	PULL DOWN LIGHT
⊕	ELEC. METER
⊕	GAS METER
⊕	TELEPHONE OUTLET + 12" AFF.
⊕	1X OUTLET + 12" AFF.
⊕	EXT. SECURITY LIGHTS
⊕	SMOKE DETECTOR
⊕	CARBON MONOXIDE DETECTOR
⊕	EXHAUST FAN
⊕	EXHAUST FAN / LIGHT COMBO
⊕	FAN / LIGHT COMBO FAN TO EXT
⊕	ELECTRIC PANEL
⊕	OPT. DWS FAN OUTLET PROVIDE BRACING
⊕	OUTLET FOR D.C. FOR PRE-WIRE PROVIDE BRACING
⊕	FLUORESCENT LIGHT

Project Name and Address

DAYCARE ADDITION  
 14905 GREENMONT DRIVE  
 CENTREVILLE, VA 20120

No.	Revison/Name	Date

File Name and Address

ROOF FRAMING  
 & ELECTRICAL PLAN

0600 / 2014  
 VARIES

04

## 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, "Plat, Showing House Location on Lot 7, Block 4, Section 2, Country Club Manor," prepared by Andrew L. Westerman, L.S, of Alexandria Surveys, dated June 26, 2009, 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 split level single family detached dwelling. A stoop, walkway and concrete driveway are located to the west of the dwelling. A walkway extends from the driveway through the southern side yard and ends at a concrete patio located to the east of the dwelling. A 8.0 foot high shed and playset are located to the east of the home on the subject property. A frame fence encloses the rear yard. A basement entrance with steps is located to the north of the dwelling. The property is relatively flat and contains mature trees to the east of the dwelling.

The subject property and surrounding properties are zoned R-2 and developed with single family detached dwellings and cluster subdivision regulations.



## BACKGROUND

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1967, and purchased by the applicant's husband in 2009.

A variance application, V-90-76, was approved for the reduction of minimum side yards to permit the construction of an addition 8 feet from the property line for a total side yards of 22.6 feet (when a minimum of 24 feet is required) (Appendix 4).

A building permit was approved on August 16, 1976 for the construction of a 624 square foot family room addition on the south side of the dwelling. (Appendix 5) This area is currently used for the home child care.

A home child care state license inspection for for Fire Prevention Code for was conducted and approved on September 23, 2010 (Appendix 6).

After a site inspection by the Zoning Inspection Branch of the Department of Planning and Zoning, three violations were found and submitted as complaints to the Department of Code Compliance. The complaints included fire code violations, multiple occupancy and inadequate emergency egress in the basement (Appendix 7).

A building permit was issued on April 28, 2014 for demolition of a second kitchen in the basement to include capping off of plumbing and electric connections. The Department of Code Compliance staff verified the completion of this building permit work and the resolution of the complaints above on May 7, 2014 (Appendix 8).

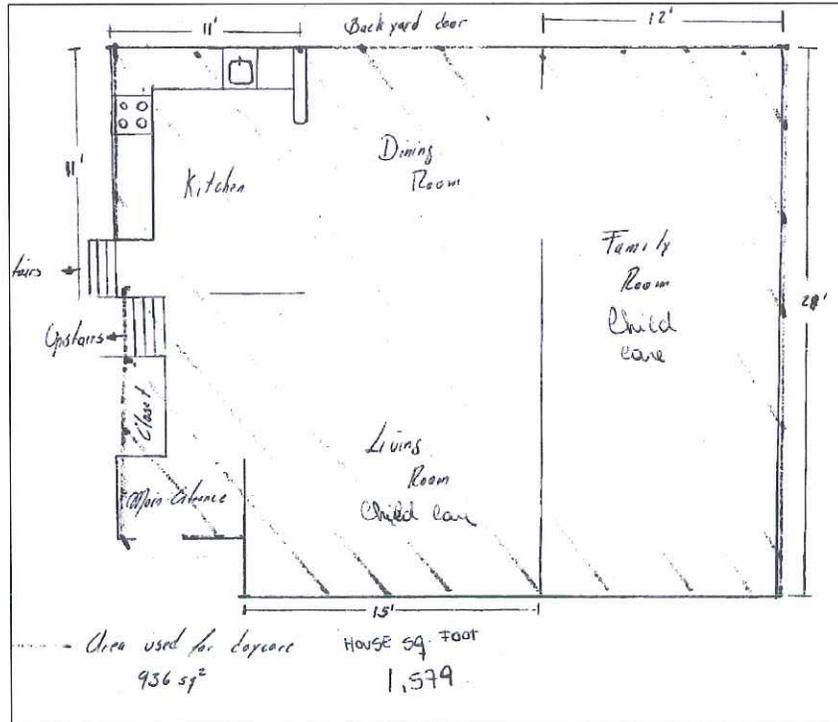
Records indicate that no other special permit or variance applications relating to a home child care have been heard by the Board of Zoning Appeals (BZA) in the surrounding area.

