



APPLICATION ACCEPTED: April 16, 2014  
BOARD OF ZONING APPEALS: July 23, 2014  
TIME: 9:00 a.m.

# County of Fairfax, Virginia

---

July 16, 2014

## STAFF REPORT

SPECIAL PERMIT NO. SP 2014-SP-043

### SPRINGFIELD DISTRICT

**APPLICANT:** Wafaa Elhomosany  
dba A Lovely Home Child Care

**OWNERS:** Wafaa M. Elhomosany  
Hazem E. Awad  
Moustafa Ibrahim Awad

**SUBDIVISION:** Glen Oaks

**STREET ADDRESS:** 6120 Glen Oaks Court, Springfield, 22152

**TAX MAP REFERENCE:** 79-3 ((23)) 20A

**LOT SIZE:** 5,444 square feet

**ZONING DISTRICT:** R-5

**ZONING ORDINANCE PROVISIONS:** 8-305

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

**STAFF RECOMMENDATION:** Staff recommends approval of SP 2014-SP-043 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.

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.

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.

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

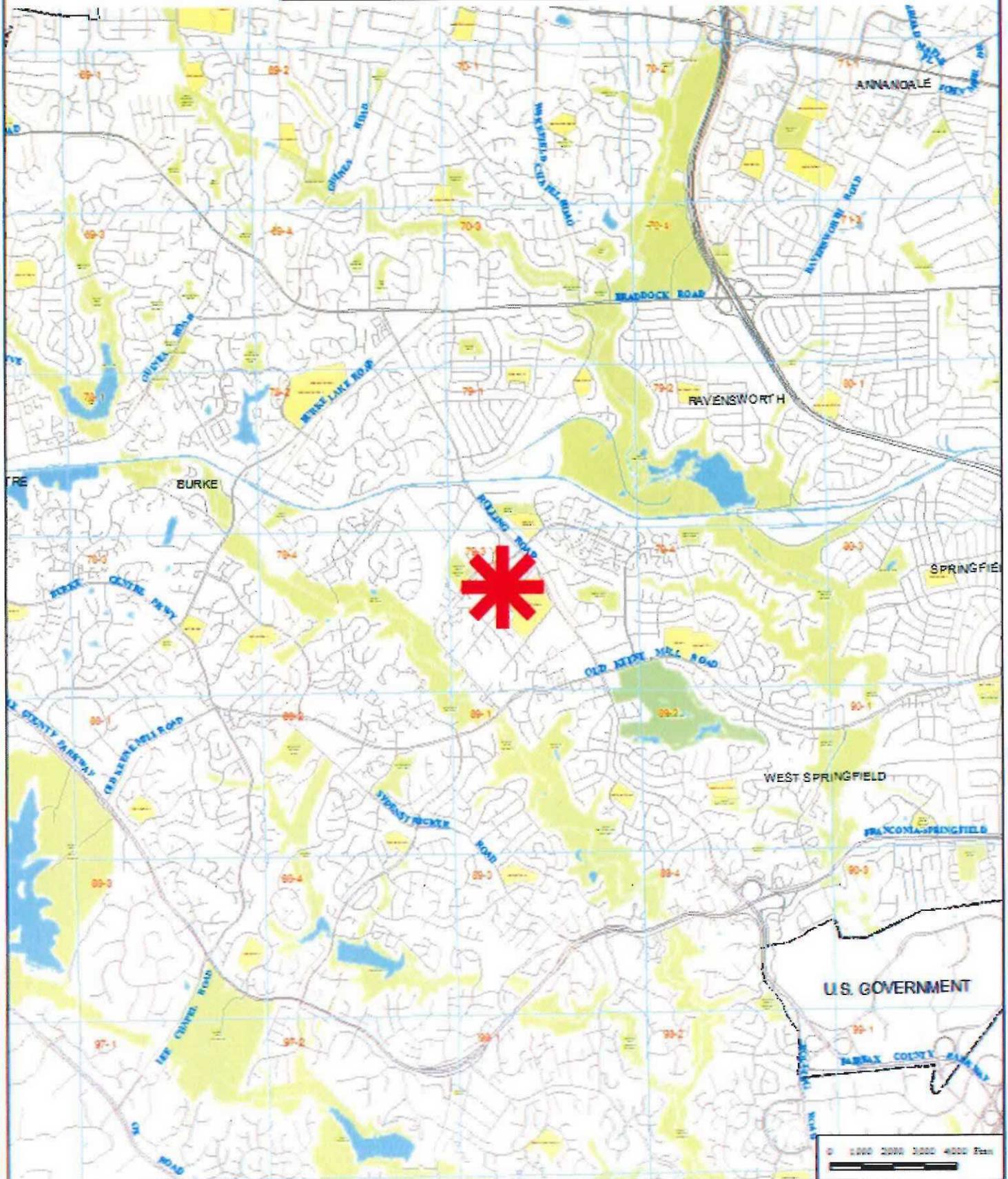


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Permit

SP 2014-SP-043

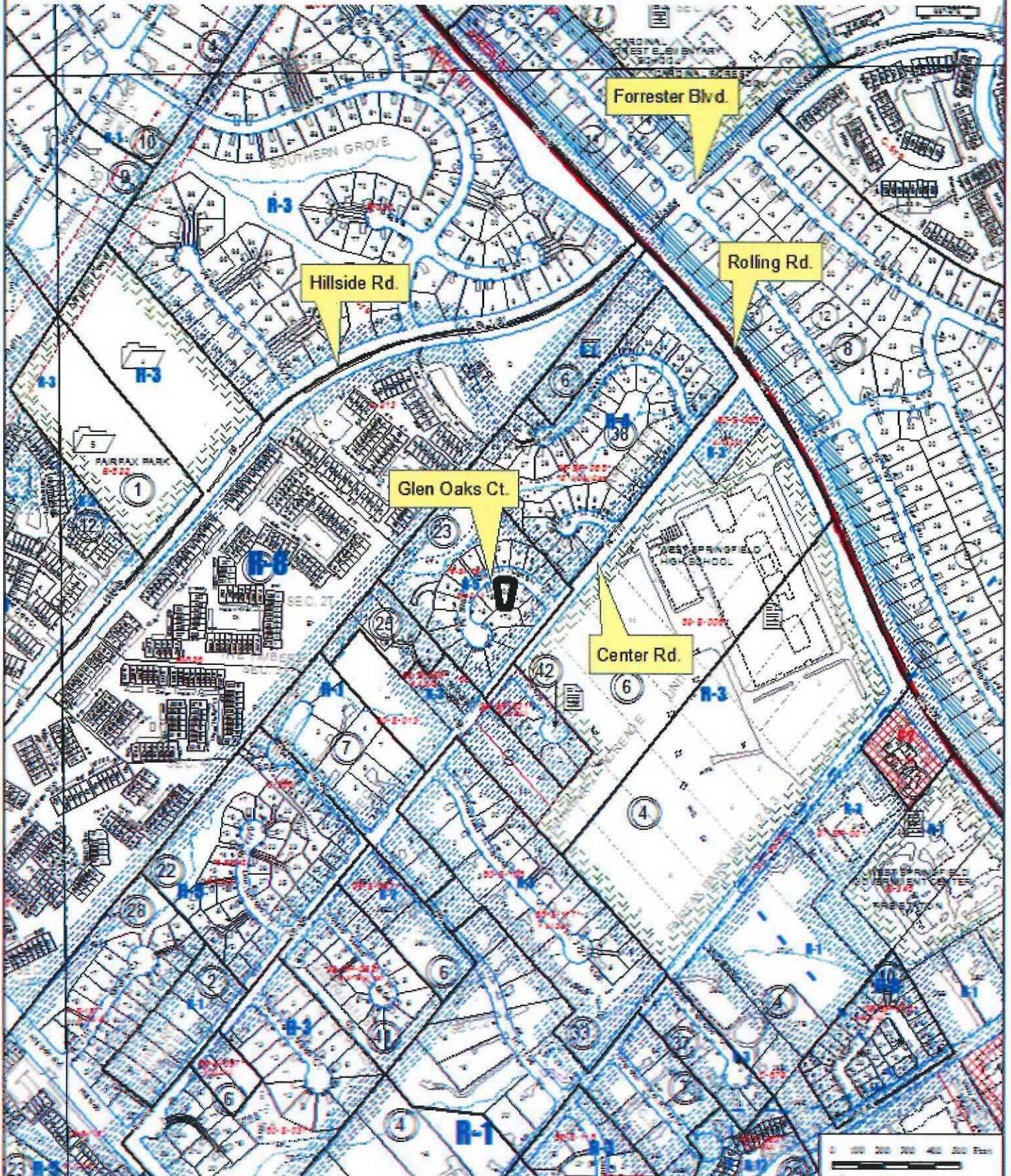
WAFIA ELHOMDSANY / A LOVELY HOME CHILD CARE INC.



# Special Permit

SP 2014-SP-043

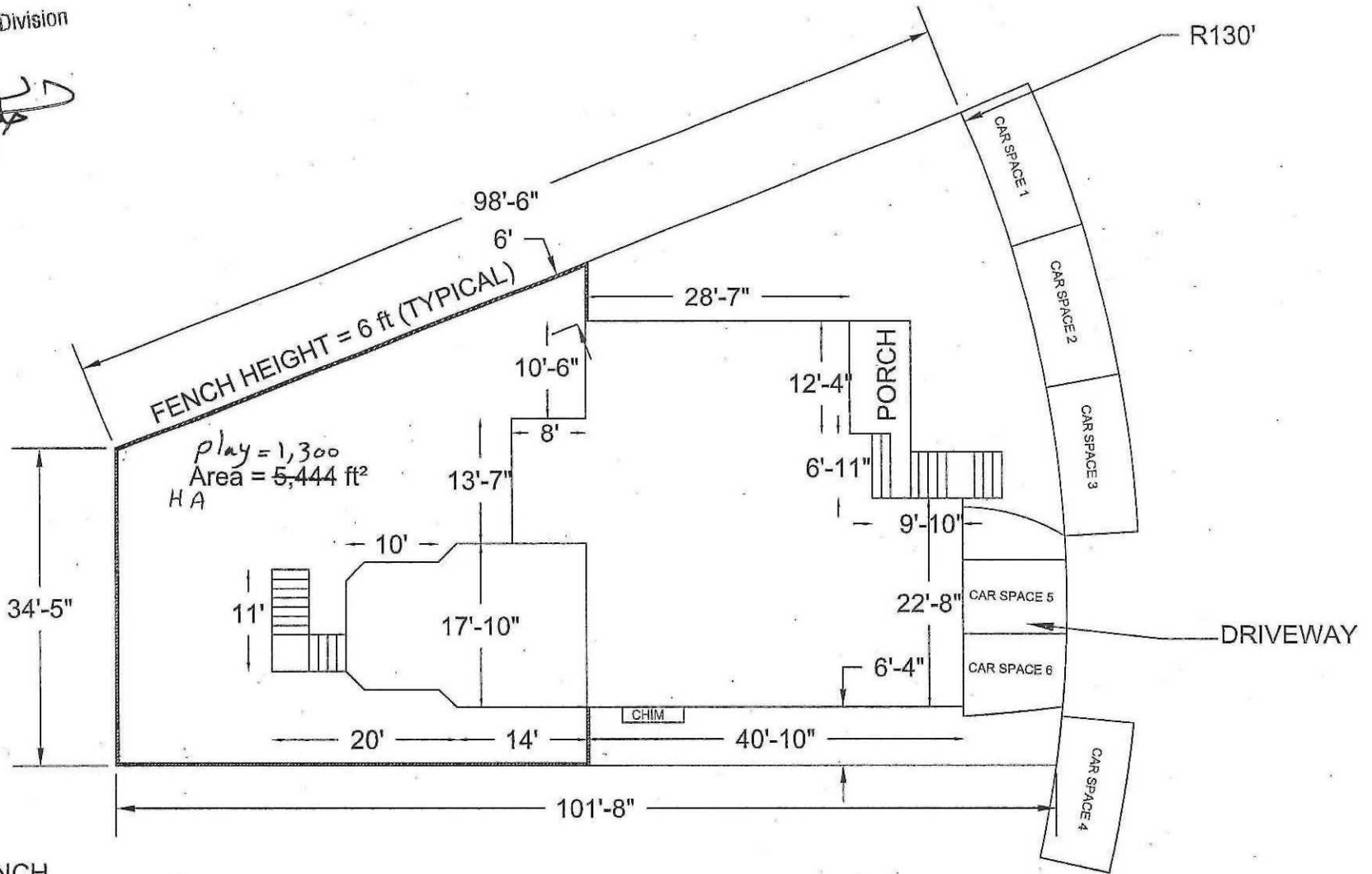
WAFAAELHOMDSANY / A LOVELY HOME CHILD CARE INC.



