



REVISED APPLICATION ACCEPTED: May 9, 2014
BOARD OF ZONING APPEALS: September 24, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

September 17, 2014

STAFF REPORT

SPECIAL PERMIT SP 2014-DR-066

DRANESVILLE

OWNERS: Nelson A. Revollo
Dina M. Revollo

APPLICANT: Dina M. Revollo dba Dinas Home Sweet Home

SUBDIVISION: Churchill Subdivision

STREET ADDRESS: 6526 Roosevelt Street, Falls Church 22043

TAX MAP REFERENCE: 40-4 ((10)) (A) 6

LOT SIZE: 10,396 square feet

ZONING DISTRICT: R-4

ZONING ORDINANCE PROVISIONS: 8-305

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

STAFF RECOMMENDATION: Staff recommends approval of SP 2014-DR-066 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

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/



five days after the decision becomes final.

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

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



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

Special Permit

SP 2014-DR-066

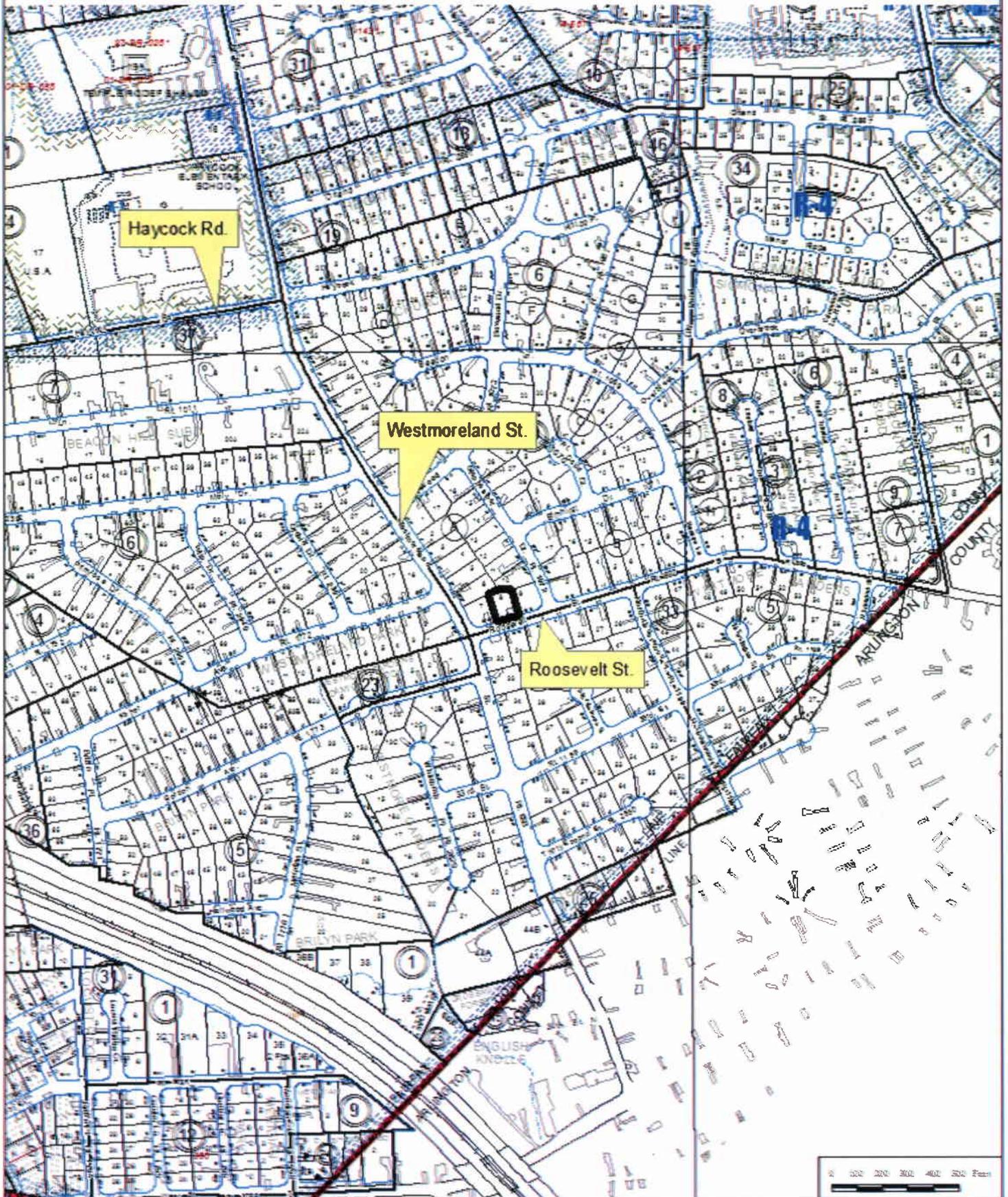
DINAM REVOLLO "DINA'S HOME SWEET HOME"



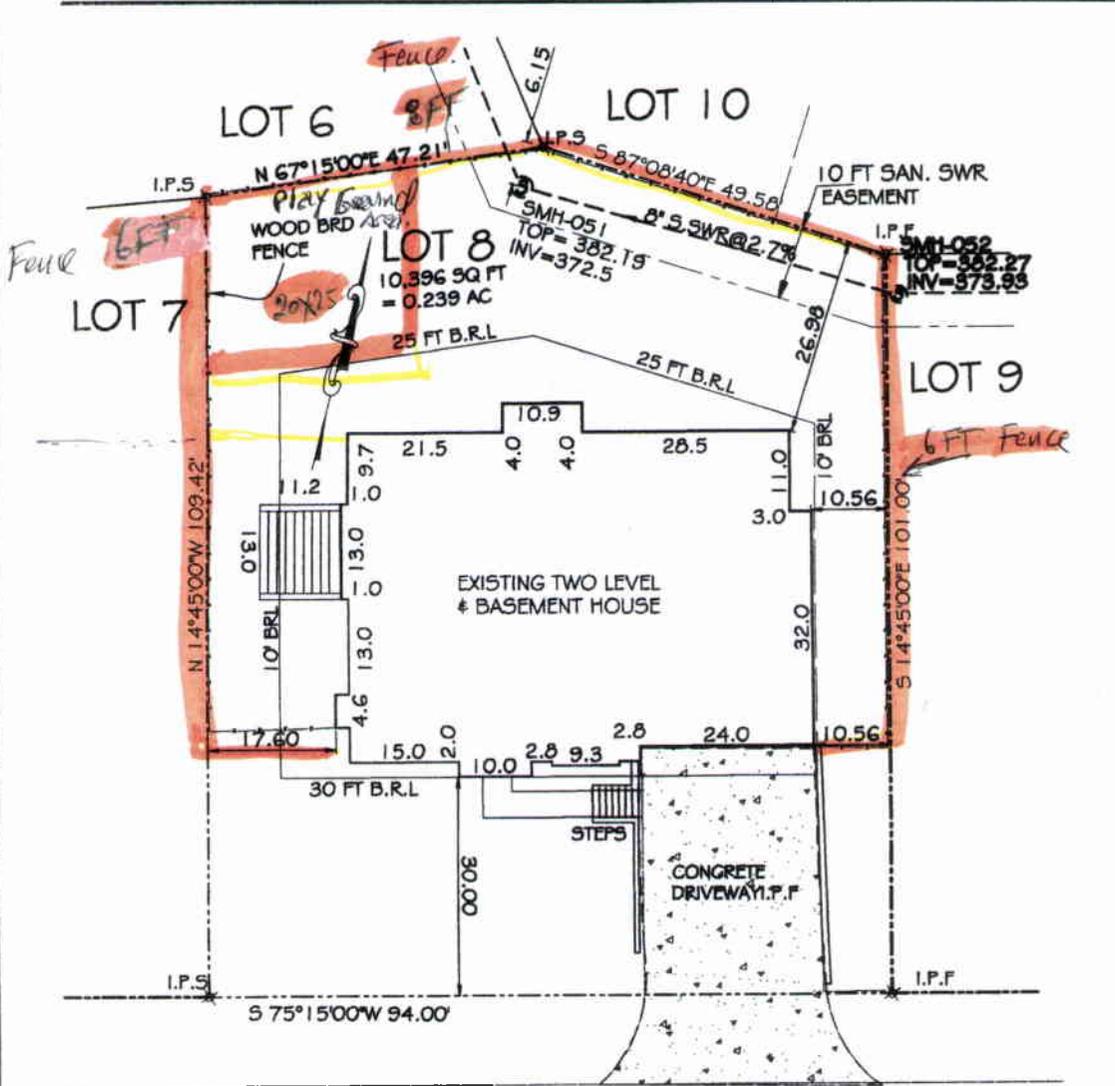
Special Permit

SP 2014-DR-066

DINA M REVOLLO "DINA'S HOME SWEET HOME"



