



REVISED APPLICATION ACCEPTED: May 21, 2014
BOARD OF ZONING APPEALS: October 8, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

October 1, 2014

STAFF REPORT

SPECIAL PERMIT SP 2014-MV-074

MOUNT VERNON

APPLICANT: Abida Munir d/b/a Galaxy Daycare

OWNERS: Muhammad Munir
Abida Munir
Hamid Munir
Atif Munir

SUBDIVISION: Grist Mill Woods Subdivision

STREET ADDRESS: 8913 Grist Mill Woods Court, Alexandria 22309

TAX MAP REFERENCE: 109-2 ((8)) 13

LOT SIZE: 15,604 square feet

ZONING DISTRICT: R-2, HC, HD

ZONING ORDINANCE PROVISIONS: 8-305

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

STAFF RECOMMENDATION: Staff recommends approval of SP 2014-MV-074 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.

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/



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**

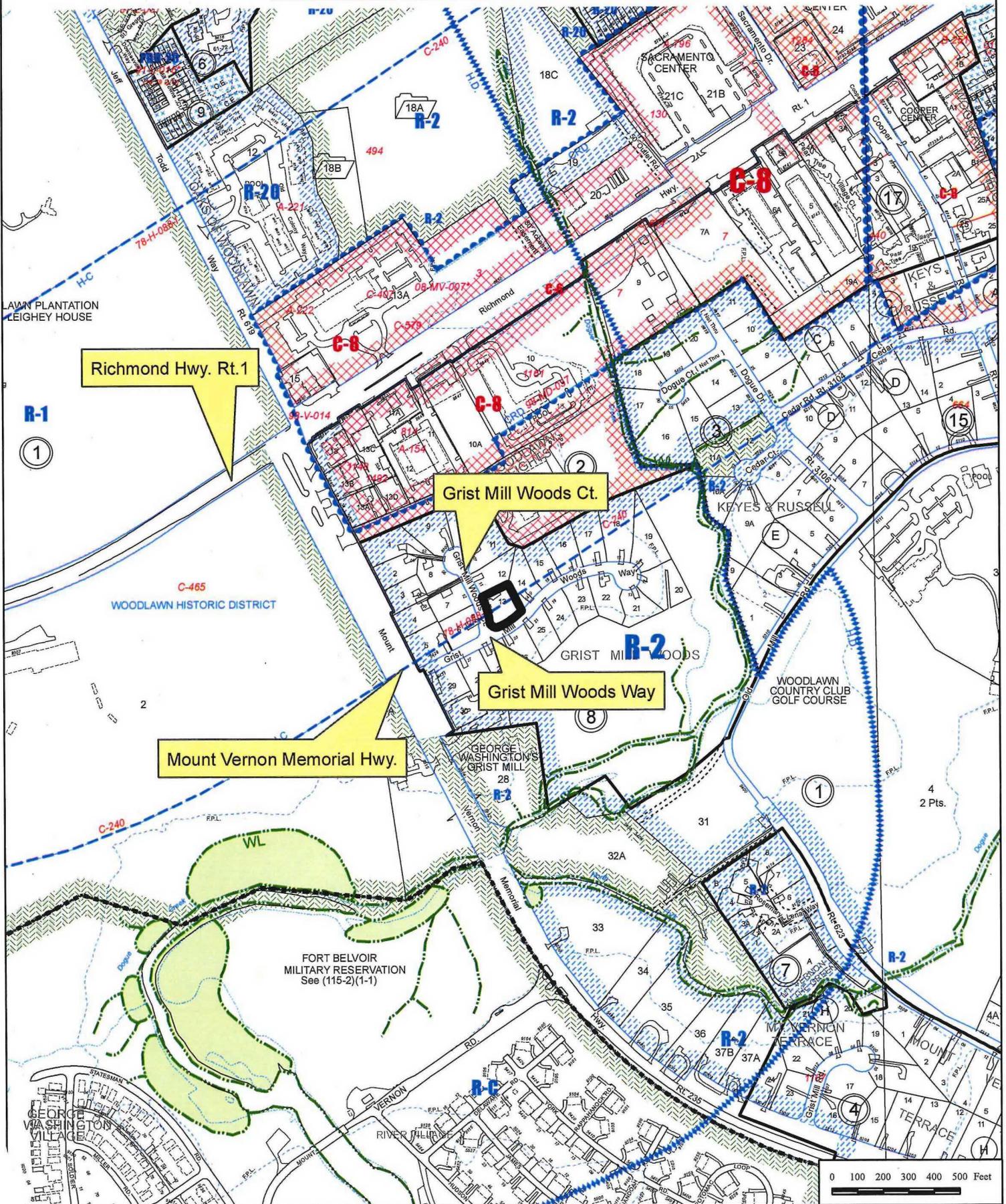


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2014-MV-074

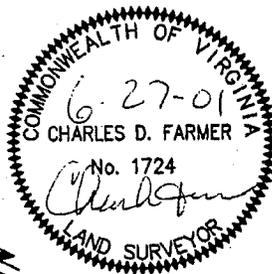
ABIDA MUNIR D/B/A GALAXY DAYCARE



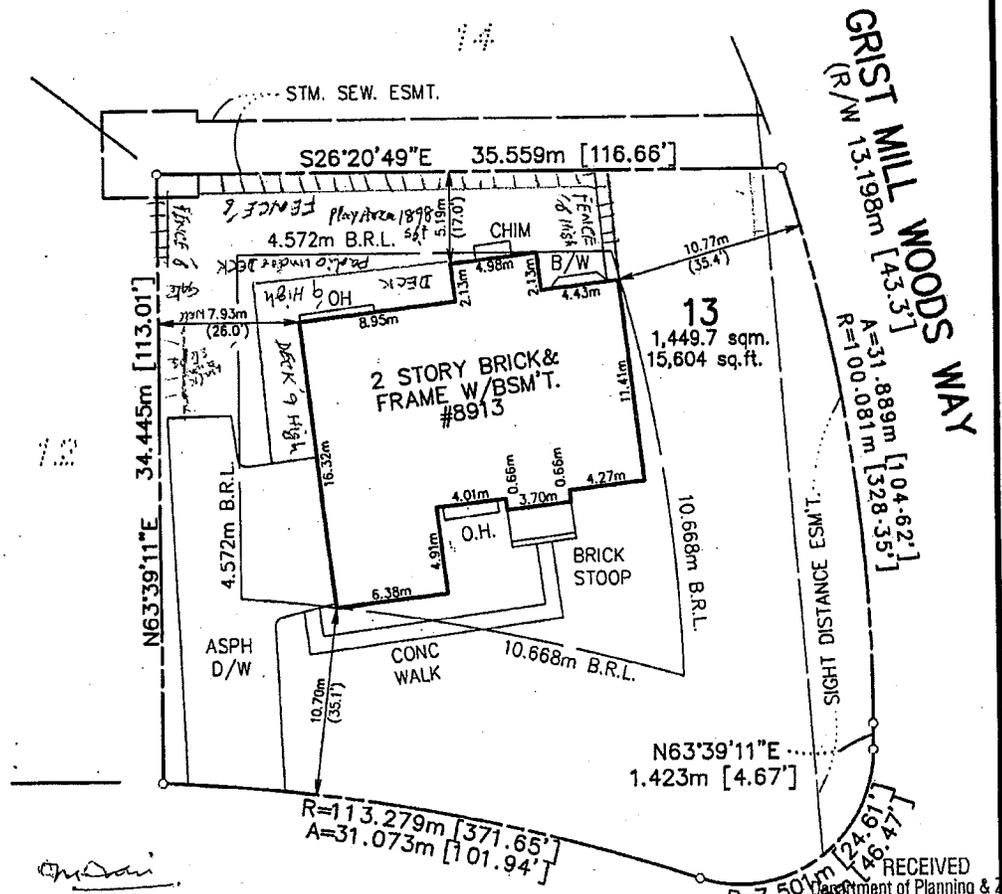
HOUSE LOCATION SURVEY

**GRIST MILL WOODS
LOT 13**

#8913 GRIST MILL WOODS COURT
MOUNT VERNON DISTRICT
FAIRFAX, VIRGINIA



TRUE NORTH



Muhammad Munir
5/20/2014
MUHAMMAD MUNIR

GRIST MILL WOODS COURT
(R/W 13.198m [43.3'])

RECEIVED
Department of Planning & Zoning
MAY 20 2014
Zoning Evaluation Division

THIS PROPERTY LIES WITHIN A H.U.D. DESIGNATED "X" FLOOD HAZARD AREA DETERMINED TO BE OUTSIDE A 500 YEAR FLOOD PLAIN, AS DELINEATED ON COMMUNITY MAP NO. 515525 0117 D DATED MARCH 5, 1990.