RECEIVED  
 Department of Planning & Zoning  
 FEB 27 2014  
 Zoning Evaluation Division

# LOT LAYOUT

*[Signature]*  
 02/27/14



FENCH

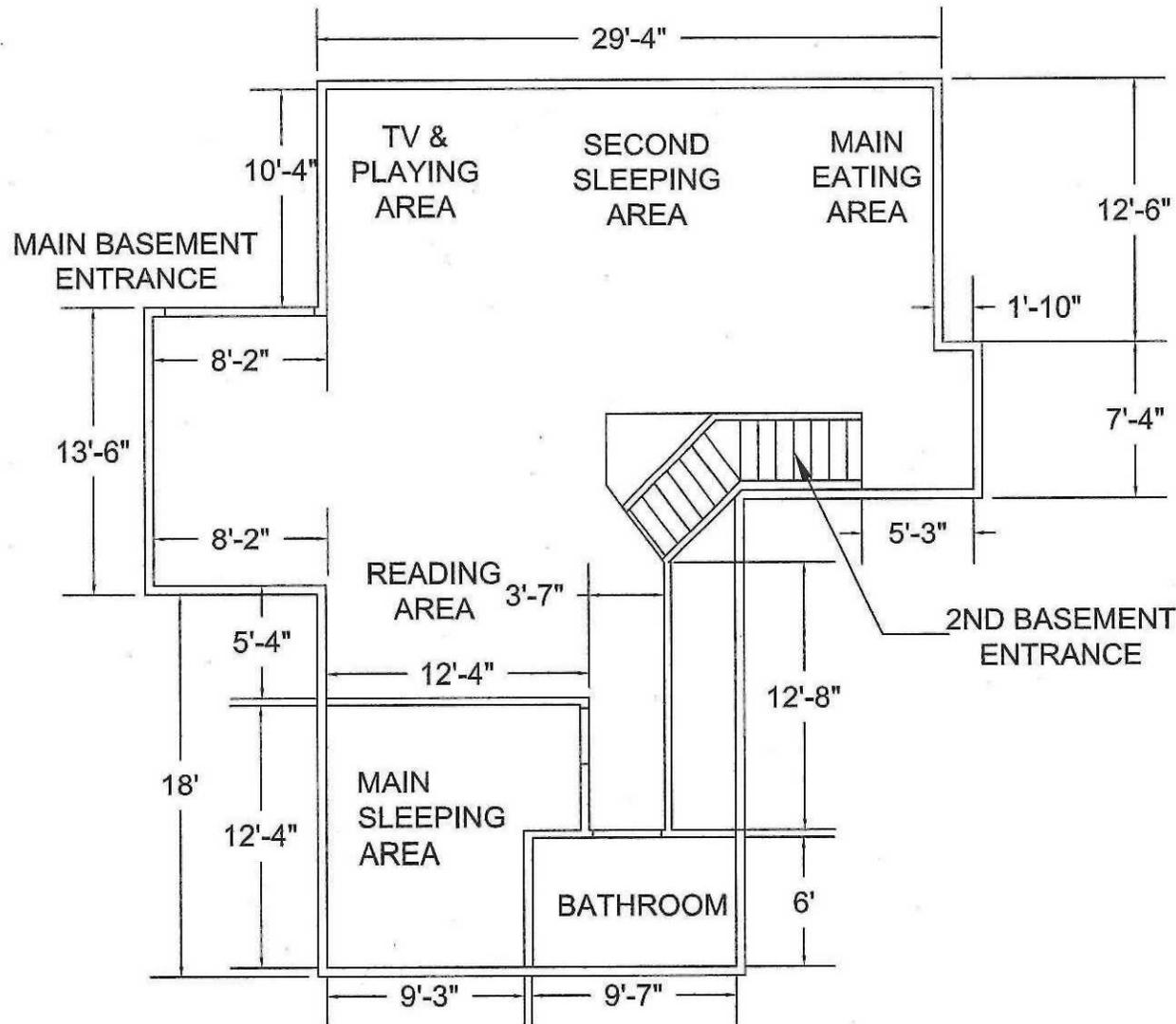
|                      |                |                            |             |          |                                                        |
|----------------------|----------------|----------------------------|-------------|----------|--------------------------------------------------------|
| NOTES:<br>LOT LAYOUT | BUSINESS NAME: | ALOVELY HOME DAYCARE       | DRAWN BY:   | MIA      | ADDRESS:<br>6120 GLEN OAKS CT<br>SPRINGFIELD VA, 22152 |
|                      | PROJECT:       | SPECIAL PERMIT FOR DAYCARE | CHECKED BY: | MIA      |                                                        |
|                      | DATE:          | 02-16-2014                 | SCALE:      | 1/16"=1' |                                                        |

FEB 27 2014

Zoning Evaluation Division

# Basement

OUTSIDE  
PLAYING  
AREA



*Entire basement  
used For The day Care HA*

NOTES:  
BASEMENT PLAN

|                |                            |             |         |
|----------------|----------------------------|-------------|---------|
| BUSINESS NAME: | A LOVELY HOME DAYCARE      | DRAWN BY:   | MIA     |
| PROJECT:       | SPECIAL PERMIT FOR DAYCARE | CHECKED BY: | MIA     |
| DATE:          | 02-16-2014                 | SCALE:      | 1/8"=1' |

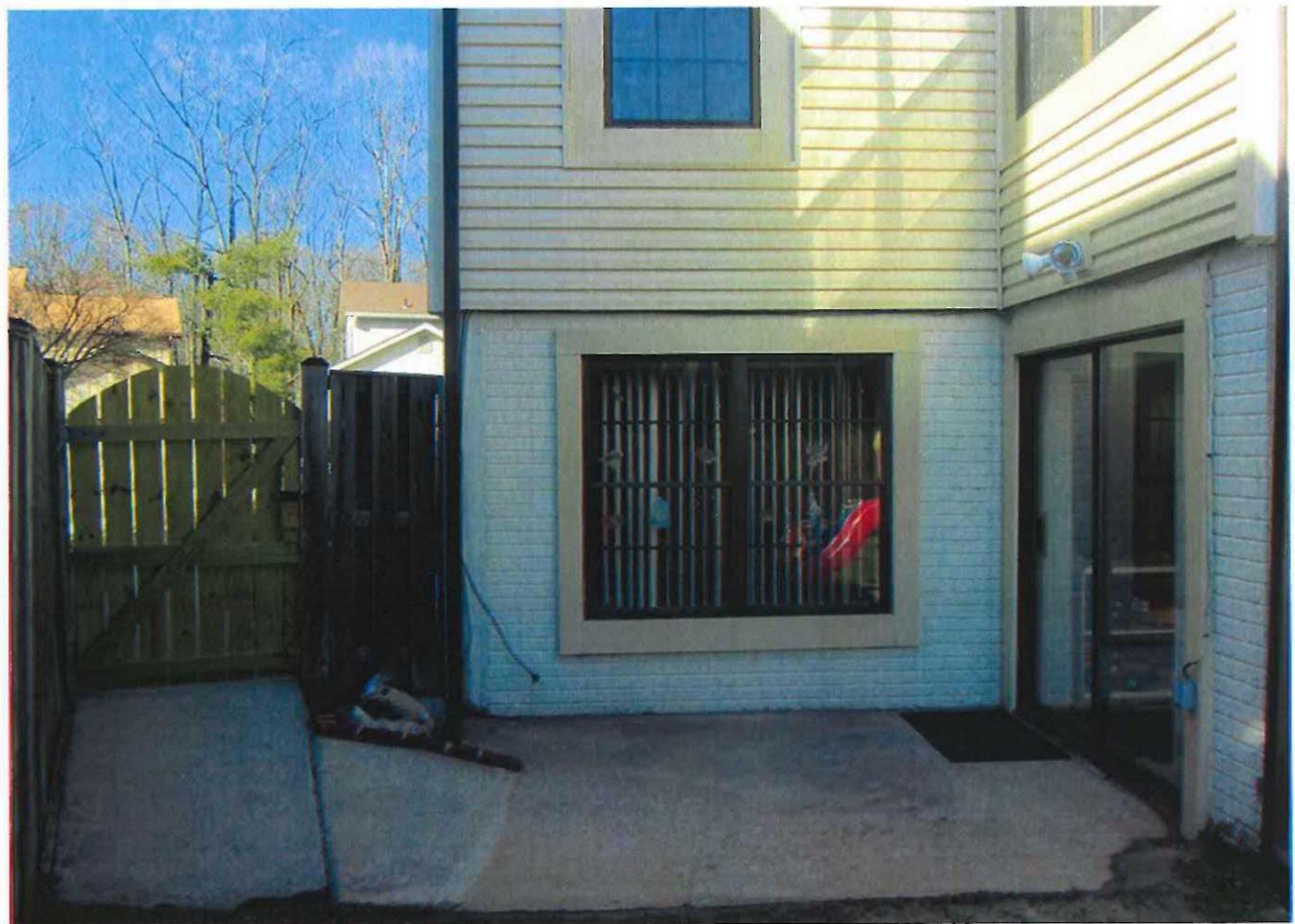
ADDRESS:  
6120 GLEN OAKS CT  
SPRINGFIELD VA, 22152