## **DESCRIPTION OF THE PROPOSED USE**

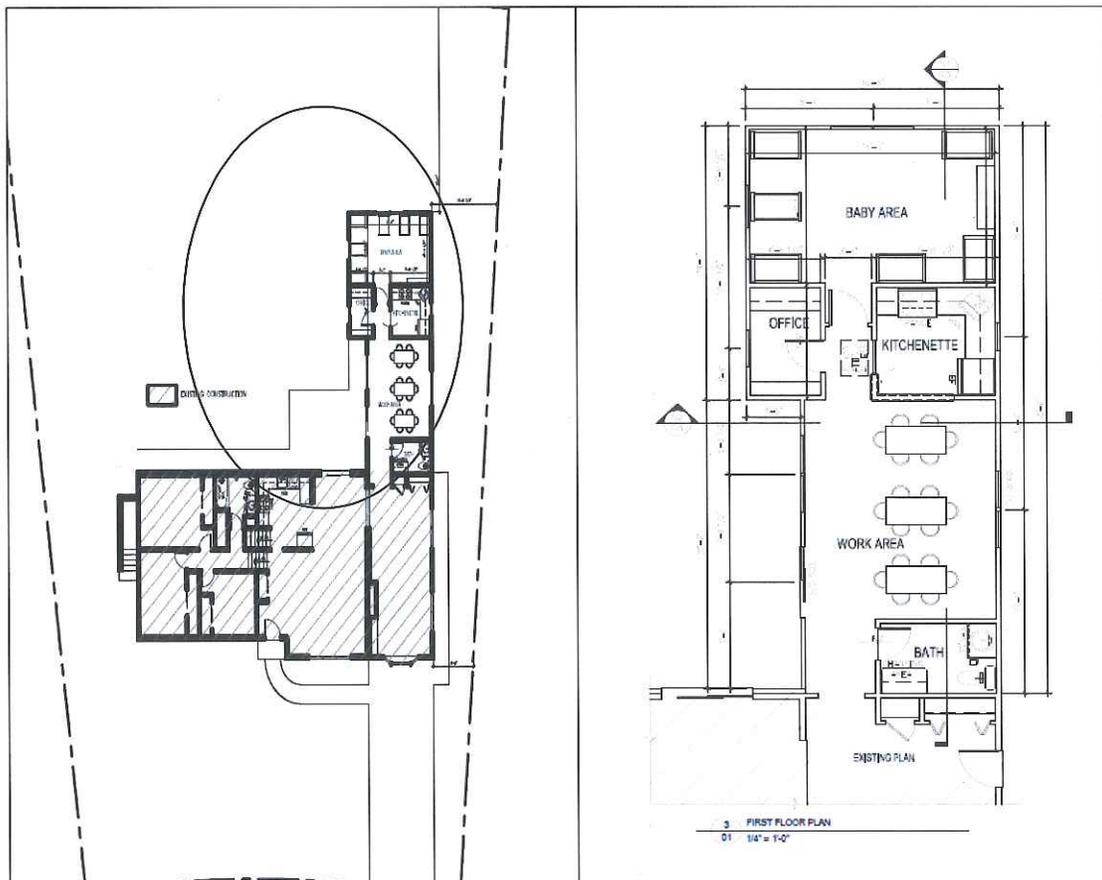
The applicant is requesting approval of a special permit for a home child care facility for up to 12 children on-site at any one time between the hours of 6:30 a.m. and 8:00 p.m., Monday through Friday. The children arrive between 6:30 a.m. and 3:30 a.m. and depart between 3:00 p.m. and 7:30p.m. There are two assistants, one full time assistant and one part-time assistant.

The applicant holds a current Family Day Home License, approved for one year and valid through January 25, 2015, from the Commonwealth of Virginia, Department of Social Services. The license permits a capacity of 12 children, birth through 13 years of age (Appendix 9).

The home child care facility is operated on the main level of the dwelling which includes a family room, dining room, living room and a kitchen. A wood frame fence encloses the rear yard within which is an outdoor play area, as shown on the special permit plat. Pictures provided by the applicant show toys and playground equipment located in this area.



The applicant proposes to construct a by-right addition on the east side of the dwelling. This area will also be used as a portion of the daycare and will include a baby area, work area, office bathroom and a kitchenette (second kitchen). However, the second kitchen will need to be removed upon the discontinuance of the proposed use, for which a development condition has been included. Please see the layout below.



## **ANALYSIS**

### **Comprehensive Plan Provisions**

**Plan Area:** Area III, Braddock Planning District  
**Planning Sector:** Flatlick Community Planning Sector (BR 03)  
**Plan Map:** Residential, 2-3 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 11. Subject to development conditions, this special permit must meet these standards.

### **On-site Parking and Site Circulation**

The parents and children use the main doorway of the dwelling to enter the home child care. Vehicular access to the site is provided from Greymont Drive.

The existing driveway appears to be able to accommodate two vehicles, and there is limited on-street parking. Currently the applicant parks one car in the driveway. Staff has asked the applicant to remove her car from the driveway and use it as a pick-up and drop-off area for the children during business hours. Additionally staff has requested that any family cars shall be parked on the street during operating hours of the home child care. This issue has been addressed in the development conditions contained in Appendix 1.

The applicant currently has two assistants, one who is full time and one who is part time. Both the assistants park down the street and away from the property.

Two off street parking spaces are required for the single family dwelling and these are contained in the driveway. Staff believes sufficient parking exists in the driveway to accommodate the pick-up and drop-off of children for the home child care use as outlined in the development conditions in Appendix 1.

### **Zoning Inspection Analysis**

During the inspection of the home child care on April 7, 2014, staff found a number of concerns on the property, including zoning issues of a second dwelling (with kitchen) in the basement, multiple occupancy, improper egress and numerous other health and safety building concerns. For a complete list of violations please refer to Appendix 10 of this staff report. The applicant was made aware of these zoning violations. According to the Department of Code Compliance (DCC) and their site visit conducted on May 7, 2014, the applicant has moved the renters out of the basement and capped off the gas

and electricity in the second kitchen. Additionally DCC inspected the outstanding zoning concerns and property maintenance issues to assure that they were satisfied by the homeowner. The remaining 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-SU-018 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. Variance Application, V-90-76, Approval by the BZA on June 8, 1976
5. Building Permit for addition approved August 16, 1976
6. Record of State License Inspection for Fire Code for the Home Day Care
7. Complaints issued after site inspection on April 9, 2014
8. Building Permit for demolition of second kitchen in basement dated April 28, 2014
9. Home Child Care State License
10. Zoning Inspections Branch Report dated April 7, 2014
11. Applicable Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SP 2014-SU-018****July 9, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-SU-018 located at Tax Map 53-2 ((2)) (4) 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, Natalia Rebeca Quiroz Gonzalez d/b/a Caterpillar Club House Home, and is not transferable without further action of the Board, is for the location indicated on the application, 14905 Greymont Drive, 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, "Plat Showing House Location on Lot 7, Block 4, Section 2, Country Club Manor," prepared by Ander L. Westerman, L.S, of Alexandria Surveys, dated June 24, 2009, 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 8:00 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 shall be two.
8. Pick-up and drop-off of children shall take place in the driveway and the applicant shall park all family cars in on-street parking during the operating hours of the home child care.

