APPLICATION ACCEPTED: April 10, 2014
BOARD OF ZONING APPEALS: July 16, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

July 9, 2014

STAFF REPORT

SPECIAL PERMIT NO. SP 2014-MA-037

MASON DISTRICT

APPLICANT/OWNER:	Neelam Rajpal/ Fun Day Care
SUBDIVISION:	Braddock Mews
STREET ADDRESS:	7037 Braddock Mews Place, Springfield, 22151
TAX MAP REFERENCE:	71-3 ((20)) 2
LOT SIZE:	1,634 square feet
ZONING DISTRICT:	R-12
ZONING ORDINANCE PROVISIONS:	8-305
SPECIAL PERMIT PROPOSAL:	To permit a home child care facility.

STAFF RECOMMENDATION: Staff recommends approval of SP 2014-MA-037 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.

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/

DEPARTMENT OF PLANNING & ZONING

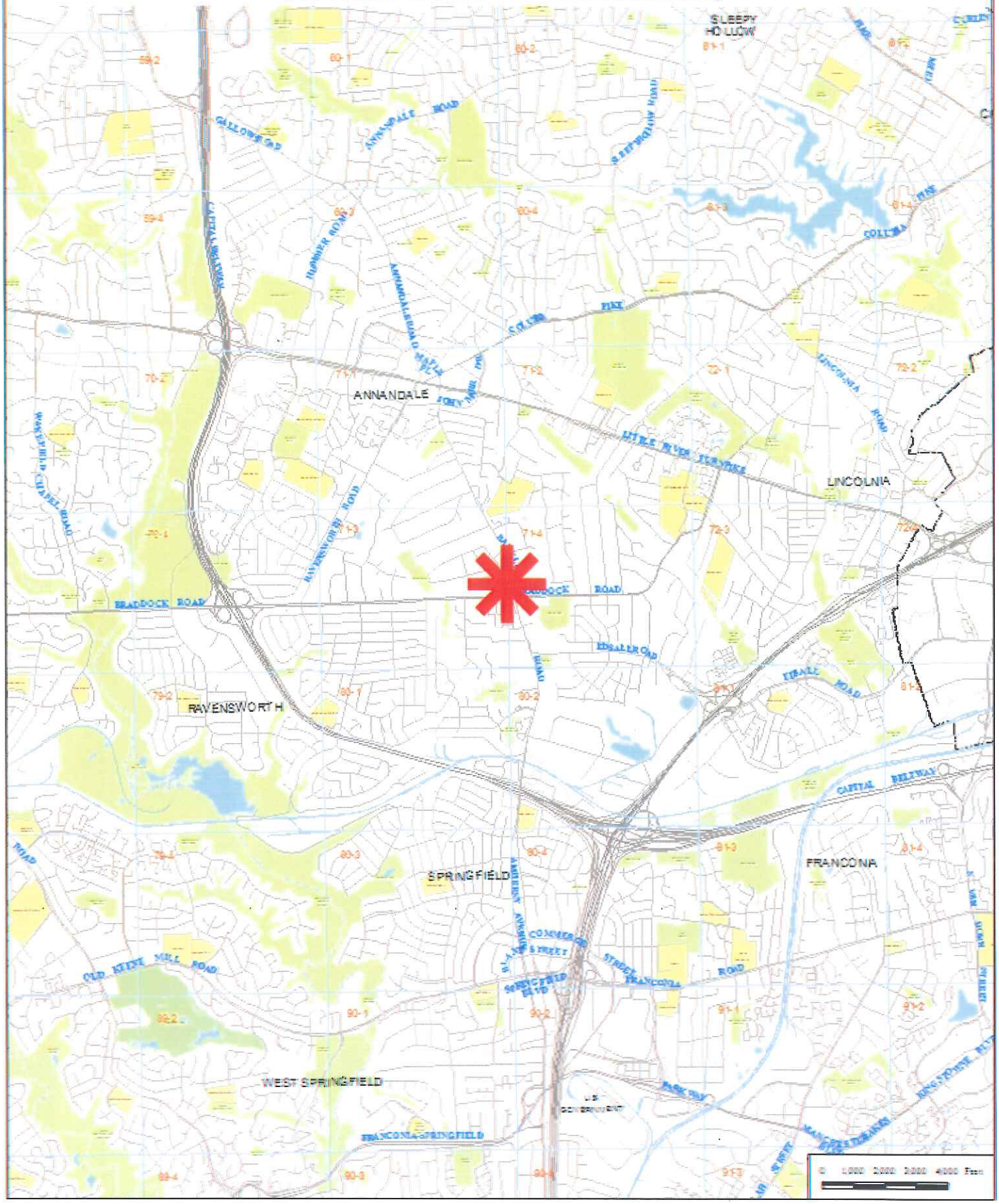
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

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).