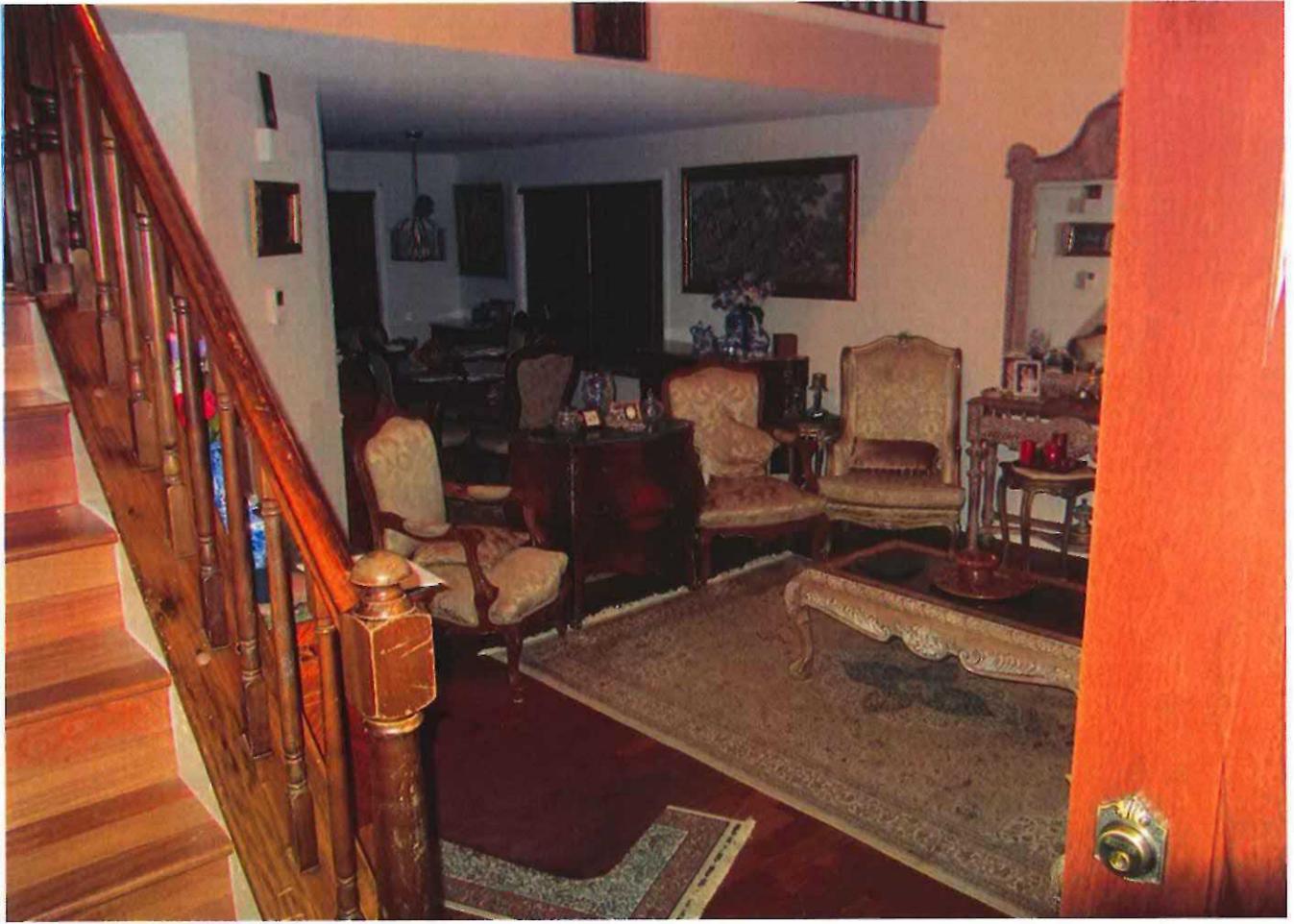


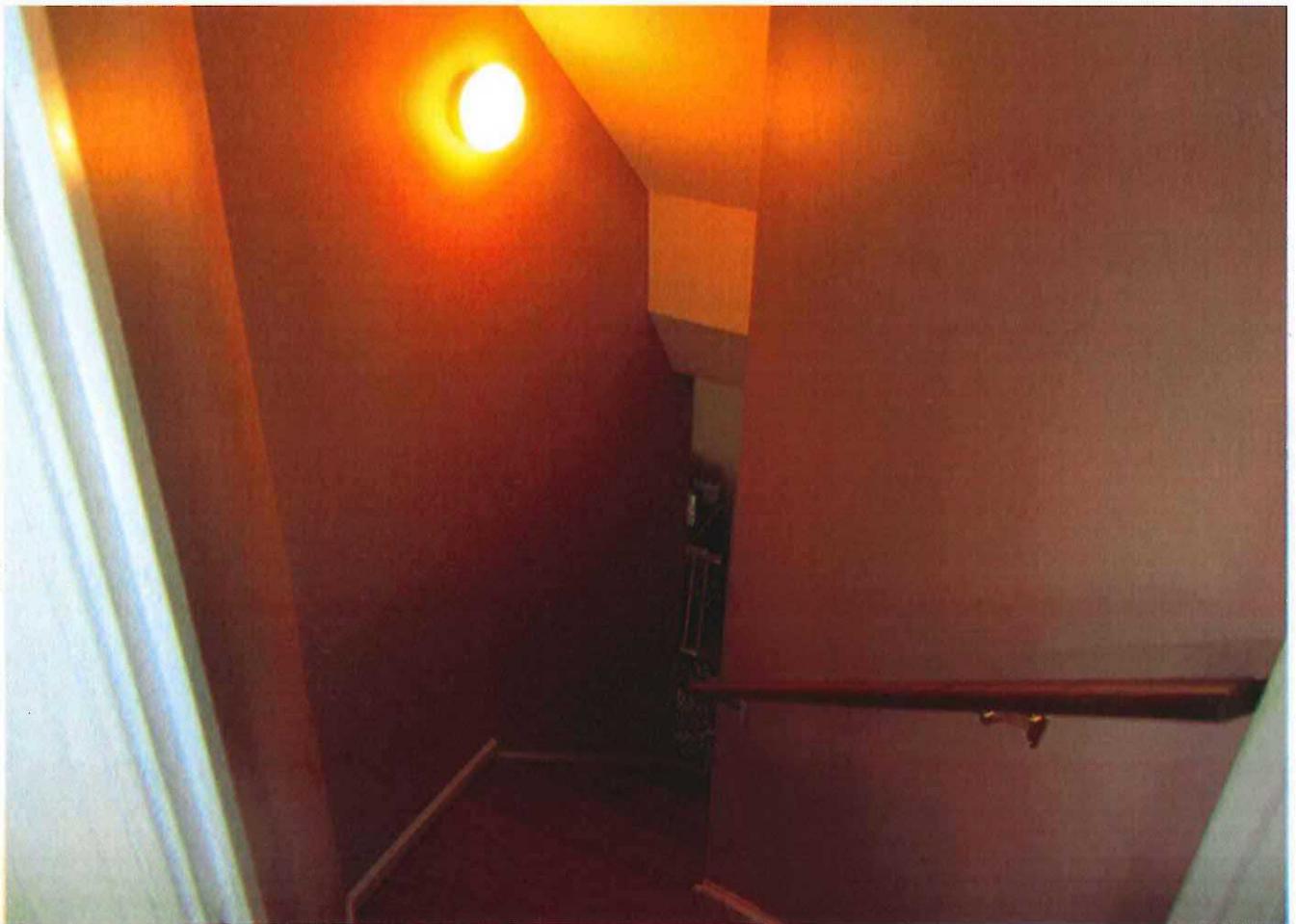




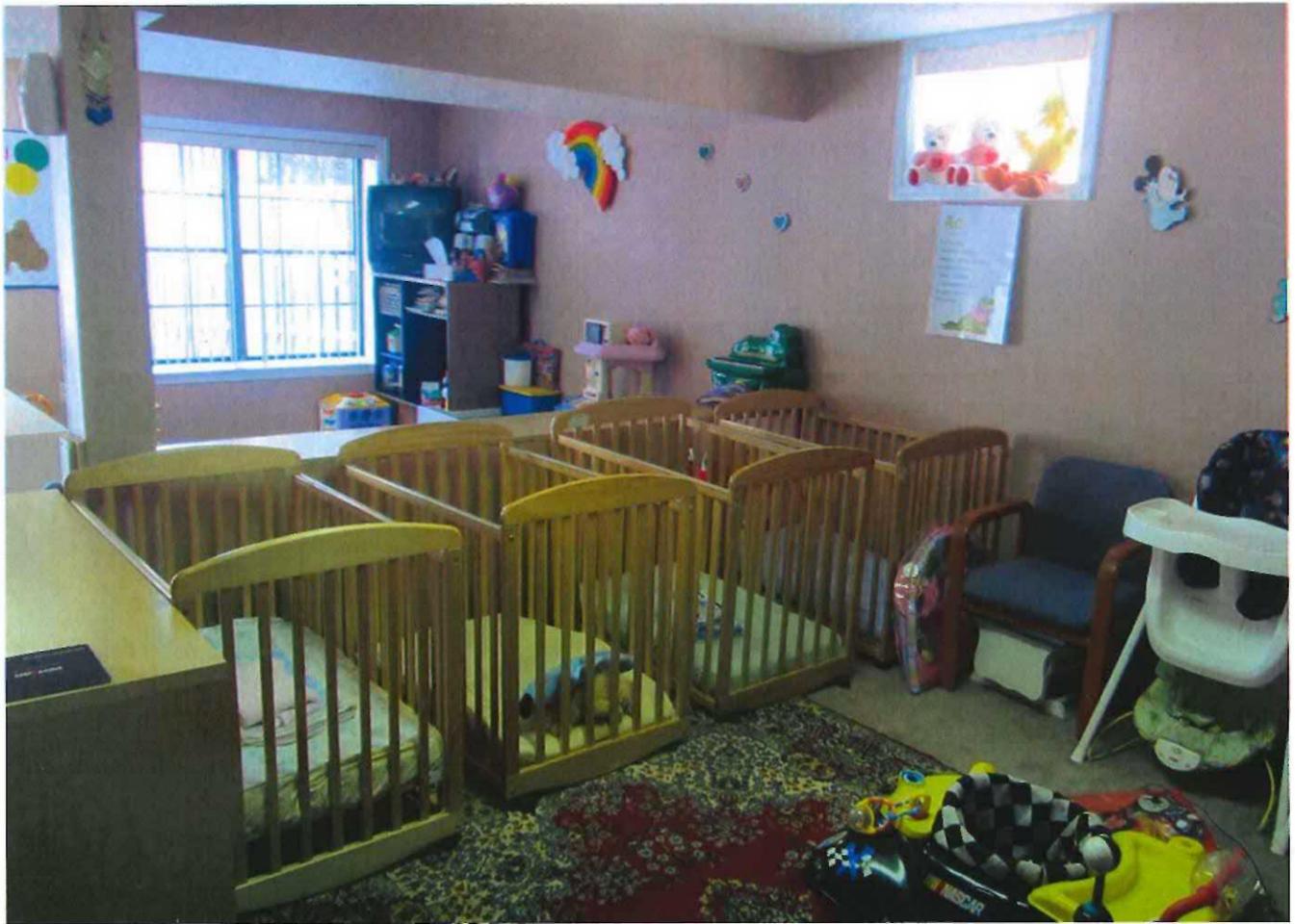


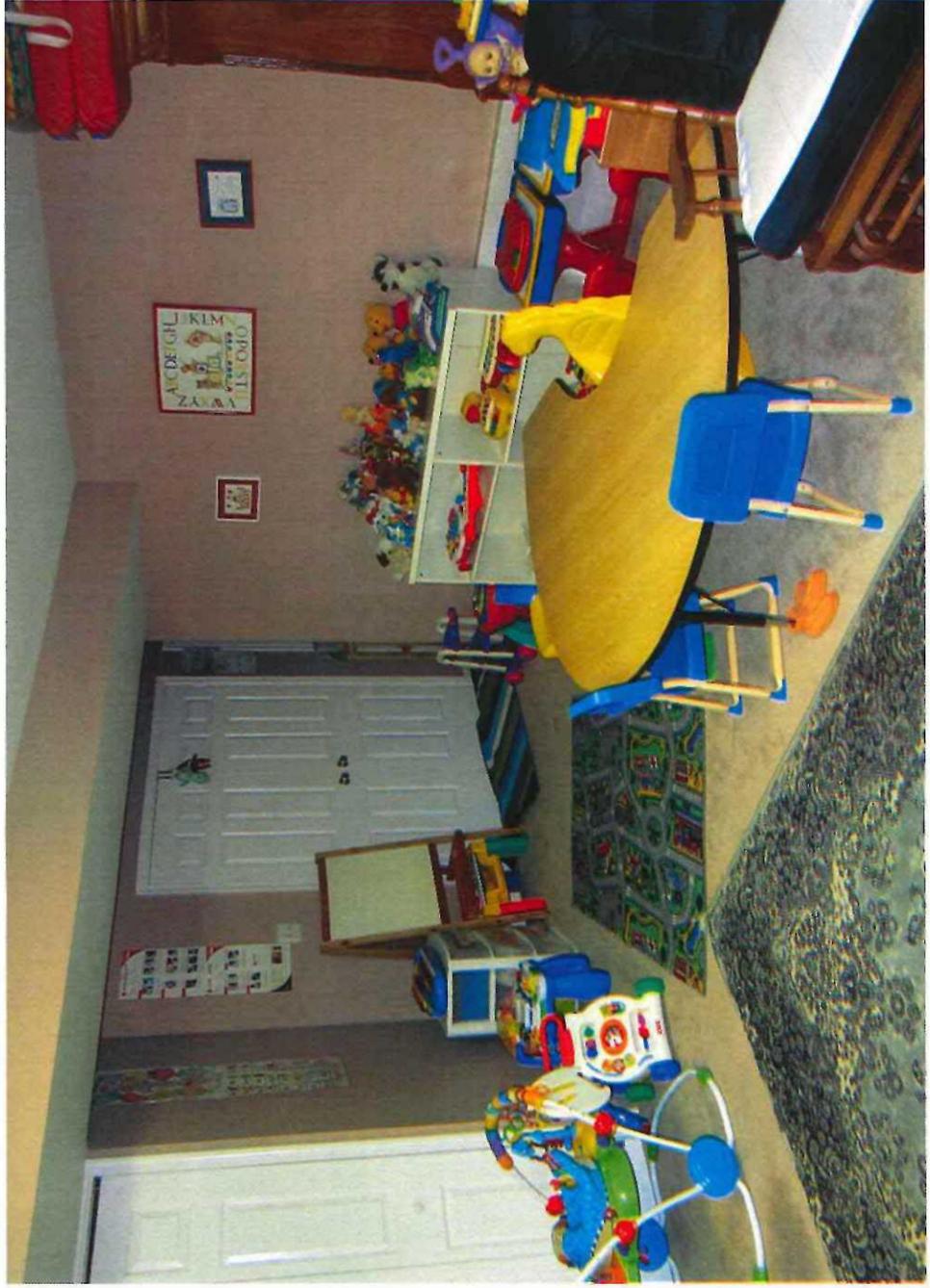
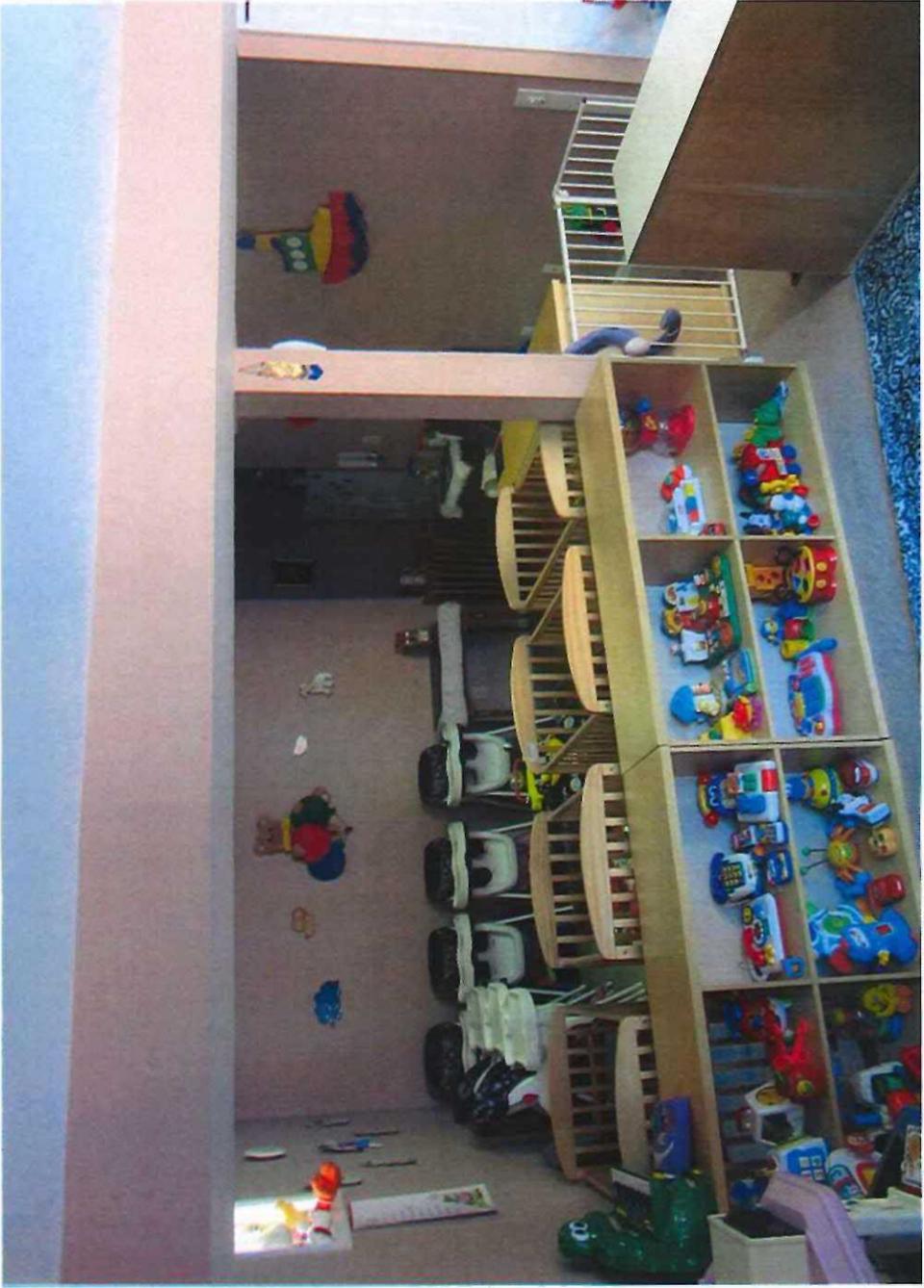