9. A minimum of two parking spaces shall be provided on the subject parcel, within areas of existing paving.
10. There shall be no signage associated with the home child care facility.
11. 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.
12. Upon the discontinuance of the proposed home child care use, the second kitchen in the proposed addition shall be removed.

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-SU-018  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 06/24/2014  
(enter date affidavit is notarized)

122753a

I, Natalia R. Quiroz Gonzalez, d/b/a The Caterpillar Home Daycare, 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 <b>BOLD</b> above)
Natalia Rebeca Quiroz Gonzalez also know of record as Natalia R Gonzalez d/b/a The Caterpillar Home Daycare	14905 Greymont Dr Centreville, VA 20120	<b>Applicant / Title Owner</b>
Daniel Gonzalo Quiroz Llano, also know of record as Daniel G. Quiroz	14905 Greymont Dr Centreville, VA 20120	<b>Title Owner</b>

(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): SP 2014- SU-018  
(county-assigned application number(s), to be entered by County Staff)

Page Two

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

122153a

DATE: 06/24/2014  
(enter date affidavit is notarized)

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

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

**CORPORATION INFORMATION**

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

**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)

(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-SU-018  
(county-assigned application number(s), to be entered by County Staff)

Page Three

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 06/24/2014  
(enter date affidavit is notarized)

122753a

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**)

(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): SP 2014- SA- 018  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 06/24/2014  
(enter date affidavit is notarized)

122753 a

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

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

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

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)  
None

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): SP 2014-SU-018  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

122153a

DATE: 06/24/2014  
(enter date affidavit is notarized)

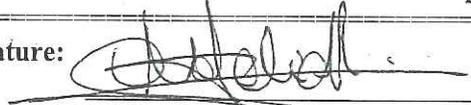
3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)  
None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

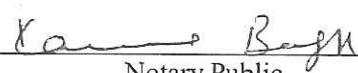
(check if applicable)  There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:   
(check one)  Applicant  Applicant's Authorized Agent

NATALIE DEBEZA QUINONES GONZALEZ  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 24<sup>th</sup> day of June 2014, in the State/Comm. of VA., County/City of Fairfax.

  
Notary Public

My commission expires: **KAMNA BAGGA**  
**NOTARY PUBLIC**  
**COMMONWEALTH OF VIRGINIA**  
**REG. 295843**  
**MY COMMISSION**  
**EXPIRE: OCTOBER 31, 2018**

Natalia Rebeca Quiroz Gonzalez

The Caterpillar Home Daycare

14905 Greymont Dr

Centreville VA 20120

571-278-6360

To whom it may concern:

I, Natalia Rebeca Quiroz Gonzalez, owner of The Caterpillar Home Daycare would like to apply for an special permit for my home daycare located at address above, the maximum number of children at one time in the daycare will be 12, my hours of operation are Monday thru Friday from 06:30 AM until 8:00 PM, there will be one full time assistant and a part time assistant. The current arriving hours for the kids are as follow:

2 children from same parent arriving at 6:30 AM and leaving at 3:30 PM

1 child arriving at 07:30 AM and leaving at 3:30 PM

1 child arriving at 8:15 AM and leaving at 4:15 PM

1 child Arriving at 9:00 AM and leaving at 3:00 PM

3 children arriving at 3:30 PM and leaving at 7:00 PM

3 children from same parent arriving at 8:00 AM and leaving at 7:30 PM

1 child arriving at 10:00 and leaving at 6:00 PM

Home is not located on a main street and traffic is very light, there is plenty of parking on the street and space on the driveway, we never had problems obstructing traffic while dropping off or picking up children.

All the children we take care off come from the Centreville area.

There are no hazardous or toxic substances inside the house, there are some cleaning supplies and a one gallon container of gasoline used for the lawn mower in the outdoor shed, the outdoor shed is always closed with a lock pad.

This property conforms to the provisions of all applicable ordinances, regulations and adopted standards.

Page 264, June 8, 1976

11:40 - THOMAS P. MESSIER appl. under Sect. 30-6.6 of the Ord. to permit addition closer to side property line than allowed by Ord. (8' total of 22.6', 8' total of 24' required); 14905 Greymont Drive, 53-2((2))(4)7, (12,085 sq. ft.), Springfield Dist., (R-17C), V-90-76.

(The hearing began at 11:52 a.m.)

Mr. Messier submitted notices to property owners to the Board. Those notices were in order.

Mr. Messier's main justification was that the lot is wider in the back than it is in the front. The variance is only needed on the front portion of the addition. They cannot built in the back of the house, however, because the main drainage of the lot is just to the rear of the house and if they were to build in the rear, it would cut this main drain and cause a small lake in the back of the house. There is a pool further to the rear of the lot. The construction of the pool did not affect the drainage.

Mr. Messier stated that this addition would be constructed of similar materials and architecture as the existing structure. He stated that he had owned the house for eight years. He is the original owner of the house.

