



APPLICATION ACCEPTED: February 25, 2014
ADMINISTRATIVELY MOVED AT APPLICANTS REQUEST
BOARD OF ZONING APPEALS: September 17, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

September 10, 2014

STAFF REPORT

SPECIAL PERMIT NO. SP 2014-DR-012

DRANESVILLE DISTRICT

APPLICANT: Magda Le Donne
d.b.a Les Petits Princes Day Care,
d.b.a Les Petits Princes, LLC

OWNERS: Chen Jianmin (aka Jianmin Chen)

SUBDIVISION: McLean Manor

STREET ADDRESS: 6704 Old Chesterbrook Road, McLean, 22101

TAX MAP REFERENCE: 30-4 ((17)) 108

LOT SIZE: 10,500 square feet

ZONING DISTRICT: R-3

ZONING ORDINANCE PROVISIONS: 8-305

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

STAFF RECOMMENDATION: Staff recommends approval of SP 2014-DR-012 for the home child care facility with adoption of the proposed development conditions contained in Appendix 1.

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

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

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

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

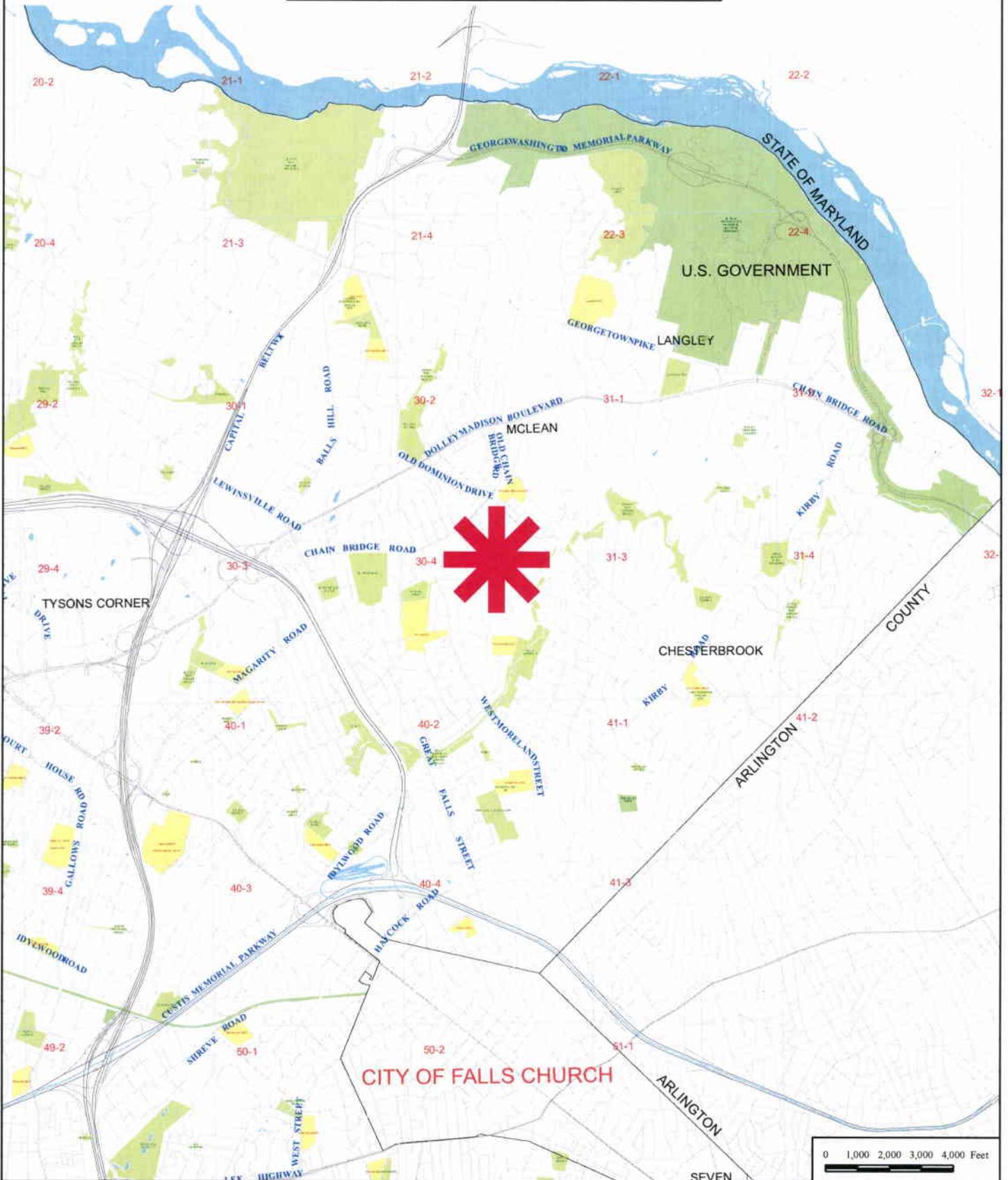


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2014-DR-012

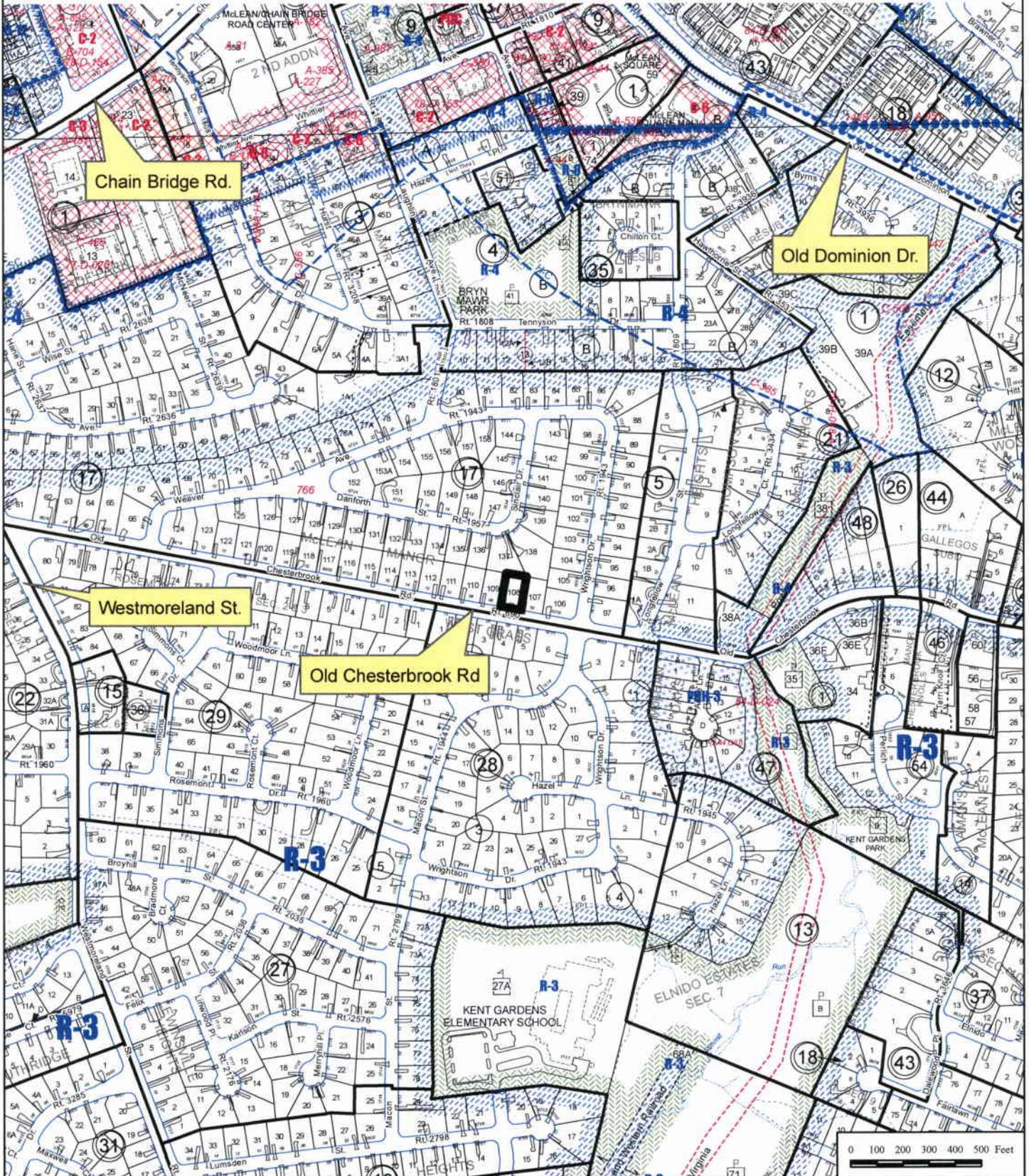
MAGDA LE DONNE D.B.A. LES PETITS
PRINCES DAY CARE