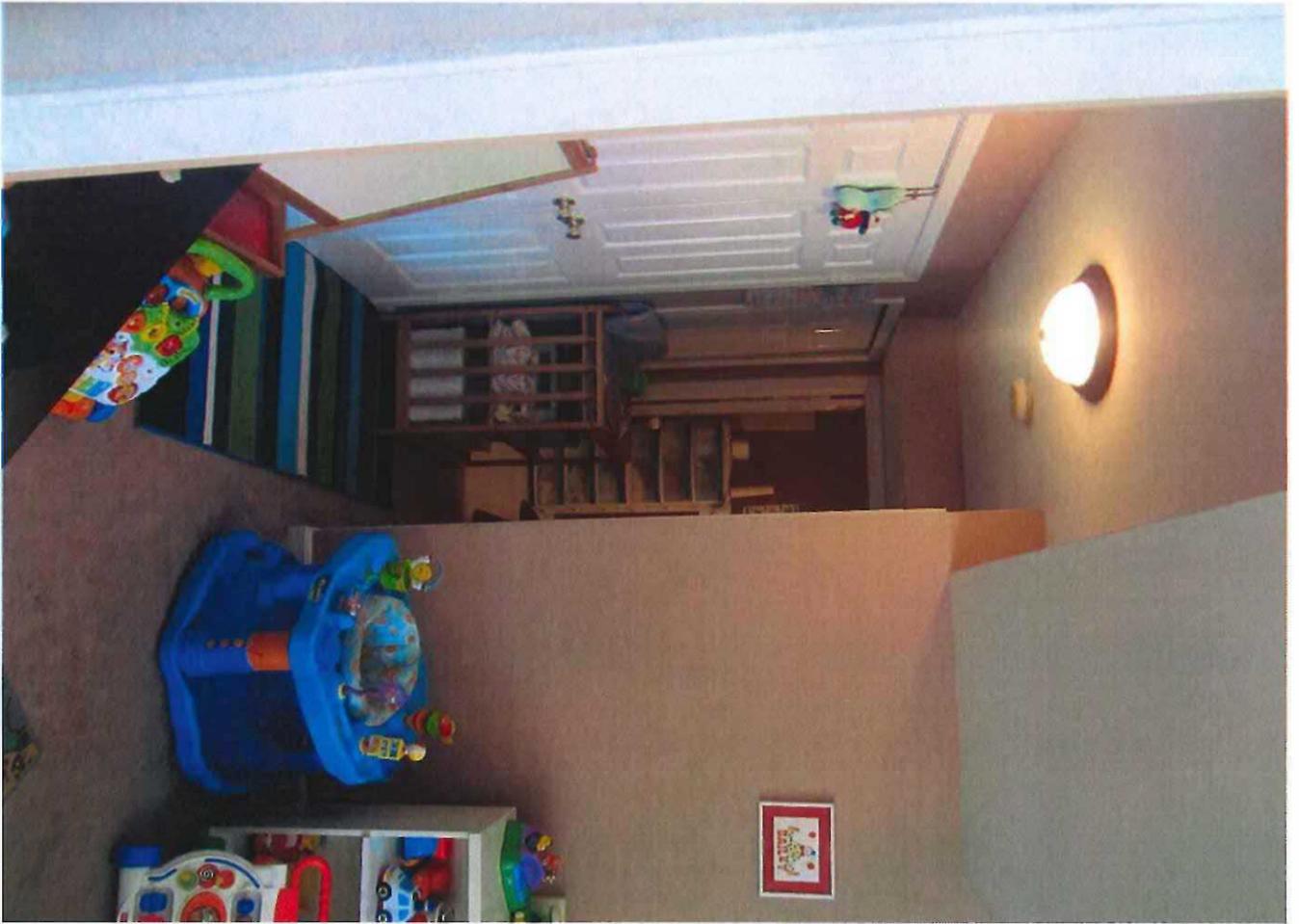




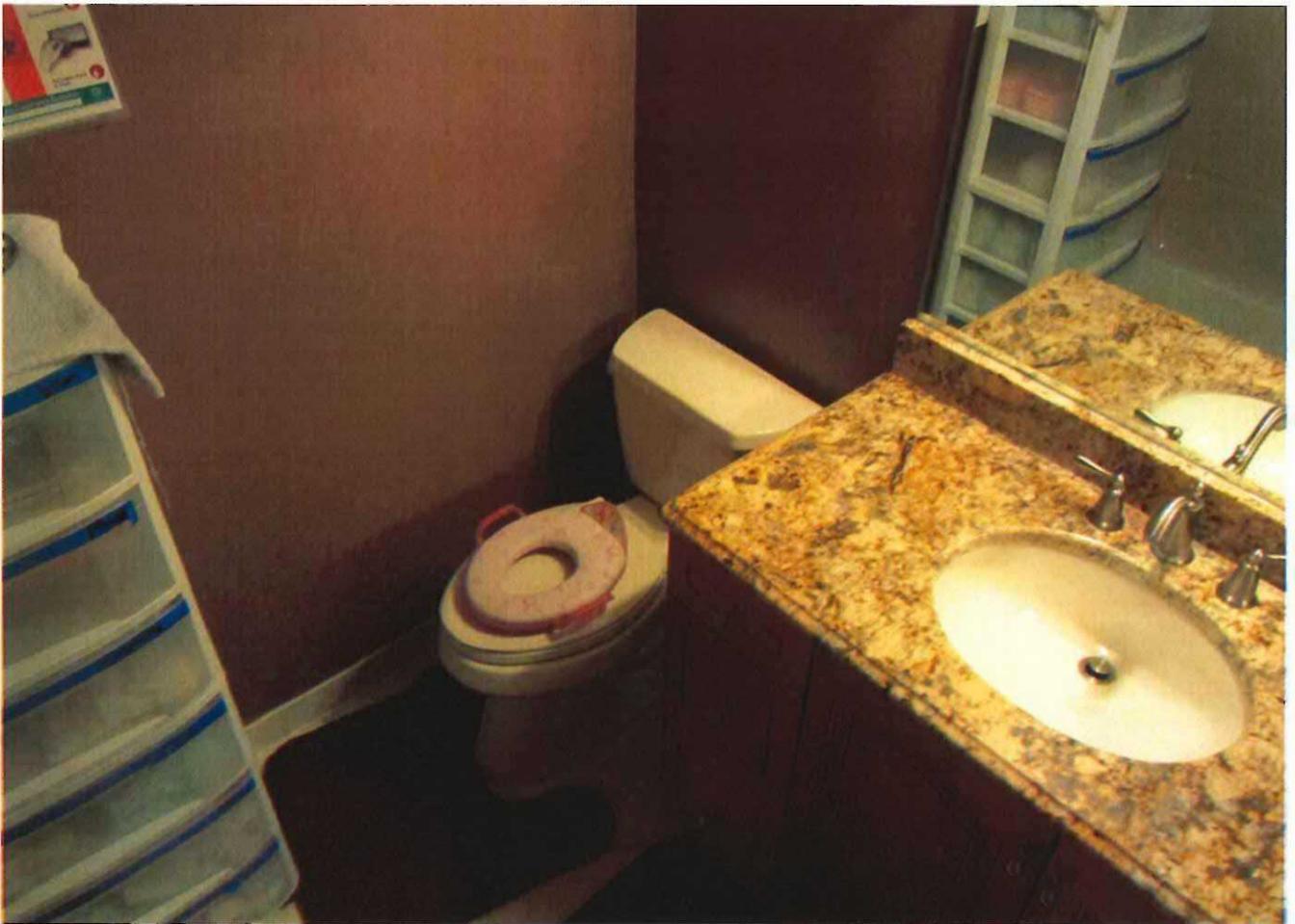
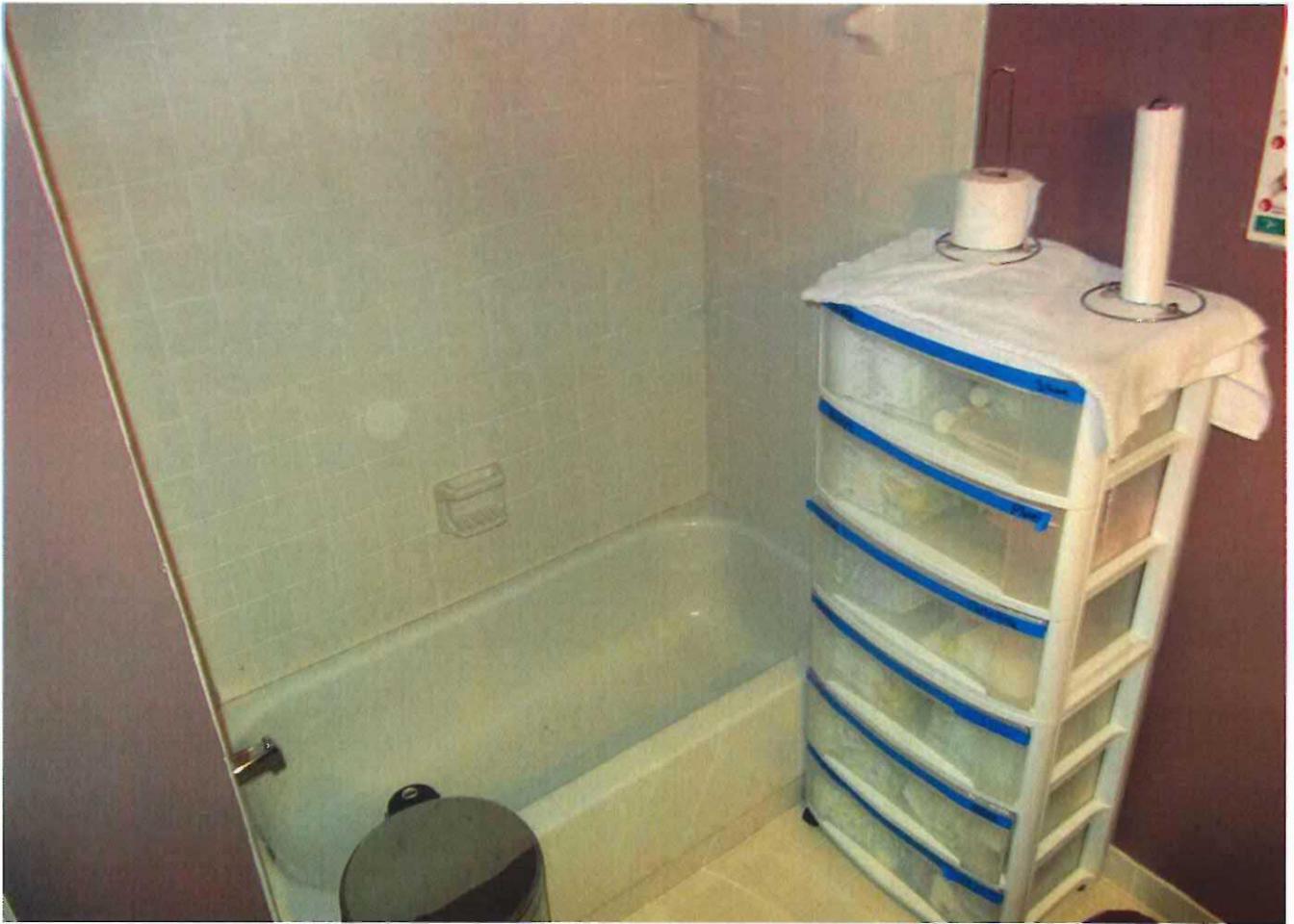






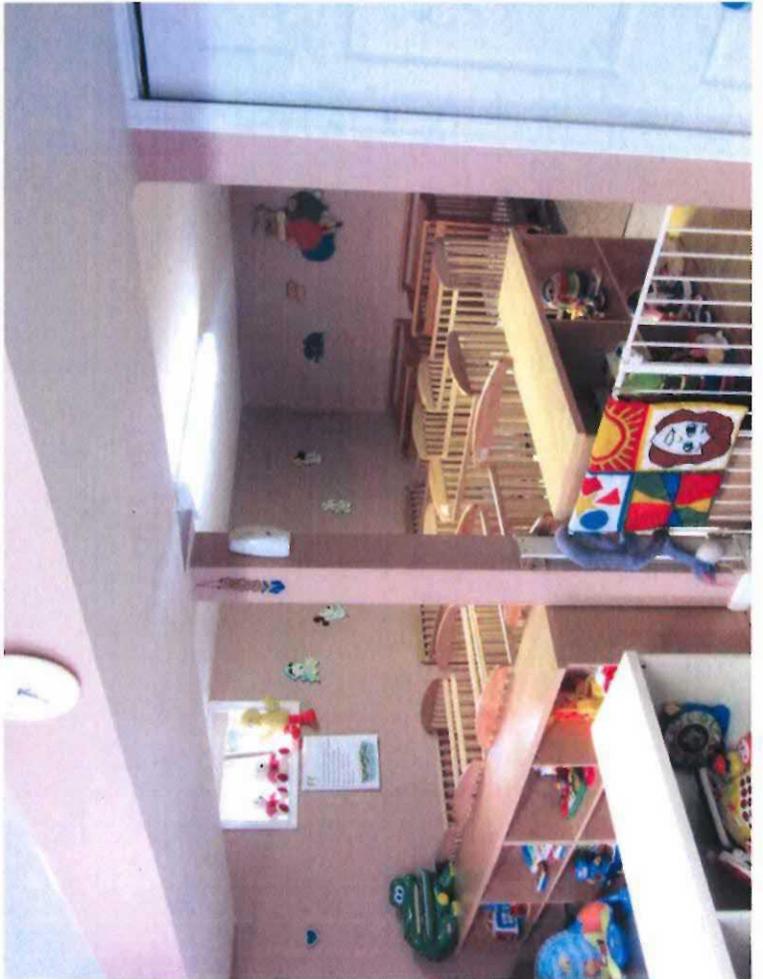
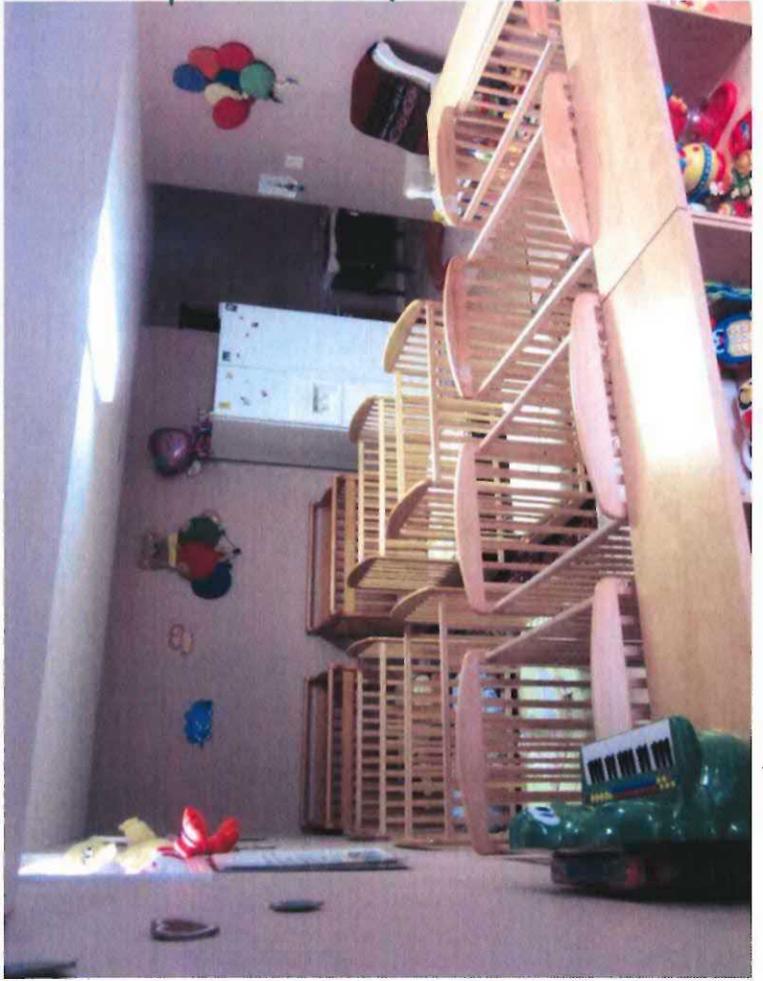