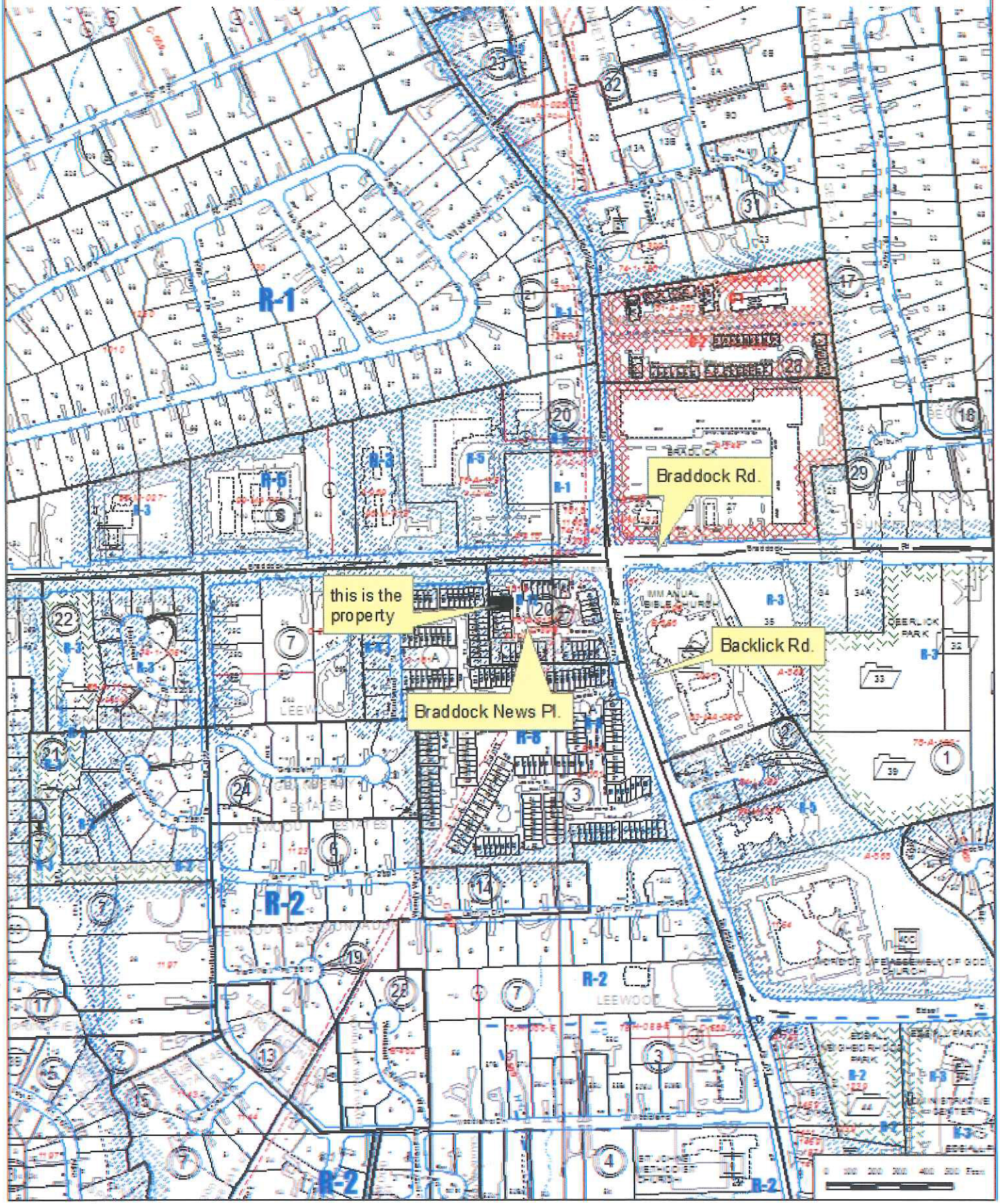
Special Permit

SP 2014-MA-037
NEELAM RAJPAL



Special Permit

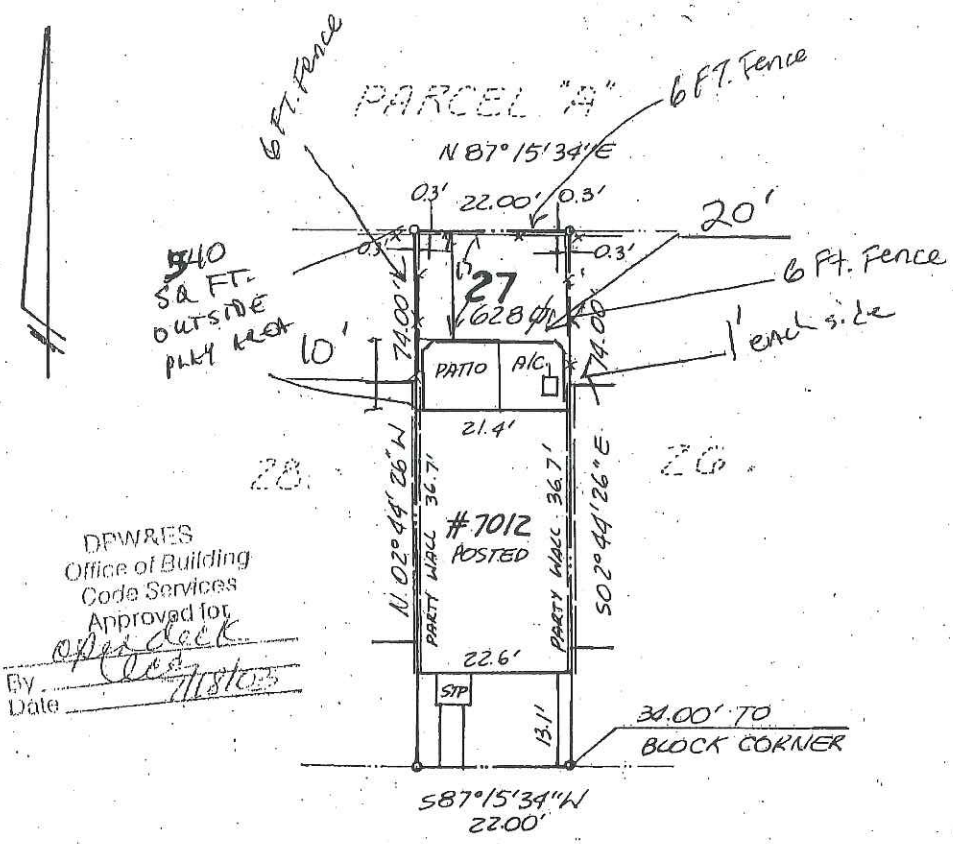
SP 2014-MA-037
NEELAM RAJPAL



NOTES

1) BOUNDARY BY OTHERS
2) NOT FOR ANY CONSTRUCTION (INCLUDING FENCES).
3) LOCATION OF FENCES (IF SHOWN) ARE APPROXIMATE AND DO NOT CERTIFY OWNERSHIP
4) THIS PROPERTY IS SHOWN ON ASSESSMENT MAP №. 071-4-27-00-0027
5) THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE X AS SHOWN ON COMMUNITY PANEL № 515525 0100 D DATED 3-5-90
6) COPYRIGHT 1996, RICE ASSOCIATES, P.C.-THIS IS A SERVICE DOCUMENT AND IS VALID FOR SIX MONTHS FROM DATE ISSUED.
7) IRF, IPF, PKF, IPS, IRS, N.F. DENOTE PERMANENT MONUMENTATION

FOOTINGS AND PIERS MUST BE PLACED ON COMPETENT MATERIAL.