PROPERTY CORNERS HAVE NOT BEEN SET THIS PROPERTY IS ZONED R-2. ALL EASEMENTS ARE RECORDED IN DEED BOOK 11664 AT PAGE 866 UNLESS OTHERWISE NOTED

WALL CHECK	Drn. By : YH	FINAL SURVEY	Drn. By : ECD	RECERT	Drn. By :
Date : 4/17/01	Chk By : JAD	Date : 6/26/01	Chk By : JAD	Date :	Chk By :

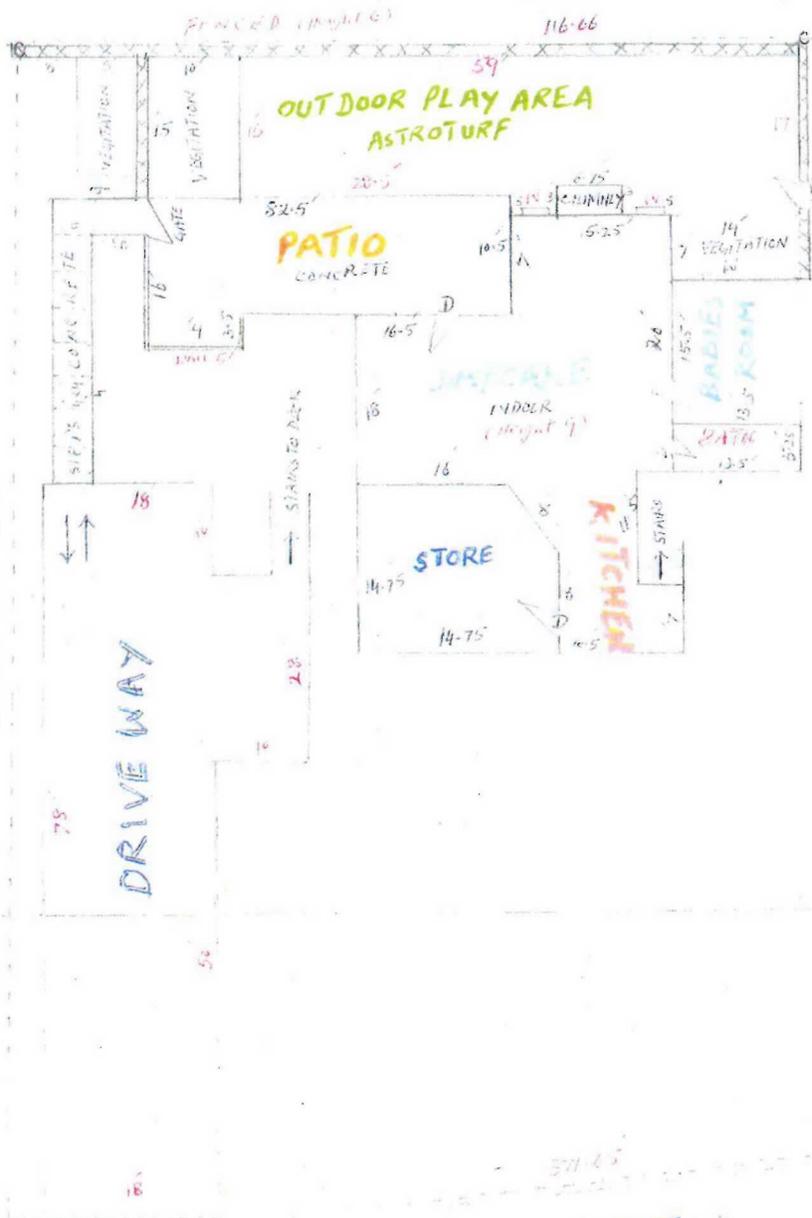
SURVEYOR'S CERTIFICATE
I hereby certify that the position of all existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown, there are no encroachments and no title report has been furnished.

CPJ Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3809 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)340-7550
SILVER SPRING, MD FAX (703)273-8595

Reference	Scale	File No.
D.B. 11664 PG. 866	1 : 300	00-562-72

GALAXY DAYCARE

8913 Grist Mill Woods Ct, Alexandria, VA 22304



LOT #13
 Mount Vernon District
 Fairfax, Virginia
 15,604 SQ. FT.
 Survey:
 (Muhammad Munir)
 03-17-2014
 Scale: 5 feet = 1 cm

DOCUMENT # 113-01

432-97

GRIST MILL WOODS WAY (CREAK)