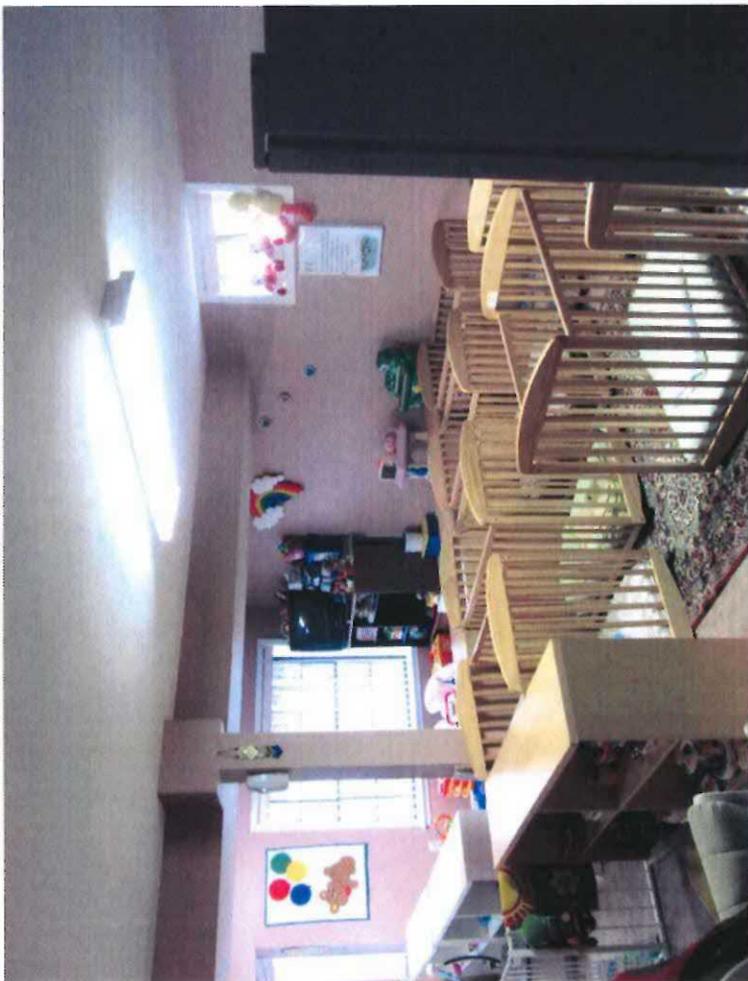
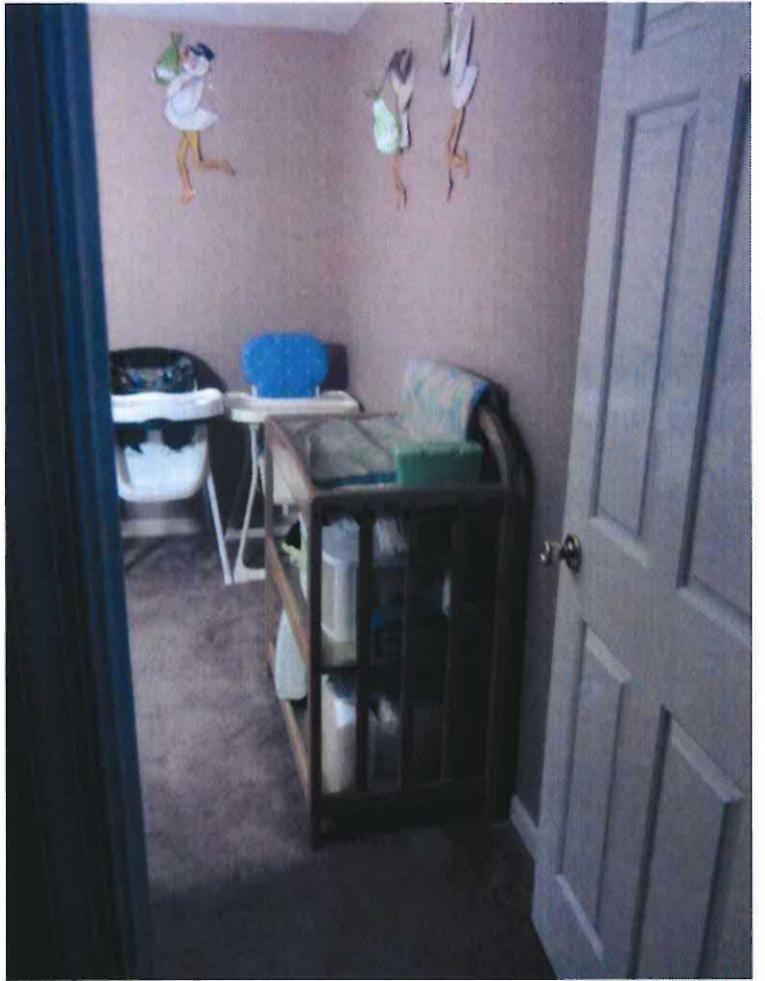
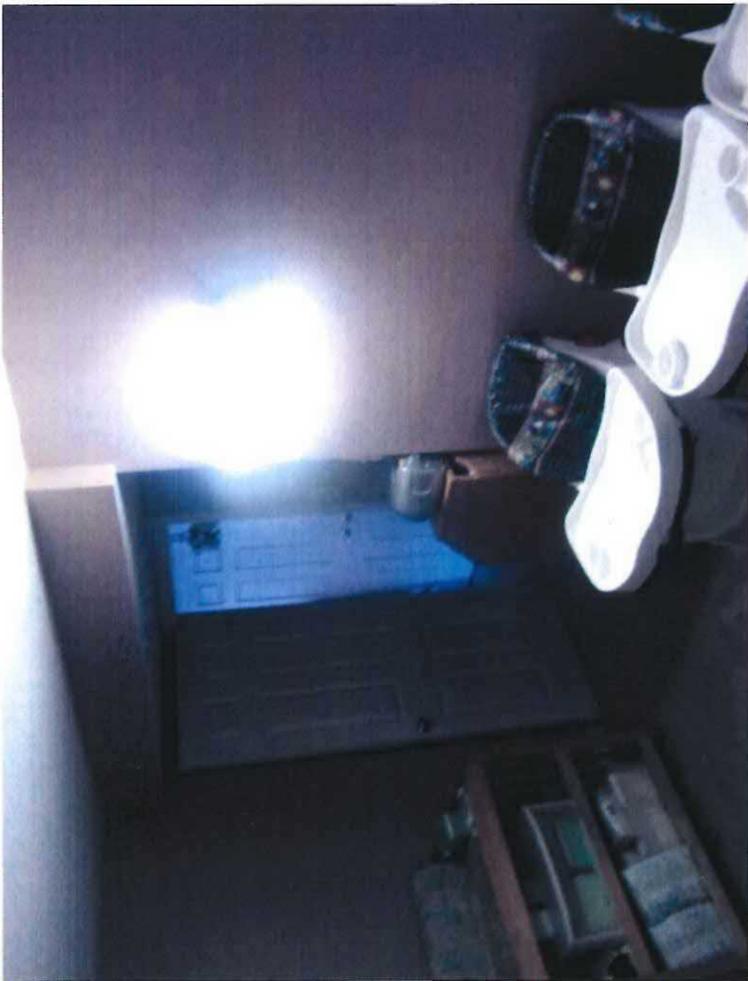


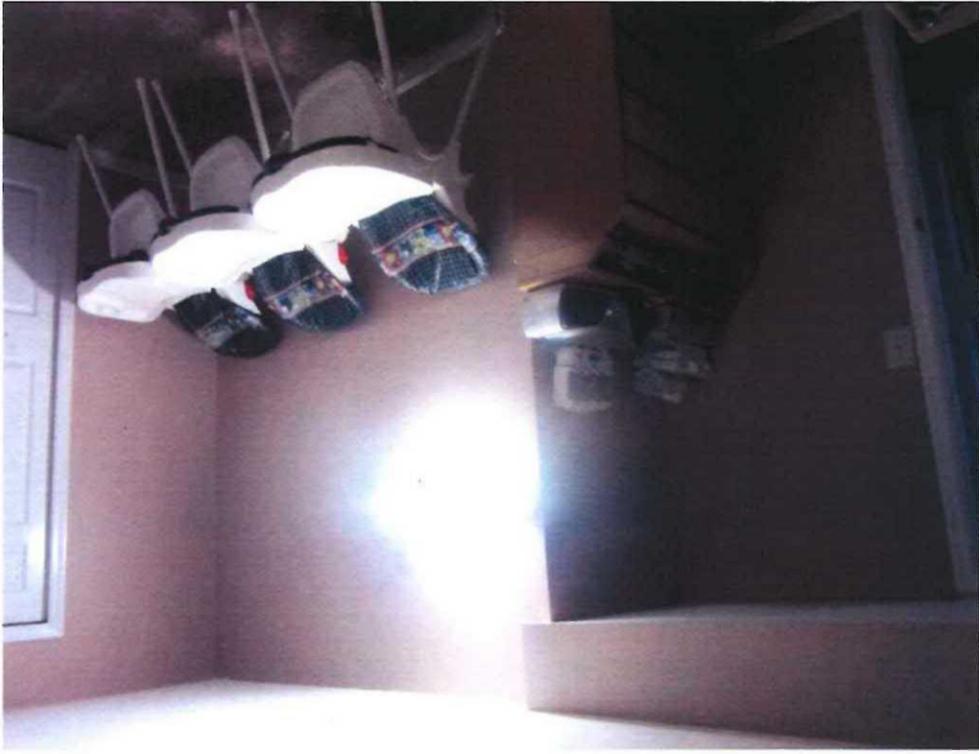




Updated int. photos 6/26/2014









### **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 Layout, Address: 6120 Glen Oaks Ct, Springfield, VA, 22152," as prepared by Moustafa Awad on February 27, 2014, is included in the front of the staff report.

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

### **CHARACTER OF THE SITE AND SURROUNDING AREA**

The site is developed with a two story single family detached dwelling with a basement. A porch, walkway, and driveway are located to the north of the dwelling. A wood deck with steps exists to the south. The property slopes down from the northeast corner of the property to the southwest and contains decorative landscaping.

The property is south of Rolling Road and west of Center Road. The subject property and surrounding properties are zoned R-5 and developed with single family detached dwellings.



## **BACKGROUND**

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1987, and purchased in 1999.

On August 15, 1991, a building permit was approved for the construction of an open deck with no hot tub to the rear (or south) of the dwelling. A copy of this building permit is contained in Appendix 4.

On October 3, 2013, a building permit was approved for the removal of an existing deck and the construction of a new deck with steps and no hot tub. On November 6, 2013 this building permit was amended to reflect a change in the location of the stairs and landing. Copies of these building permits are contained in Appendix 4.

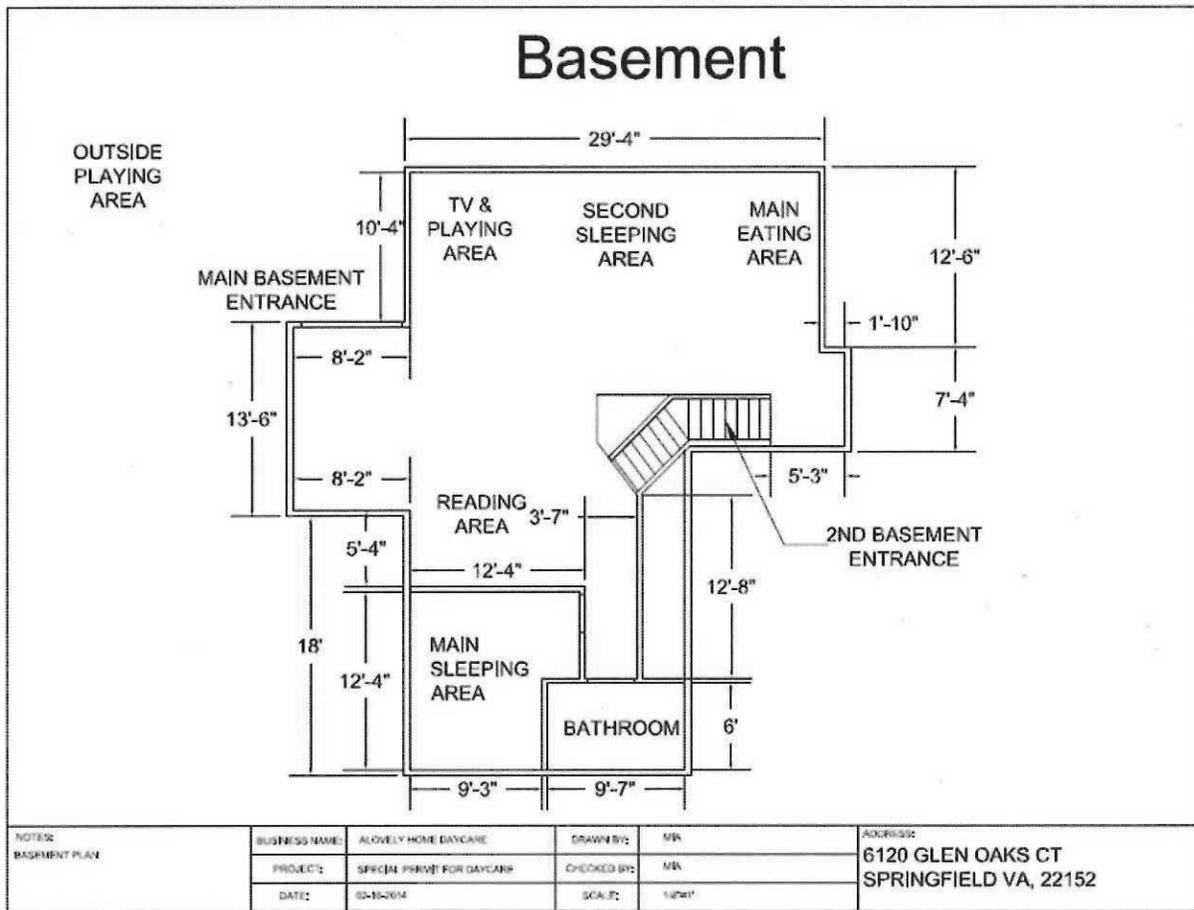
Records indicate that a special permit for a home child care, SP 2007-SP-147 located at 6126 Glen Oaks Court in the vicinity of the subject property, was approved by the Board of Zoning Appeals. That applicant wished to increase the number of children from seven to ten. A copy of information outlining this similar special permit request is attached in Appendix 5.

## **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 7:30 a.m. and 6:00 p.m., Monday through Friday. The children arrive between 7:30 a.m. and 9:00 a.m. and depart between 3:30 p.m. and 6:00 p.m. There are two full-time assistants.

The applicant holds a current Family Day Home License, approved for one year and valid through January 21, 2015, from the Commonwealth of Virginia, Department of Social Services. The license permits a capacity of 12 children, birth through 12 years of age (Appendix 6).

The home child care facility is operated in the basement of the dwelling which includes a playroom, full bathroom, an eating area and a reading area (as shown on the following page). The kitchen used for the home child care is the primary kitchen of the dwelling and is located on the main floor. There are two sleeping areas in the basement and the one in the bedroom, labelled as "main sleeping area" does not have proper emergency egress. This issue is further addressed in the Zoning Inspection Branch (ZIB) comments section of this report. A wood fence encloses the functional rear yard of the house which includes the play area, as shown on the special permit plat. Pictures provided by the applicant show toys and playground equipment located in this area.



## ANALYSIS

### Comprehensive Plan Provisions

**Plan Area:** Area III, Pohick Planning District  
**Planning Sector:** Main Branch Community Planning Sector (MV06)  
**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
- Sect. 10-103 Par. 6 Location Regulations

This special permit is subject to the sections of the Zoning Ordinance outlined above, a copy of which is included as Appendix 9. Subject to development conditions, this special permit must meet these standards.

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

Vehicular access to the site is provided from Glen Oaks Court. The parents and children use the walkway to the west of the primary dwelling front door to enter the home child care center in the basement.

The existing driveway appears to be able to accommodate four vehicles with a two car garage and two parking spaces. The applicant parks the family cars in the garage during home child care operating hours. The applicant currently has two assistants who do not park on-site. Therefore, the driveway has approximately two spaces available to be used for drop-off and pick-up of children.