DPW&ES
Office of Building
Code Services
Approved for
open deck
By
Date 7/18/03

BRADDOCK MEWS PLACE
PRIVATE STREET

NOTE: LOCATION OF IMPROVEMENTS BASED ON PHYSICAL EVIDENCE.

APPROVED
2-18-03
William E. Shoup
Zoning Administrator

RECEIVED
Department of Planning & Zoning
MAR 11 2014
Zoning Evaluation Division

LOT 27
BRADDOCK MEWS
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

HOUSE LOCATION

No Title Report Furnished

DATE: 4-8-96 SCALE: 1"=20'
DRAWN BY: CC CHECKED BY: KLT

RICE ASSOCIATES, P.C.
SPRINGFIELD, VIRGINIA
PHONE 866-7770 FAX 866-3609 960848

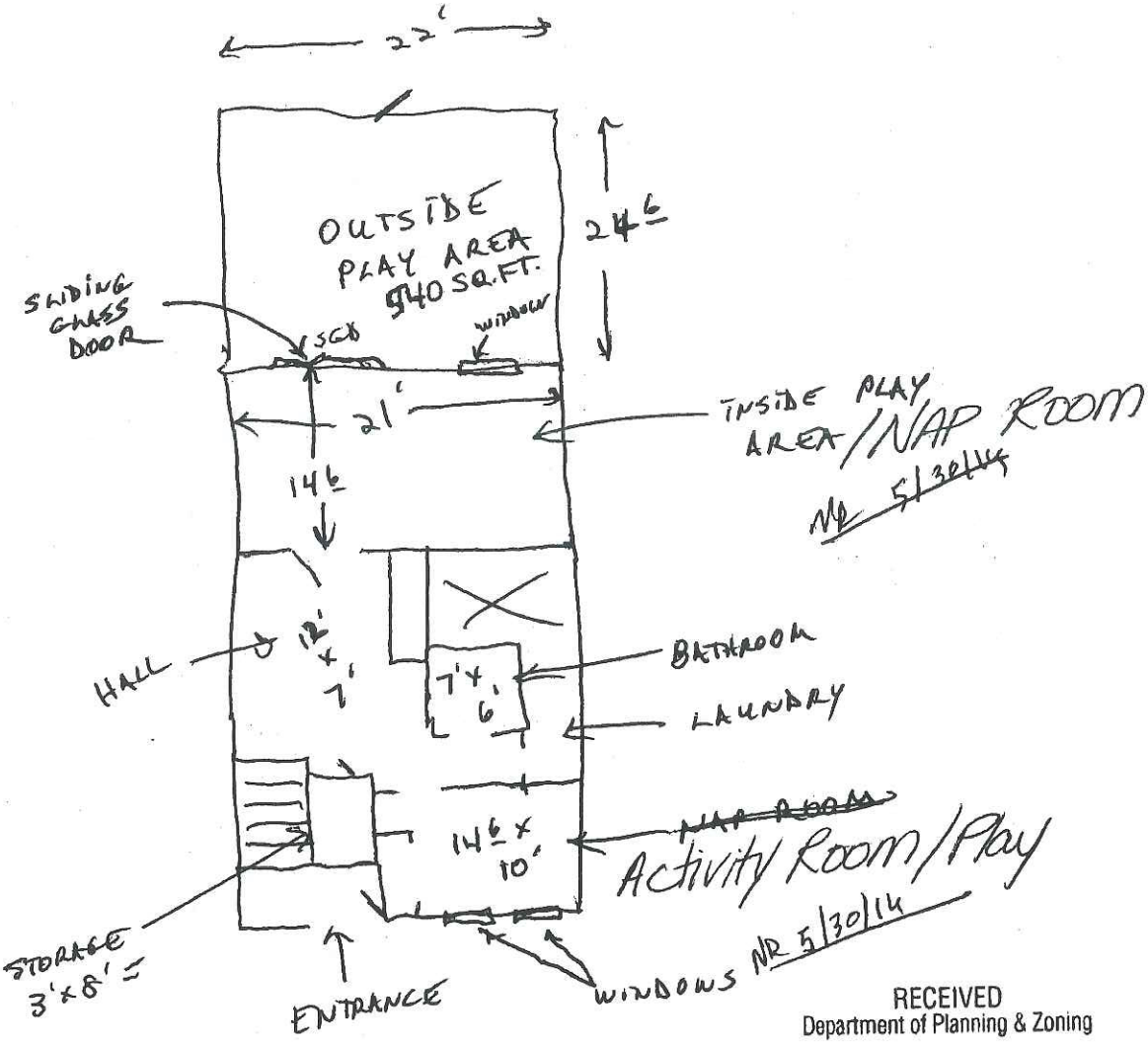
D.L. RE 4/10/96

KT ANN E-0512-96
HETZER / FUTTERMAN
96041032

Nelson Rae Bell

7037 BRADDOCK MEWS PLACE
SPRINGFIELD VA 22151

PLAT w/dimensions



RECEIVED
Department of Planning & Zoning

MAR 11 2014

Zoning Evaluation Division

4

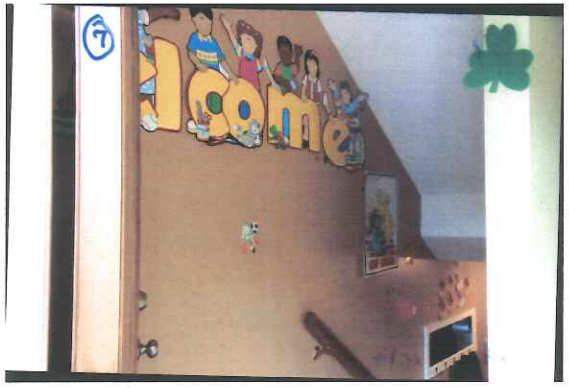