131980203



Sides 6 FT Tall
 Fences Back 8 FT Tall

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APR 01 2014

Zoning Evaluation Division

CHURCHILL
 LOT 8 BLK A SECT 1
 DB 785 PG 3151
 FAIRFAX COUNTY
 VIRGINIA
 DRANESVILLE DISTRICT
 SCALE 1" = 20 FT

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 Department of Planning & Zoning

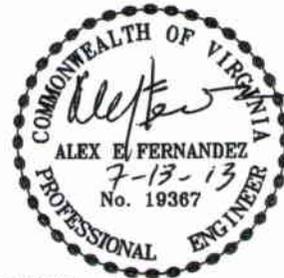
JAN 31 2014

Zoning Evaluation Division

ROOSEVELT ST
 50' R/W, STATE RTE #692

Retaining walls

717-1378



TOPOGRAPHIC SYMBOLS

- EASEMENT LINE
- SETBACK LINE
- EXISTING FENCELINE
- EXISTING EDGE OF PAVEMENT EX. E.P.
- EXISTING SANITARY SEWER
- EXISTING DRIVEWAY LINE B.R.L.

Dina M. Revollo

ADVANCE ENGINEERING GROUP, LLC.

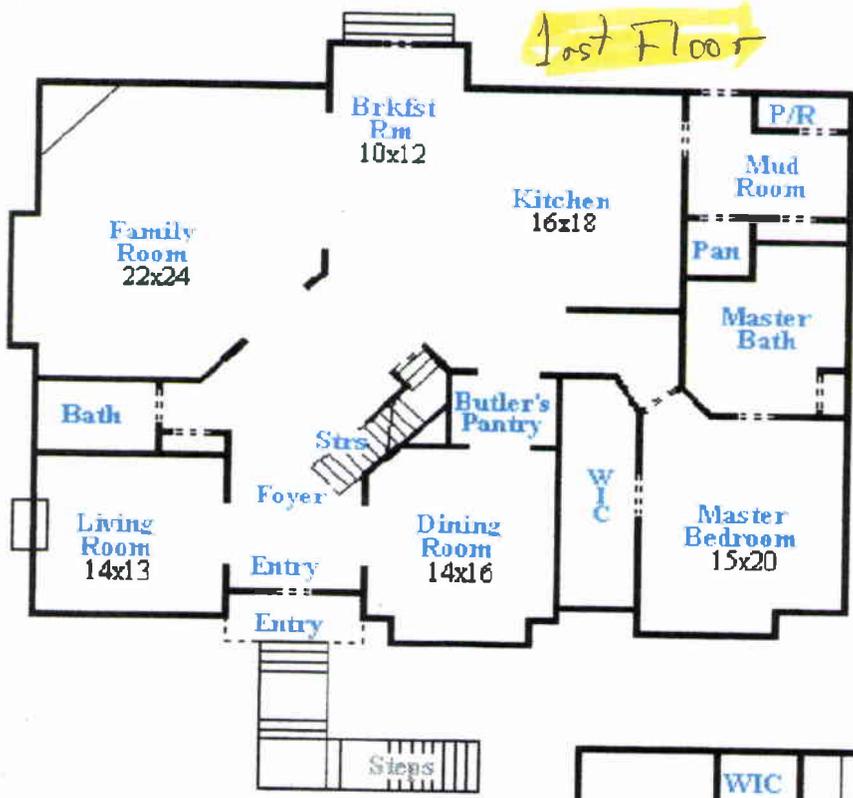
CIVIL, STRUCTURAL & GEOTECHNICAL ENGINEERS/PLANNERS
 701 W. BROAD ST SUITE 306,
 FALLS CHURCH VA 22046
 PHONE: 703-539-1501
 INFO@ADVANGROUP.NET

GROUP

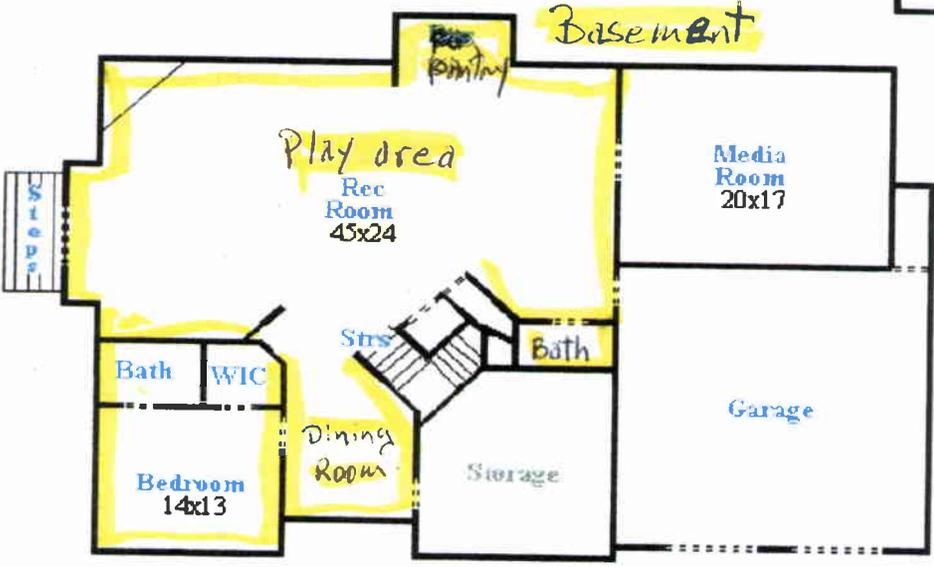
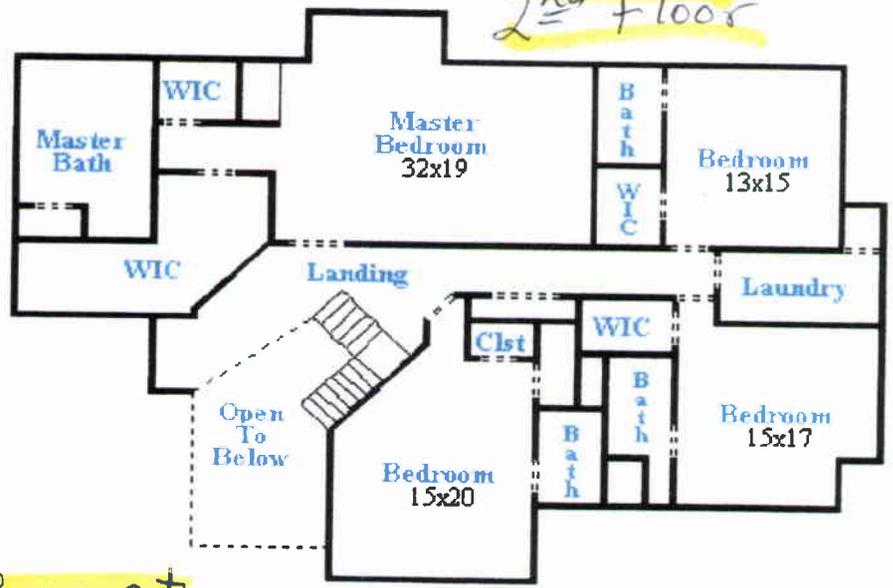
HOUSE LOCATION PLAT