There are parking restrictions in this neighborhood that require permitted parking in the area of the street in front of the subject property to prevent students from the nearby West Springfield High School to park in the neighborhood. The restrictions require permitted parking between the hours of 8:00 am and 3:30pm on school days. Staff has included a development condition that parents shall not park for pick up and drop off on the street in front of the dwelling during these hours and shall only use the driveway. If anyone associated with the home child care parks in the street during these hours an approved parking permit on file with Fairfax County Department of Transportation or a resident's visitor pass must be obtained. Therefore, if the applicant, the applicant's family members, home child care assistants or parents park in the street then they will be in conformance with the regulations for parking in the neighborhood. A development condition has been included in Appendix 1 to address this issue.

Two off street parking spaces are required for the single family dwelling and these are contained in the garage. Therefore, with inclusion of the development conditions in appendix 1, staff believes sufficient parking exists to accommodate the pick-up and drop-off of children and for the home child care use in general.

### **Zoning Inspection Analysis**

During the inspection of the home child care staff found items that required correction. Staff found a sleeping room without proper emergency egress, an obstructed stairway, required electrical repairs, and an inadequate amount of clear working space around the service panel. The list of comments from the site inspection is included in Appendix 7. The applicant has been made aware of these concerns and has moved the items blocking the stairway, swapped out a sleeping area with the eating area so that the sleeping area has proper emergency egress and has fixed the lighting fixture in the bathrooms. The applicant has also cleared the area around the service panel to allow sufficient access. Staff has included a development condition which requires satisfactory completion of all inspections and permits prior to establishing the use of the home child care.

The existing deck in the rear yard is surrounded with lattice panels and may constitute an addition to the dwelling rather than a deck structure. Failure to address this issue may

impact the applicant's ability to obtain building permits or pursue other zoning applications on this property in the future.

### **Urban Forestry Management Division Analysis**

On May 9, 2014, Urban Forestry staff found that the tree in the back yard appeared to be dead (Appendix 8). This information was conveyed to the applicant and the tree will be removed.

### **CONCLUSION**

Staff believes that the subject application is in conformance with the applicable Zoning Ordinance provisions with the adoption of the Proposed Development Conditions contained in Appendix 1 of the staff report.

### **RECOMMENDATION**

Staff recommends approval of SP 2014-SP-043 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. Building Permit History
5. Similar Case History- SP 2009-SP-147 Resolution and Plat
6. Home Child Care State License
7. Zoning Inspection Branch Site Visit Comments
8. Urban Forestry Comments dated May 9, 2014
9. Applicable Zoning Ordinance Provisions



**PROPOSED DEVELOPMENT CONDITIONS****SP 2014-SP-043****July 16, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-SP-043 located at Tax Map 79-3 ((23)) 20A 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, Wafaa Elhomosany, d/b/a A Lovely Home Child Care, and is not transferable without further action of the Board, and is for the location indicated on the application, 6120 Glen Oaks Court, 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 Layout, Address: 6120 Glen Oaks Ct, Springfield, VA 22152," as prepared by Moustafa Awad on February 27, 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. to 6:00 p.m., Monday through Friday.
5. The dwelling that contains the child care facility shall be the primary residence of the applicant.
6. The maximum number of children on site at any one time shall be twelve, excluding the applicant's own children.
7. The maximum number of assistants for the home child care shall be two.
8. All pick-up and drop-off of children shall take place in the driveway during the hours of 8:00 a.m. and 3:30 p.m., and may take place in the street in front of the house before 8:00 a.m. and after 3:30 p.m. Anyone associated with the home child care who parks in the street between 8:00 a.m. and 3:30 p.m. shall obtain an approved parking permit on file with the county or a visitor's parking permit.

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.

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-SP-043  
 (county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 6/28/14  
 (enter date affidavit is notarized)

I, WAFAA ELHOMOSANY, 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: 124595a

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 multiple parcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)**

| <b>NAME</b><br>(enter first name, middle initial, and last name) | <b>ADDRESS</b><br>(enter number, street, city, state, and zip code) | <b>RELATIONSHIP(S)</b><br>(enter applicable relationships listed in <b>BOLD</b> above) |
|------------------------------------------------------------------|---------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| WAFAA M ELHOMOSANY                                               | 6120 GLEN OAKS CT SPRINGFIELD VA 22152                              | <b>APPLICANT AND TITLE OWNER</b>                                                       |
| HAZEM E AWAD                                                     | 6120 GLEN OAKS CT SPRINGFIELD VA 22152                              | <b>TITLE OWNER</b>                                                                     |
| MOUSTAFA IBRAHIM AWAD                                            | 6120 GLEN OAKS CT SPRINGFIELD VA 22152                              | <b>AGENT</b>                                                                           |
| A LOVELY HOME DAY CARE                                           | 6120 GLEN OAKS CT SPRINGFIELD VA 22152                              | <b>BUSINESS NAME</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-SP-043  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 6/28/14  
(enter date affidavit is notarized)

124595a

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)

**WAFAA M ELHOMOSANY 6120 GLEN OAKS CT SPRINGFIELD VA 22152**

**HAZEM E AWAD 6120 GLEN OAKS CT SPRINGFIELD VA 22152**

**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)

**WAFAA M ELHOMOSANY**

**HAZEM E AWAD**

(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 footnotenumbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnotenumbers on the attachment page.

Application No.(s): SP 2014 - SP - 043  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 6/28/14  
(enter date affidavit is notarized)

124595a

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 breakdown 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 footnotenumbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnotenumbers on the attachment page.

Application No.(s):

SP 2014-SP-043

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

Page Four

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE:

8/28/14

(enter date affidavit is notarized)

124595a

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-SP-043

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

Page Five

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 6/28/14  
(enter date affidavit is notarized)

124595a

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 incomplete, 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

WAFAA M ELHOMOSANY APPLICANT

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

Subscribed and sworn to before me this day of June 28, 2014, in the State/Comm. of \_\_\_\_\_, County/City of \_\_\_\_\_.

My commission expires: 4/30/2015

NORMA STICKEL  
NOTARY PUBLIC 120425  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES 04-30-2015

Notary Public

*Wa Skill*

*Wa Skill*

CAB



RECEIVED  
Department of Planning & Zoning

FEB 27 2014

Zoning Evaluation Division

**Statement of Justification**  
**For a Home Child Care Facility**

Name: A Lovely Child Home Daycare

Address: 6120 Glen Oaks Ct, Springfield, VA 22152

Phone number: 7039123877

Email: [alovecare55@yahoo.com](mailto:alovecare55@yahoo.com)

Date: 02-27-2014

Fairfax County Department of Planning and Zoning.

Zoning Evaluation Division.

Address: 12055 Government Center Parkway, Suite 801, Fairfax VA 22035

RE: Special Permit Application

Applicant: Wafaa Elhomosany

Zoning Ordinance section 8-305 for Home Child Care Facility

Section 8-004 of General Standards

Tax Map #: 0793-23-0020A

Zoning district: R-5

Lot Size: 5,444 SF

**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 detached dwelling at: 6120 Glen Oaks Ct, Springfield VA 22152.

The Property is Zone R-5, and I understand I need to seek approval of a special permit in order to operate a child care facility within my home. Over a decade I have been and currently licensed by the state license of Virginia to have **12** children in my child care facility in my home. Below is the information about my child care facility's information.

**Hours:** The child care is open from 7:30 AM through 6:00 PM.

**Number of Children:** I care for up to 12 children at any one time.

**Employees:** I have 2 assistant who work full time.

**Arrival Schedule:** Three of the children arrive between 7:30 - 7:45 AM. Two of the children arrive between 7:45 - 8:00 AM. Two more children arrive between 8:00 - 8:15 AM. Another two of the children arrive between 8:15 - 8:30 AM. The last three of the children arrive between 8:30 - 9:00 AM.

**Departure Schedule:** Three of the children are picked up between 3:30 - 4:15PM. Two of the children are picked up between 4:15 - 4:30 PM. Another two of children are picked up between 4:30-5:00 PM. And three of the children are picked up between 5:00 - 5:30 PM. Another two of the children are picked up from 5:30 - 6:00 PM

**Area served:** Currently most of the children live in the general vicinity of my neighborhood. Many of the children live in neighborhood of Cardinal Forest.

**Operations:** As I stated, my house is a single-family detached dwelling. The house is **5,444 SF** with three floors; **Attachment A** provides a plan view of the three floors. The three floors have a total of **3,350** square feet with a walk in basement of **1,130 SF**, which is where the children spend their time. I use the kitchen **240 SF** located on the first floor for meals preparation. Photographs of my dwelling with the corresponding locations are provided in **Attachment B**.

**Hazardous or toxic substances:** The house and yard are free from hazardous or toxic substances. No hazardous materials will be generated, utilized, stored, created, and/or disposed of on site.

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

Outdoor play area: I use my backyard for outdoor activities for the children. The area is approximately **1300 SF**.

The outdoor play area consists of: Play up double slide climber, Two slides, Swing, Hopscotch, Exercise Mat, Juggling balls, Side walk chalks, Play ground balls, Basketball stand, Push & Ride Racer, and Rainbow Parachutes.

**Parking:** I use my two door garage to park my family cars. My driveway provides enough parking for two cars as it is more than 25 feet long and holds two cars side by side. In addition, ample parking is available along the streets in front of my house for the parents and employees.

**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 no changes to the outside appearance of my vinyl sided home. I proposed no addition and no signs regarding the day care. Again, my daycare facility has been operating for over a decade and is licensed by the state of Virginia to have 12 children in my home. Adequate parking is available for the parents, assistants, and my family. For these reasons I believe that my proposed home day care facility (12 children without any own children, and 2 assistants) will not negatively impact my neighbors.

Sincerely,

**Wafaa Elhomosany**

**Owner of A Lovely Home Child Day Care**



**Building Permit  
 Zoning Review**

Bldg Permit #: **132700129**

**DECK**

Address: 6120 GLEN OAKS CT  
 SPRINGFIELD VA 22152-1506  
 Bldg: N/A Floor: Suite: N/A

Tax Map: 0793 23 0020A

Subdiv: **GLEN OAKS LT 20A** ,444.00

Owner: AWAD HAZEM I  
 6120 GLEN OAKS CT SPRINGFIELD VA 22152

Phone Day: (703)912-3877 x Evening:

**Contractor:**  
 NUWORLD CONSTRUCTION LLC  
 10441 Balls Ford Road  
 Manassas, Va 20109-0000  
 (703) 634-5337

**Type of Work:** DECK

**Description of Work:** remove eixsting deck / build new deck with steps no hot tub////amend to change location of stairs and landing on 11/6/13

**Specific Description of Work:**

|                |                 |                    |                     |
|----------------|-----------------|--------------------|---------------------|
| <b>Stairs:</b> | <b>Hot Tub:</b> | <b>Multi level</b> | <b>Single Span:</b> |
| Y              | N               | N                  | N                   |

**ZPRB Review:**

| Date       |        | Status   |
|------------|--------|----------|
| 09/27/2013 | ALANGH | Approved |
| 10/03/2013 | ALANGH | Approved |
| 11/06/2013 | AMOOR4 | Approved |

**Zoning Detail Review TAB:**

|              |                |     |            |         |
|--------------|----------------|-----|------------|---------|
| Zoning Dist. | Cluster Subdiv | Use | ADU Subdiv | Proffer |
| R-5          | N              | SFD | N          | N       |

**Yard/Setbacks:**

| Structure | Front (A) | Front (B) | Front (C) | Left | Right | Rear  | Structure Dimension | Height | Structure Type |
|-----------|-----------|-----------|-----------|------|-------|-------|---------------------|--------|----------------|
|           | 0.00      | 0.00      | 0.00      | 9.00 | 0.00  | 17.00 | open deck 29x16     | 6.60   | OPEN           |

Is Deck Attached? YES

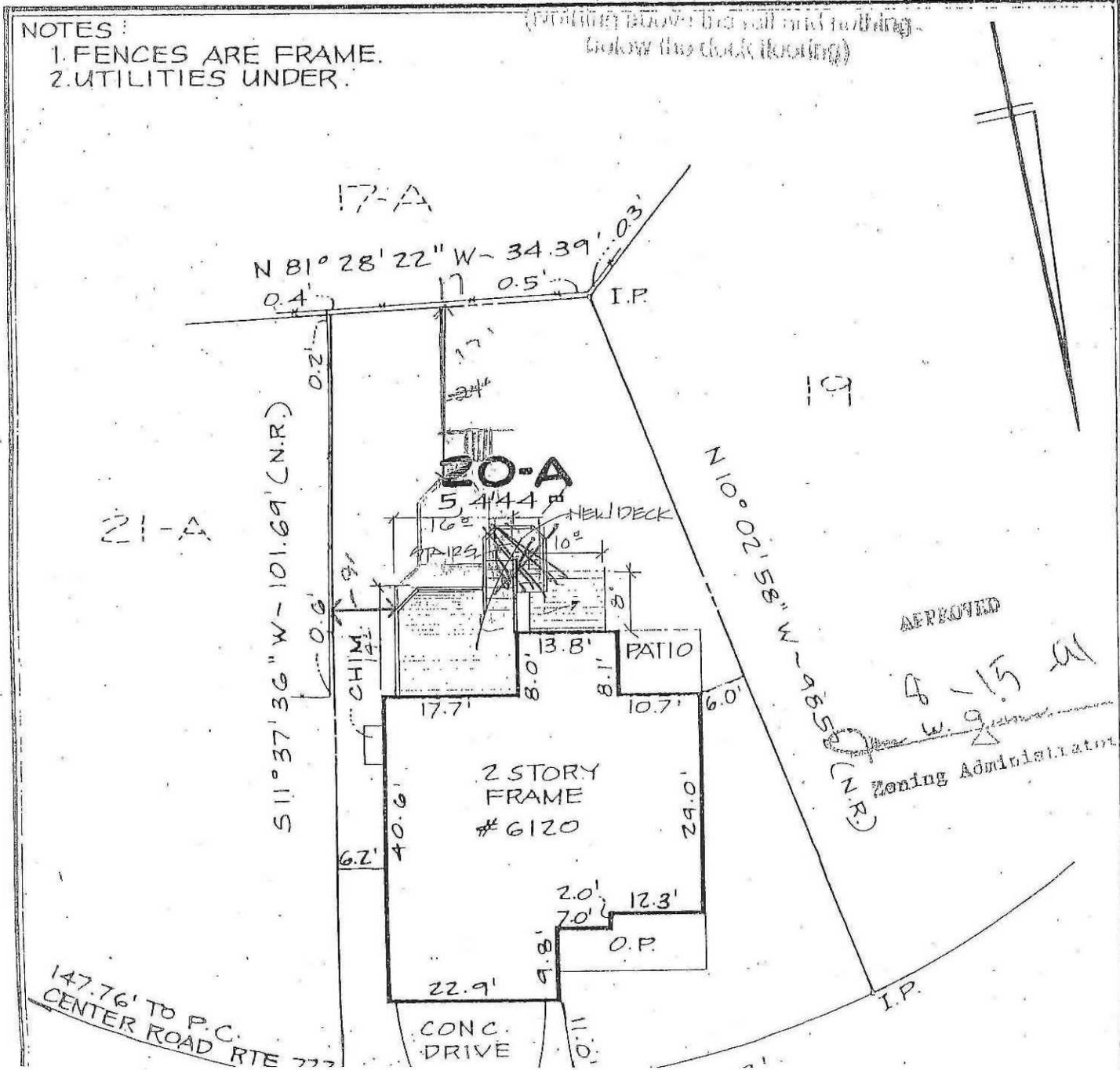
|                |                  |                 |
|----------------|------------------|-----------------|
| <b>USE GRP</b> | <b>CNST TYPE</b> | <b>BLDGAREA</b> |
| R5             | VB               | 520.00          |

**DETAILS COMMENTS:**

build multi level deck w/stairs per plan no hot tub and demo old deck 11-6-13 amend to change location of steps and landing tem

CONCRETE DRIVE  
 11' 0" WIDE  
 (PROVIDING APPROX. 10' 0" WIDE BUILDING  
 UNDER THIS DRIVE (REARING))

NOTES:  
 1. FENCES ARE FRAME.  
 2. UTILITIES UNDER.