3

2

1

5
FIGHT the FLU

6


7
lcome

8

9
Thursday
Friday
Saturday

10
Fruits

11

1

2

3

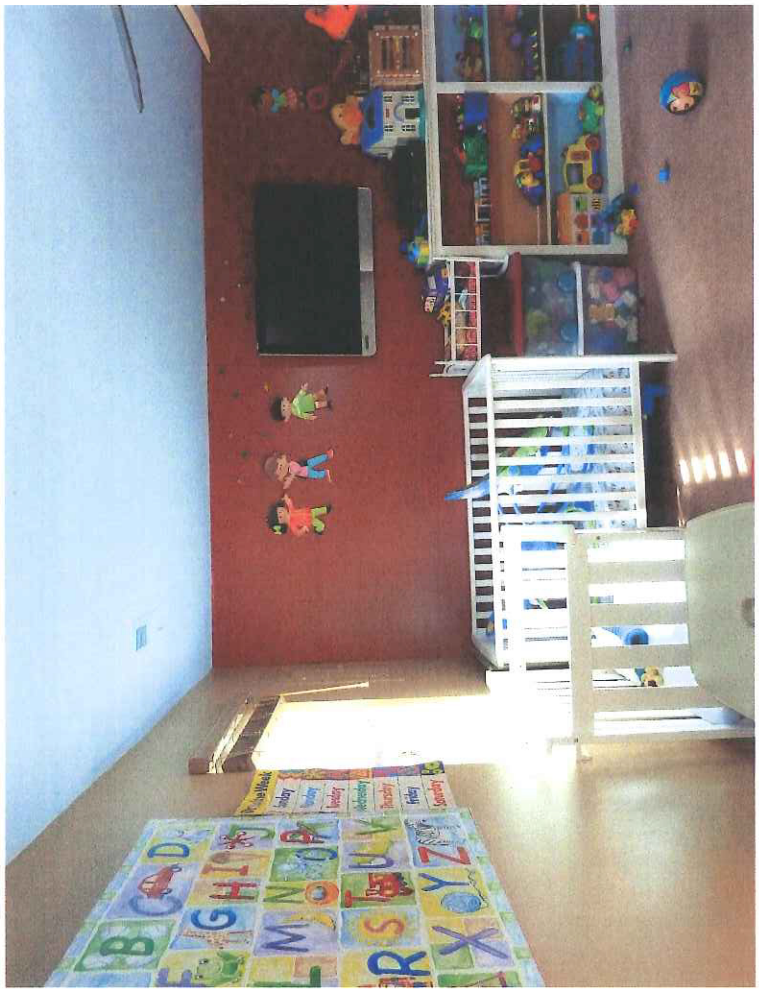
4

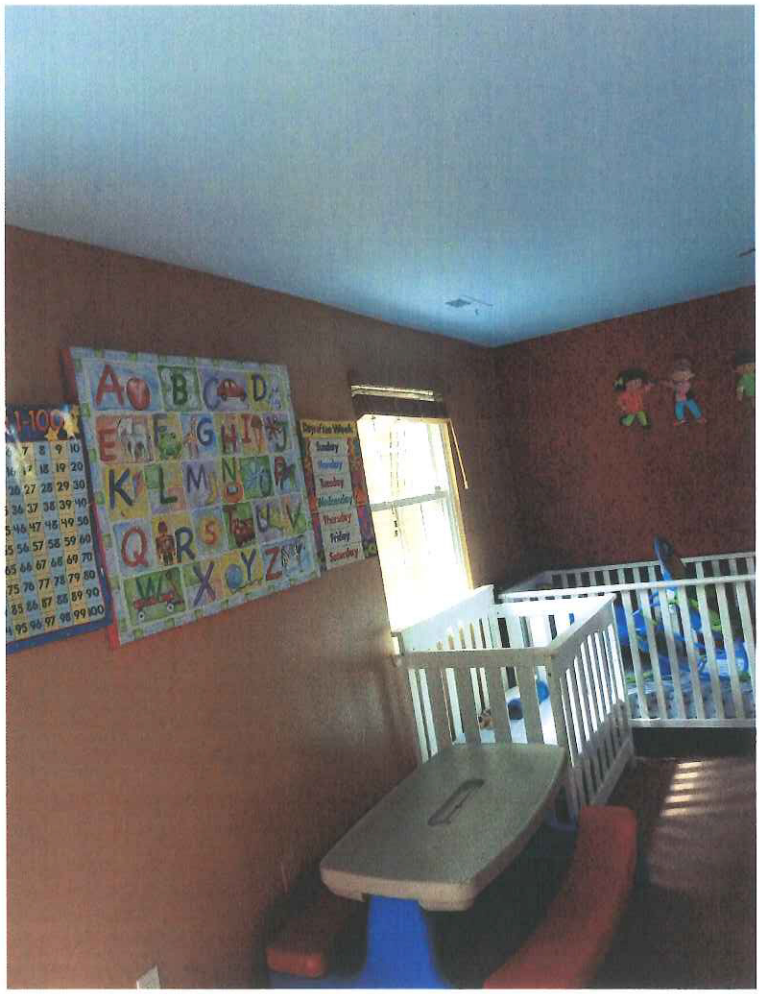
5

6

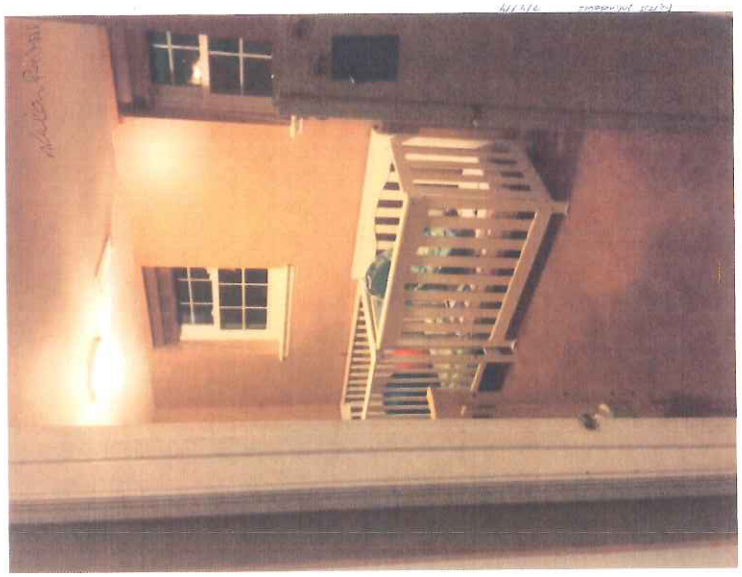
7

8





A F G J
O E S
K O N



Egress Window 3/4/14

Egress Windows 3/4/14

Gross window 3/4/14

7037 Neighbour (Left) backyard (Nuleen Rapid)

7037 Neighbour (Right) backyard

Gross window 3/4/14

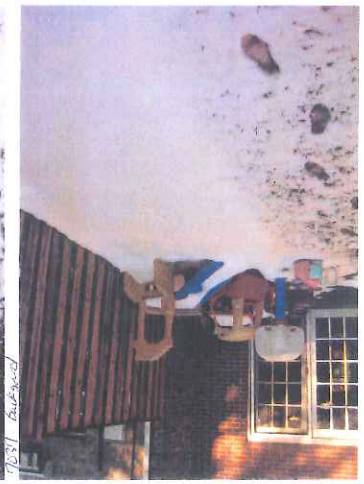
7037 Backyard

Nuleen Rapid

7037 Backdoor

7037 Backdoor & Egress window

7037 Backyard



7037 Backyard

7037 Backyard

7037 Backyard

7037 Backyard Egress window

7037 Backyard Egress window

7037 Backyard Nielson Roosevelt

7037 Backyard

7037 Backyard Nielson Roosevelt

7037 Backyard

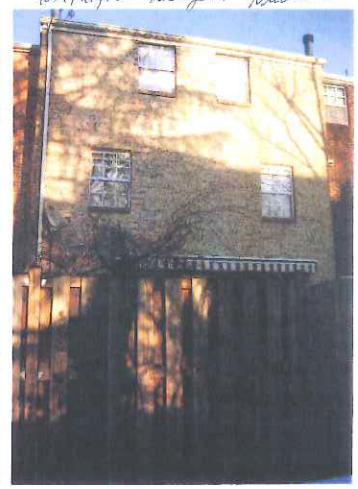
Homes across the street + right of 7037 Nielson Roosevelt