LOT 8, BLK A SECT 1
 CHURCHILL SUBDIVISION
 6526 ROOSEVELT ST FALLS CHURCH VA
 TAX MAP 040-4-10A-0008
 Issue Date 7/12/13

6526 Roosevelt Street - Falls Church, Virginia 22043



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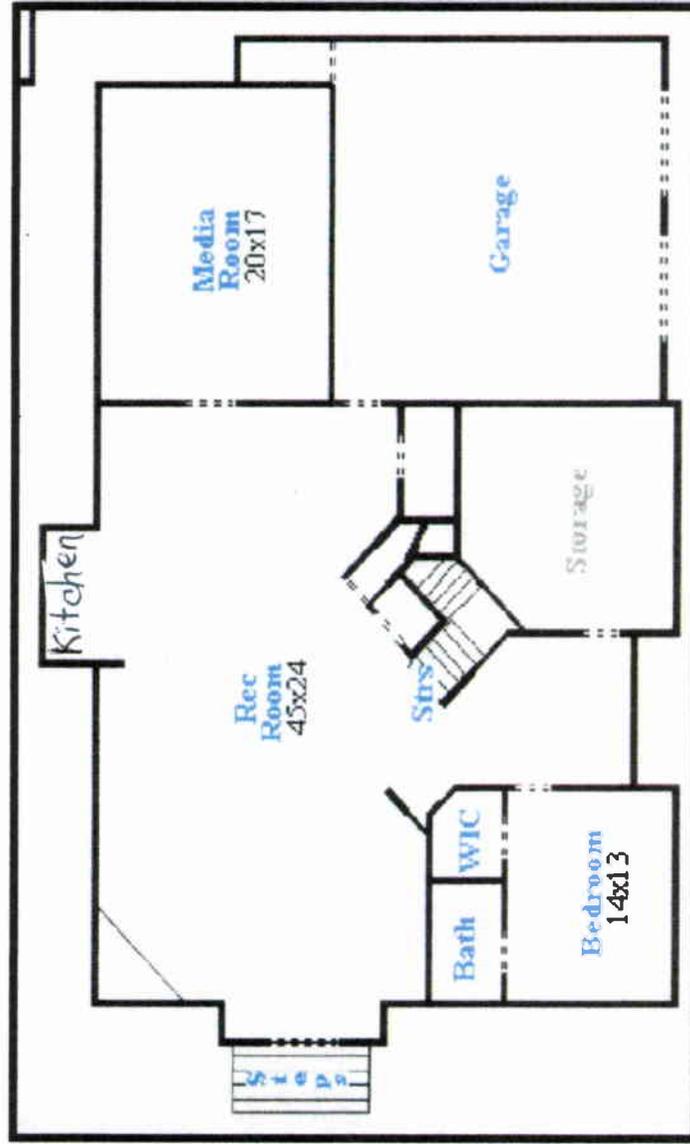


Dina's Home Daycare Center

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Department of Planning & Zoning

JAN 31 2014

Zoning Evaluation Division



Basement Floor

Recreation Room 45x24

Media Room 20x17

Bedroom 14x13



Dina Revollo.
703-241 3827
Dina's Home Sweet Home.