GRIST MILL WOODS COURT - ROAD



Outside Front View



Outside Side View 2



Outside Side View 3



Outside View 4



Outside Front Entrance



Outside Front Left Side View



Outside Front Entrance 2



Outside Back 1



Outside Back 2



Outside Back Stens



Outside Back Right View



Outside Back Property Line 1



Outside Back Property Line 2



Outside Back 3_Right Corner



Outside Back Right Side Deck View



Outside Right Deck View



Outside Driveway Front



Outside Driveway Left Street



Outside Driveway Left Side



Outside Driveway Right



Outside Front Entrance Walkway



Outside Right Back Corner View



Outside Right Side View 2



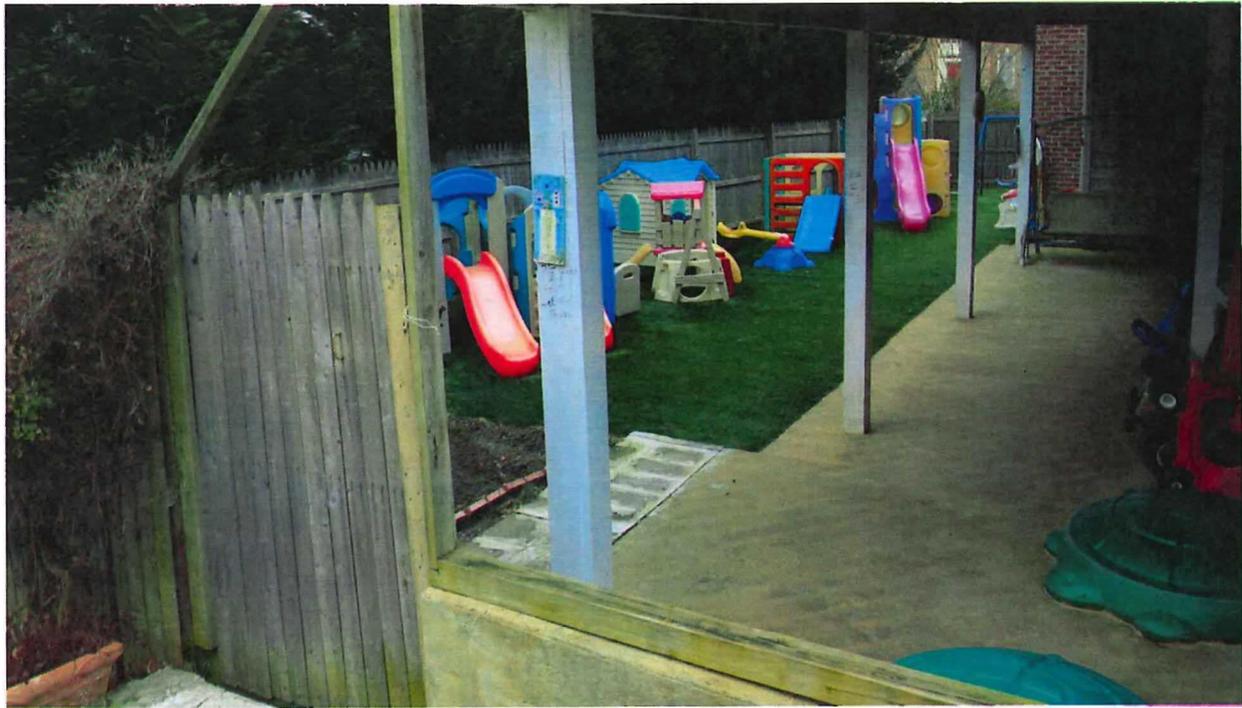
Outside Right Side View



Left Side View



Outside Right Property Line View



Outdoor Back Entrance



Outdoor Play Area



Outdoor Play Area View 2



Outdoor Play Area 3



Outdoor Play Toy 1



Outdoor Play Toy 2



Outdoor Play Toy 3



Outdoor Play Toy 4



Outdoor Play Toy 5



Outdoor Play Toy 6



Outdoor Play Toy 7



Outdoor Sand Box 1



Outdoor Sand Box 2



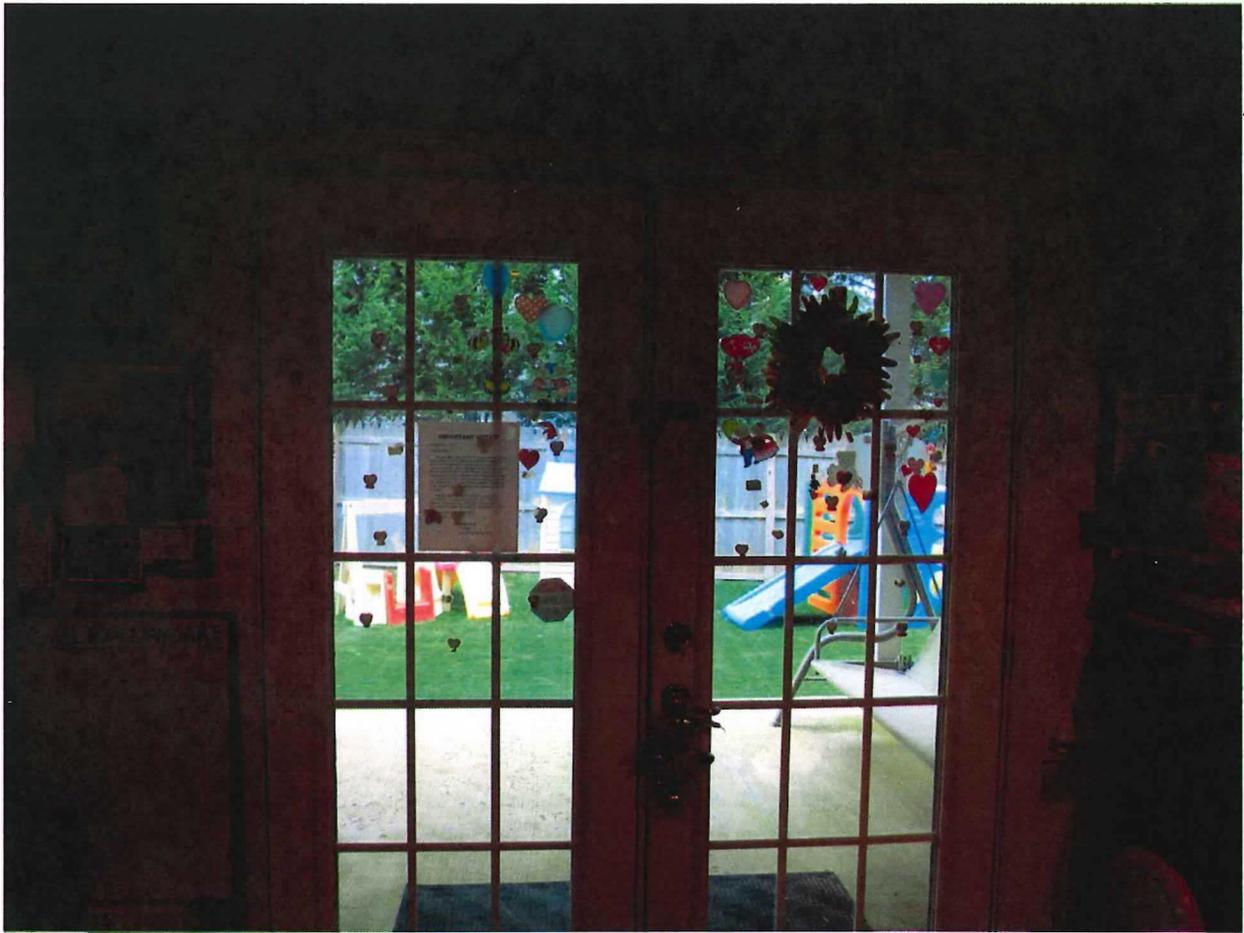
Outdoor Swings



Outdoor Swing 2



Daycare Primary Entrance



Daycare Primary Exit View



Daycare Primary Exit Sign



Daycare Second Entrance or Exit



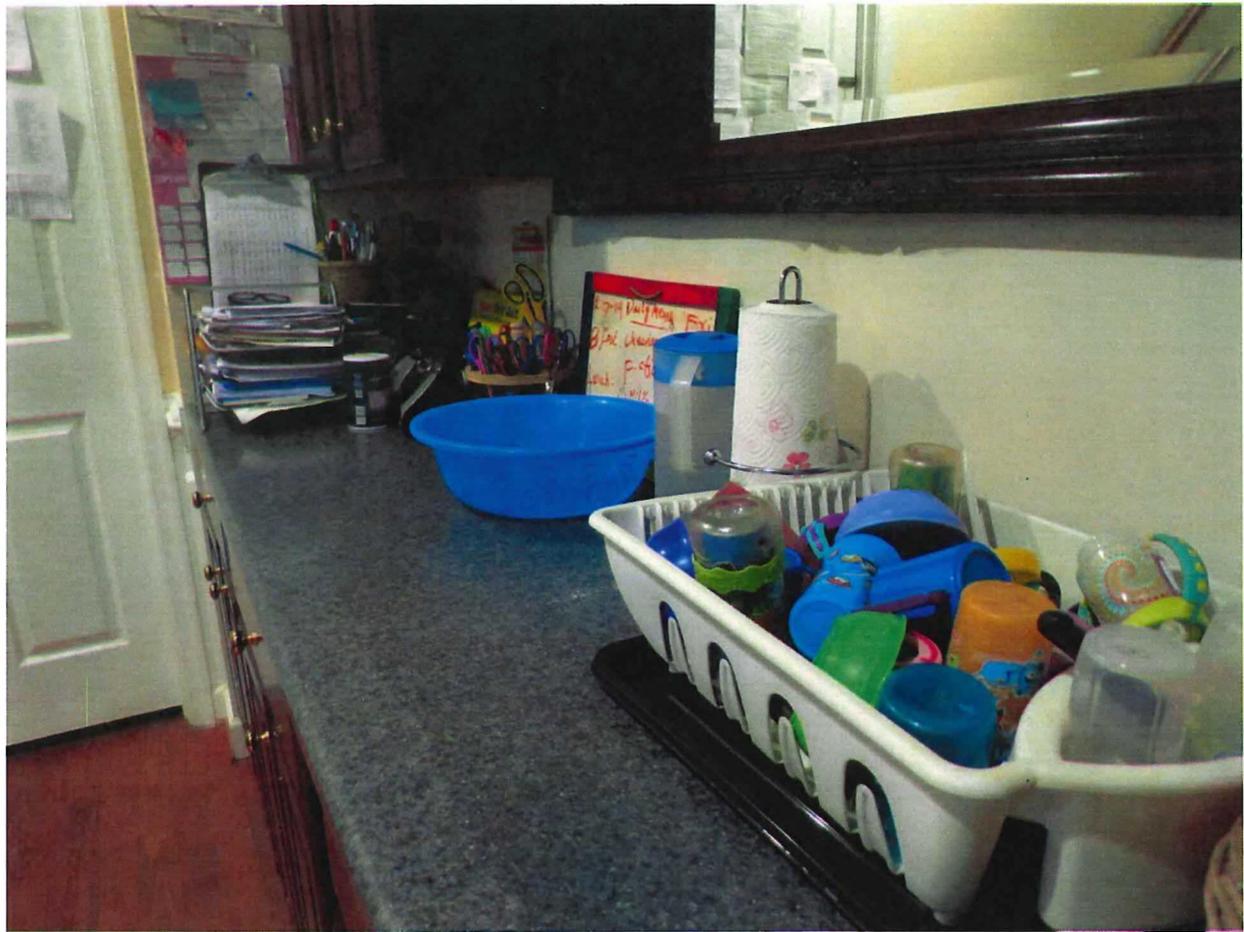
Daycare Second Entrance or Exit 2



Daycare Kitchen



Daycare Kitchen



Daycare Kitchen



Daycare Craft Area



Daycare Kitchen Wall



Daycare Intercom System



Daycare General Area View 1



Daycare General View 2



Daycare Kids Cubby 1



Daycare Kids Cubby 2



Daycare Inf Chair 1



Daycare Inf Chair 2



Daycare Toys 2