In answer to Mr. Smith's question, Mr. Messier stated that he could not cut the width of the addition down because the interior of the room is now only slightly over 11 feet and the length (interior) is 27'. That is more than a 2 to 1 ratio. In addition, the fireplace chimney sticks out into this addition, further cutting it down.

There was no one to speak in favor or in opposition.

---

RESOLUTION

In application V-90-76 by Thomas P. Messier under Section 30-6.6 of the Zoning Ordinance to permit construction of addition (recreation room) closer to side property line than allowed by the Ord. (8' total of 22.6', 8' total of 24' required), 14905 Greymont Drive, 53-2((2))(4)7, County of Fairfax, Mr. Durrer moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all-applicable State and County Codes and in accordance with the by-laws of the Fairfax County Board of Zoning Appeals, and

WHEREAS, following proper notice to the public by advertisement in a local newspaper, posting of the property, letters to contiguous and nearby property owners, and a public hearing by the Board held on June 8, 1976, and

WHEREAS, the Board has made the following findings of fact:

1. That the owner of the property is the applicant.
2. That the present zoning is R-17 Cluster.
3. That the area of the lot is 12,085 sq. ft.

AND, WHEREAS, the Board has reached the following conclusions of law:

That the applicant has satisfied the Board that physical conditions exist which under a strict interpretation of the Zoning Ordinance would result in practical difficulty or unnecessary hardship that would deprive the user of the reasonable use of the land and/or buildings involved:

- (a) exceptionally narrow lot.

NOW, THEREFORE, BE IT RESOLVED, that the subject application be and the same is hereby granted with the following limitations:

1. This approval is granted for the location and the specific structure indicated in the plats included with this application only, and is not transferable to other land or to other structures on the same land.
2. This variance shall expire one year from this date unless construction has started or unless renewed by action of this Board prior to date of expiration.

FURTHERMORE, the applicant should be aware that this action does not constitute exemption from the requirements of this County. The applicant shall be responsible for fulfilling his obligation to obtain building permits and the like through the established procedures.

Mr. Barnes seconded the motion. The motion passed 4 to 0. Mr. Smith abstained.

---

PROPOSED ADDITION  
 LOT 7 BLOCK 4  
 SECTION 2

**COUNTRY CLUB MANOR**

SPRINGFIELD DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

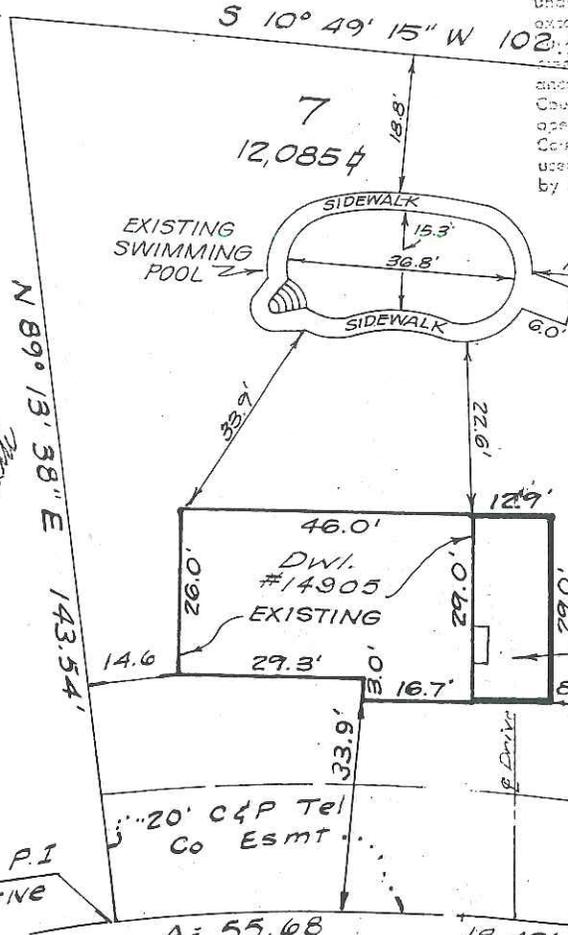
Braddock Corp

NOTICE REQUIRED

Contractors shall notify operators who maintain underground utility lines in the area of proposed excavation or blasting, at least two working days, more than ten working days prior to commencement of excavation or demolition in accordance with Section 11-2 of Chapter 57 of the Fairfax County Code. Names and telephone numbers of the operators of underground utility lines in Fairfax County appear below. These notices may also be used to serve advance notice as required by Section 11-2 of Chapter 57 of the Code.

THIS APPLICATION APPROVED BY  
 ACTION OF THE BOARD OF ZONING APPEALS  
 ON 6-8-76  
 DATE

ZONING ADMINISTRATOR  
 6  
 J. J. [Signature]  
 B-17  
 [Signature]



- Columbia Gas Pipeline Co. 719-2113
- Atlantic Pipeline Co. 790-3530
- Gas Pipeline Co. 273-5525
- Commonwealth Tel. Co. (703) 570-3118
- Fairfax County Electric Co-op. (703) 777-1041
- Fairfax County Water Service 8 (703) 552-0800
- City Water Service 273-7900
- Town of Vienna Water Service 938-6007 ex 241
- Town of Herndon D/W 437-1000
- Weston Gas Light Co.
- Tri-County Gas Pipeline Co.
- Chesapeake & Pot. Tel. Co.
- Val. Sp. & Power Co.
- Fairfax Co. Water Authority
- Fairfax Co. San. Sewer Div.
- Prin. William Ele. Co-op.
- Columbia Gas of Va.
- Atli. Co.

MISS UTILITY  
 (301) 539-0100

Approved for proposed location of building as shown. Final approval subject to wall check.