6526 Roosevelt Street
Falls Church, Virginia 22043

Backyard View from Left Side #1



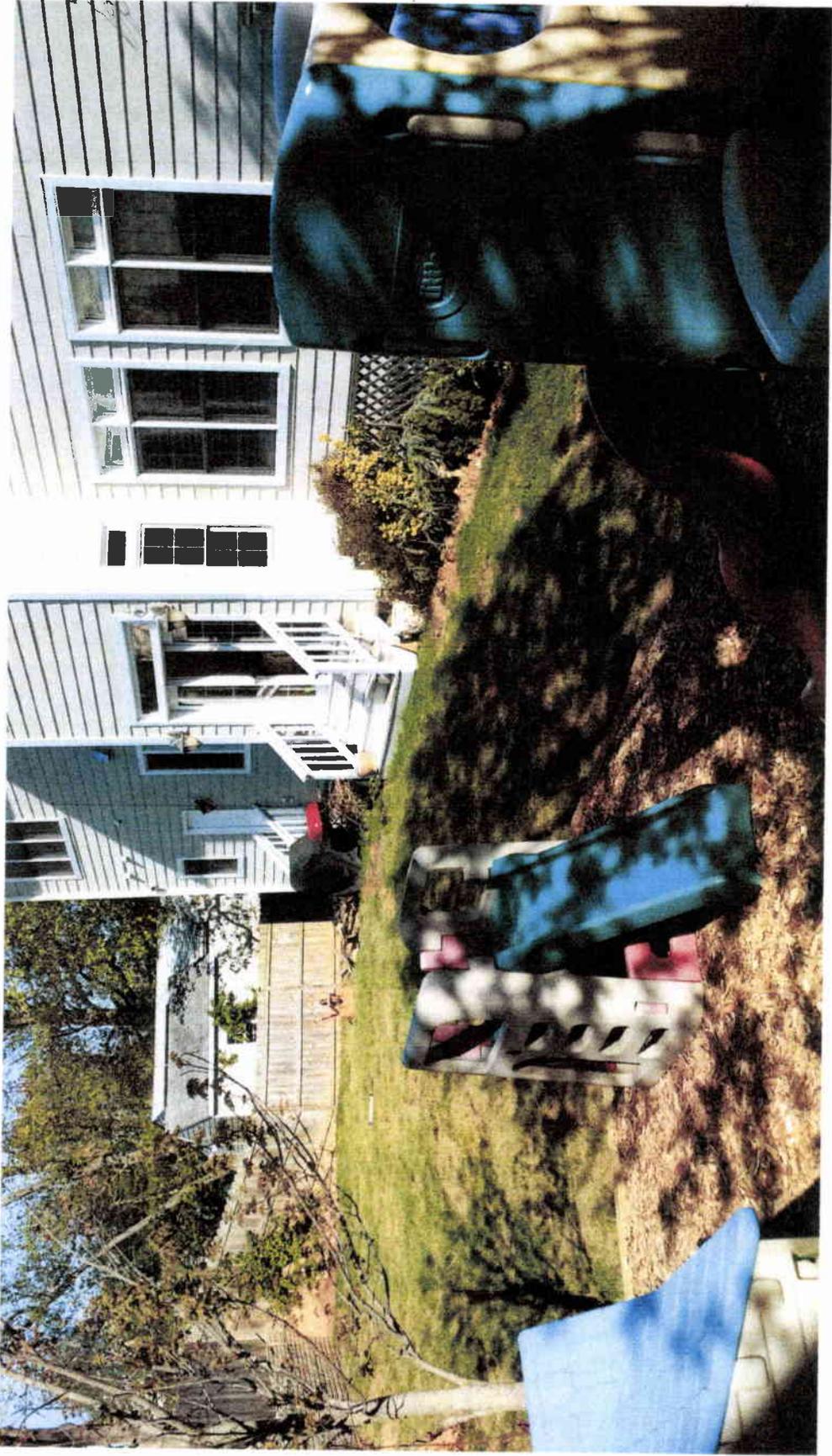
Left Side of House View



Backyard View from Right Side



Backyard View from Left Corner



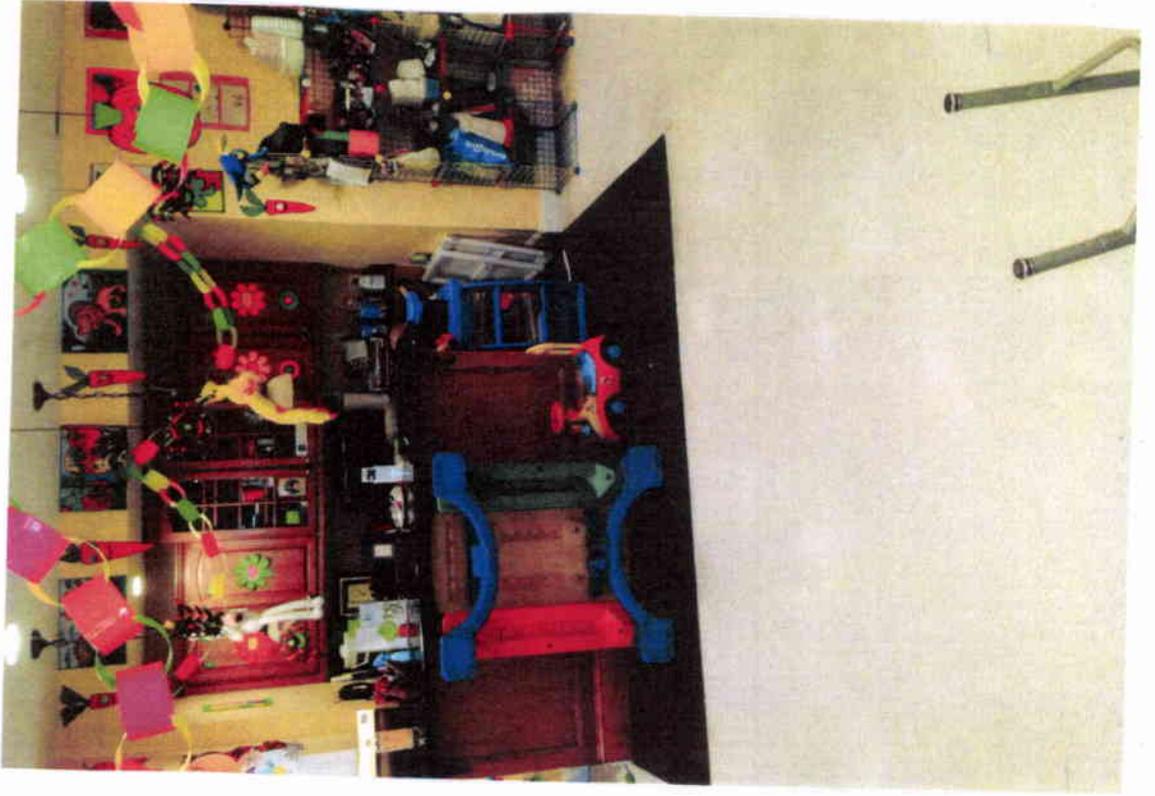
Playground Set



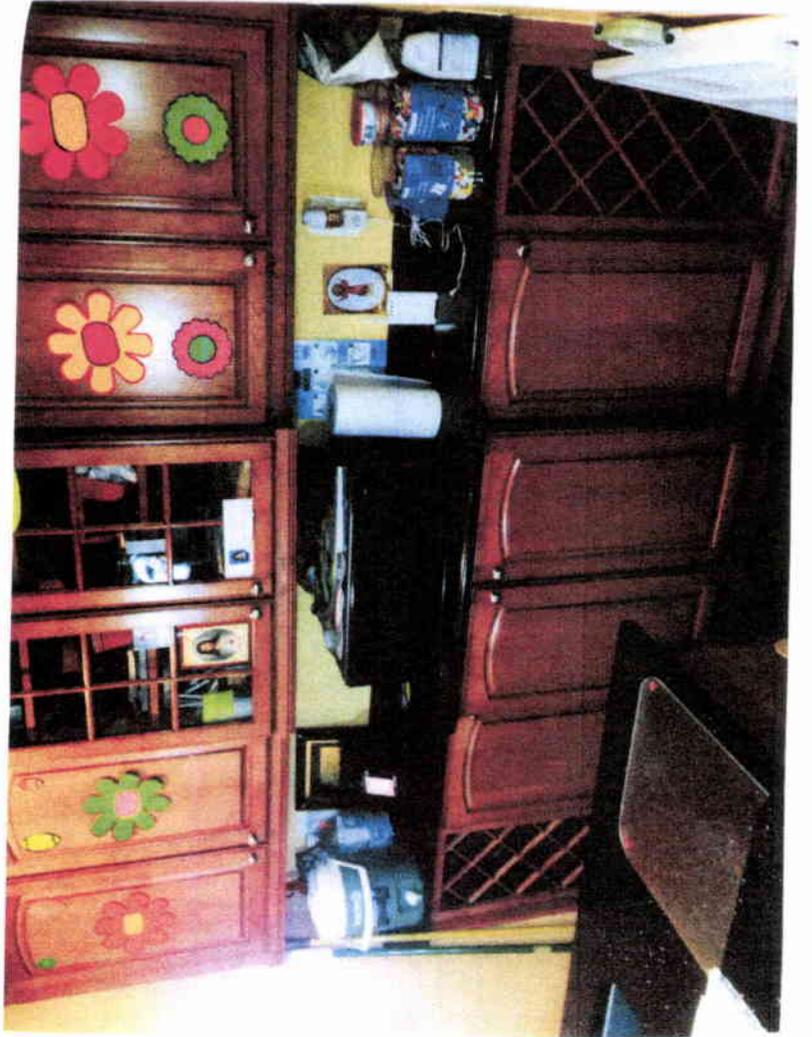
Right Side of House View



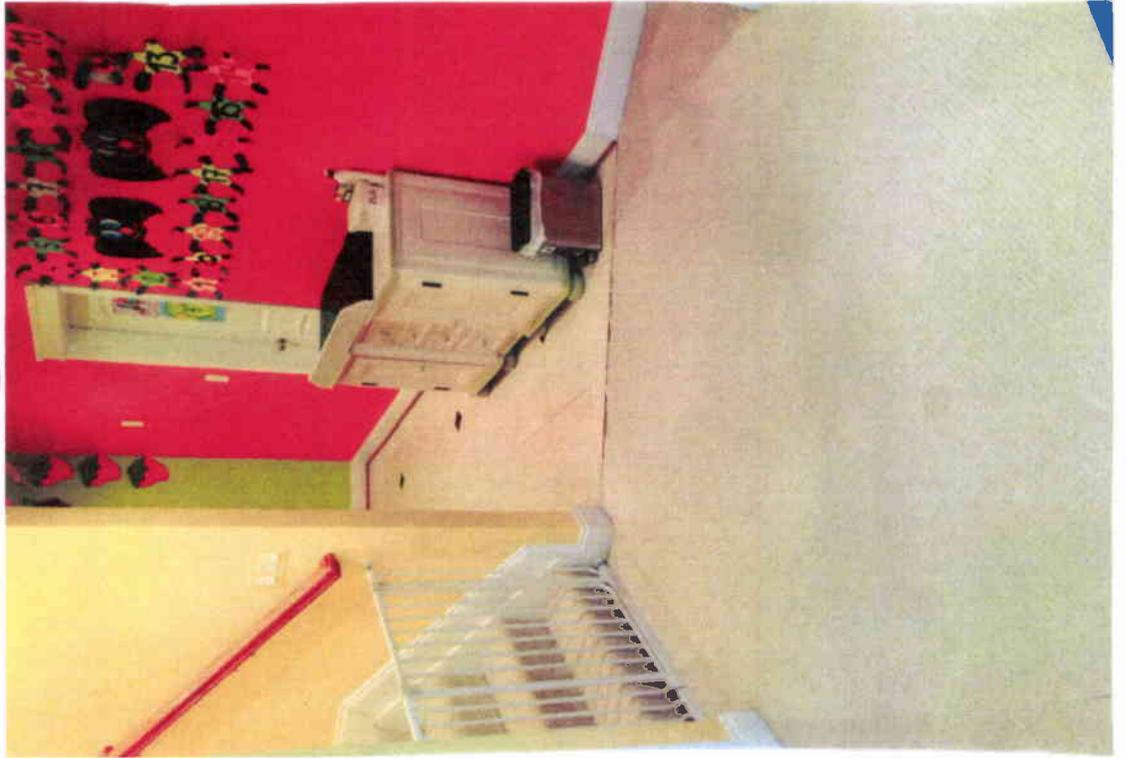