Daycare Toys 3



Daycare Toys 4



Daycare Toys 5



Daycare Toys 6



Daycare Toys 7



Daycare Toys 8



Daycare Toys 9



Daycare Toys 10



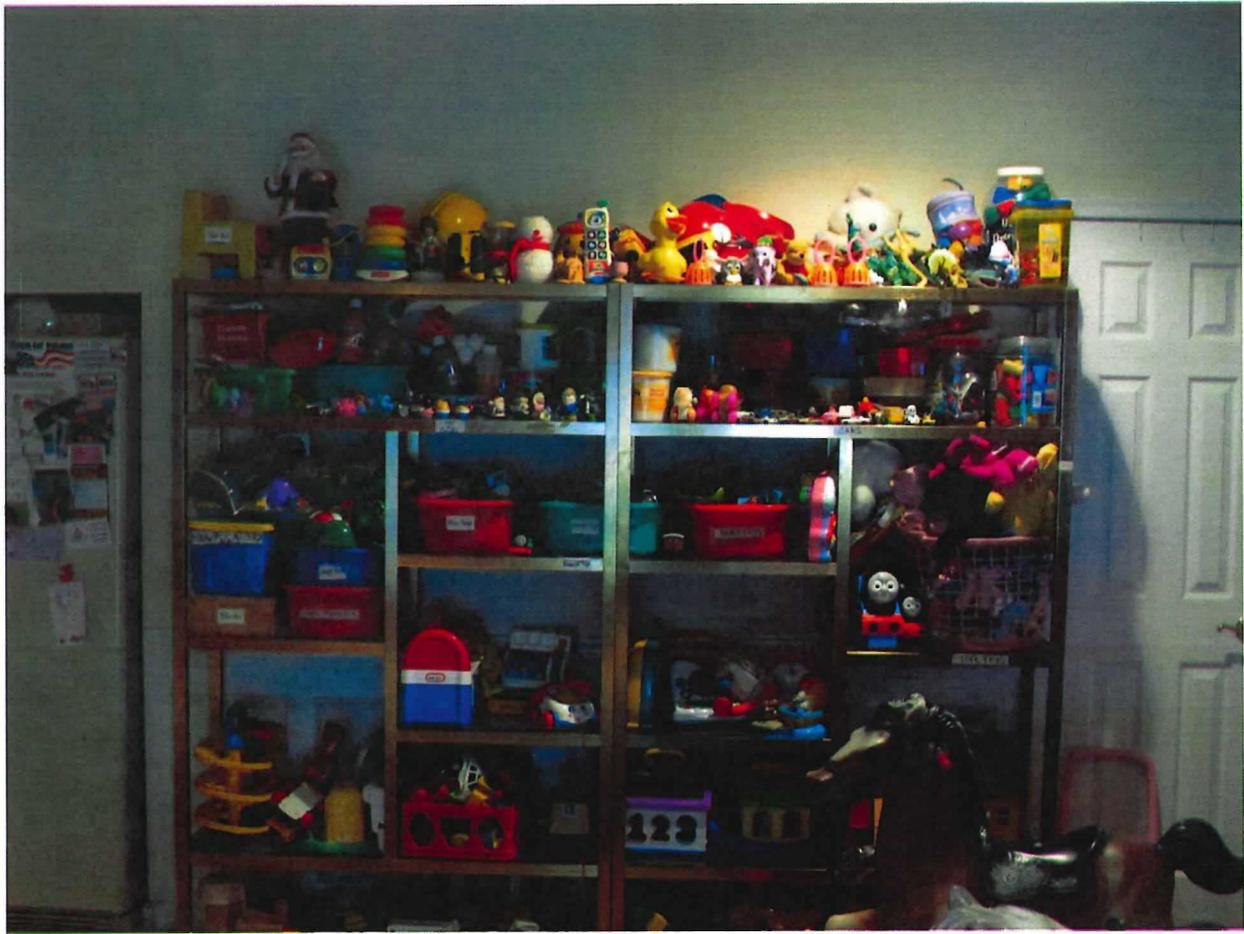
Daycare Toys 11



Daycare Toys 12



Daycare Toys 13



Daycare Toys 14



Daycare Toys 15



Daycare Toys 16



Daycare Toys 17



Daycare Toys 18



Daycare Toys 19



Daycare Toys Chairs



Daycare Refrigerator



Daycare Sleeping Room



Daycare Sleeping Room



Daycare Sleeping Room Wall Decor



Daycare Changing Table



Daycare Crib



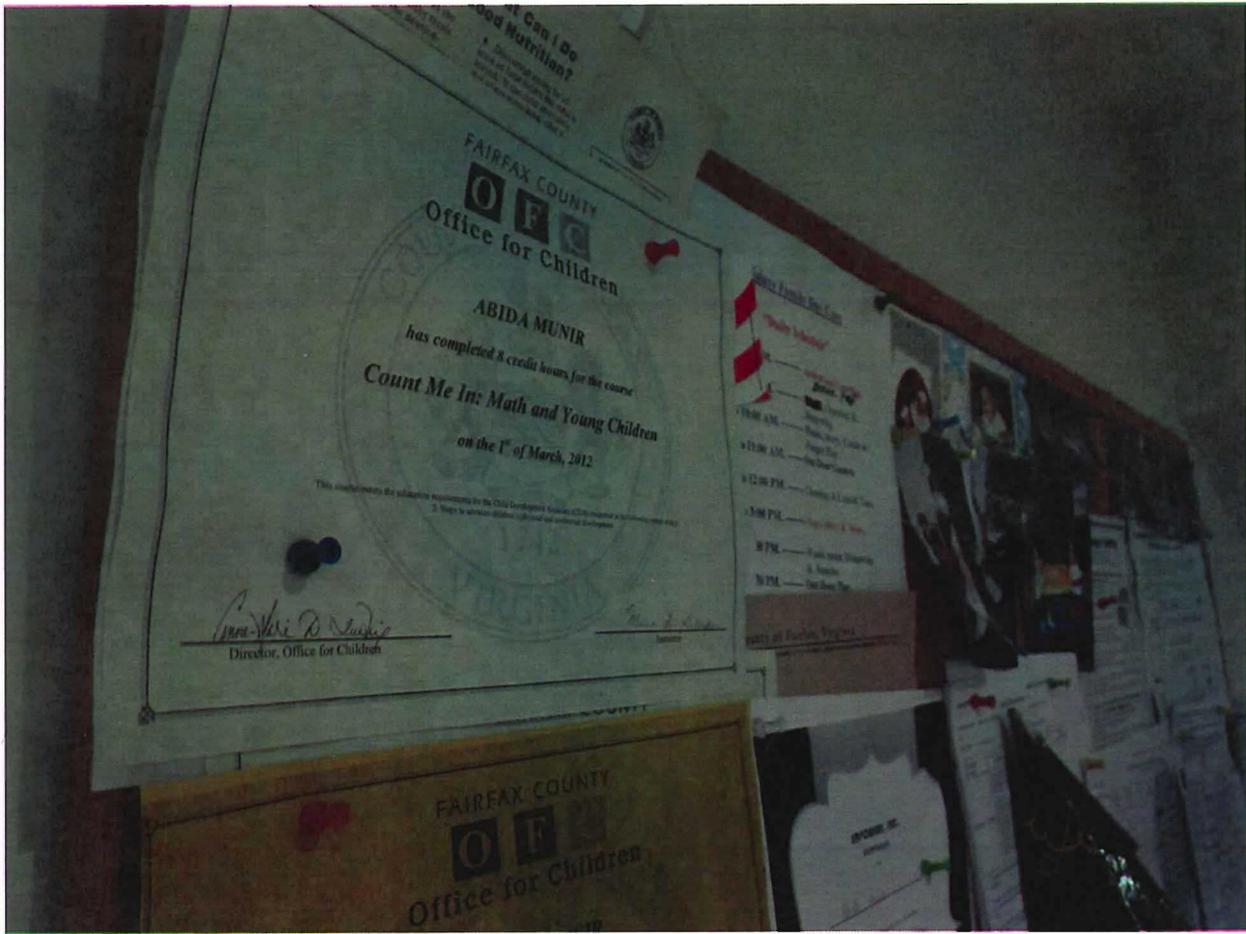
Daycare Crib



Daycare Crib



Daycare Crib



Daycare Certificates



Daycare Certificates



Daycare Wall Cards



Daycare TV



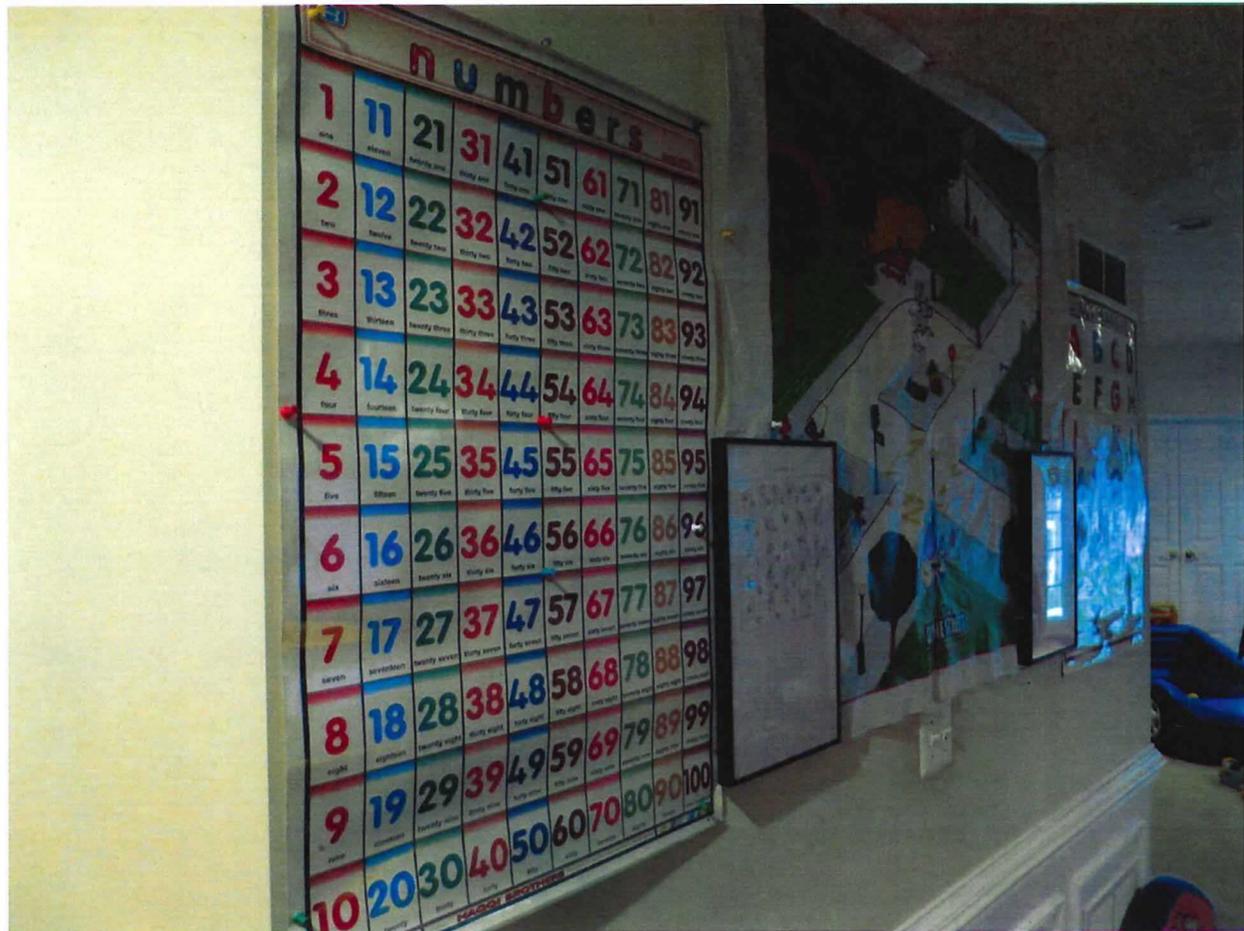
Daycare Play Toys



Daycare Play Toys 15



Daycare Wall Decor



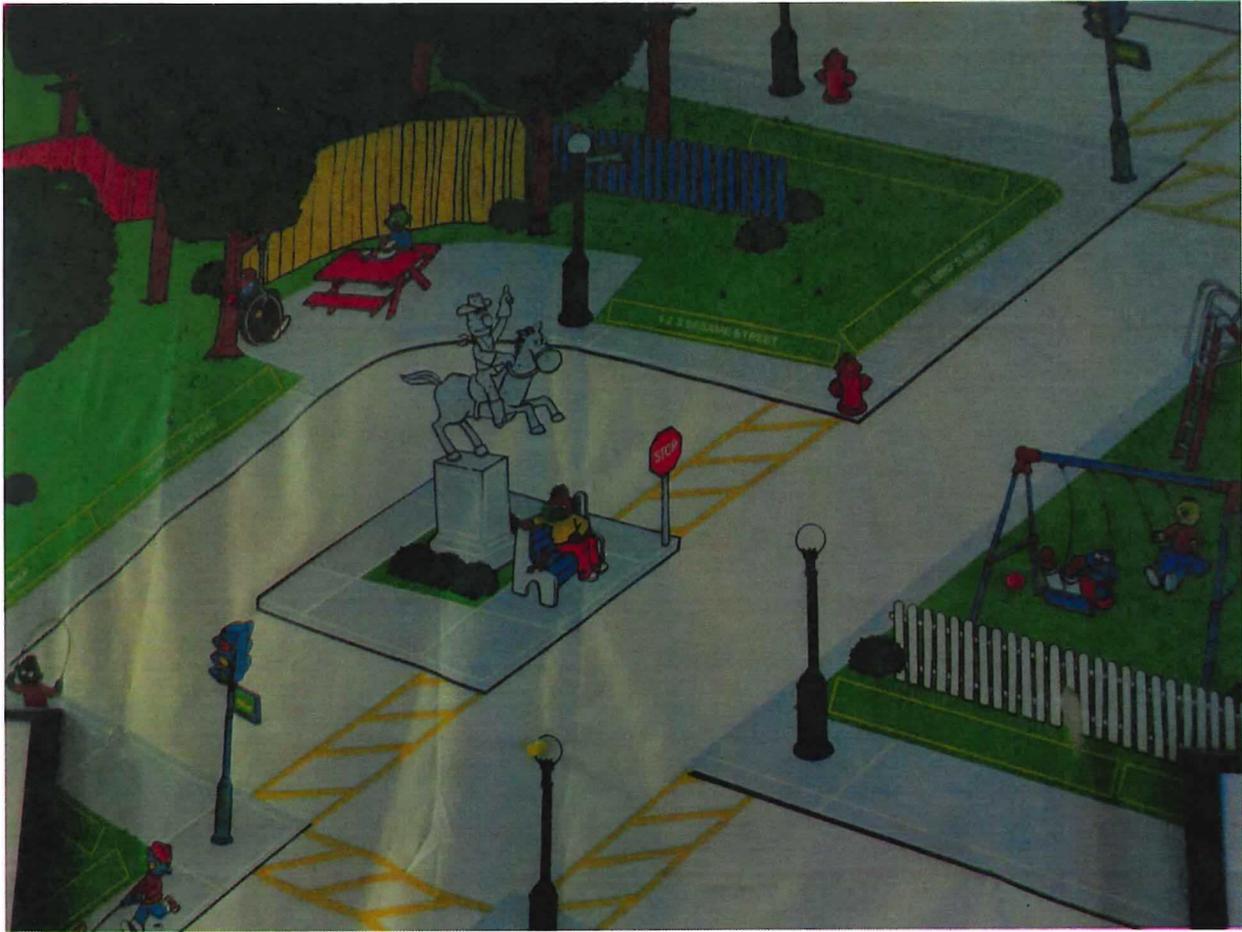
Daycare Wall Decor



Daycare Wall Decor



Daycare Wall Decor



Daycare Wall Decor



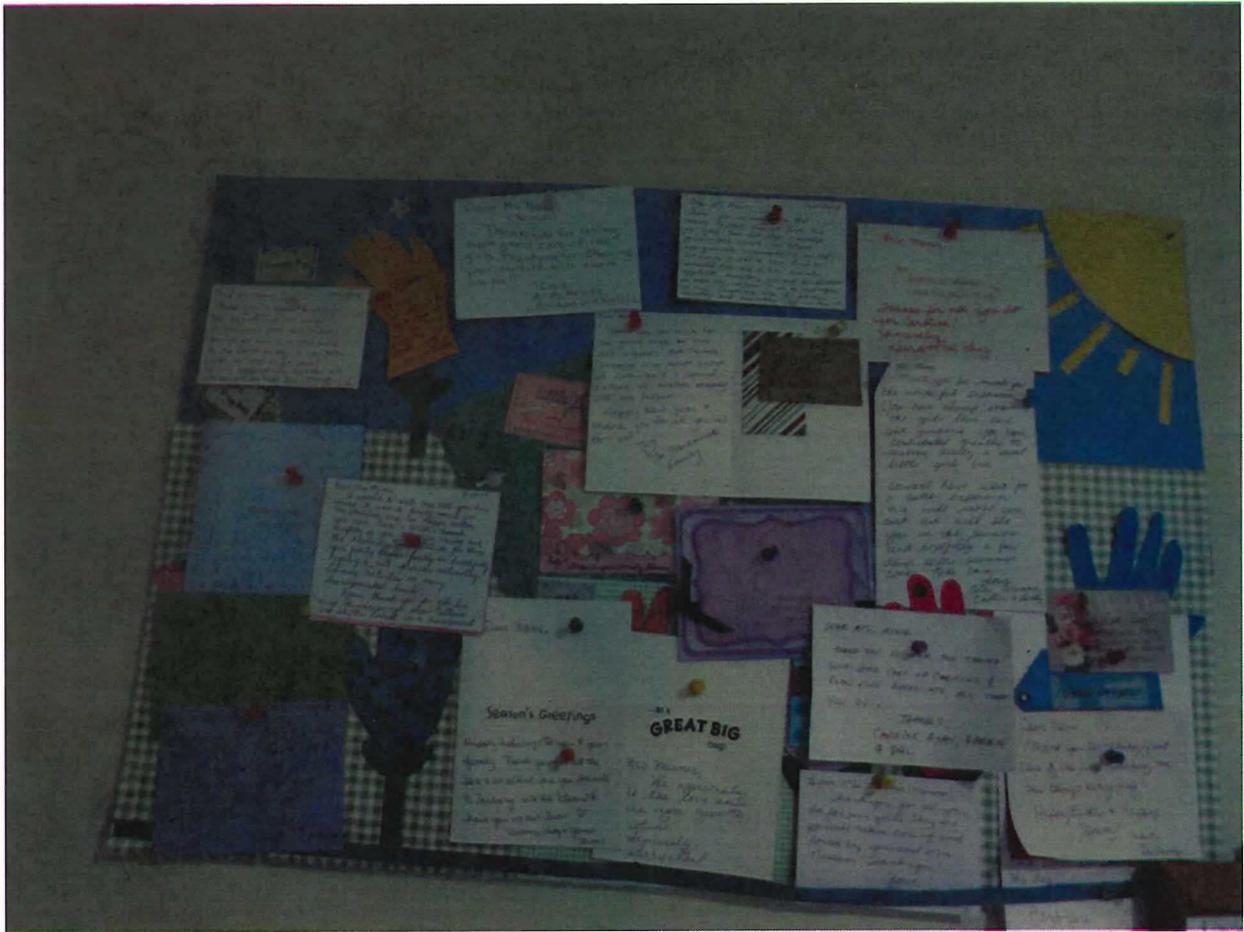
Daycare Wall Decor



Daycare Wall Decor



Daycare Wall Decor



Daycare Wall Thank You Cards



Restroom



Restroom Wall



Restroom View



Restroom View



Daycare Exit

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.

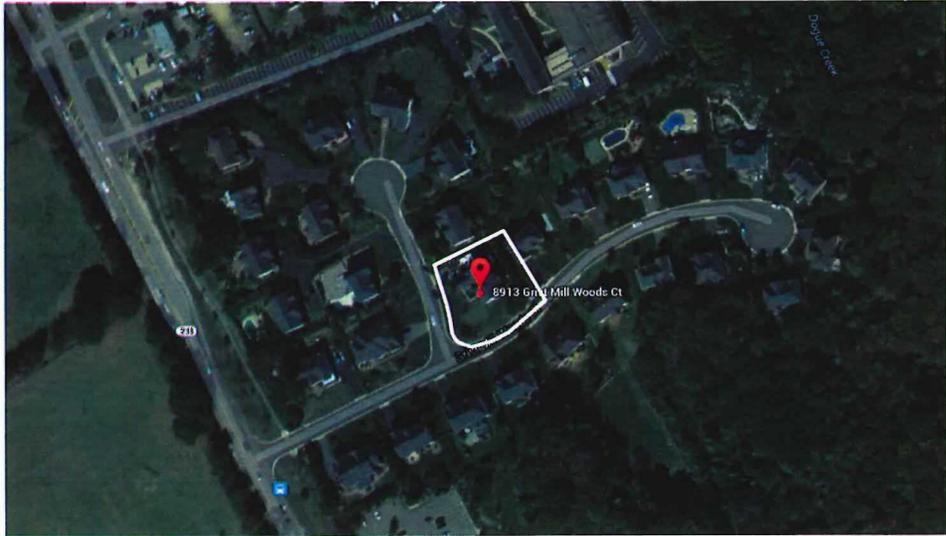
A copy of the plat titled "House Location Survey, Grist Mill Woods, Lot 13," prepared by Charles D. Farmer, Land Surveyor, dated June 27, 2001, as revised by Muhammad Munir through May 20, 2014 is included at the front of this report.