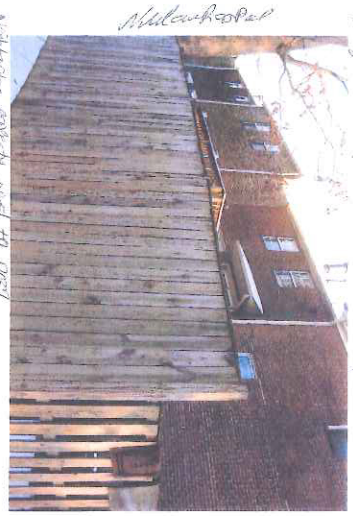
Neighborhood homes across from 7037

Homes to the right of 7037 Nielson Roosevelt

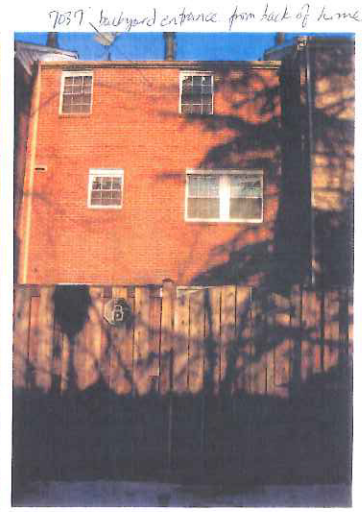
Homes to the right of 7037

7037 Neighbor backyard





7037 Neighbor backyard



7037 backyard entrance from back of home

Directly across 7037 property Nulan RaJPal

Backyard area of homes across street from 7037

7037 Exterior + neighboring property 7037 Nulan RaJPal

7037 Exterior + neighboring property 7037

7037 neighboring properties Nulan RaJPal 7037

Across to the left of 7037

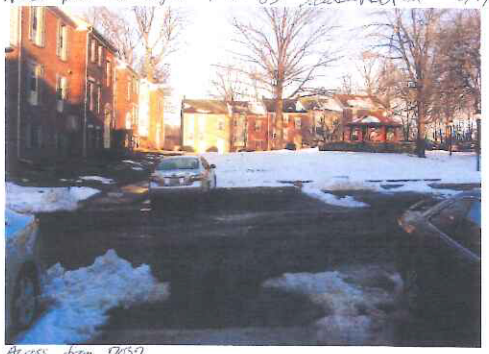
Nulan RaJPal

7037 Exterior

Across from 7037 Nulan Raspail 3/4/14

Across from 7037

Across from 7037 (daycare property) Nulan Raspail 5/4/14



Across from 7037

7037 Egress Windows (outchoors) Nulan Raspail 3/8/14

7037 Egress Windows (outchoors)

SPECIAL PERMIT REQUEST

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

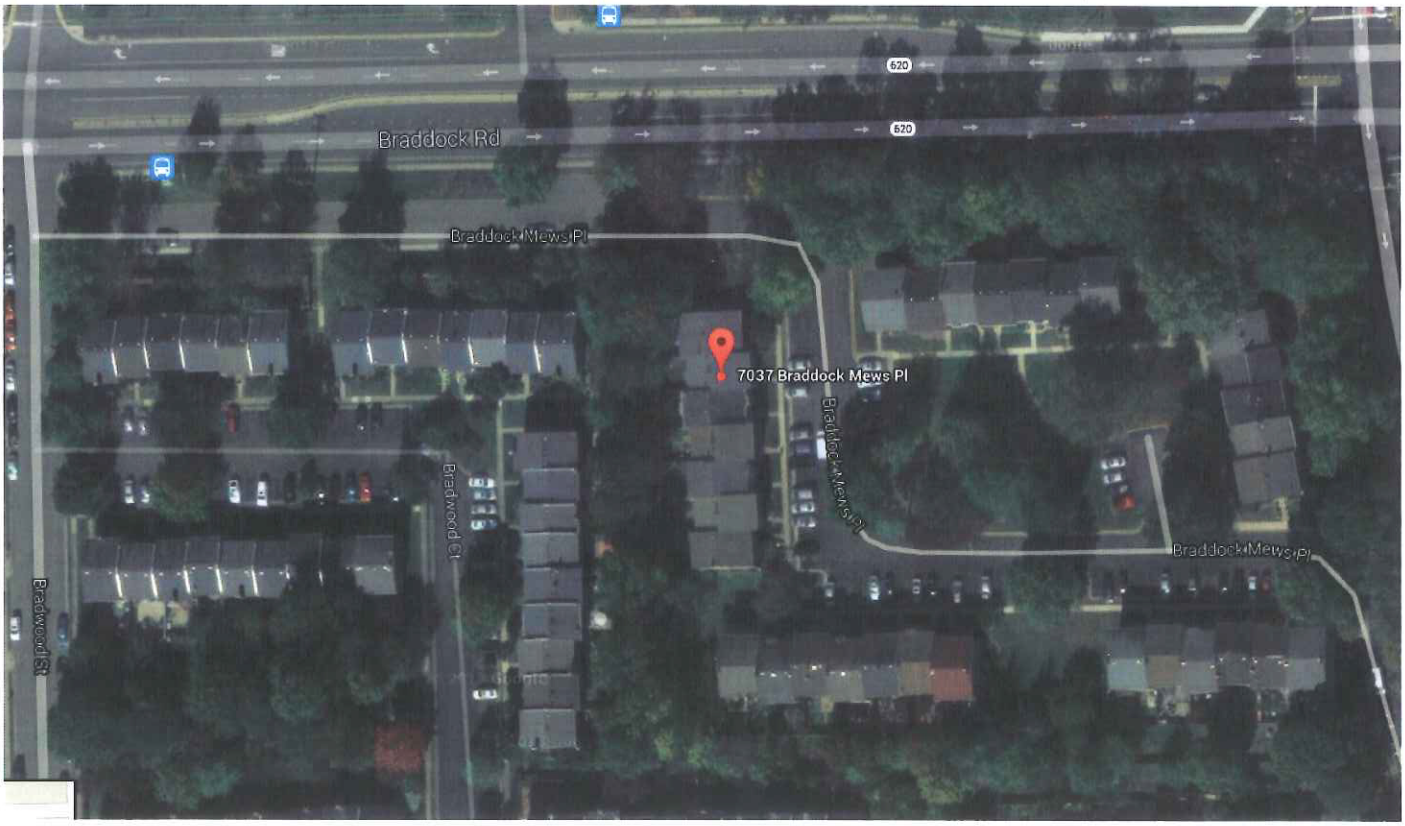
A copy of the special permit plat titled, "Lot 27, Braddock Mews," prepared by Rice Associates, P.C., dated April 8, 1996, as revised by Neelam Rajpal, through March 11, 2014, is included in the front of the staff report.

A more detailed description of the proposal is provided on page two.

CHARACTER OF THE SITE AND SURROUNDING AREA

The subject property is developed with a two-story brick townhome with a full basement. A walkway leads from Braddock Mews Place to the front entrance of the dwelling. According to the applicant, two parking spaces are assigned to her property. An open deck is located at the rear of the dwelling. A 6.0 foot high wood fence encloses the rear yard. The yard is relatively flat and contains a lawn.

As depicted in the photo below, the subject property and surrounding properties are zoned R-12 and developed with single family attached dwellings.



BACKGROUND

Fairfax County Tax Records indicate that the townhome dwelling was constructed in 1980, and purchased by the applicant in December 1997.

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

DESCRIPTION OF THE PROPOSED USE

The applicant is requesting approval of a special permit for a home child care facility for up to 11 children on-site at any one time between the hours of 7:30 a.m. and 5:30 p.m., Monday through Friday. There are two full-time assistants and one part-time assistant.

The applicant holds a current Family Day Home License, valid through January 19, 2015, from the Commonwealth of Virginia, Department of Social Services. The license permits a capacity of 11 children, birth through 12 years 11 months of age. Information about the applicant's state license is included in Appendix 4.

The home child care facility is operated in the basement of the dwelling which includes a play area/nap room, a bathroom, and an Activity Room. An outdoor play area, is located in the rear yard surrounded by a wood fence 6.0 feet in height. Toys and playground equipment are located in this area.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area I, Annandale Planning District
Planning Sector: North Springfield Community Planning Sector (AN05)
Plan Map: Residential, 12 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.

Site Inspection