Kitchen



Kitchen



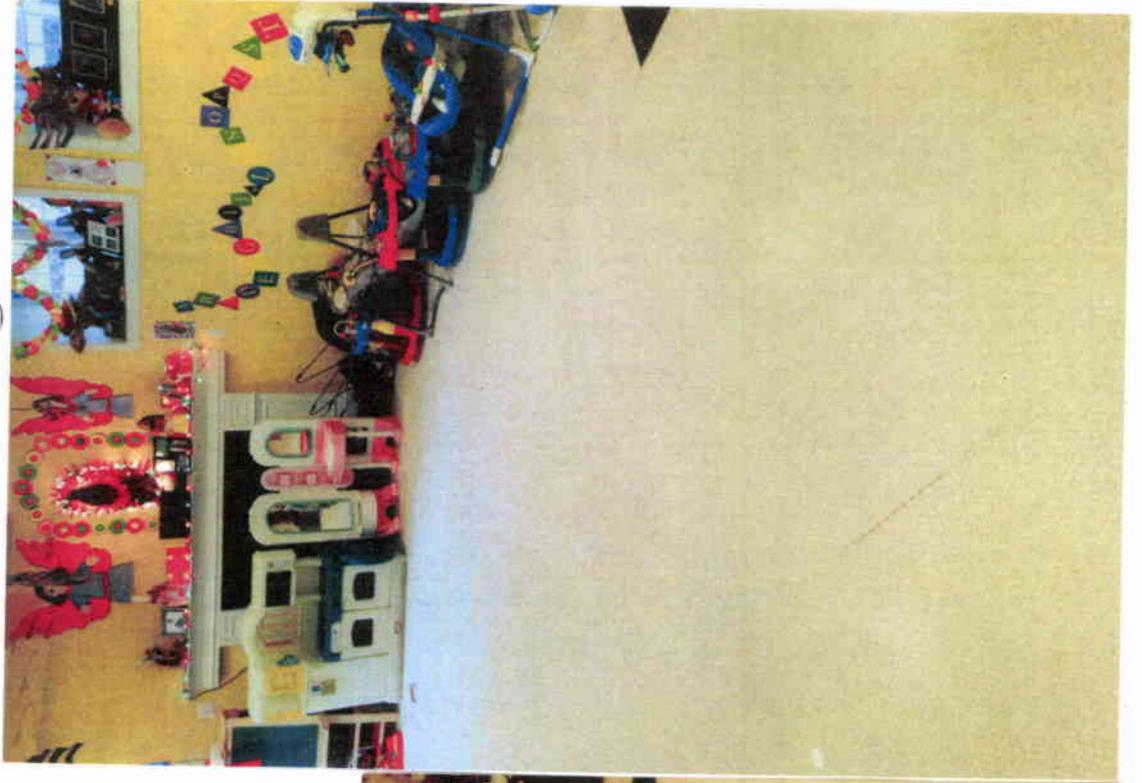
Play Area



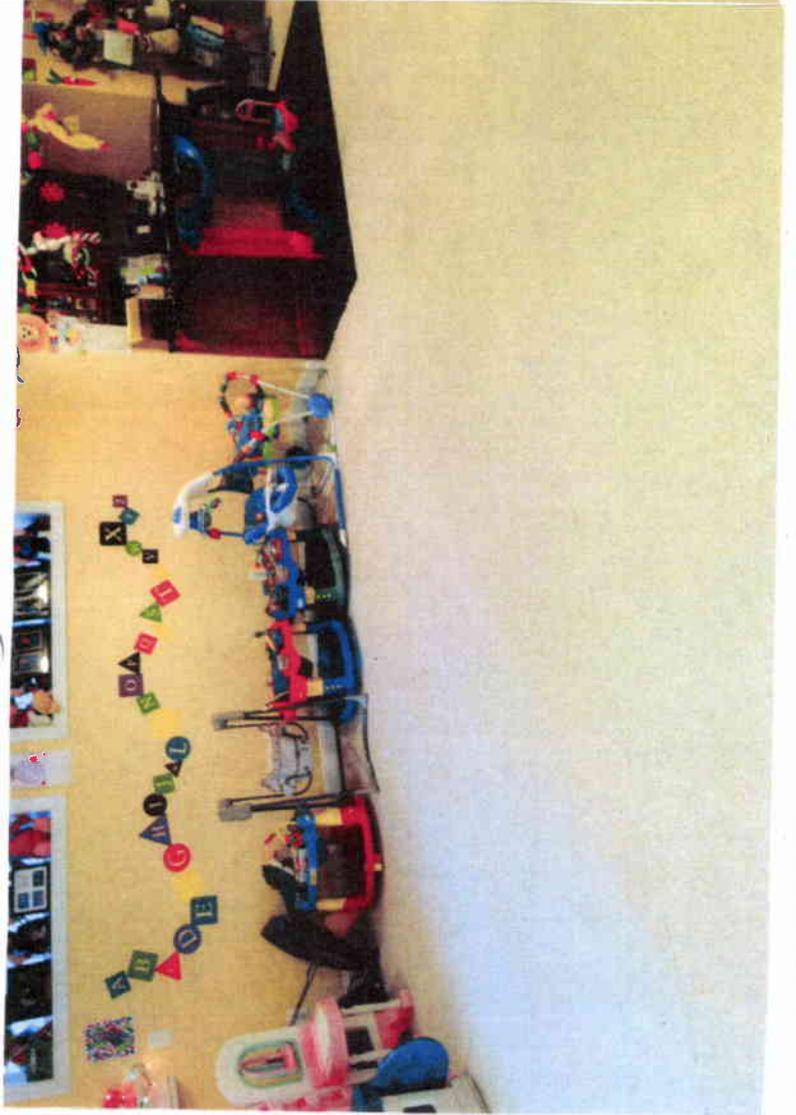
Dinning Area



Play area



Play area



Play Area



Play area



Activities Area



Art & Craft Activities Area



baby's room.



baby's room



Bedroom



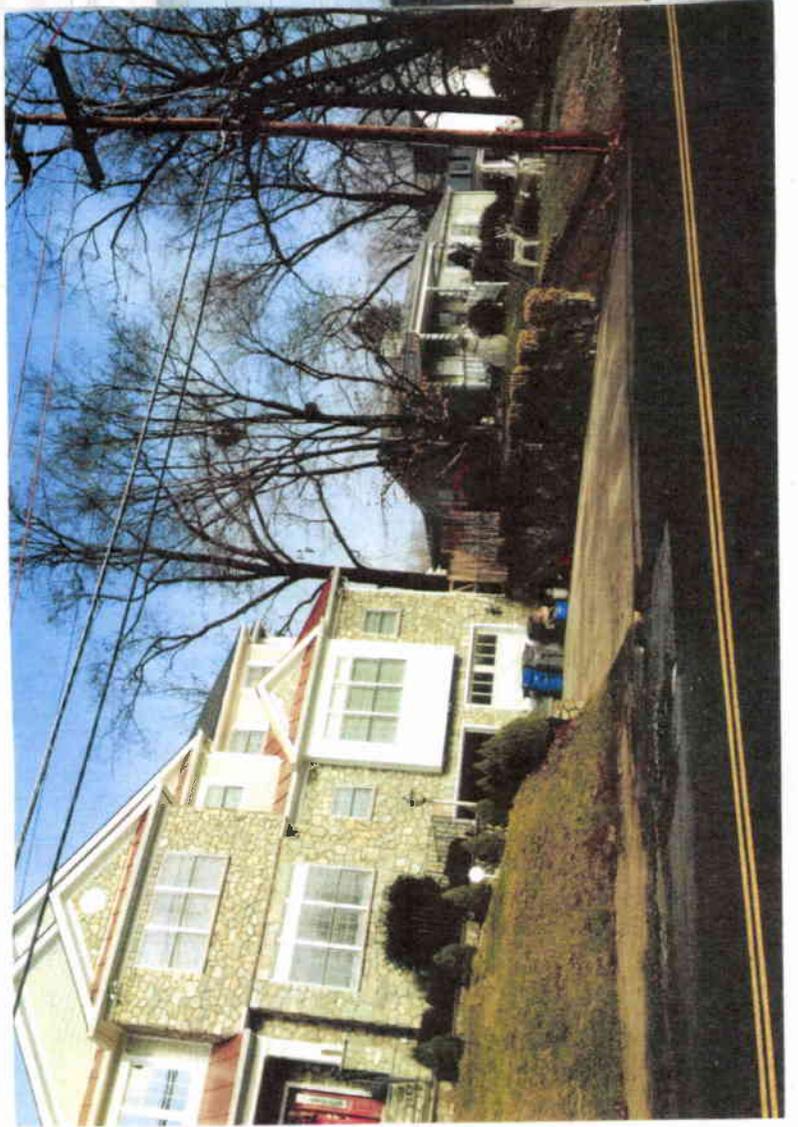
Bedroom



Drive way



Front House entrance.