**GREYMONT DRIVE**  
 (50' Wide)

Date: AUG 16 1976

[Signature]  
 Zoning Administrator

APPROVED  
 DIVISION OF DESIGN REVIEW

8-16-76 BY [Signature]  
 DATE DIV. DIRECTOR OR HIS AGENT

SWIMMING POOL ADDED 2-17-76

CERTIFIED CORRECT: Herman L. Courson CERTIFIED LAND SURVEYOR FEBRUARY 12, 1976	SPRINGFIELD ASSOCIATES SPRINGFIELD, VIRGINIA	SCALE 1" = 30'	DATE 10-12-67
		DRAWN BY: MBK	CK'D. BY: CR
		JOB No. VaF 368	FIELD BK. 320

COUNTY OF FAIRFAX, VIRGINIA  
DEPARTMENT OF  
ENVIRONMENTAL MANAGEMENT  
Application for Building Permit

APPLICATION NO. 760830791  
DATE 19 PERMIT NO.

APPENDIX 5

MAP REFERENCE			
Plot Number	Subd. Doa.	Blk. or Sec.	Parcel or lot
<u>5114</u>	<u>2</u>	<u>4</u>	<u>71</u>

To: BUILD  ALTER OR REPAIR  ADD TO  DEMOLISH  MOVE

**JOB LOCATION**  
Street: 14905 GREENWOOD DR  
Lot No. 7 Block 4 Section 2  
Subdivision: COUNTRY CLUB MANOR

**OWNER**  
Corp. Name: TUM MESSIER  
Name (Rep. Agent):  
Address: 14905 GREENWOOD DR  
City: FAIRFAXVILLE 030-8173  
Telephone Number

**ARCHITECT ENGINEER**  
Name:  
Address:  
City: State Reg. No.

**CONTRACTOR**  
Name: S K CONSTRUCTION  
Address: 13629 LISWAS CT  
City: WINDSOR, MD  
County Reg. # 2226 State Reg. #

**DESCRIPTION**  
For: ADDITION - FAMILY ROOM

No. of Bldgs. 1 Est. Const. Cost \$ 5720.00  
No. of Units \_\_\_\_\_ No. of Stories \_\_\_\_\_  
No. of Kitchens \_\_\_\_\_ Penthouse \_\_\_\_\_  
No. of Baths \_\_\_\_\_ Ht. of Bldg. \_\_\_\_\_ ft.  
No. of Rooms \_\_\_\_\_ Bldg. Area \_\_\_\_\_ sq. ft.  
(Exclude Kit. & Bath)  
Basement  Slab  Crawl  Soil: Solid  Fill

Fig: Concrete  Pile  Caisson   
Ext. Walls: Wood  Metal  Brick  HARD BOARDS  
Int. Walls: Plaster  Dry wall  Panel   
Roof: Flat  Pitch  Shed   
Roofing: Built-up  Shingle  Roll

Heat: Oil  Gas  Electric   
Equipment: Boiler  Furnace  Heat Pump.  Air Cond.

Sewage: Public  Community  Septic Tank  None   
Water: Public  Individual Well  None

Remarks:

I hereby certify that I have the authority to make this application, that the information given is correct, and that the use and construction shall conform to the County Health Regulations, the Building and Zoning Ordinances, and private deed restrictions, if any, which are imposed on the property.

Phone No. 891-5445 Date 8-15-76 Signature of Owner or Auth. Agent [Signature]

APPLICANT: DO NOT WRITE BELOW THIS LINE

**PLAN APPROVAL**  
Use Group of Building Res Area of Bldg. 604 @ 1.5 per Sq. Ft. \$ 16.50  
Type of Construction \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_  
Fire District 011 @ \_\_\_\_\_ \$ \_\_\_\_\_  
Date Checked 8/16 19 76 By [Signature] **TOTAL FEE** \$ \_\_\_\_\_  
Approved by Building Inspector Joseph B. [Signature]

ROUTING	OFFICE	DATE	APPROVED BY	OFFICE	DATE	APPROVED BY
	<input checked="" type="checkbox"/> Land Office	<u>8/10/76</u>	<u>[Signature]</u>	<input checked="" type="checkbox"/> Fire Marshall		
<input checked="" type="checkbox"/> Zoning Administrator	<u>8-16-76</u>	<u>[Signature]</u>	<input checked="" type="checkbox"/> Design Review	<u>8-16-76</u>	<u>[Signature]</u>	
<input type="checkbox"/> Public Works			<input checked="" type="checkbox"/> Housing & License	<u>8/16/76</u>	<u>[Signature]</u>	
<input type="checkbox"/> Health Dept.			<input checked="" type="checkbox"/> Assessments	<u>8/16/76</u>	<u>[Signature]</u>	

I hereby certify to the following statement:  
1. All materials used for work performed under this permit will be paid directly to the supplier by the property owner.  
2. All compensation will be on an hourly basis and paid by the property owner directly to the person(s) performing work under this permit.