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 15,604 square foot lot is developed with a two story single family dwelling with 3,980 square feet of above grade floor area. The dwelling contains a full basement and a three car garage and is located on a corner lot. A deck 9 feet in height is attached to the rear of the dwelling, for which a building permit was obtained in 2002. The building permit is attached as Appendix 4. The deck is located over a concrete patio. The rear yard is surrounded by a wood fence that is a 6 feet in height. A play area is available in the rear yard for the home child care facility.

An asphalt driveway provides access to the property from Grist Mill Woods Court. A concrete walkway leads from the driveway to the front stoop. The property has a driveway that can accommodate approximately six vehicles, and ample street parking is also available. A concrete stairway leads from the driveway to a gate in the rear fence. A sight distance easement is located along the southern front yard lot line.

As shown below, the site is surrounded by residential lots, zoned R-2, and developed with single family dwellings. The properties are located in highway corridor and historic overlay districts.



BACKGROUND AND HISTORY

County Records show that the dwelling was constructed in 2001. The applicant purchased the property in September 2003. The applicant operates a home child care facility and holds a current license, which is valid until June 18, 2015, from the Commonwealth of Virginia, Department of Social Services for a Family Day Home with a capacity of twelve children, ages 1 month through 10 years 11 months. Information about the applicant's state license is included as Appendix 5.