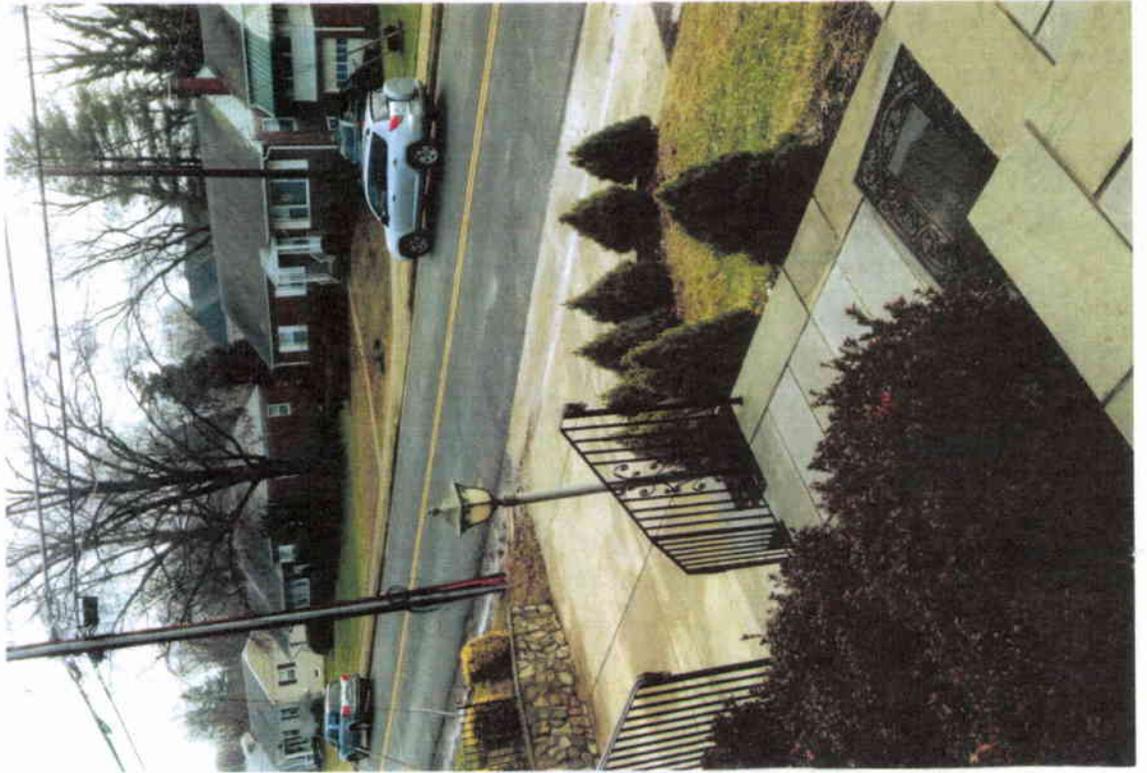
House.
Front Door.



Front neighbor



Driveway



Left Neighbor



right neighbor

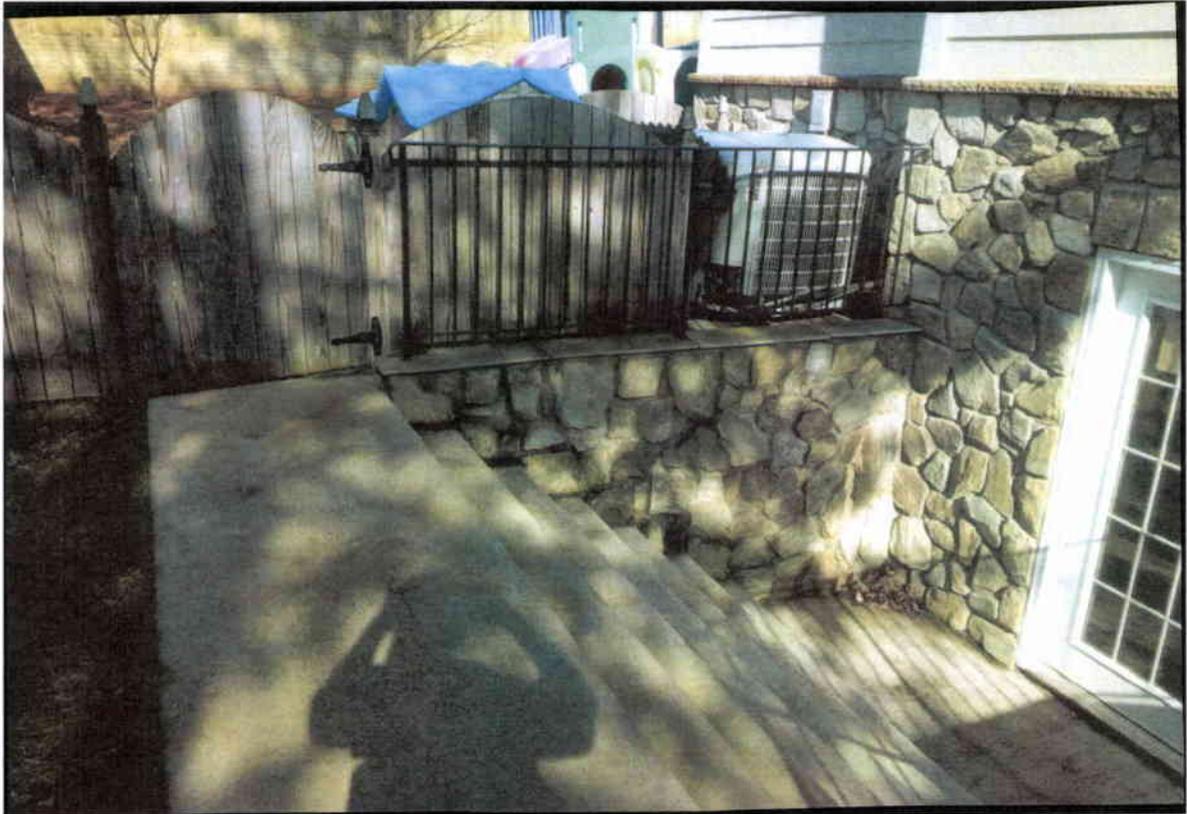




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JAN 31 2014
Zoning Evaluation Division









SPECIAL PERMIT REQUEST

The applicant requests approval of a special permit for a home child care facility for 12 children at any one time within an existing dwelling. A detailed discussion of the request is included on page two.

A copy of the plat titled "House Location Plat, Lot 8, Blk A Sect 1, Churchill Subdivision," prepared by Alex E. Fernandez, Professional Engineer, dated July 13, 2013, as revised by Dina M. Revollo through July 17, 2013, is included at the front of this report.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 10,396 square foot lot is developed with a two-story single family dwelling with 5,460 square feet of floor area. The dwelling contains a full basement and a two car garage. The property is located in the Churchill Subdivision and is zoned R-4. A mulch play area is located in the northwest corner of the rear yard. The rear yard is enclosed by a fence and retaining wall combined, ranging in height from 6 feet to 8 feet.