Date \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_  
Property Owner Authorized Agent

Supervisor of Assessments [Signature]  
Property is listed in name of James Paul Messier  
Magisterial District [Signature] Deed Book Reference 3019-227  
Supervisor: James A. Patterson [Signature]

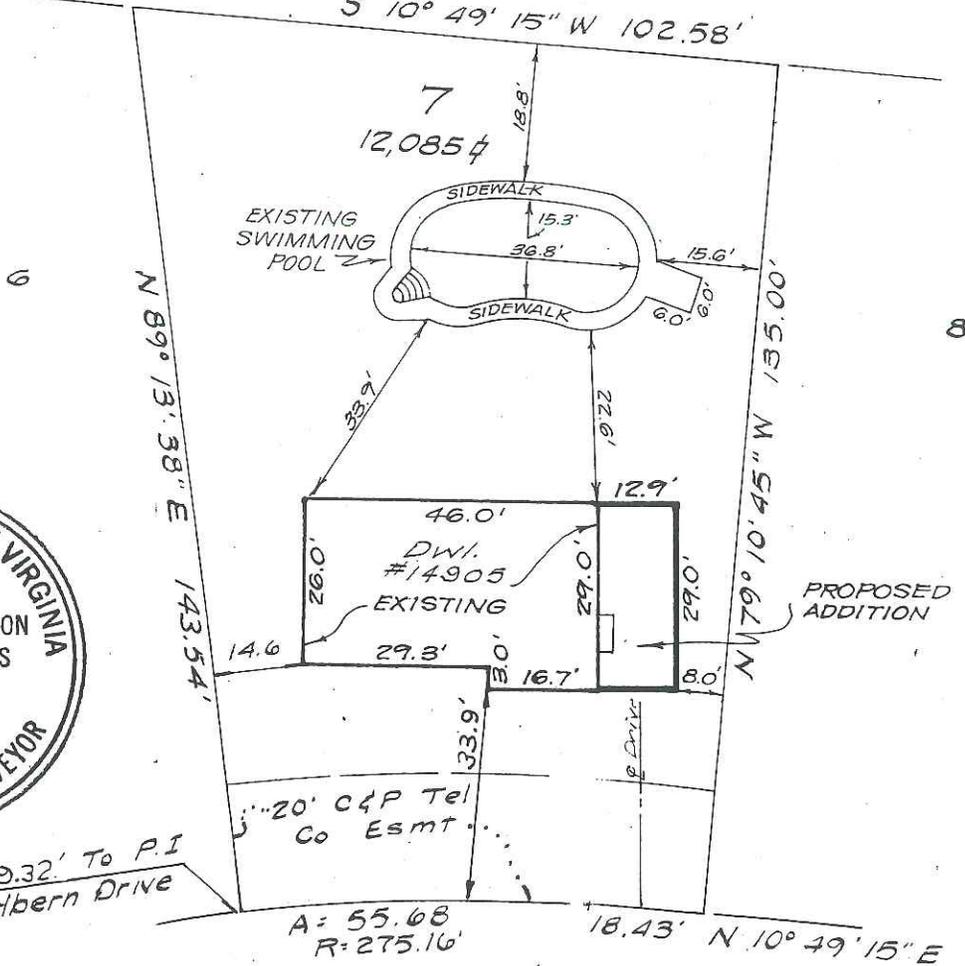
**ZONING**  
Subdivision [Signature] Lot No. \_\_\_\_\_ Block 4 Section 21 Zone R-11C  
Street Address \_\_\_\_\_  
Use of Bldg. addition to dining room Use after Alteration \_\_\_\_\_ No. Families none  
BZA 8/17/76 SITE PLAN [Signature]  
Set Back: Front [Signature] Rt. Side \_\_\_\_\_ Left Side \_\_\_\_\_ Rear \_\_\_\_\_  
Zoning Administrator

PROPOSED ADDITION  
 LOT 7 BLOCK 4  
 SECTION 2  
**COUNTRY CLUB MANOR.**

SPRINGFIELD DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

Braddock Corp.

S 10° 49' 15" W 102.58'



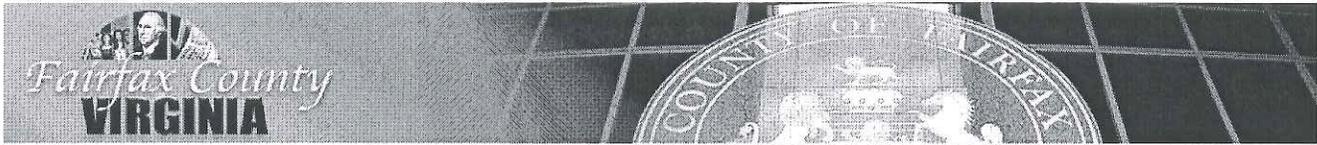
169.32' To P.I.  
 Carlbarn Drive

A = 55.68  
 R = 275.16'

**GREYMONT DRIVE**  
 (50' Wide)

SWIMMING POOL ADDED 2-17-76

CERTIFIED CORRECT <i>Herman L. Courson</i> CERTIFIED LAND SURVEYOR	SPRINGFIELD ASSOCIATES SPRINGFIELD, VIRGINIA	SCALE 1" = 30'	DATE 10-12-67
		DRAWN BY: MBK	CK'D. BY: CR
FEBRUARY 12, 1976		JOB NO. VaF 368	FIELD BK. 320 P. 45


**Land Development Information History: FIDO - FIRE PREVENT CODE PERMIT (USE) - 10435**
**Permit Information**

Permit Number:	10435	Issued Date:	2010-09-23
Permit Type:	FPCP USE - FIRE PREVENT CODE PERMIT (USE)	Tax Map:	053-2 ((02)) (04) 0007
Job Address:	014905 GREYMONT DR CENTREVILLE , VA 20120-1518	Permit Status:	Finalized
		Bldg:	Floor: Suite:
		Permit Fee:	25

**Location:**
**Subdivision:** COUNTRY CLUB MANOR

**Magisterial District:** SULLY

**Subcensus Tract:**
**AP (Tenant) Name:** CATERPILLAR CLUB HOUSE

**Work Description:** state lic

**Type of Work:** STATE LICENSE INSPECTION

**Building Use:**
**Standard:**
**Plan Number:**
**Parent Permit:**
**ISIS Permit:**
**Comments:**
**Owner Information**

Owner:	QUIROZ DANIEL G
Address:	14905 GREYMONT DR
City:	CENTREVILLE State: Zip: 20120