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 7:00 a.m. and 6:00 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 one full-time assistant.

The home child care facility is operated in the basement of the dwelling, which includes: a day care play area, a bath room, a dining space, and a baby room. Emergency egress in the baby room is via a window that meets fire safety regulations. Parents conduct drop-off and pick-up of children through the gate in the rear fence at the walk-out entrance to the basement. 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 IV, Mount Vernon District
Planning Sector: Mount Vernon Community Planning Sector (MV07)
Plan Map: Residential use at 2 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)
- Use Limitations for Home Child Care Facilities (Sect. 10-103, Par. 6)

SP 2014-MV-074

This special permit is subject to the sections of the Zoning Ordinance outlined in the previous page, a copy of which is included in Appendix 7. Subject to the development conditions, the special permit must meet these standards.

Site Inspection

During a site inspection, staff noted that the required rear yard may have more than the allowed 30% coverage. The minimum required rear yard of the R-2 zone is 25 feet. The application property has a rear yard that is currently covered entirely by synthetic grass. The Zoning Administration Division is currently studying how rear yard coverage is measured and proposed changes to the Zoning Ordinance are on the workplan that would potentially affect how rear yard coverage is addressed. The proposed Ordinance changes may have an impact on how the applicant's rear yard coverage would be brought into compliance.