A concrete driveway provides access to the property from Roosevelt Street. A concrete walkway and stairs leads from the driveway to the front stoop. The property has a driveway that can accommodate approximately four cars, and ample street parking is also available.

A 10 foot sanitary sewer easement runs along the northeast portion of the rear yard, and a manhole is located within the easement area.

As shown in Figure 1 on the following page, the site is surrounded by residential lots, zoned R-4, and developed with detached single family dwellings.

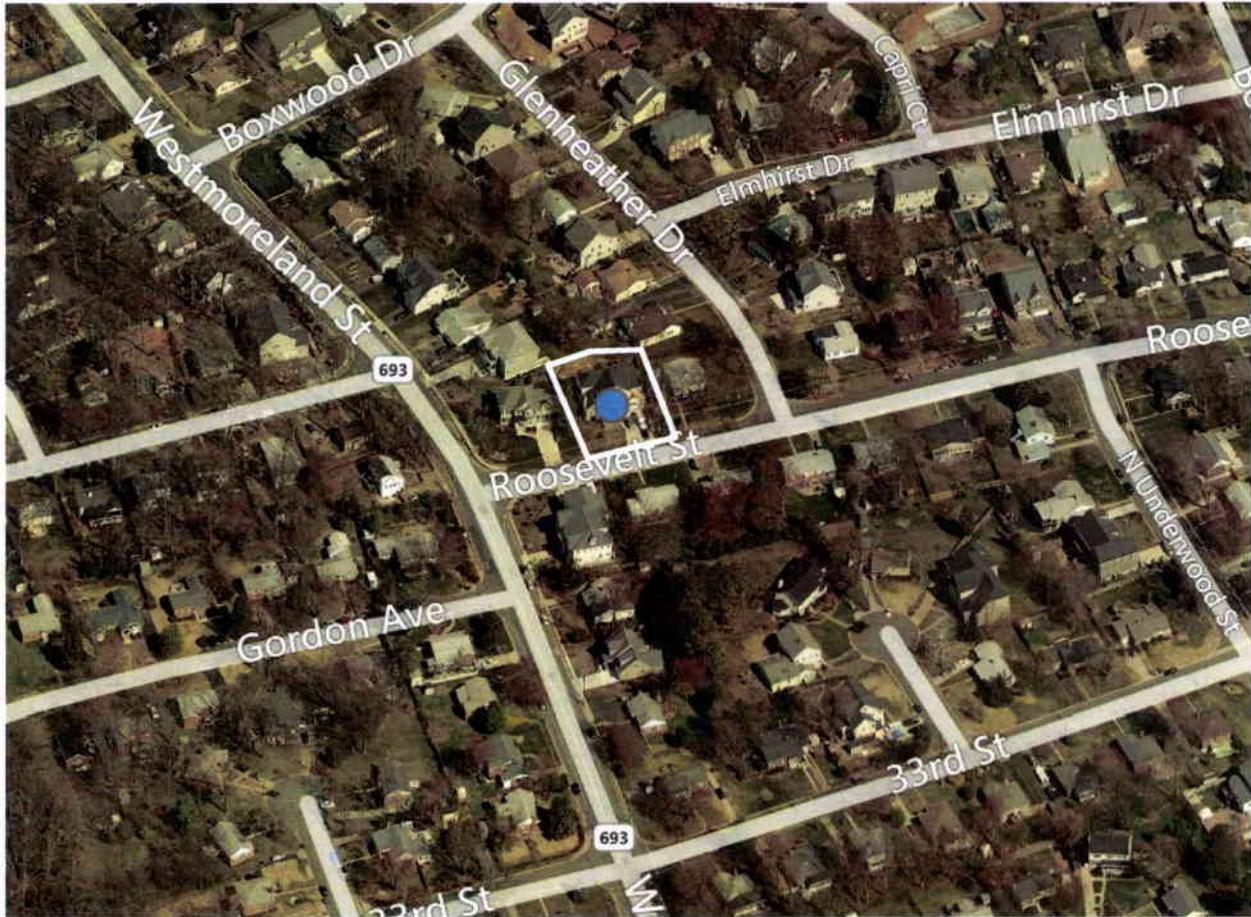


Figure 1: Lot location

BACKGROUND AND HISTORY

County Records show that the dwelling was constructed in 2007. The applicant purchased the property in September 2006. The applicant operates a home child care facility and holds a current license, which is valid until December 1, 2014, from the Commonwealth of Virginia, Department of Social Services for a Family Day Home with a capacity of twelve children, ages 2 months through 4 years 11 months. Information about the applicant's state license is included as Appendix 4.

County records reflect that there are no similar cases in the vicinity.

DESCRIPTION OF THE APPLICATION

The applicant is requesting approval of a special permit for a home child care facility for up to 12 children at any one time, to operate between the hours of 8:00 a.m. and 5:30 p.m., Monday through Friday. Drop-off and pick-up of children is to be staggered between these operation hours. Employees include the applicant and two assistants at any one time.

SP 2014-DR-066

The home child care facility is accessed through an entrance located in the garage. The garage door is left open throughout the day. The home child care facility is operated in the basement of the dwelling, which includes a recreation room, bathroom, and bedroom. Egress in the bedroom is further discussed in the Site Inspection section of this report. Staff believes sufficient parking exists in the driveway to accommodate the drop-off and pick-up of children for the home child care use.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area II, McLean District
Planning Sector: Kirby Community Planning Sector (ML03)
Plan Map: Residential use at 4 dwelling units per acre (du/ac)

Zoning Ordinance Requirements

- General Special Permit Standards (Sect. 8-006)
- Group 3 Uses (Sect. 8-303)
- Additional Standards for Home Child Care Facilities (Sect. 8-305)
- Sect. 10-103, Par. 6, Use Limitations 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 in Appendix 7. Subject to the development conditions, the special permit must meet these standards.

Site Inspection

During the site visit, staff observed that the sleeping area was located in a room that did not have adequate egress. The window in the room had a sill that was 54 inches from the floor instead of the required maximum height of 44 inches. The applicant agreed to bring the window into compliance with emergency egress requirements. The applicant has obtained a building permit, completed the work and passed final inspection on August 7, 2014 to construct stairs that allow access to the egress window. The building permit information is included as Appendix 5. A report from the Zoning Inspection Division is included as Appendix 6.

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-DR-066, subject to the Proposed Development Conditions dated September 17, 2014.

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. Virginia State License information
5. Building permit information
6. Zoning Inspection Report, dated July 25, 2014
7. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-DR-066****September 17, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-DR-066 located at Tax Map 40-4 ((10)) (A) 8 for 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 applicants, Dina M. Revollo, "Dina's Home Sweet Home", only and is not transferable without further action of the Board, and is for the location indicated on the application, 6526 Roosevelt Street, and is not transferable to other land.
2. This special permit is granted only for the home child care facility indicated on the special permit plat titled "House Location Plat, Lot 8, Blk A Sect 1, Churchill Subdivision," prepared by Alex E. Fernandez, Professional Engineer, dated July 13, 2013, as revised by Dina M. Revollo through July 17, 2013, 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 8:00 a.m. to 5:30 p.m., Monday through Friday.
5. The maximum number of children on site at any one time shall be 12, excluding the applicant's own children.
6. The number of non-resident assistants on site at any one time shall be limited to two.
7. All pick-up and drop-off of children shall take place in the driveway.
8. The dwelling that contains the child care facility shall be the primary residence of the applicant.
9. There shall be no signage associated with the home child care facility.
10. A point of egress, which meets emergency escape and rescue openings requirements of the 2009 Virginia Residential Building Code, shall be maintained in the sleeping room, as labeled as being "Bedroom" on the floor plan in Attachment 1.

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.