Special Permit

SP 2014-DR-012

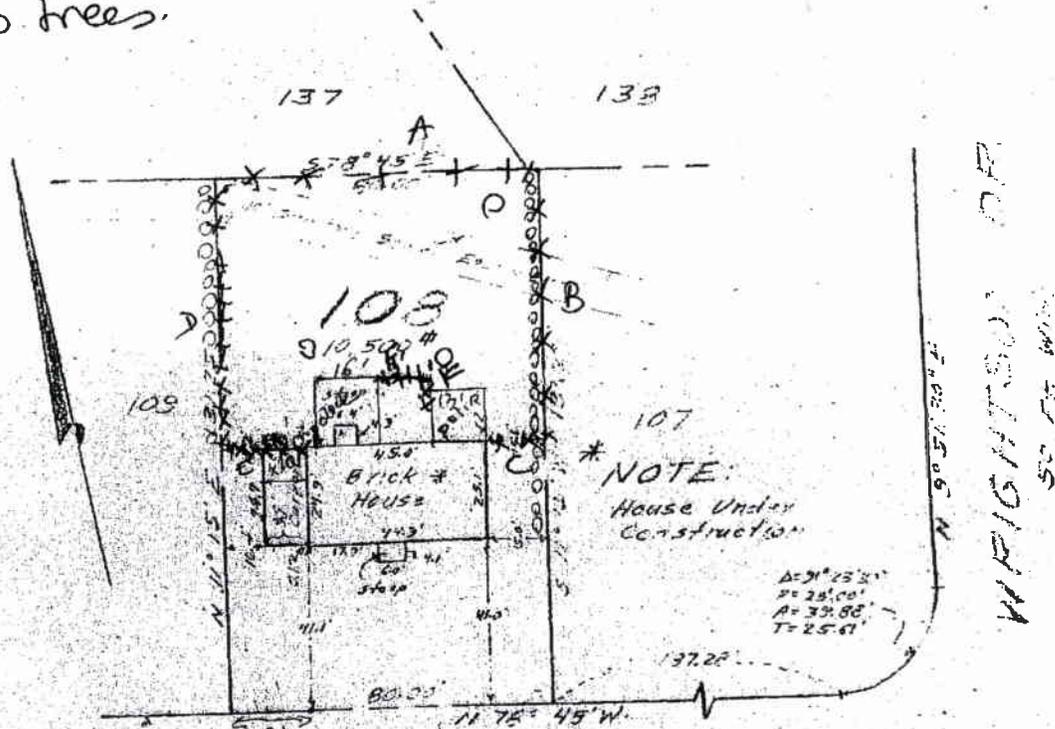
MAGDA LE DONNE D.B.A. LES PETITS PRINCES DAY CARE



stlled high : 8'
deck high 4'
patio : 8'

4420 sq ft.
outdoor play area

xx fence A, B, C 6 ft high
xxx fence D, E 3 1/2 ft high
xxx fence F : 4 ft high
oo trees.



OLD CHESTERBROOK
ROAD RT # 690

APPROVED *[Signature]*
 ZONING ADMINISTRATOR
 DATE NOV 20 1956

HOUSE LOCATION SURVEY
LOT 108 SECTION 11

MCLEAN MANOR

DRANESVILLE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

Scale: 1" = 40' Nov. 20, 1956

ALBRECHT-PATTERSON & ASSOC.

Certified Civil Engineers & Land Surveyors
109 S. Royal St, Alexandria, Va.

CERTIFIED: *[Signature]*
[Signature]