**Contractor Information**

Name:	CATERPILLAR CLUB HOUSE	BPOL License:
Address:	14905 GREYMONT DR	State License:

## Applicant

City: CENTREVILLE State: VA Trade Reg.:  
 Zip: 20120- 20120-

## Information

Trade Name:

Applicant: CATERPILLAR CLUB HOUSE

Address: 14905 GREYMONT DR

City: CENTREVILLE State: VA  
 Zip: 20120- 20120-

## Inspections

## Inspection - FPCP STAT - 5184614

Insp Type	Partial?	Insp Result	Comments
FPCP STAT	N	Passed	

## Reviews

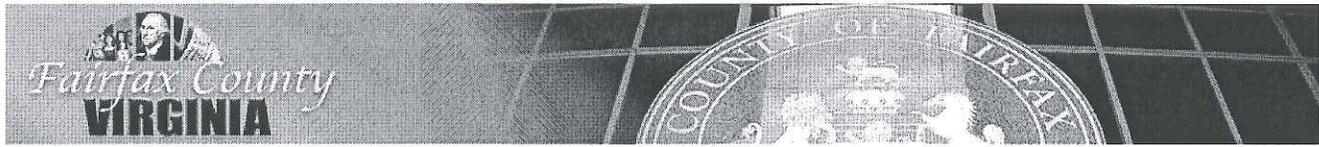
There were no reviews.

**Contact Us:** [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)  
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Land Development Information History: Search [Help](#)

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All text:  All Ids:  After Date:

Address:  Project Name:  Before Date:

Grid:  Quad:  Subdivision:  Block:  Lot:  Suffix:

Search Results

Switch to view:

Showing from 1 to 4 of about 4 results

Sort by:  Pages: 1

# Record		Status	Date
1	<a href="#">FIDO - DCC - Complaint 103531</a> Project Name: COUNTRY CLUB MANOR Address: 014905 GREYMONT DR	Closed	Closed: 2014-05-28
2	<a href="#">FIDO - DCC - Complaint 103529</a> Project Name: COUNTRY CLUB MANOR Address: 014905 GREYMONT DR	Closed	Closed: 2014-05-06
3	<a href="#">FIDO - DCC - Complaint 103474</a> Project Name: COUNTRY CLUB MANOR Address: 014905 GREYMONT DR	Closed	Closed: 2014-05-06
4	<a href="#">FIDO - DCC - Complaint 103530</a> Project Name: COUNTRY CLUB MANOR Address: 014905 GREYMONT DR	Closed	Closed: 2014-05-06

Showing from 1 to 4 of about 4 results

Pages: 1

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## Land Development Information History: FIDO - DCC - Complaint 103531

### Complaint Details

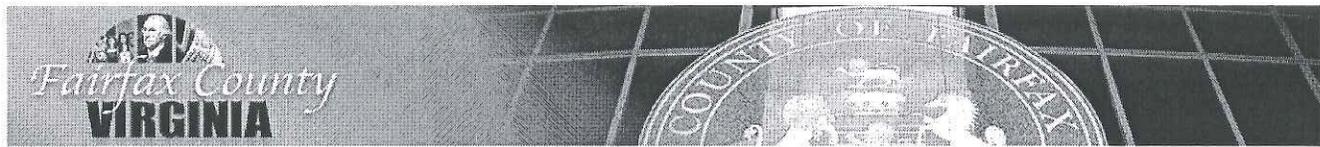
Complaint #	103531
Street Address	014905 GREYMONT DR
Magisterial District	Sully
Complaint Description	Unpermitted Other
Agency	DCC
Status	Closed
Opened Date	2014-04-09
Closed Date	2014-05-28
Disposition	Compliance
Inspector Assigned	Rakesh Kapoor
Notice of Violation and/or Corrective Work Order	No
Litigation	No

**Contact Us:** [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)  
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### Land Development Information History: FIDO - DCC - Complaint 103529

#### Complaint Details

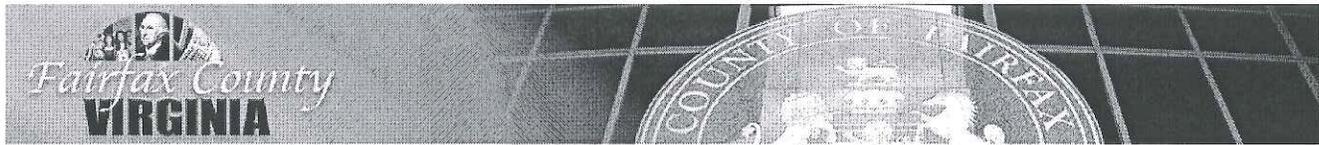
Complaint #	103529
Street Address	014905 GREYMONT DR
Magisterial District	Sully
Complaint Description	Dcc Fire
Agency	DCC
Status	Closed
Opened Date	2014-04-09
Closed Date	2014-05-06
Disposition	Compliance
Inspector Assigned	Benjamin E. Williams
Notice of Violation and/or Corrective Work Order	No
Litigation	No

**Contact Us:** [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)  
**Phone:** [County Main Number - 703-FAIRFAX \(703-324-7329\)](#), TTY 711 | [County Phone Listing](#)

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## Land Development Information History: FIDO - DCC - Complaint 103474

### Complaint Details

Complaint #	103474
Street Address	014905 GREYMONT DR
Magisterial District	Sully
Complaint Description	Multiple Occupancy
Agency	DCC
Status	Closed
Opened Date	2014-04-07
Closed Date	2014-05-06
Disposition	Compliance
Inspector Assigned	Benjamin E. Williams
Notice of Violation and/or Corrective Work Order	No
Litigation	No

**Contact Us:** [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)  
**Phone:** [County Main Number - 703-FAIRFAX \(703-324-7329\)](#), TTY 711 | [County Phone Listing](#)