APPROVED

8-15-01  
 W. G. [Signature]  
 Zoning Administrator

**Building Permit  
 Zoning Review**

*This document does not reflect the final  
 Building Permit approval.*

10/3/13 11:09:07AM

Bldg Permit #: **132700129** **DECK**

Address: 6120 GLEN OAKS CT  
 SPRINGFIELD VA 22152-1506  
 Bldg: N/A Floor: Suite: N/A

Tax Map: 0793 23 0020A

Subdiv: **GLEN OAKS LT 20A** ,444.00

Owner: AWAD HAZEM I  
 6120 GLEN OAKS CT SPRINGFIELD VA 22152

Phone Day: (703)912-3877 x Evening:

Contractor:  
 TO BE SELECTED  
 (000) 000-0000

Type of Work: DECK  
 Description of Work: remove eixsting deck / build new deck with steps no hot tub

Specific Description of Work:

Stairs: Hot Tub: Multi level: Single Span:  
 Y N N N

ZPRB Review:

| Date       |        | Status   |
|------------|--------|----------|
| 09/27/2013 | ALANGH | Approved |
| 10/03/2013 | ALANGH | Approved |

**Zoning Detail Review TAB:**

| Zoning Dist.          | Cluster Subdiv   | Use             | ADU Subdiv | Proffer |                    |       |                     |        |                |
|-----------------------|------------------|-----------------|------------|---------|--------------------|-------|---------------------|--------|----------------|
| R-5                   | N                | SFD             | N          | N       |                    |       |                     |        |                |
| <u>Yard/Setbacks:</u> |                  |                 |            |         | <u>Dimensions:</u> |       |                     |        |                |
| Structure             | Front (A)        | Front (B)       | Front (C)  | Left    | Right              | Rear  | Structure Dimension | Height | Structure Type |
|                       | 0.00             | 0.00            | 0.00       | 9.00    | 0.00               | 24.00 | open deck 29x16     | 6.60   | OPEN           |
| Is Deck Attached? YES |                  |                 |            |         |                    |       |                     |        |                |
| <u>USE GRP</u>        | <u>CNST TYPE</u> | <u>BLDGAREA</u> |            |         |                    |       |                     |        |                |
| R5                    | VB               | 520.00          |            |         |                    |       |                     |        |                |

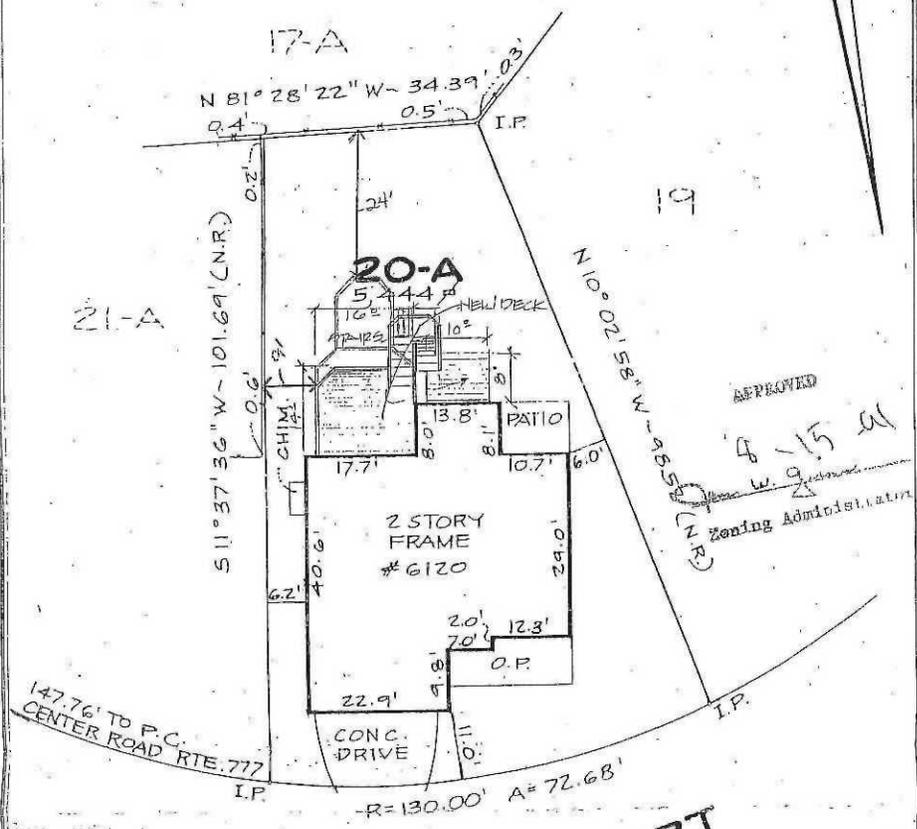
**DETAILS COMMENTS:**

build multi level deck w/stairs per plan no hot tub and demo old deck

NOTES:

- 1. FENCES ARE FRAME.
- 2. UTILITIES UNDER.

OPEN DECK APPROVED  
 NO Privacy Screening  
 Lattice, plant hanger, trellis, or arbor.  
 (Nothing above the rail and nothing below the deck flooring)



APPROVED  
 8-15-91  
 W. G. [Signature]  
 Zoning Administrator

UNC 10-3-B  
 Multi level open  
 deck 118 stairs

**GLEN OAKS COURT**  
 50' R/W

APPROVED  
 Deck  
 DIVISION OF  
 INSPECTION SERVICES  
 AR

PLAT  
 SHOWING HOUSE LOCATION ON  
 LOT 20-A  
 RESUBDIVISION OF LOTS 17, 20, 21 & 22  
**GLEN OAKS SUBDIVISION**  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1" = 20'      JULY 18, 1991

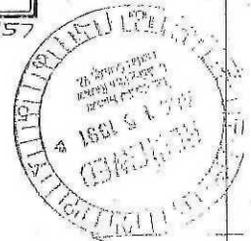
|                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.<br/>                 PLAT SUBJECT TO RESTRICTIONS OF RECORD<br/>                 TITLE REPORT NOT FURNISHED.</p>                                                                                                  |  | <p>CASE NAME:<br/>                 YUNG / PARK-PARISIAN<br/>                 FALCONE TITLE &amp; ESCROW, INC.</p>                                                                                    |
| <p>I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.<br/> <i>Kenneth W. White</i><br/>                 KENNETH W. WHITE      L.S.</p> |  | <p>ALEXANDRIA SURVEYS, INC<br/>                 6343 SOUTH KINGS HIGHWAY<br/>                 ALEXANDRIA, VIRGINIA 22306<br/>                 703 680-6615<br/>                 FAX 703-769-7764</p> |

CA 301 895 3340

9122857

WOODFABRICATORS  
 PO BOX 995  
 HERNDON VA. 22070  
 PROJECT # 2053

WOOD DECK  
 EDWARD PARISIAN  
 6120 GLEN OAKS CT  
 SPRINGFIELD VA. 22152



DO NOT WRITE IN THIS SPACE

Permit No. 91227B0810  
 Map Reference 79-3-75-0020-A  
 Building Permit No. \_\_\_\_\_ Control No. \_\_\_\_\_  
 Std. \_\_\_\_\_ Mag. \_\_\_\_\_ Plan \_\_\_\_\_ Census \_\_\_\_\_

Street 4120 Glen Oaks Ct  
 Building \_\_\_\_\_ Floor \_\_\_\_\_ Suite \_\_\_\_\_  
 Subdivision \_\_\_\_\_  
 Tenants Name BARBARA PARRISIDA

OWNER Name BARBARA PARRISIDA  
 Address (Mailing) 4120 Glen Oaks Ct  
 City Fairfax State VA Zip 22033  
 Telephone 703-441-3709

CONTRACTOR Company Name WOOD FABRICATORS, INC  
 Master \_\_\_\_\_  
 Address 22900 SHALIS RD  
 City STERLING State VA Zip 22170  
 Telephone 703-790-7900 License No. \_\_\_\_\_  
 State Contractors License No. 035941  
 County Business Account No. 00149085381

For Description Build Deck (10' x 7')  
CREAT

ROUTING

|                   | Date    | Approved By |
|-------------------|---------|-------------|
| Health Review     |         |             |
| 2 Site Review     | 8-15-91 | RIP         |
| 1 Zoning Review   | 8-15-91 | OD          |
| Sanitation Review |         |             |
| 3 Building Review | 8-15-91 | CS          |
| Fire Review       |         |             |

Model/Use \_\_\_\_\_  
 Sewage: Public  Community  Septic Tank  None   
 WATER: Public  Individual Well  None

- N-New  D-Demolish  
 R-Alter or Repair  M-Move  
 A-Add To  O-Other

REMARKS:

BUILDING DESCRIPTION QUANTITY

# Units \_\_\_\_\_  
 # Stories \_\_\_\_\_  
 # Rooms \_\_\_\_\_  
 # Bedrooms \_\_\_\_\_  
 # To be Added \_\_\_\_\_  
 # Baths \_\_\_\_\_  
 # Half Baths \_\_\_\_\_  
 # Kitchens \_\_\_\_\_  
 # Fireplaces \_\_\_\_\_  
 Basement \_\_\_\_\_  
 % Basements to Finish \_\_\_\_\_

| BUILDING DIMENSIONS |       |       |         |
|---------------------|-------|-------|---------|
| No. Stories         | Width | Depth | Sq. Ft. |
|                     | X     | =     |         |
|                     | X     | =     |         |
|                     | X     | =     |         |
|                     | X     | =     |         |

Use Group of Building \_\_\_\_\_  
 Type of Construction \_\_\_\_\_  
 Building Area \_\_\_\_\_  
 Estimated Const. Cost \$2000

ZONING REVIEW  
 Zoning Proffers Building \_\_\_\_\_  
 Zoning Class R5  
 Zoning Case # \_\_\_\_\_

BUILDING CHARACTERISTICS  
 Building Height \_\_\_\_\_  
 Exterior Walls \_\_\_\_\_  
 Interior Walls \_\_\_\_\_  
 Roofing Material \_\_\_\_\_  
 Flooring Material \_\_\_\_\_  
 Heating Fuel \_\_\_\_\_  
 Heating System \_\_\_\_\_

GRADING AND DRAINAGE REVIEW  
 Soils \_\_\_\_\_  
 Historical \_\_\_\_\_  
 Plan # \_\_\_\_\_  
 Retaining Wall \_\_\_\_\_

| YARDS | Front      | Front | Left Side | Right Side  | Rear         |
|-------|------------|-------|-----------|-------------|--------------|
|       | <u>14'</u> |       | <u>8'</u> | <u>+ 8'</u> | <u>+ 25'</u> |

REMARKS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Barbara Parrisida John Stiles

FOR COUNTY USE ONLY:

Date 8/15/91 By CR  
 Approved for Issuance of Building Permit

Fee \$56.00  
 Filing Fee \_\_\_\_\_  
 Amount Due \_\_\_\_\_

The request for and use of personal information on this form is subject to the provisions of the Privacy Protection Act of 1976 and the Freedom of Information Act.

I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that if a permit is issued the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. He/She and the company or organization named and represented herein is duly registered or exempt from registration in accord with the provisions of Chapter 7 of the Code of Virginia.

Signature of Owner or Agent

Date 8/15/91

Notary Signature

Date



# Similar Case History

---

## General Information

|                          |                                                                                                                                                                                                                                                                         |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number:      | SP 2007-SP-147                                                                                                                                                                                                                                                          |
| Application Description: | TO PERMIT A HOME CHILDCARE FACILITY, REDUCTION TO MINIMUM YARD REQUIREMENTS BASED ON ERROR IN BUILDING LOCATION TO PERMIT DECK TO REMAIN 1.3 FT. FROM SIDE LOT LINE AND TO PERMIT EXISTING FENCE GREATER THAN 4.0 FT. IN HEIGHT TO REMAIN IN FRONT YARD OF A CORNER LOT |
| Current Status:          | APPLICATION APPROVED                                                                                                                                                                                                                                                    |
| Date Accepted by County: | 11/27/2007                                                                                                                                                                                                                                                              |
| Magisterial District(s): | SPRINGFIELD                                                                                                                                                                                                                                                             |



COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

MAYSA K. MOULHEM, SP.2007-SP-147 Appl. under Sect(s). 3-503, 8-914 and 8-923 of the Zoning Ordinance to permit a home child care facility, reduction to minimum yard requirements based on error in building location to permit deck to remain 1.3 ft. from side lot line and fence greater than 4.0 ft. in height to remain in front yard of a corner lot. Located at 6126 Glen Oaks Ct. on approx. 7,493 sq. ft. of land zoned R-5. Springfield District. Tax Map 79-3 ((23)) 22A. (Decision deferred from 2/12/08, 4/8/08, 4/29/08, and 5/20/08) Mr. Hart 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 with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on June 10, 2008; and

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

1. The applicant is the owner of the land.
2. The Board has discussed how difficult this case is.
3. The prior operation, the history of the facility has got to be a factor in the analysis.
4. Taking into account the case's history, the approval of the child care with some modifications to the development conditions adequately addresses any question of negative impacts.
5. This is a very close call and the applicant is taking some risk with the condition that is dependent on approval of something else, but that is essential to addressing the parking situation.
6. Going against staff's recommendation is not taken lightly, but the Board has given this application a thorough bedding, and it is not known what else further could be done.
7. The Board does not like the idea of even more pavement or other driveways, but at the same time the Board must identify how to deal with the parking rather than just having people park on the street.