Fol. No. 87
File No. L-94-56

01/29/2014 6704 Old Chesterbrook Rd.
McLean VA 22101

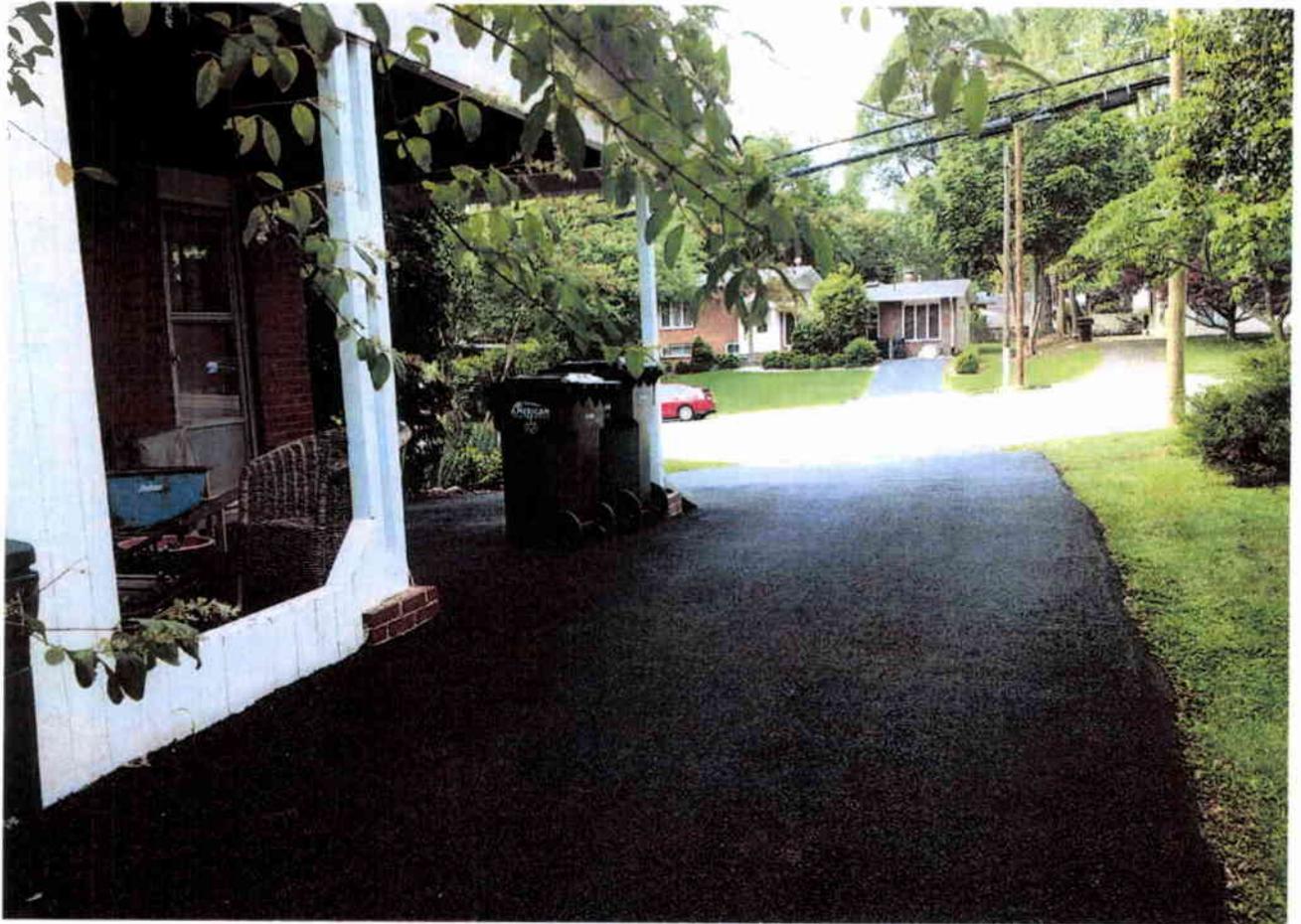








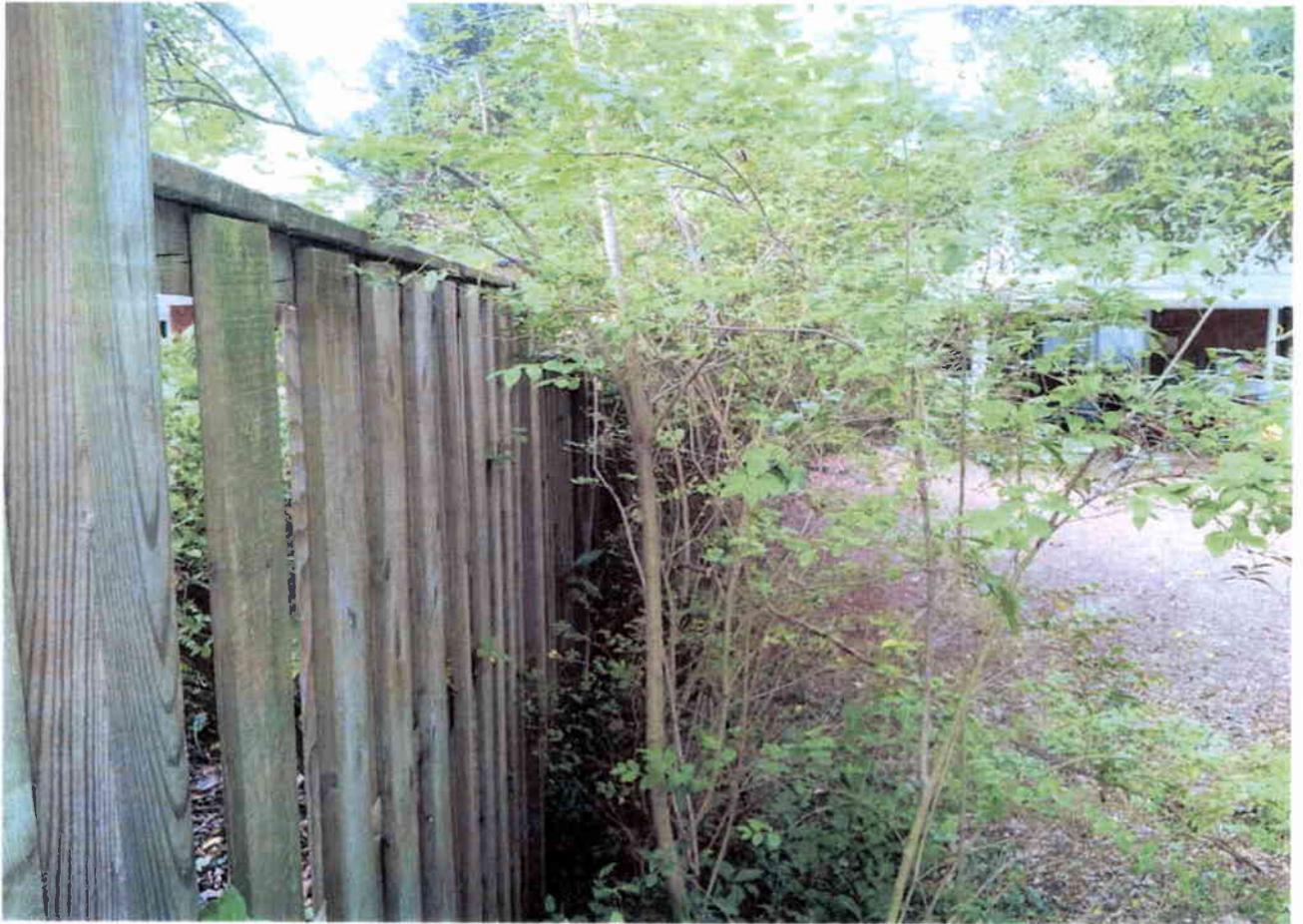


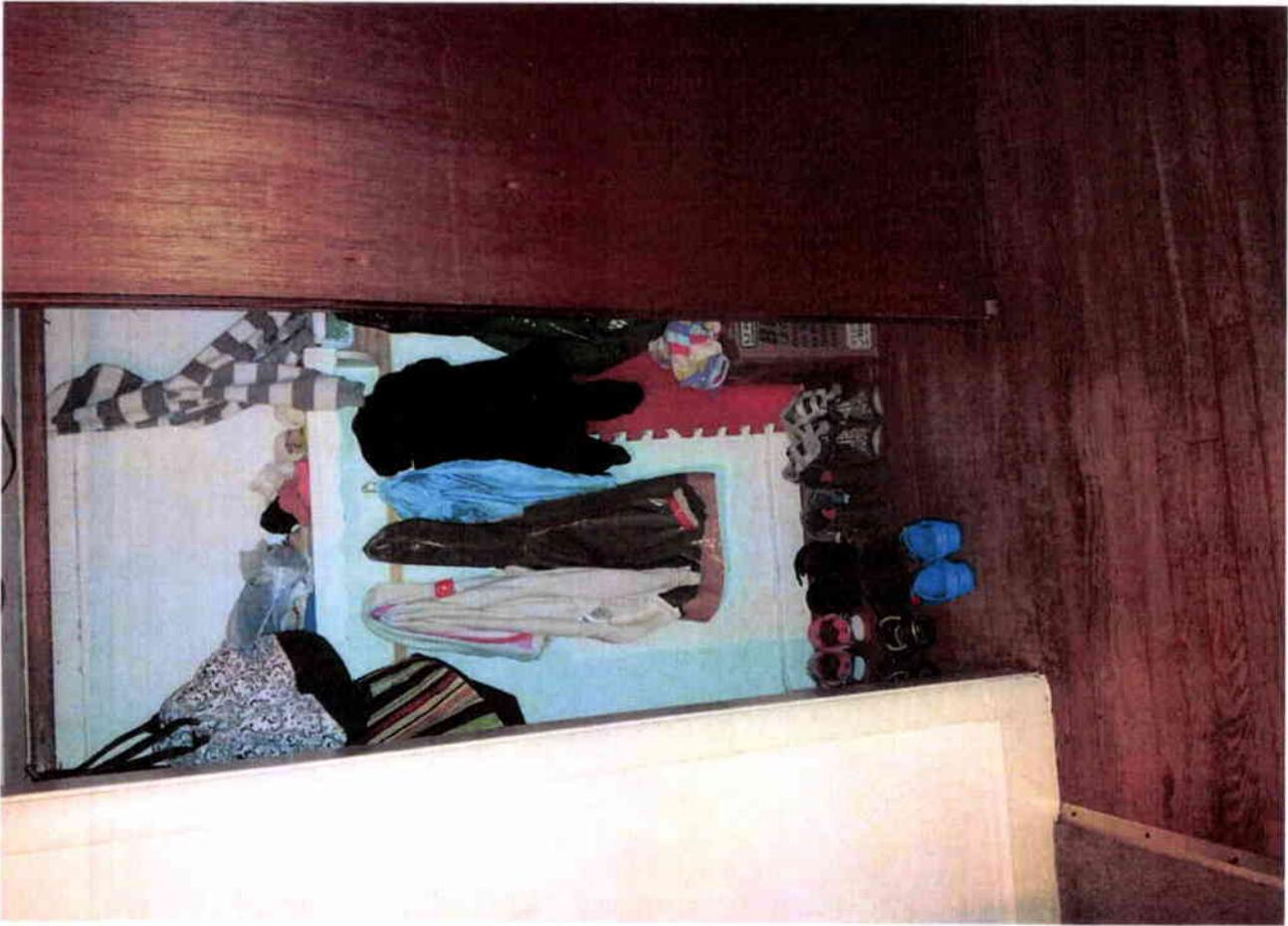


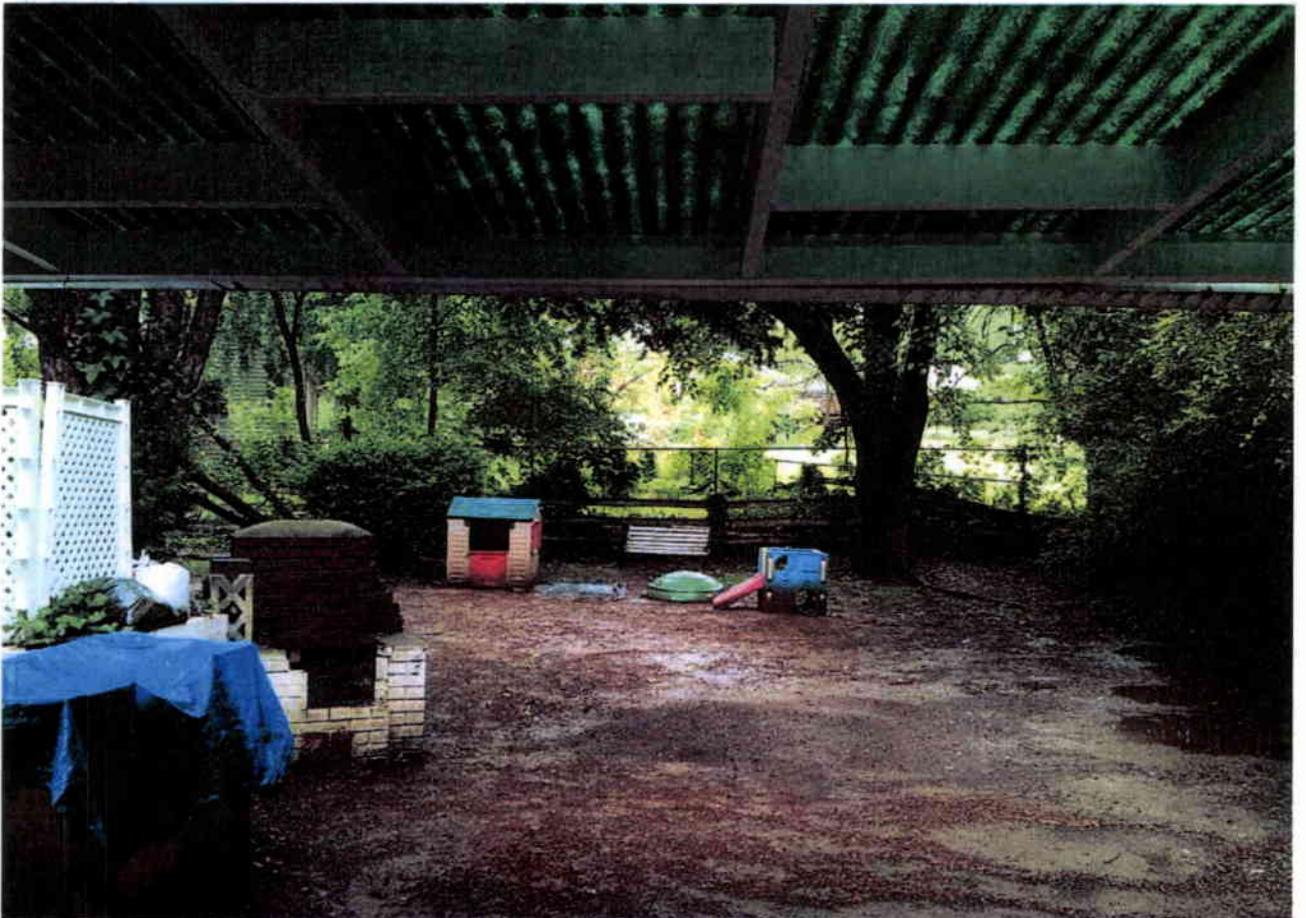




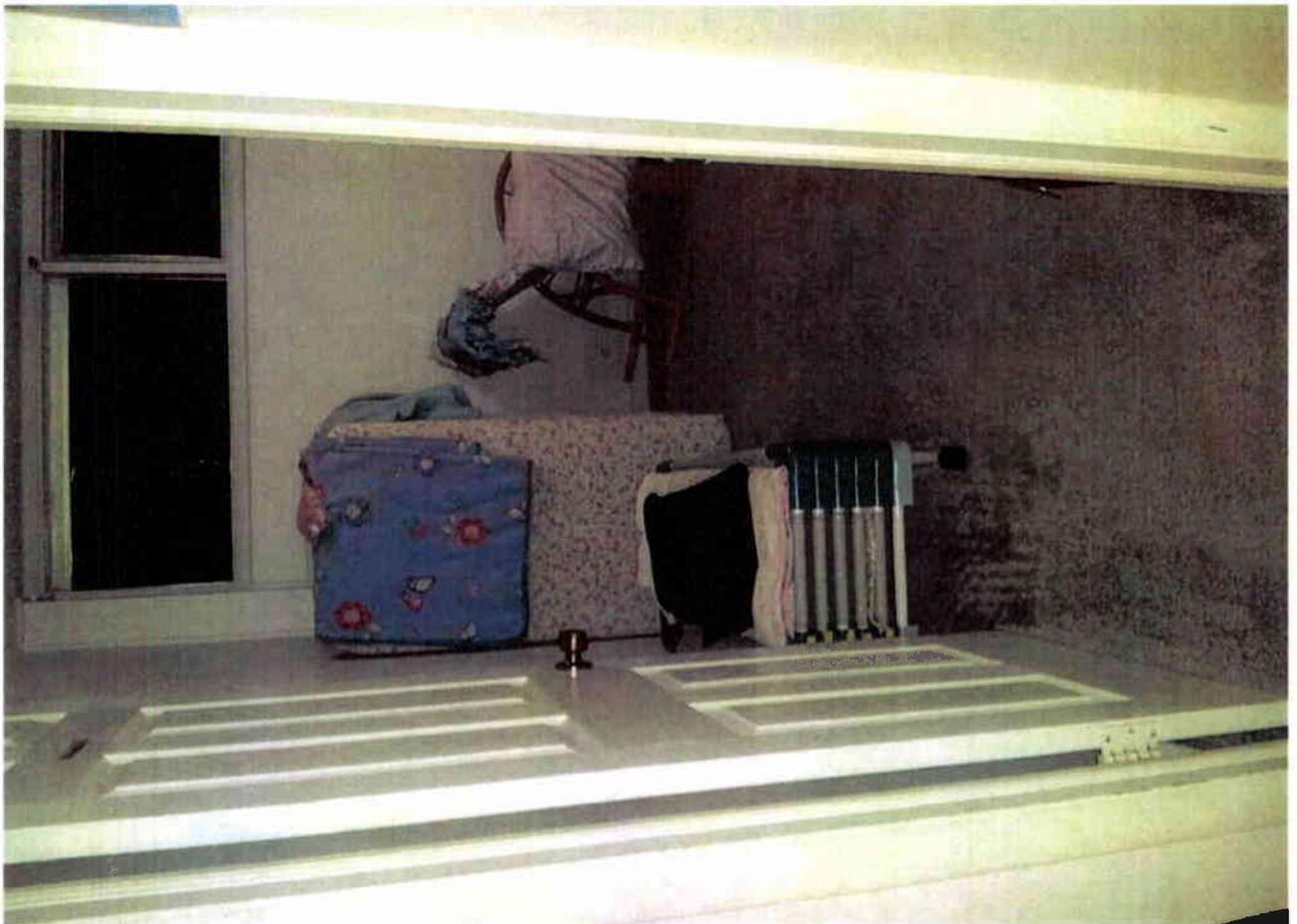






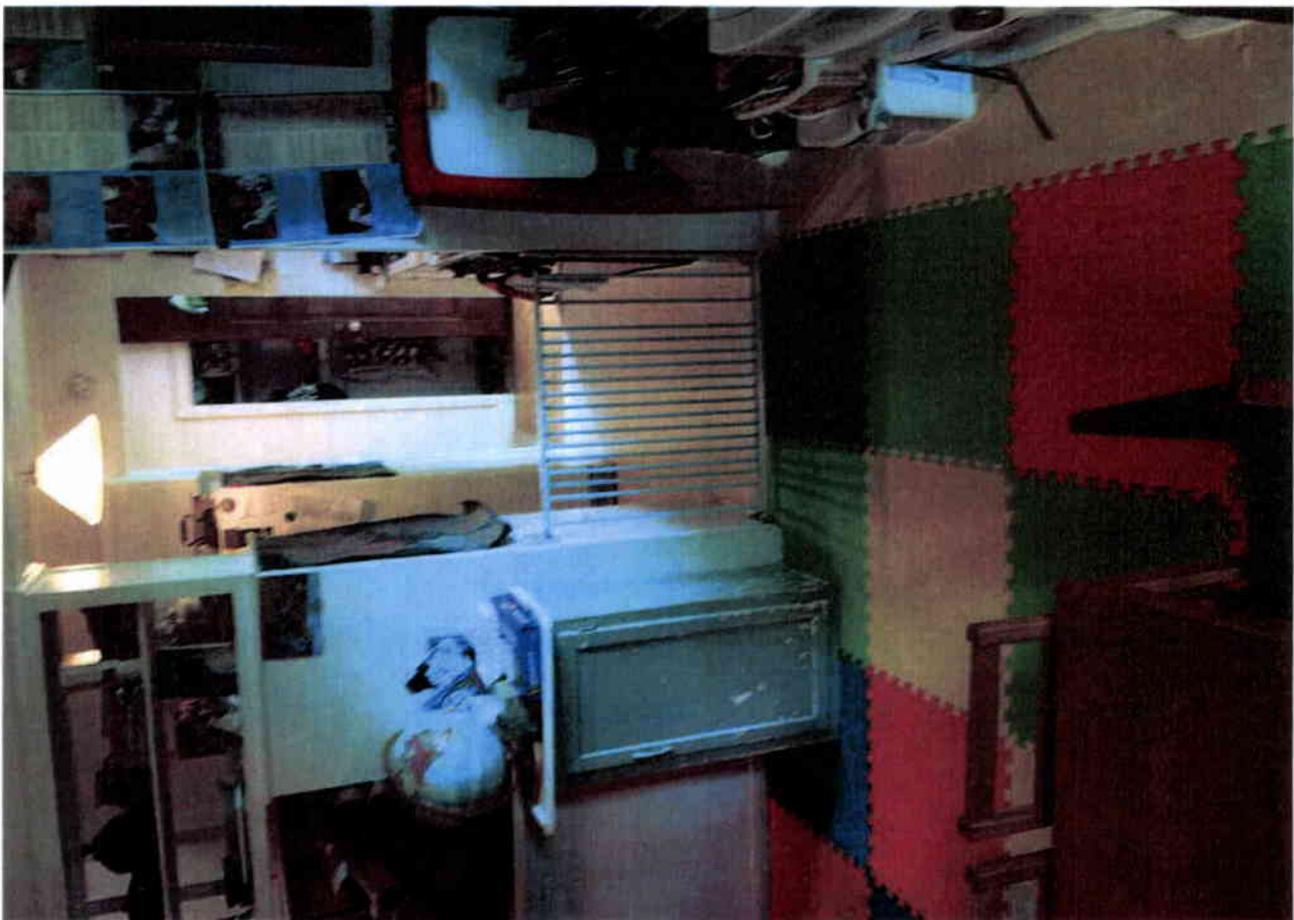


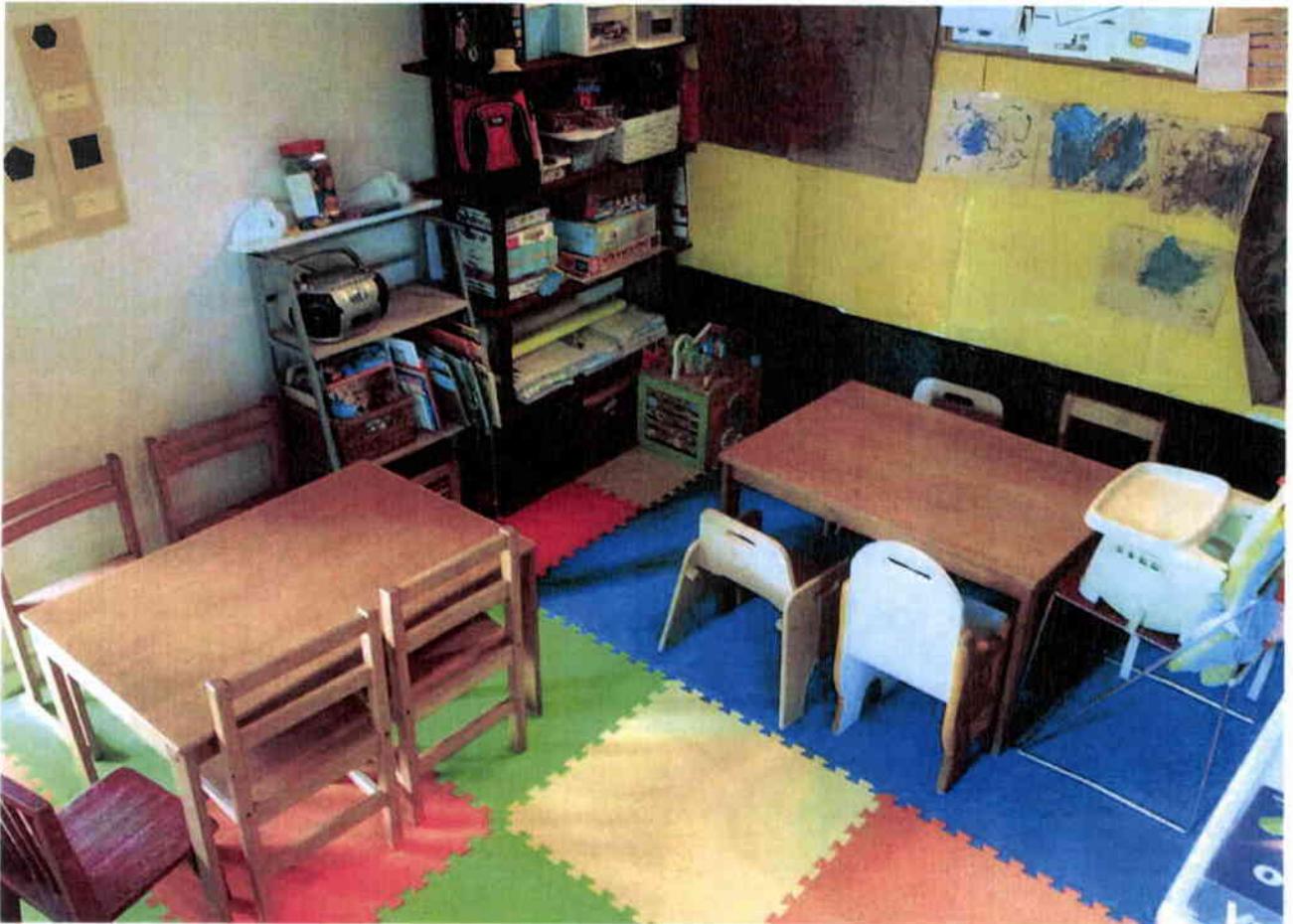














SPECIAL PERMIT REQUEST

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

A copy of the special permit plat, titled "House Location Survey, Lot 108, Section 4, McLean Manor" prepared by Albrecht-Patterson & Assoc., as revised by the applicant, Magna LeDonne, on January 29, 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 split level single family detached dwelling. A carport is attached to the western side of the dwelling. An asphalt driveway extends to the west of the carport and also south to Old Chesterbrook Road. A stoop and concrete walkway are located to the south of the dwelling. A wooden deck and covered concrete patio are attached to the northern side of the dwelling. The covered patio leads to an entrance to the walkout basement. A six foot high fence, with a gate, is located on the northern property line and on a portion of the eastern property line. Another 3.5 foot tall wood fence is located on a portion of the western property line and extends to the western side of the house.

Two mature trees are located to the north of the dwelling in the rear yard. The property has a mature lawn and decorative vegetation. The property elevation increases from the southern property line to the house foundation. Then, the property elevation decreases slightly from the house foundation to the northern property line.

The subject property and surrounding properties to the north, south, east and west, are zoned R-3 and developed with single family detached dwellings as depicted below.



BACKGROUND

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1957 and purchased by the property owner in 1996. The applicant is currently renting the property.

No building permits on in the county records were found for the deck or the covered patio located to the north of the dwelling.