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## Land Development Information History: FIDO - DCC - Complaint 103530

### Complaint Details

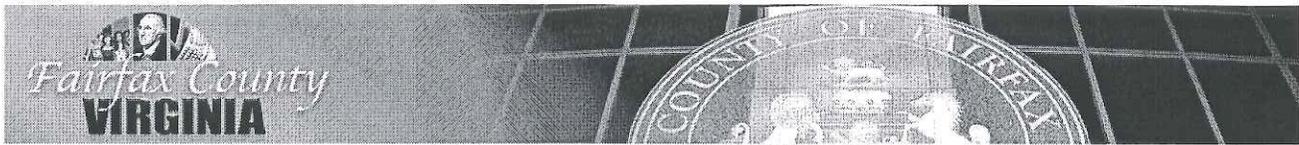
Complaint #	103530
Street Address	014905 GREYMONT DR
Magisterial District	Sully
Complaint Description	No Egress
Agency	DCC
Status	Closed
Opened Date	2014-04-09
Closed Date	2014-05-06
Disposition	Compliance
Inspector Assigned	Benjamin E. Williams
Notice of Violation and/or Corrective Work Order	No
Litigation	No

**Contact Us:** [General](#) (Office of Public Affairs) | [Technical](#) (Web Administrator) | [Directed Inquiries](#) (County Agencies)  
**Phone:** [County Main Number](#) - 703-FAIRFAX (703-324-7329), TTY 711 | [County Phone Listing](#)

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**Land Development Information History: FIDO - MISC R - 141180271**
**Permit Information**

Permit Number:	141180271	Application Date:	
Permit Type:	MISCELLANEOUS BUILDING WK RES	Tax Map:	053-2 ((02)) (04) 0007
Job Address:	014905 GREYMONT DR CENTREVILLE , VA 20120- 1518	Permit Status:	Permit Issued
		Bldg:	Floor: Suite:
		Permit Fee:	

**Location:**

Subdivision: COUNTRY CLUB MANOR

Magisterial District: SULLY

Subcensus Tract:

AP (Tenant) Name:

Work Description: demo second kitchen in basement to include cap off of plumbing and electric

Type of Work: MISCELLANEOUS

Building Use: SFD - SINGLE FAMILY DWELLING

Standard: IR09 - IRC 2009

Plan Number: N-14-2993

Parent Permit:

ISIS Permit:

Type of Const: VB

Use Group: R5

Comments:

 Link to FIDO record : [141180271](#)
**Owner Information**

Owner:	QUIROZ DANIEL G
Address:	14905 GREYMONT DR

City: CENTREVILLE State: VA  
 Zip: 20120

**Contractor Information**

Name: OWNER IS CONTRACTOR  
 Address:  
 City: State: VA Zip:  
 Trade Name:

BPOL License:

State License:

Trade Reg.:

**Applicant Information**

Applicant:

Address:

City: State: Zip:

**Other Contact Information**

Contact:

Address:

City: State: Zip:

**Inspections**

**Inspection - R FINAL - FINAL INSPECTION - 6340582**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL			N	None	NO	

**Reviews**

There were no reviews.

**Contact Fairfax County:** [Phone](#), [Email](#) or [Twitter](#) | **Main Address:** [12000 Government Center Parkway, Fairfax, VA 22035](#)

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## Search for Child Day Care

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**Natalia Gonzalez**

14905 Greymont Street  
CENTREVILLE, VA 20120  
(571) 278-6360

Facility Type: Family Day Home  
License Type: One Year  
Expiration Date: Jan. 25, 2015  
Business Hours: 6:00 A.M. - 11:00 P.M.  
Monday - Friday  
Capacity: 10  
Ages: Birth - 12 years 11 months  
Inspector: Martha Pauly  
(703) 359-6786

**Inspection for 14905 Greymont Drive Centreville, Va. 20120**

**For Special Permit Application SP 2014-SU-018**

**Inspection Date 4/7/14 Time 9:00 a.m. to 10:30 a.m.**

**Miles 17.4 (start 8933.2 end 8950.6 )**

**Time: 4.5 hrs.**

**Days from date received to inspection 1**

**Days from contact to inspection 1**

1. Found the floor plan for dwelling does not reflect the entire dwelling
2. Found cribs in living room area for sleeping okay but need to keep the aisle ways clear to and from the cribs
3. Room designated for the child care has double doors and one was locked (should be open) & had a crib blocking the side shut & locked.
4. Smoke detector for child care area should be located in different area (centrally located on ceiling not above double doors)
5. No smoke detector for hallway to upper level to sleeping areas
6. Found stairwell to lower level blocked with file cabinet
7. Must maintain 30 inch clearance around hot water heater & furnace
8. Door blocked and locked (lower level) from utility room to another area where I observed a 2<sup>nd</sup> dwelling unit (2 bedrooms, dining area and bathroom)
9. 2<sup>nd</sup> dwelling has no smoke detectors in bedroom areas
10. Emergency escape windows in bedroom areas are both too small (under 5.7 square feet) and window sill too high off the floor (over 44 inches)
11. Emergency escape windows are also blocked
12. Electrical panel blocked by refrigerator in the accessory dwelling unit
13. Multiple occupancy 2 adults and 1 child observed in accessory dwelling unit
14. Sign in front yard advertising daycare

15. Accessory structure (play set 9 feet tall located approximately 6'5" from rear lot line.
16. Numerous other Property Maintenance violation
17. Found no evidence of build out for 2<sup>nd</sup> dwelling unit.
18. All occupants appear to be under age of 55 years (thus not eligible for SP for accessory dwelling)
19. Referred to Dept. of Code Compliance (See attached)

**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.