Staff observed some issues during the site visit that will need to be addressed. First, the

basement has a second kitchen, consisting of a sink and microwave, which is being used by the home child care facility. Should the applicant cease operation of her child care facility, the microwave will need to be removed or the second kitchen permitted by the County. A development condition has been included to address this issue.

Second, the applicant originally had the children napping in a room whose windows did not meet the height requirement for proper emergency egress. The applicant agreed to move napping activities into a room that does meeting egress requirements and subsequently revised her floor plan to reflect that change. A development condition has been included to require that all napping must occur in the Play Area/Nap Room as depicted on the revised floor plan, dated May 30, 2014.

A report from the Zoning Inspections Branch is included as Appendix 5.

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-MA-037 for the home child care facility with the adoption of the Proposed Development Conditions contained in Appendix 1 of the staff report.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

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

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. State License Information
5. Report from Zoning Inspections Branch, dated June 2, 2014
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2014-MA-037

July 9, 2014

If it is the intent of the Board of Zoning Appeals to approve SP 2014-MA-037 located at Tax Map 71-3 ((20)) 2 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, Neelam Rajpal, and is not transferable without further action of the Board, and is for the location indicated on the application, 7037 Braddock Mews Place, 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, "Lot 27, Braddock Mews," prepared by Rice Associates, P.C., dated April 8, 1996, as revised by Neelam Rajpal, through March 11, 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 7:30 a.m. and 5:30 p.m., Monday through Friday.

5. The dwelling that contains the child care facility shall be the primary residence of the applicant.

6. The maximum number of children on site at any one time shall be eleven, excluding the applicant's own children.

7. The maximum number of assistants on site at any one time for the home child care shall be two.

8. There shall be no signage associated with the home child care facility.

9. All applicable permits and inspections shall be obtained prior to establishment of the use, to be demonstrated to the satisfaction of the Zoning Administration Division, including any electrical or plumbing inspections as may be required.

10. All napping activity for the home child care shall occur only in the room labeled "Play Area/Nap Room" on the floor plan dated March 11, 2014, as revised through May 30, 2014 by Neelam Rajpal, in Attachment 1.

11. Upon the discontinuance of the proposed use, the second kitchen, located in the area of the child care facility, shall be removed or the applicant shall obtain a determination that the kitchen is in compliance with the provisions of the Zoning Ordinance.