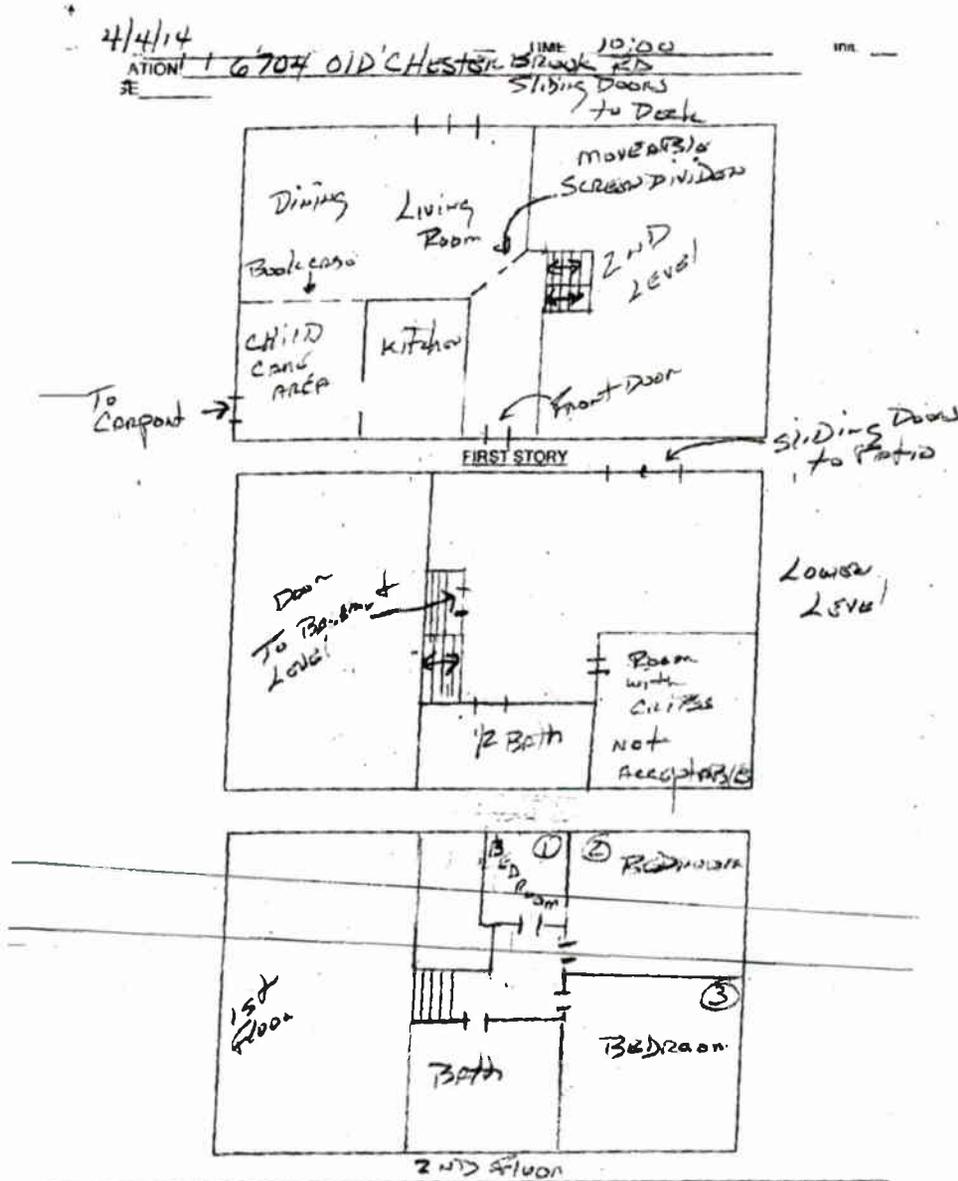
Records indicate that no other special permit or variance applications relating to a home child care have been heard by the Board of Zoning Appeals (BZA) in the surrounding area.

DESCRIPTION OF THE PROPOSED USE

The applicant requests 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 7:00 a.m. and 6:00 p.m., Monday through Friday. The applicant has a staggered drop-off and pick-up time for the children. There is one full-time assistant who parks in the driveway.

The applicant holds a current Family Day Home License, effective from October 17, 2013 and valid through October 16, 2016, from the Commonwealth of Virginia, Department of Social Services. The license permits a capacity of twelve children, 2 months through 12 years of age. A copy of the license is included as Appendix 4.

The home child care facility is operated in a room and the kitchen on the main floor of the dwelling, a napping room on the upper level and a play area in the basement. Below is a picture of the floor plans drawn by staff. A copy of the floor plans submitted by the applicant is included in Appendix 3 in the Statement of Justification. The play area on the main level has been enlarged and extended to the rear of the house. A wood fence encloses the rear yard which is designated as an outdoor play area. The children do not use the deck in the rear yard. Pictures provided by the applicant show toys and play equipment located in this area.



N:\SOP\Floorplans\Report.doc

Department of Planning and Zoning Administration
 Zoning Enforcement Bureau
 12055 Government Center Parkway, Suite
 Fairfax, Virginia 22035
 Phone 703-324-1300 FAX 703-324-
 www.fairfaxcounty.gov

Stewardship

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area II, McLean Planning District
Planning Sector: Kirby Branch Community Planning Sector (M03)
Plan Map: Residential, 2-3 du/ac

Zoning Ordinance Requirements (Appendix 5)

- 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

Staff believes that with the adoption of the proposed development conditions the application meets all special permit standards of the Zoning Ordinance.

On-site Parking and Site Circulation

The existing driveway and carport appear to be able to accommodate six vehicles: five vehicles in the driveway area, depending on the size of the vehicles, plus one vehicle inside the carport. The applicant does not have a car. The current assistant parks their vehicle in the portion of the driveway next to the carport. Therefore, the five driveway spaces are available to be used for drop-off and pick-up of children. Additional on-street parking is available.

Access to the site is provided from Old Chesterbrook Road. A concrete walkway connects the driveway to the front of the dwelling.

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

Emergency Egress for Nap Area

Staff found that adequate emergency egress was not provided for a room in the basement that was considered a nap area. The Zoning Inspections Branch report is included in Appendix 5. This area contained three cribs. During a site visit, it was determined that a bedroom on the upper level had adequate emergency egress and could become a nap area for the children. Therefore, the nap area is now located on the top floor of the dwelling and the basement room has become storage. A development condition will be provided in Appendix 1 to address this issue.

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-012 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. License for Family Day Home
5. Zoning Inspections Branch Comments
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-DR-012****September 10, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-DR-012 located at Tax Map 30-4 ((17)) 108 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, Magda LeDonne, d.b.a. Les Petits Princes Day Care, d.b.a. Les Petits Princes, LLC, only, and is not transferable without further action of the Board, and is for the location indicated on the application, 6704 Old Chesterbrook Road, and is not transferable to other land.
2. This special permit is granted only for the home child care use indicated on the plat entitled, "House Location Survey, Lot 108, Section 4, McLean Manor" prepared by Albrecht-Patterson & Assoc., as revised by the applicant, Magna LeDonne, on January 29, 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 7:00 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. All pick-up and drop-off of children shall take place in the driveway.
8. A minimum of five parking spaces shall be provided on the subject parcel, within the carport and areas of existing paving.

9. The existing carport shall not be converted to a use other than for off-street parking and shall be kept clear of debris at all times in order to accommodate parking for the dwelling and home child care uses.
10. There shall be no signage associated with the home child care facility.
11. All napping areas related to the home child care shall be maintained on the top floor of the dwelling.
12. The applicant shall ensure that building permits are obtained and finalized for the covered patio and deck to the north of the dwelling within 90 days.

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): SR 2014 - DR-012
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 09/09/2013
 (enter date affidavit is notarized)

I, Magda Le Donne, 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

121738

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)
Magda Le Donne, d.b.a. Les Petits Princes Day Care (also known under the registered name of Les Petits Princes LLC)	6704 Old Chesterbrook Road McLean VA 22101	Applicant/Lessee
Chen Jianmin, also known of record as Jianmin Chen	1353 Tunwell Stable Court Reston VA 20194	Title Owner/Lessor

(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 - DR-012
(county-assigned application number(s), to be entered by County Staff)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 09/09/2013
(enter date affidavit is notarized)

121738

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)

Les Petits Princes LLC
6704 Old Chesterbrook Road
McLean, VA 22101

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)

Magda Le Donne, Member

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

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

Application No.(s):

SP 2014-DR-012

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

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE:

09/09/2013

(enter date affidavit is notarized)

121738

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)

N/A

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

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

N/A

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

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

Application No.(s):

SP 2014 - DR - 012

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

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE:

09/09/2013

(enter date affidavit is notarized)

121738

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-DR-012
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 09/09/13 121738
(enter date affidavit is notarized)

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

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

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

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

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

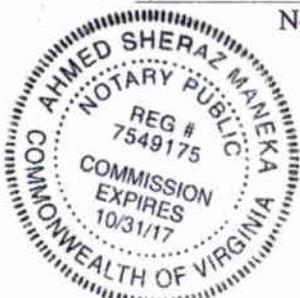
WITNESS the following signature:

(check one) Applicant  Applicant's Authorized Agent
Magda Le Donne
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 09 day of SEPT 2013, in the State/C~~on~~. of VIRGINIA, County/C~~ity~~ of FAIRFAX.