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. A proposed development condition is included that would require the applicant to obtain compliance with Zoning Ordinance provisions for rear yard coverage within 12 months of approval of the special permit if approved. 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-MV-074, subject to the Proposed Development Conditions dated October 1, 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

SP 2014-MV-074

4. Building Permit information
5. Virginia State License information
6. Zoning Inspection Report, dated August 13, 2014
7. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-MV-074****October 1, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-MV-074 located at Tax Map 109-2 ((8)) 13 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, Abida Munir d/b/a Galaxy Daycare only and is not transferable without further action of the Board, and is for the location indicated on the application, 8913 Grist Mill Woods Court, 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 Survey, Grist Mill Woods, Lot 13," prepared by Charles D. Farmer, Land Surveyor, dated June 27, 2001, as revised by Muhammad Munir through May 20, 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 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. Within 12 months from the date of this hearing, the rear yard coverage shall be brought into compliance with the Fairfax County Zoning Ordinance, or a separate special permit or variance shall be applied for and diligently pursued.

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.

Application No.(s): SP 2014-MV-074
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

12480

DATE: 05-19-2014
 (enter date affidavit is notarized)

I, MUHAMMAD MUNIR, 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)
1. Abida Munir D/B/A Galaxy Daycare	8913 Grist Mill Woods Ct. Alexandria, VA 22309	Applicant/Title Owner
2. Muhammad Munir	"	Agent/co-Title Owner
3. Atif Munir	"	co-Title Owner
4. Hamid Munir	3610 Becherev Road Alexandria, VA 22309	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

124811

DATE: 05-19-2014
(enter date affidavit is notarized)

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

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

CORPORATION INFORMATION

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 05-19-2014
(enter date affidavit is notarized)

124811

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: 05-19-2014
(enter date affidavit is notarized)

124811

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: 05-19-2014
(enter date affidavit is notarized)

124811

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

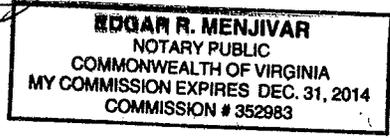
[X] Applicant's Authorized Agent

MUHAMMAD MUNIR (Authorized Agent)
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 19th day of May, 2014, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 12/31/2014

[Signature]
Notary Public



MAR 18 2014

STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITY

Name: ABIDA MUNIR
 Address: 8913 GRIST MILL WOODS CT.
ALEXANDRIA, VA 22309
 Phone #: 703-360-6783
 E-mail: galaxydaycare@yahoo.com

Zoning Evaluation Division

Date 03-18-2014

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

Re: Special Permit Application

Applicant: ABIDA MUNIR
 Zoning Ordinance Section 8-305 for Home Child Care Facility
 Section 8-004 of General Standards

Tax Map #: 1092 08 0013
 Zoning District: MOUNT VERNON
 Lot Size: 15,604 SQ. FT.

To whom it may concern,

Please accept the following as my statement of justification for a special permit for a home child care facility in my home. I own and live in a attached / detached (circle one) dwelling at 8913 Grist Mill Woods Ct, Alexandria, VA 22309 (your address). The property is zoned R-2 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 12 children in my child care facility in my home. Below is information about my child care facility's operations:

Hours. The child care is open from 7:00 AM to 6:00 PM

Mi/5/20/14

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

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

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

Departure Schedule. All of the children are picked up at 3:00 PM. To 6:00 PM.

Area Served. MOUNT VERNON AREA, Alexandria
MOUNT VERNON (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 is located on two roads (corner house). It has three stories with 6 bedrooms and 4.5 bathrooms, three garages big driveway, and a big lawn.

The house has 6531 square feet. The following rooms are where I conduct the day care:

Basement, big hall, babies room, kitchen, bathroom, storage and closets.
These rooms are 1324 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.

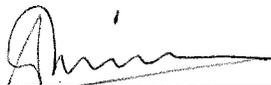
Outdoor Play Area. I use my back yard for outdoor play for the children. The area is approximately 1898 square feet. The outdoor play area consists of: patio, AstroTurfed
My yard with swings, two garden areas, slides (4) and two
Two big doll houses, bouncing toy, sand boxes (2) basketball hoops (2)
Cars and bikes etc.

Parking. I use my driveway to park my family car(s). My parents park on driveway
and street parking.

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

In conclusion, I am proposing that my daycare fulfills the requirements
of Zoning Board and requested to approve special permit of 12 children
to run my daycare peacefully.

Sincerely,



Owner of Abida Munir

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Department of Planning & Zoning

MAR 18 2014
Zoning Evaluation Division

Arrival Schedule and Departure Schedule

Arrival Schedule

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

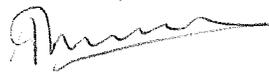
Departure Schedule

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

ZONING ORDINANCE GENERAL STANDARDS FOR A SPECIAL PERMIT

I am running Galaxy Daycare since I purchased the present house (8913 Grist Mill Woods Ct., Alexandria, VA 22309) on August 30, 2003. I am serving my community and surrounding area with determination and peacefully without harming and displeasing anybody. The parents of the children are always happy and they keep their children maximum longer time in my Daycare due to my excellent and devoted service.

1. My Daycare location is/ shall be in harmony with the adopted comprehensive plan.
2. The use of space for Daycare in this location shall be in harmony with the general purpose and intent of applicable zoning district regulation.
3. The use shall be harmonious with and not adversely affect the use and development of neighboring properties in accordance with the applicable zoning district regulations and adopted comprehensive plan. The location, size and height of the building, structure, walls and fences, and 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 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. I agree and act upon the requirements of Board of Zoning Appeals if necessary regarding landscaping and screening in accordance with the provisions of Article 13, Landscaping and Screening in the Zoning Ordinance.
6. Open space has already been/shall be provided in an amount equivalent to the specified for the zoning district of Mount Vernon.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use is 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, Signs, in Zoning Ordinance: however, the Board of Zoning Appeals may impose more strict requirements for a given use than those set forth in this Ordinance and I will accept those.



Abida Mnir

RECEIVED
Department of Planning & Zoning

MAR 18 2014

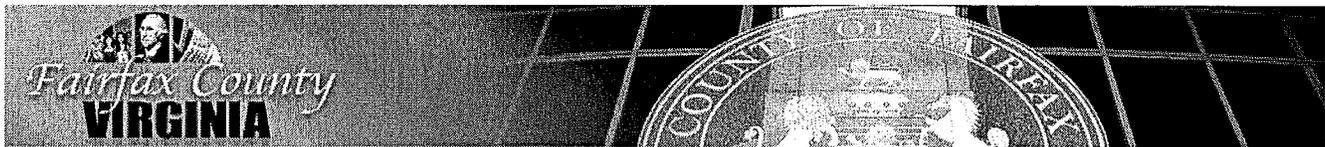
Zoning Evaluation Division

ZONING ORDINANCE ADDITIONAL STANDARDS FOR A HOME CHILDCARE FACILITY

1. I have State License for 12 children. Since the start of my business I never crossed the limit of 12 children in my daycare (full time and part time together)at any time. In future in no event shall the maximum number of children permitted at any one time will exceed twelve (12), excluding the own children. A nonresident Assistant is already involved with the running of the daycare.
2. More than 6 vehicles can easily park on our Driveway . My house is located on two roads and our boundary line on those roads is more than 250 feet long. So lot of other spaces are available for street parking besides our boundary lines
3. If BZA will require any provision of landscaping and screening , I will obey their orders.
4. I have enclosed 10 copies of a plan drawn to scale as directed with house location survey, site plan, and a plat.

A handwritten signature in black ink, appearing to read 'Abida Munir', written over a horizontal line.