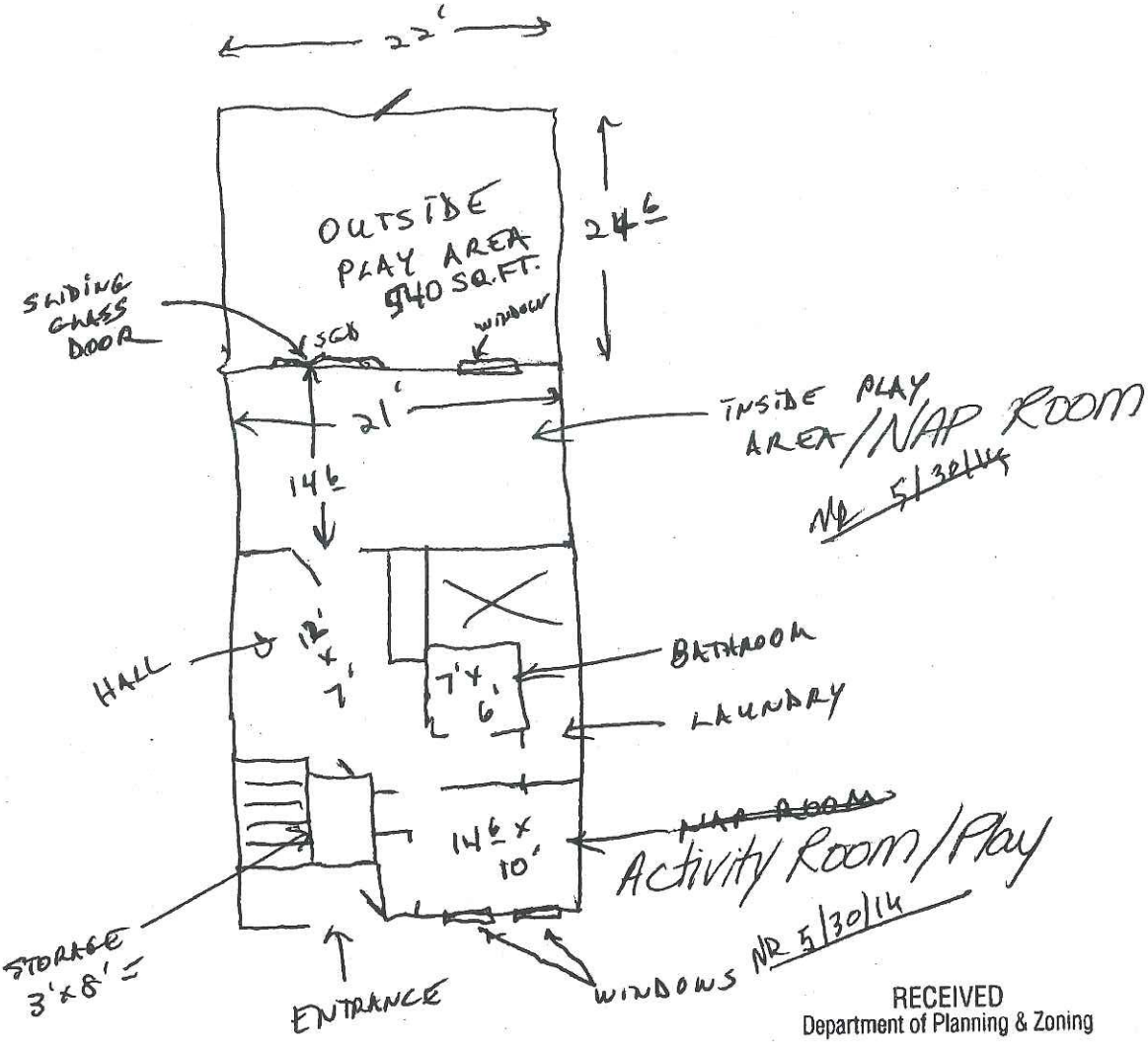
This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

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.

ATTACHMENT 1

7037 BRADDOCK MEWS PLACE
SPRINGFIELD VA 22151

PLAT w/dimensions



RECEIVED
Department of Planning & Zoning

MAR 11 2014

Zoning Evaluation Division

APPENDIX 2

Application No.(s): SP 2014-MA-037
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5/30/14
(enter date affidavit is notarized)

122947a

I, Neelam-Raopal, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[ ] applicant's authorized agent listed in Par. 1(a) below

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE**: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in **BOLD** above)
(Fun day Care)	(I am the owner Neelam-Raopal)	
Neelam-Raopal.		Owner. Applicant
7037 Braddock Mews Pl.		
Springfield VA. 22151.		

(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).

FORM SP/VC-1 Updated (7/1/06)

Application No.(s): SP 2014-MA-037
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5/30/14
(enter date affidavit is notarized)

122947a

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)

Fun day care
7037 Braddock Mews Pl. Springfield VA. 22151

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-MA-037
(county-assigned application number(s), to be entered by County Staff)

122947a

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5/30/14
(enter date affidavit is notarized)

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

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

In / A

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner)**

(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-MA-037
(county-assigned application number(s), to be entered by County Staff)

122947a

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5/30/14
(enter date affidavit is notarized)

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-MA-037
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5/30/14
(enter date affidavit is notarized)

122947a

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:

Neelam Rajpal

(check one) [✓] Applicant [ ] Applicant's Authorized Agent

Neelam K. Rajpal,
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 30th day of May 2014, in the State/Comm. of Virginia, County/City of Fairfax.

Erin Michelle Haley
Notary Public

My commission expires: June 30, 2015

ERIN MICHELLE HALEY
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 7502452
NOTARY PUBLIC

APPENDIX 3

STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITY

RECEIVED
Department of Planning & Zoning
OCT 05 2013
Zoning Evaluation Division

Name: NEELAM RAJPAL
Address: 7037 Braddock Mews Pl.
Springfield, VA 22151
Phone #: 703-256-5542
E-mail: srajpal.uva@gmail.com

Date 10/5/13

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

Re: Special Permit Application
Applicant: NEELAM RAJPAL
Zoning Ordinance Section 8-305 for Home Child Care Facility
Section 8-004 of General Standards

Tax Map #: 07 1320-0002
Zoning District: R-12 CRESIDENTIAL 12 DU/AC
Lot Size: 1,634 sq. ft.