My commission expires: 10/31/2017

AHMED SHERAZ MANEKA / S20
Notary Public



June, 19th, 2013

RECEIVED
Department of Planning & Zoning

JUN 28 2013

Fairfax County
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Zoning Evaluation Division

Object: Special Permit 12 children Family Home Day care

Dear Sir or Madam:

Attached is my application for the SPECIAL PERMIT to allow twelve children to attend Les Petits Princes Day Care, my Home Child Care Facility, each day. Les Petits Princes Day Care is located 6704 Old Chesterbrook Rd, McLean, VA. 22101. It is open to children from age three months old to twelve years old. Its hours of operation are Monday through Friday from 7:00 am to 6:00 pm.

I would like to share with you my educational background and professional experiences, the purpose and special objectives of Les Petits Princes Day Care, and finally how the structure integrates its educational environment with the neighborhood.

My name is Magda Le Donne; I am 51 years old. I obtained a Post Master Diploma in Art History and Archaeology at the University of Paris IV-Sorbonne in Paris, France. Actively involved professionally in the cultural world of museums in France, Canada and the United States for over fifteen years, and part of a team of art historian experts in the organization of international exhibitions, I have developed a rich and long-term love of arts. Then, I decided to interrupt my career in museums in order to devote more time to the education of my two children.

Accordingly, over the years, my interest and attention change from works of art to the education of young children. I worked in two American pre-schools in Washington, D.C. where I discovered a different way to teach as compare with the strict traditional French method.

As a French speaker, living in McLean, I then felt the need to create a French Immersion program for young children in this neighborhood. Les Petits Princes fulfills an unique mission in McLean, since without it, French

language and culture will be only offered to older students, six year olds can take French at Kent Gardens Elementary School, middle school students can take French at Longfellow Middle School, and high school students can take French at McLean High School which also offers an AP French class.

The earlier a child learns a language, the easier it will be for him or her to master it. Furthermore " a distinguished researcher professor of psychology at York University in Toronto has shown that bilingual children develop crucial skills in addition to their double vocabularies, learning different ways to solve logic problems or to handle multitasking skills that are often considered part of the brain's so-called executive function", The New York Times, October 11, 2011.

Les Petits Princes Day care is offered primarily to children from three months old until their entrance to kindergarten, and then it is open to older children before and after school, or on school closing days if space is available. The children are completely immersed in a French environment. Additionally, the Early Childhood Education classes offered by the Office of Children at Fairfax County were a great help for me. As I have adapted my French Program to the American Public School System. Children are learning in a fun daily routine including Math, sciences, language, literature, social and emotional, arts, approach of Learning... All of these domains are necessary for their emotional and intellectual development through the vector of the French Language.

The objective at Les Petits Princes Day Care is that the children enjoy learning and move to kindergarten in a smooth way with a rich background of a second language. They are happy to come every day of the week, and their parents are pleased to go to work with the peace of mind that their children are in an educational, fun, warm and safe environment (see Annex 1).

In order to reach this goal, I have a valuable French speaking assistant, with college degrees, and a high level of interest in Early Childhood Education. It would be greatly appreciated if two full time assistants would be allowed due to the multiple tasks each day such as cleaning the children, their work and play spaces, preparing meals under the USDA Food Program, feeding the children, and attending to safety. This will also allow more one-on-one time with each child.

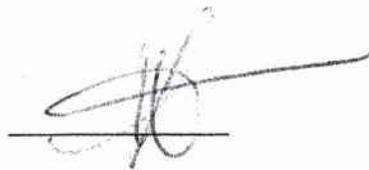
The residence is located on Old Chesterbrook Road which is a wide street with light traffic allowing the parents to park their cars on the street in front of the house, if necessary, without disturbing traffic. Additionally, up to six

cars can park in the large paved driveway. The parents quietly drop off and pick up their children at different times in the morning and afternoon without creating a rush hour at the neighborhood. Since the opening of Les Petits Princes Day Care, no complaint has been reported either by the parents, or by the neighbors. Les children behave well during their daily regular schedules both in the classrooms and outside in the large fenced in backyard (see Annex 2).

Currently, I have a two-year Virginia State license for the care of twelve children at once each day, and would like to renew this license before it expires October 13, 2013. I have also attached copies of the State Inspection Violation Reports that show only a very few violations indicating how seriously I am operating my business. (see Annex 3).

Due to the above consideration, I feel Les Petits Princes Day Care is beautifully suited and equipped to provide twelve students daily with a Home Child Care experience at a highest level which why I am applying for the Special Permit.

Sincerely,

A handwritten signature in black ink, appearing to read 'Magda Le Donne', is written over a horizontal line. The signature is stylized and somewhat cursive.

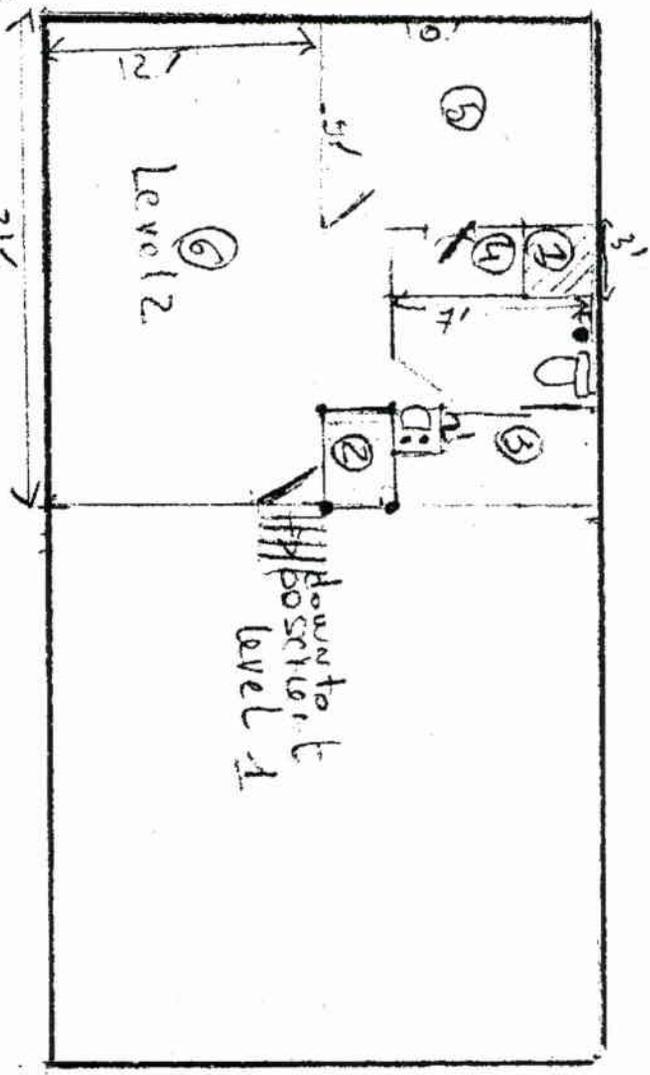
Magda Le Donne

Owner, and Founder

Level 2.