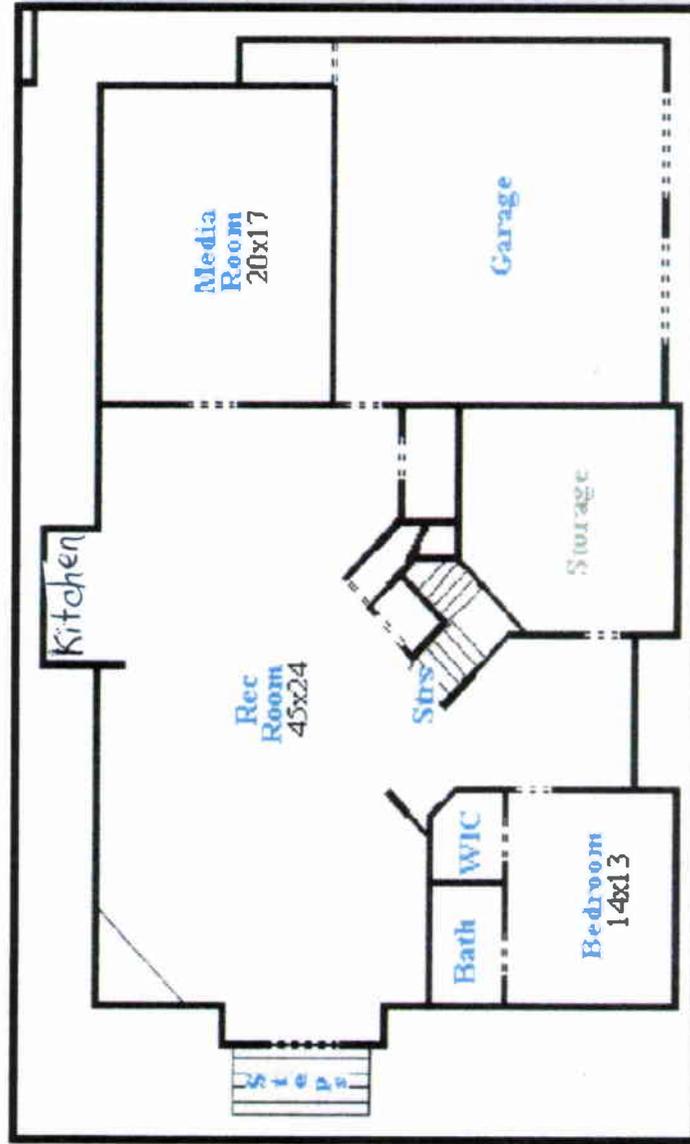
Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 6 months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for 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.

Dina's Home Daycare Center

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Department of Planning & Zoning

JAN 31 2014

Zoning Evaluation Division



Basement Floor

Recreation Room 45x24

Media Room 20x17

Bedroom 14x13

Application No.(s): SP 2014-DR-066
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 4-1-14
 (enter date affidavit is notarized)

124301

I, Dina Maritza Revollo., 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)
Dina Maritza Revollo	6526 Roosevelt St F.C.	Applicant/Title owner
Nelson A. Revollo	Va. 22043.	Co-Title Owner.

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

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 4-1-14
(enter date affidavit is notarized)

124301

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

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

CORPORATION INFORMATION

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

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

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

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 4-1-14
(enter date affidavit is notarized)

124301

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

PARTNERSHIP INFORMATION

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

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

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

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

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

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 4-1-14
(enter date affidavit is notarized)

124301

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 4-1-14
(enter date affidavit is notarized)

124301

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

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

NONE

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

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

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

WITNESS the following signature:

(check one)

Dina Maritza Revollo
 Applicant Applicant's Authorized Agent

Dina Maritza Revollo (owner)
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 1st day of April 2014, in the State of Virginia
of Virginia County/City of Fairfax

Chaiman
Notary Public



My commission expires: 2/29/16

STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITY

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

Name: Dina's Home Sweet Home.
Address: 6526 Roosevelt St
Falls Church Va 22043.
Phone #: 703 241-3827
E-mail: Dinarevollo5@gmail.com.

Date 101-31-14

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

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

Tax Map #: 0404-10A-0008
Zoning District: R-4
Lot Size: 10,396

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 6526 Roosevelt St Falls Church Va 22043 (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 _____ 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 8:00 A.M. → 5:30 P.M.

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

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

Arrival Schedule. 12 of the children arrive between 8:00 AM and 10:00 AM.

Departure Schedule. 12 of the children are picked up at 4:00 PM. 5:30 PM

Area Served. Arlington - Falls Church & Mclean.
(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):

The house has 5460 square feet. The following rooms are where I conduct the day care:
Full basement 1 room and play area.
These rooms are 96 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 2/3 yard for outdoor play for the children. The area is approximately _____ square feet. The outdoor play area consists of: _____

Parking. I use my street to park my family car(s). My parents park in the driveway.

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 To let me work with my two full time workers and the 12 children and think about the 25 years the I worked with children.

Thank you!

Sincerely,

Dina Maritza Revollo.
Owner of Dina's Home Sweet Home.

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			8:10	
2			8:10	
3			8:20	
4			8:20	
5				9:00
6				9:00
7			8:30	
8			8:45	
9			8:45	
10				10:00
11				9:30
12				9:00

Departure Schedule

Child	2:45 - 4:15 PM	4:15 - 4:30 PM	4:30 - 5:00 PM	5:00 - 5:30 PM
1		4:30		
2		4:30		
3		4:40		
4		4:45		
5			5:00	
6			5:00	
7			5:00	
8				5:10
9				5:20
10				5:30
11				5:30
12				5:30

RECEIVED
Department of Planning & Zoning

JAN 31 2014

Zoning Evaluation Division

VIRGINIA DEPARTMENT OF
SOCIAL SERVICES**Dina Revollo**

6526 Roosevelt Street

FALLS CHURCH, VA 22043

(703) 241-3827 Facility Type: Family Day HomeLicense Type: Two YearExpiration Date: Dec. 1, 2014Business Hours: 8:00 a.m. - 5:30 p.m.
Monday - Friday

Capacity: 12

Ages: 2 months - 4 years 11 months

Inspector: Keesha Minor
(703) 934-7301 

Address: 6526 ROOSEVELT ST
City: FALLS CHURCH **State:** VA
Zip: 22043

Contractor Information

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

BPOL License:

State License:

Trade Reg.:

Applicant Information

Applicant:

Address:

City: **State:** **Zip:**

Other Contact Information

Contact:

Address:

City: **State:** **Zip:**

Inspections**Inspection - R FINAL - FINAL INSPECTION - 6455915**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2014-08-07	WAYNE WINDSOR	N	Passed	NO	

Reviews**Review - FIREMARSHL - (FIRE MARSHAL REVIEW) - 2355710**

Review Type	Review Date	Reviewer	Started	Status
FIREMARSHL			N	Incomplete

Review - SITEPERMIT - (SITE PERMITS REVIEW) - 2355708

Review Type	Review Date	Reviewer	Started	Status
SITEPERMIT			N	Incomplete

Review - ZONING - (ZONING REVIEW) - 2355709

Review Type	Review Date	Reviewer	Started	Status
ZONING			N	Incomplete

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

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County of Fairfax, Virginia

MEMORANDUM

Date: July 25, 2014

To: Erin Haley, Staff Coordinator
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning

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

Subject: Home Child Care Facility, Special Permit # SP 2014-DR-066

Applicant: Dina M. Revollo, "Dina's Home Sweet Home"
6526 Roosevelt Street, Falls Church, Virginia 22043
Churchill, LT 8, BLK A, SEC 1
40-4 ((10)) (A) 8
Zoning District: R-4
Dranesville District
Mail Log # 2014-DR-0302

KEY: A "✓" 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.)

Comment: Window sill is over 44 inches above the floor (measured at 54"). The window is 35 inches by 45 inches with an overall openable area of 10.94 square feet (both sashes tilt in and downward). The window is of sufficient size, but the distance from the sill to the floor requires modification that results in a reduction of this distance by 10 inches.

- An operable smoke alarm shall be provided outside of each sleeping area, with at least one such device on each floor.

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/



Dina M. Revollo, "Dina's Home Sweet Home"

6526 Roosevelt Street, Falls Church, Virginia 22043

July 25, 2014

Page 2

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

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.