That the applicant has presented testimony indicating compliance with Sect. 8-006, General Standards for Special Permit Uses, and the additional standards for this use as contained in Sect. 8-914 of the Zoning Ordinance, Provisions for Approval of Reduction to the Minimum Yard Requirements Based on Error in Building Location. Based on the standards for building in error, the Board has determined:

- A. That the error exceeds ten (10) percent of the measurement involved;
- B. The non-compliance was done in good faith, or through no fault of the property owner, or was the result of an error in the location of the building subsequent to the issuance of a Building Permit, if such was required;
- C. Such reduction will not impair the purpose and intent of this Ordinance;
- D. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity;
- E. It will not create an unsafe condition with respect to both other property and public streets;

- F. To force compliance with the minimum yard requirements would cause unreasonable hardship upon the owner; and
- G. The reduction will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.

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

- 1. That the granting of this special permit will not impair the intent and purpose of the Zoning Ordinance, nor will it be detrimental to the use and enjoyment of other property in the immediate vicinity.
- 2. That the granting of this special permit will not create an unsafe condition with respect to both other properties and public streets and that to force compliance with setback requirements would cause unreasonable hardship upon the owner.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED**, with the following development conditions:

- 1. This approval is granted to the applicant, Maysa K. Moulhem, only and is not transferable without further action of this Board, and is for the location indicated on the application, 6126 Glen Oaks Court, and is not transferable to other land.
- 2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Lawrence H. Spilman III, dated October 4, 2007 as revised through November 21, 2007; and approved with this application, as qualified by these development conditions. Notwithstanding the foregoing, the third parking space to the east of the driveway is approved as depicted on the sketch dated April 23, 2008, included as Attachment 1 to the development conditions.
- 3. A copy of this Special Permit and the Non-Residential Use 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 7:00 a.m. to 6:00 p.m., Monday through Friday. (Does not pertain to the childcare facility)
- 5. The maximum number of employees shall be limited to three (3) on-site at any one time in addition to the applicant.
- 6. The dwelling that contains the child care facility shall be the primary residence of the applicant.
- 7. Parking shall be limited to two spaces for the dwelling, and three (3) spaces in the driveway for the child care facility. All parking shall be on-site.
- 8. A maximum of ten (10) children shall be on site at any one time.
- 9. There shall be no signage associated with the home child care facility.

10. All contracts will specify that clients are to use the additional space for temporary parking solely for drop-off and pickup. If the third parking space in the driveway is not approved by the appropriate review authorities, the special permit approval for the child care facility is null and void.
11. A notice will be posted in the facility reminding clients of the contractual obligation to park in accordance with these development conditions, and the applicant will enforce that provision.
12. Employee shifts shall be staggered such that no more than two employee vehicles will be at the site at any one time.

This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for establishing the use as outlined above, and this special permit shall not be valid until this has been accomplished.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) 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.

Ms. Gibb seconded the motion, which carried by a vote of 5-2. Mr. Byers and Mr. Hammack voted against the motion.

A Copy Teste:



Paula A. McFarland, Deputy Clerk  
Board of Zoning Appeals

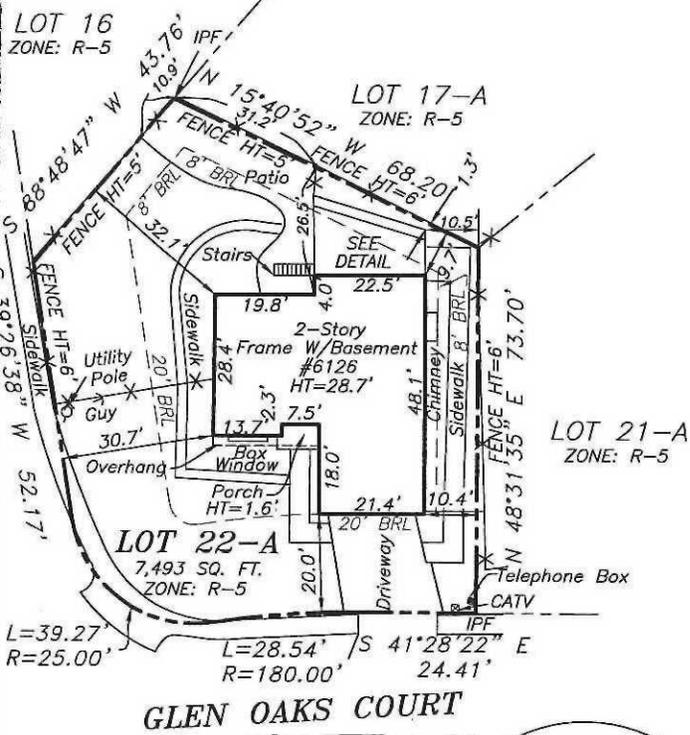
THIS HOUSE LOCATION SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED AS AN AID FOR THE CONSTRUCTION OF FENCES OR ANY OTHER IMPROVEMENTS. FENCES SHOWN HEREON ARE APPROXIMATE AND ARE NOT TO BE USED FOR DETERMINATION OF PROPERTY LINES.

Application No. SP 2007-SP-147

**APPROVED SE/SP PLAT**

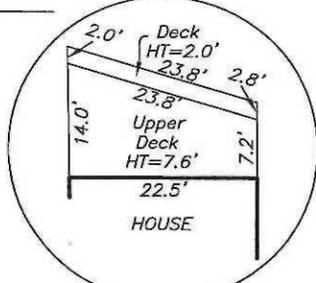
SEE DEVELOPMENT CONDITIONS

Date of (BOS) (BZA) approval *James D. 2007*  
 Staff Coordinator *James D. 2007*



**NOTES:**

- RESIDENTIAL USE - NO PARKING SPACES
- NO WELL OR SEPTIC FIELD ON SITE.
- RESIDENTIAL USE - NO FAR
- THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE, AND NO MAJOR UNDERGROUND UTILITY EASEMENTS REGARDLESS OF WIDTH ON SITE.
- PROPERTY NOT IN ANY OVERLAY DISTRICT.
- FENCES VARY FROM 5' TO 6' HIGH UNLESS OTHERWISE SHOWN.
- CONSTRUCTION DATES UNKNOWN FOR EXISTING STRUCTURES SHOWN.
- 1. CURRENT OWNER: MAYSA MOULHEM, D.B. 13168 PG. 1741.
- 2. THIS PROPERTY IS CLASSIFIED AS ZONE X, AN AREA OF MINIMAL FLOOD HAZARD IN ACCORDANCE WITH FLOOD HAZARD BOUNDARY MAP NO. 515525 0075 D.
- 3. BEARINGS BASED ON THE RECORD PLAT OF GLEN OAKS SUBDIVISION, D.B. 5119 PG. 70.
- 4. IPF: DENOTES IRON PIPE FOUND.
- 5. THIS SURVEY IS A GRAPHIC DEPICTION OF THE LOCATION OF IMPROVEMENTS ONLY. NO CORNER MARKERS SET.



**DETAIL**  
Scale: 1"=30'



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

SPECIAL PERMIT PLAT  
**LOT 22A**  
**GLEN OAKS**  
**SUBDIVISION**  
 DEED BOOK 5119 PAGE 70  
 SPRINGFIELD DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

RECEIVED  
 Department of Planning & Zoning  
 NOV 27 2007  
 Zoning Evaluation Division

SCALE: 1"=30'  
 DATE: 10/04/07  
 REV: 11/21/07

DRAWN: JRM  
 CHECKED: RMA

**LS<sub>2</sub>PC**  
 LAND SURVEYING SERVICES  
 2890 EMMA LEE STREET SUITE 200  
 FALLS CHURCH, VIRGINIA 22042  
 703 • 241 • 5515 • FAX • 703 • 241 • 5516

# Commonwealth of Virginia

DEPARTMENT OF



SOCIAL SERVICES

## FAMILY DAY HOME LICENSE

Issued to: Wafaa Elhomosany, d.b.a. A Lovely Home Day Care

Address: 6120 Glen Oaks Court, Springfield, Virginia 22152

This license is issued in accordance with provisions of Chapters 1, 17 and 18, Title 63.2, Code of Virginia and other relevant laws, the regulations of the State Board of Social Services and the specific limitations prescribed by the Commissioner of Social Services as follows:

|                       |                                      |  |
|-----------------------|--------------------------------------|--|
| <u>CAPACITY</u><br>12 |                                      |  |
| <u>GENDER</u><br>Both | <u>AGE</u><br>Birth through 12 years |  |

This license is not transferable and will be in effect January 22, 2014 through January 21, 2015 unless revoked for violations of the provisions of law or failure to comply with the limitations stated above.

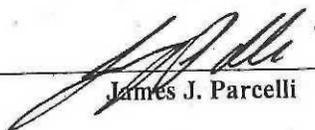
ISSUING OFFICE:

Virginia Department of Social Services  
Division of Licensing - Fairfax Licensing Office  
3701 Pender Drive, Suite 125  
Fairfax, VA 22030

Telephone: (703) 934-1505

FDH 1084392 - L115  
LICENSE NUMBER

MARGARET ROSS SCHULTZE  
COMMISSIONER OF SOCIAL SERVICES

By 

James J. Parcelli

Title LICENSING ADMINISTRATOR

Date February 5, 2014





# County of Fairfax, Virginia

## MEMORANDUM

Date: July 14, 2014

To: Laura B. Gumkowski, Staff Coordinator  
Zoning Evaluation Division  
Fairfax County Department of Planning and Zoning

From: Bruce Miller *BMI*  
Zoning/Property Maintenance Inspector  
Zoning Inspection Branch

Subject: Home Child Care Facility

Applicant: Wafaa Elhomosany / A Lovely Home Child Care Inc.  
6120 Glen Oaks Court, Springfield, Virginia 22152  
Glen Oaks, Lot 20A  
Tax Map # 79-3 ((23)) 20A  
Zoning District: R-5  
Springfield District

The following findings were made by Inspector Bruce Miller during an inspection of the property on May 9, 2014.

*KEY: An "X" mark in a box indicates that the item was deficient. An unmarked box indicates that no violation was found.*

- Rooms used for sleeping must provide two means of exit, one which leads directly to the outside, as required by the Virginia Uniform Statewide Building Code. (32-12-30.)

Comments: For an emergency escape opening, the sill height in the basement room used for sleeping purposes is higher than 44 inches above the floor and the openable area of this window is not 5.7 square feet in area (overall window dimension measured from the exterior is 1'11" x 2'11" (less than half of which is openable).

The clear distance for an emergency escape opening (egress window) under a deck must be a minimum of 36 inches should the applicant choose to install a window with 5.7 square feet of openable area, and a window well 9 square feet in area (and note the inside

Department of Planning and Zoning  
Zoning Administration Division  
Zoning Inspections Branch  
12055 Government Center Parkway, Suite 829  
Fairfax, Virginia 22035-5508  
Phone 703-324-4300 FAX 703-324-1343  
www.fairfaxcounty.gov/dpz/



sill height must be no higher than 44 inches above the floor. The window used for a sleeping room does not meet this requirement at the time of the inspection.

- An operable smoke alarm shall be provided outside of each sleeping area, with at least one such device on each floor.
- All exit stairs, interior or exterior, shall be in good repair and shall be provided with handrails and guard rails as required by the Virginia Uniform Statewide Building Code.
- All egress pathway and exit doors shall be unlocked in the direction of egress and free from obstructions that would prevent their use, including debris, storage, and accumulations of snow and ice.

Comment: The stairway and landing must be kept free of any and all obstructions (for the landing that is the width of the stairway to a depth of 36 inches.

- Electrical hazards identified shall be abated in accordance with the Virginia Uniform Statewide Building Code.

Comment: The lighting fixture in the basement bathroom must have either a lamp in the empty socket or that socket shall be capped.

- Extension cords, temporary wiring, and flexible cords shall not be substituted for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings, or floors, or under doors or floor coverings, or be subject to environmental or physical damage.
- A working space of not less than 30 inches in width, 36 inches in depth, and 78 inches in height shall be provided in front of the electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space.

Comment: In the garage, there shall be a minimum of 36 inch clear working space (from the wall inward towards the garage) in front of the Service Panel.

- Structures comply with the Zoning Ordinance.



## County of Fairfax, Virginia

## MEMORANDUM

**DATE:** May 9, 2014

**TO:** Laura Gumkowski, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Hugh Whitehead, Urban Forester II  
Forest Conservation Branch, DPWES *HW*

**SUBJECT:** Glen Oaks Lot 20A, SP 2014-SP-043

I have reviewed the above referenced Special Permit application including a Statement of Justification and a Special Permit plat of the subject property, stamped as received by the Zoning Evaluation Division on February 27, 2014. The following comments and recommendations are based on this review and a site visit conducted on May 6, 2014.

**Comment:** An eight (8) inch white pine in the back yard appears to be dead. A sizable portion of the center lead is decaying and is likely to fall.

**Recommendation:** If this is not a risk the homeowner is willing to accept, abatement of this risk is strongly recommended. UFMD suggests contacting a certified arborist with experience in tree risk assessment and mitigation.

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

HCW/  
UFMDID #: 190883

cc: DPZ File

Department of Public Works and Environmental Services  
Urban Forest Management Division

12055 Government Center Parkway, Suite 518  
Fairfax, Virginia 22035-5503  
Phone 703-324-1770, TTY: 711, Fax: 703-803-7769  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)





**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.

Sect. 10-103 Use Limitations

6. The following use limitations shall apply to home child care facilities:

A. The maximum number of children permitted at any one time shall be as follows:

(1) Seven (7) when such facility is located in a single family detached dwelling.

(2) Five (5) when such facility is located in a single family attached, multiple family or mobile home dwelling.

The maximum number of children specified above shall not include the provider's own children.

B. A home child care facility shall be operated by the licensed or permitted home child care provider within the dwelling that is the primary residence of such provider, and except for emergency situations, such provider shall be on the premises while the home child care facility is in operation. Notwithstanding the above, a substitute care provider may operate a home child care facility in the absence of the provider for a maximum of 240 hours per calendar year.

C. There shall be no exterior evidence, including signs, that the property is used in any way other than as a dwelling, except that play equipment and other accessory uses and structures permitted by this Part shall be allowed.

D. In addition to the persons who use the dwelling as their primary residence, one (1) nonresident person, whether paid or not for their services, may be involved in the home child care use on the property, provided that there is only one (1) such person on the property at any one time and the hours of such attendance shall be limited to 7:00 AM to 6:00 PM, Monday through Friday.

E. Notwithstanding the provisions of Par. B above, a child care provider may care for the maximum number of children permitted in Par. A above in a dwelling other than the provider's own, as long as the dwelling is the primary residence of at least one of the children being cared for by the provider. Such child care provider shall comprise the one nonresident person allowed under Par. D above.

F. 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.

G. An increase in the number of children permitted under Par. A above or the involvement of more than one nonresident person as permitted under Par. D above may be permitted in accordance with the provisions of Part 3 of Article 8.