- ① changing table
- ② stair
- ③ closet
- ④ closet
- ⑤ nursery
- ⑥ class 2/
play room

Old Chestnutbrook Rd. Sheet



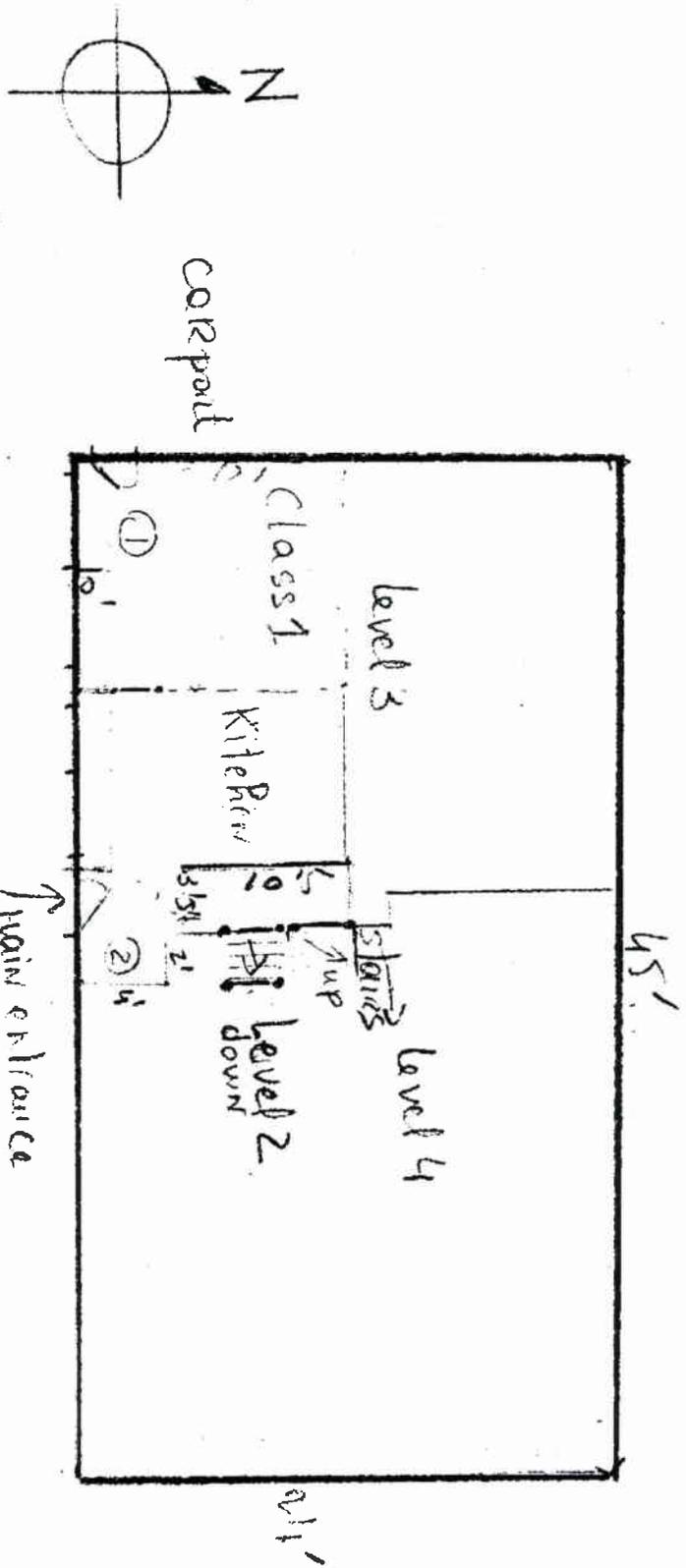
N
Backyard
Floor Plan: Back yard level
6704 Old Chestnutbrook Rd
McLean VA 22101

Scale 1/8
by Magda Le Donne
Date: 06/19/2013
Sheet 3/3

RECEIVED
Department of Planning & Zoning
JUN 28 2013
Zoning Evaluation Division

- ① Classroom 1. 10' x 12' 11"
 - ② closet 4' 11" x 2' 11"
- secure gates

Level 3



1 Group Plans: Street level.
 6704 Old Chestnut brook Rd
 Mcleans VA 22101

Scale: 1/8
 by: Magda LE DONNE
 Date: 06/19/2013
 sheet 2 of 3

RECEIVED
 Department of Planning & Zoning
 JUN 28 2013
 Zoning Evaluation Division

Commonwealth of Virginia



DEPARTMENT OF SOCIAL SERVICES

RECEIVED
Department of Planning & Zoning

JAN 22 2014

Zoning Evaluation Division

FAMILY DAY HOME LICENSE

Issued to: Magnh Le Donne, d.b.a. Les Petits Princess Day Care

Address: 6704 Old Chesterbrook Road, McLean, Virginia 22101

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>	
12	
<u>GENDER</u>	<u>AGE</u>
Both	2 months through 12 years

This license is not transferable and will be in effect October 17, 2013 through October 16, 2016 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 1107825 - L104
LICENSE NUMBER

MARGARET ROSS SCHULTZE
COMMISSIONER OF SOCIAL SERVICES

By Jennifer H. Nall

Title LICENSING ADMINISTRATOR

Date October 7, 2013



County of Fairfax, Virginia

MEMORANDUM

Date: August 6, 2014

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

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

Subject: Home Child Care Facility, Special Permit # SP 2014-DR-012

Applicant: Magda Le Donne D.B.A. Les Petits Princes Day Care
6704 Old Chesterbrook Road, McLean, Virginia 22101
McLEAN MANOR LT 108 SEC 4
Tax Map Ref: 30-4 ((17)) 108
Zoning District: R-3
Mail Log # 2014-DR-0333

A zoning/property maintenance inspection was conducted on August 5, 2014, by Inspector Miller who was accompanied by Staff Coordinator Laura Gumkowski and the applicant, Ms. Le Donne. The purpose of this inspection was to determine whether previously identified deficiencies that were the subject of Inspector Leo Conrad's correspondence dated April 4, 2014 and April 17, 2014 had been corrected.

The inspection revealed that all of the items that were identified by Inspector Conrad had been corrected. Most importantly, each of the rooms used for sleeping purposes were provided with two means of egress, including one means of egress that leads directly to the outside, as required by the Virginia Uniform Statewide Building Code (VUSBC 32-12-30).

The basement room that was previously identified as the room containing the cribs is currently used for storage and shall not be used for sleeping purposes unless and until such time as an emergency escape opening is modified in accordance with the VUSBC, and installed with the appropriate sill height and dimensions and window well if required that is also of appropriate dimensions.

Note that a covered patio and a deck were referenced in Inspector Conrad's April 4, 2014 inspection report and such reference regarding the permit status of these structures has not been revisited.

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/



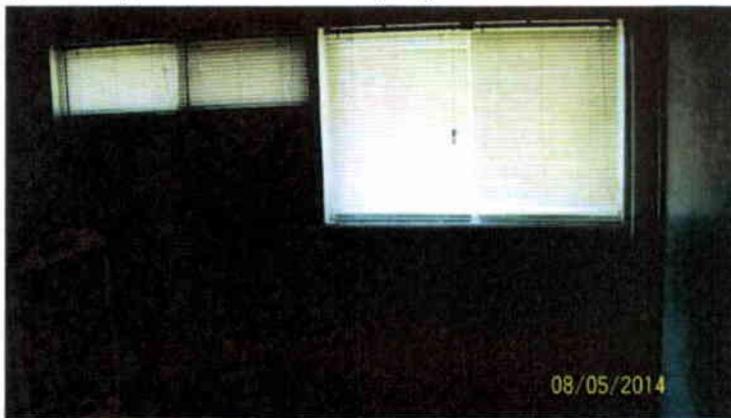


County of Fairfax, Virginia

MEMORANDUM



Basement room previously identified as a sleeping room with cribs is used for storage only.



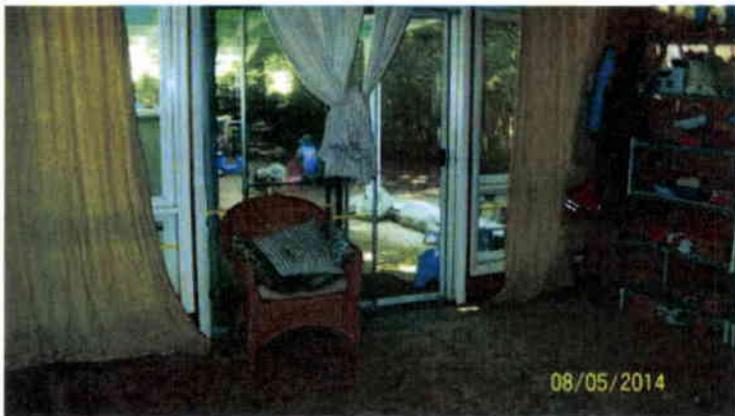
Upper story room used for sleeping purposes with compliant emergency escape openings.



Upper story room used as Home Child Care Facility.



Repairs to the covered patio were made. (See Inspector's comments of April 4, 2014 regarding the permit status.)



Basement room used for sleeping purposes with egress door.

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.