To whom it may concern,

Please accept the following as my statement of justification for a special permit for a home child care facility in my home. I own and live in a attached / detached *(circle one)* dwelling at 7037 Braddock Mews Pl., Springfield, VA 22151 *(your address)*. The property is zoned _____ 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 11 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 7:30 am - 5:30 pm.

Number of Children. I care for up to 9 children at any one time. This number does not include my own (NA) child/children. ↳ # varies

Employees. I have 1 assistant(s) who work part-time and 2 assistant(s) who work full-time.

Arrival Schedule. 7 of the children arrive between 7:30 AM and 9:00 AM.

Departure Schedule. All 7 of the children are picked up at 4:30 PM. to 6:00pm

Area Served. Springfield, Burke, Alexandria
(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)*:
3 story townhouse, brick, full basement, 3 bedrooms, 2 full baths, 2 half baths, 1 basement bedroom/den, 1,584 square ft.

1,634 sq. ft LOT → The house has 1,584 square feet. The following rooms are where I conduct the day care:
full basement + basement bedroom + backyard (enclosed)
These rooms are ~600 square feet total.

Hazardous or Toxic Substances. The house and yard are free from hazardous or toxic substances. No hazardous materials will be generated, utilized, stored, treated, and/or disposed of onsite.

Zoning Ordinance Compliance. The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards or, if any waiver, exception or variance is sought, such request has been specifically noted with the justification for such modification.

Outdoor Play Area. I use my backyard yard for outdoor play for the children. The area is approximately ~250 square feet. The outdoor play area consists of: children's outdoor toys/equipment: scooters, slide, chairs, bike (children's), balls, jump rope, etc. All toys are safe for kids/toddlers.

Parking. I use my parking spaces to park my family car(s). My parents park (NA).

For these reasons, I believe that my proposed home day care facility will not impact my neighbors in any negative way.

In conclusion, I am proposing that my current capacity for 11 children be granted. I have operated my home daycare successfully for the past 15 years with no issues or even a single complaint from my neighbors or parents. I would like to continue to provide high-quality daycare services to my community + maintain the success of my small business.

Sincerely,

Owner of Fun Daycare in Springfield, VA

RECEIVED
Department of Planning & Zoning
OCT 05 2013
Zoning Evaluation Division

Arrival Schedule and Departure Schedule

Arrival Schedule

Child	7:00 – 7:45 AM	7:45 – 8:00 AM	8:00 – 8:30 AM	9:00 – 9:15 AM
1	7:40 Am.			
2		8: AM.		
3			8:30AM	
4			8:00 AM.	
5		7:50 Am.		
6			8:15 Am.	
7				9:00 Am
8				
9				
10				
11				
12				

Departure Schedule

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

Virginia.gov Agencies | Governor

VIRGINIA DEPARTMENT OF SOCIAL SERVICES

Neelam Rajpal
7037 Braddock Mews Place
SPRINGFIELD, VA 22151
(703) 256-5542

Facility Type:	Family Day Home
License Type:	One Year
Expiration Date:	Jan. 19, 2015
Business Hours:	7:30 am - 5:30 pm Monday - Friday
Capacity:	11
Ages:	Birth - 12 years 11 months
Inspector:	Dolores Casseen (703) 359-6734

County of Fairfax, Virginia

MEMORANDUM

Date: June 2, 2014

To: Erin Haley, Planner II
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning

From: Dawn Curry
Senior Zoning Inspector
Zoning Inspections Branch

Subject: Home Child Care Inspection

Applicant: Neelam Rajpal
7037 Braddock Mews Plaza, Springfield, Virginia 22151
Braddock Mews, Lot 2
Tax Map#71-3 ((20)) 0002 Zoning District: R-12 Magisterial District: Mason
Mail Log # 2014-0174
Date of Inspection: May 30th @ 3:00 p.m.

Zoning:	Complies	Comment	Provision
Other Uses	n/a		
2nd Dwelling Unit	n/a		Sect. 2-505
Permits	n/a		Sect. 18-601
Carport Enclosure # of walls (is it a garage? Distance side line Distance front line	n/a		
Other Additions	n/a		
Garage Conversion?	n/a		
Accessory Structure(s) # of Structures Complies w/Location Regs.?	n/a		Article 10
Fences or Walls Complies with Location Regs?	Yes		Article 10

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

DEPARTMENT OF PLANNING & ZONING

2nd Kitchen	Yes	Once child care ceases the kitchen must be removed		
Driveways	n/a			Par. 8 of Sect. 11-102
30% Required Rear Yard	n/a			Par. 3 of Sect. 10-103
Signs	n/a			Par. 6C of Sect. 10-103
Easements	n/a			
Other	Yes	The Owner revised the floor plan to relocate the children's sleeping area to the back of the home basement area which has proper egress. Once all the cribs have been relocated the owner will e-mail Erin Haley pictures with the changes.		
Property Maintenance	**Complies**	**Location**	**Comments**	**Provision**
Emergency Egress	No	Basement Children sleeping area		VMC Sect. 702
Windows in Sleeping Rooms Above Grade? Sill Height Exceeds 44" Openable Area 24" x 20"? Overall Area?	No	The windows exceed the 44" (sill height measured @ 54") Windows measured @ 32" x 35"		VRC Sect. R310
Window Well 3'x3'?	n/a			
Egress Doors Door Locks	n/a			VRC Sect. 311
Bedroom and other Doors Door Locks	n/a			
Aisles	n/a			VMC Sect. 702.2
Smoke Alarms	No	The Children's sleeping area was lacking a smoke detector		VMC Sect. 704.2 and VRC R314
Electrical	n/a			VMC Sect. 604
Service				
Receptacles				
Switches				
Other Hazards				VMC 604.3
Combustibles Exceed 25 gals aggregate or located closer than 36 inches to heat source?	n/a			VMC Sect. 603.3
Clearances 36 inches in front of service panels and 30" wide?	n/a			VRC Sect. 3405
Deck unsafe?	n/a			

Stairways Landing = width of Stairway & 36" depth direction of travel 10" treads 7 ¾ " risers	Yes			VRC sect. 311.7 VRC sect. 311.7.5 VRC sect. 311.7.4.2 VRC sect. 311.7.4.1
Other				

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

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.