Abida Munir



Land Development Information History: ISIS - Building Permit - 01036B0600

Permit Information

Permit Id: 01036B0600 Application Date: 2001-02-05 Time: 14:28:06
 Job Address: 008913 GRIST MILL WOODS CT Tax Map: 109-2 ((08)) 0013
 Subdivision: GRIST MILL WOODS Permit Status: Initial/Approved (IA)
 Trade Name: GRIST MILL WOODS Subobj: 181 R/C: R
 Applicant Name: DIANA TRADER Bldg: NA Floor: NA Suite: NA

Work Description: SFD/903-4 FRANKLIN/FIN BSMT/3CAR GAR/REV
 Type Work: Build New Structure (N01)
 Building Use: Single-Family, Detached Or Semi-Detached (010)
 Standard: 0295
 Plan Number: 9895-SD-01 Use Group: R4 Bldg Permit: NA
 Permit Hold Date: By: QNO: R-00-00123 POF: R
 Hold Release Date: By: Proffer: B Pre-Const Meeting: N Date:
 Comments: PROBLEM SOILS/SR

Permit Status Summary

Permit Status:	Initial/Approved (IA)	Public Works:	2001-01-17 RSLT: APP BY: RMC
Applied Date:	2001-02-05	Building Plan Review:	2001-02-05 RSLT: APP BY: JAT
Issued Date:	2001-02-05	Real Estate:	2001-02-05 RSLT: APP BY: SY
Expiry Date:	2001-08-05	Business Licensing:	2001-02-05 RSLT: APP BY: LS
		Zoning:	2001-02-05 RSLT: APP BY: SS
		Grading / Drainage:	2001-02-05 RSLT: APP BY: VTN
		Licensing:	2001-02-05 RSLT: APP BY: LS
		Final Inspection:	2001-06-26 RSLT: R BY: BJC
		Final Inspection:	2001-06-27 RSLT: R BY: BJC

Owner

Final Inspection: 2001-06-28 RSLT: A BY: BJC

Information

Leasee: Corp:
 Owner: D R HORTON INC Job Magisterial Dist: Mount Vernon
 Address: 00416 MAPLE W AV Planning Dist: Mount Vernon
 City: VIENNA State: VA Zip: 22180 Subcensus Tract: 161.01
 Phone:

Contractor Information

Name: D R HORTON INC Master:
 Address: 00416 MAPLE W AV BPOL Licnese: 218616
 City: VIENNA State: VA Zip: 22180 State License: 37579
 Phone: Trade Reg.: 0

Building Permit

Building Plan Review

Estimated Cost: 100000 Sewer Water Code: 1
 Use Group: (01) R4 Sewer Shed: N1
 Type Const: (01) Combustible/Unprotected (5B)
 Model Group:
 Plan Received: 2000-02-05 Review Time: 00:00:00
 Review Started: 2000-02-05 Results: APP
 Review Completed: 2001-02-05 Engineer: JAT

Comments: O/R FOR 1ST SUBMISSION OF 01018B0790

Totals Fee Area

Type of Construction	Fee	Fee Rate
Combustible/Unprotected (5B)	9677	0.054

Total	9677
Filing Fee	0.00
Total Fee	0.00
Amount paid	0.00

Real Estate Review

Building Units: 1 Basement: BF

Kitchens:	1001	Ext Walls:	VI
Baths:	1003	Int Walls:	DW
Half Baths:	1001	Roofing:	OT
Bedrooms:	1004	Flooring:	CP
Rooms:	1008	Base Fin:	OT
Stories:	02	Fuel/Heat:	GS
Building Height:	32	Fuel System:	HA
Building Area:	3225	Fireplace:	1

Owner of Record: D R HORTON INC

Review Data

Date To: 2001-02-05
 Date From: 2001-02-05
 Results: APP
 Reviewer: SY

Comments:

Business Licensing Review

Review Data

Date To: 2001-02-05
 Date From: 2001-02-05
 Results: APP
 Reviewer: LS

Comments:

Zoning Review

Review Data

Date To: 2001-02-05
 Date From: 2001-02-05
 Results: APP
 Reviewer: SS

Comments:

Grading / Drainage Review

Review Data

Date To: 2001-02-05
 Date From: 2001-02-05

Results: APP
 Reviewer: VTN
 Comments: SEE PAGE 1

Public Works Review

Review Data
 Date To: 2001-01-17
 Date From: 2001-01-17
 Results: APP
 Reviewer: RMC
 Comments:

Licensing Review

Review Data
 Date To: 2001-02-05
 Date From: 2001-02-05
 Results: APP
 Reviewer: LS
 Comments:

Inspections

Inspection - FTGH - 999998

Req Taken: Phone:
 Time: Floor: NA
 Sched For: Suite/Area: NA
 Assigned To: Comments:
 Branch: Req Taken By:
 Requested By: Ovrd:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FTGH		2001-02-07	XXX	C	A	N		N		0023950	00:00:00	00:00:00	00:00:00	1

Inspection - WAL - 999997

Req Taken: Phone:
 Time: Floor: NA
 Sched For: Suite/Area: NA
 Assigned To: Comments:

Branch:

Req Taken By:

Requested By:

Ovrd:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
WAL		2001-02-09	XXX	C	A	N		N		0023950	00:00:00	00:00:00	00:00:00	1

Inspection - WPF - 999994

Req Taken:

Phone:

Time:

Floor: NA

Sched For:

Suite/Area: NA

Assigned To:

Comments:

Branch:

Req Taken By:

Requested By:

Ovrd:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
WPF		2001-02-19	XXX	C	A	N		N		0023950	00:00:00	00:00:00	00:00:00	1

Inspection - SLBB - 999996

Req Taken:

Phone:

Time:

Floor: NA

Sched For:

Suite/Area: NA

Assigned To:

Comments:

Branch:

Req Taken By:

Requested By:

Ovrd:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
SLBB		2001-02-22	XXX	C	A	N		N		0023950	00:00:00	00:00:00	00:00:00	1

Inspection - SLBG - 999995

Req Taken:

Phone:

Time:

Floor: NA

Sched For:

Suite/Area: NA

Assigned To:

Comments:

Branch:

Req Taken By:

Requested By:

Ovrd:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
SLBG		2001-02-22	XXX	C	A	N		N		0023950	00:00:00	00:00:00	00:00:00	1

Inspection - MCH - 999889

Req Taken: Phone:
 Time: Floor: NA
 Sched For: Suite/Area: NA
 Assigned To: Comments:
 Branch: Req Taken By:
 Requested By: Ovrd:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
MCH		2001-03-16	XXX	C	A	N		N		0023950	00:00:00	00:00:00	00:00:00	1

Inspection - SLBS - 999993

Req Taken: Phone:
 Time: Floor: NA
 Sched For: Suite/Area: NA
 Assigned To: Comments:
 Branch: Req Taken By:
 Requested By: Ovrd:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
SLBS		2001-03-22	XXX	C	A	N		N		0023950	00:00:00	00:00:00	00:00:00	1

Inspection - FPT - 999992

Req Taken: 2001-04-10 Phone:
 Time: 13:13:07 Floor: NA
 Sched For: 2001-04-11 Suite/Area: NA
 Assigned To: A54 Comments:
 Branch: 4 Req Taken By: SA
 Requested By: GEORGE Ovrd:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FPT		2001-04-11	BJC	C	A	N		N			00:00:00	00:00:00	00:00:00	1

Inspection - FRM - 999991

Req Taken: 2001-04-16 Phone:

Time: 08:40:48 Floor: NA

Sched For: 2001-04-17 Suite/Area: NA

Assigned To: A54 Comments:

Branch: 4 Req Taken By: CAS

Requested By: GEORGE Ovr:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FRM		2001-04-17	BJC	C	R	N		N			00:00:00	00:00:00	00:00:00	1

Inspection - FRM - 999990

Req Taken: 2001-04-18 Phone:

Time: 13:19:23 Floor: NA

Sched For: 2001-04-19 Suite/Area: NA

Assigned To: A54 Comments:

Branch: 4 Req Taken By: UK

Requested By: GEORGE Ovr:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FRM		2001-04-19	BJC	C	A	N		N			00:00:00	00:00:00	00:00:00	1

Inspection - FINB - 999988

Req Taken: 2001-06-25 Phone:

Time: 12:19:36 Floor: NA

Sched For: 2001-06-26 Suite/Area: NA

Assigned To: A54 Comments:

Branch: 4 Req Taken By: HB

Requested By: GEORGE Ovr:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FINB		2001-06-26	BJC	C	R	N		N			00:00:00	00:00:00	00:00:00	1

Inspection - FINB - 999987

Req Take
 Time:
 Sched Fc
 Assignec
 Branch:
 Requeste

Phone:

Floor: NA

Suite/Area: NA

Comments:

Req Taken By: MB

Ovrd:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FINB		2001-06-27	BJC	C	R	N		N			00:00:00	00:00:00	00:00:00	1

Inspection - FINB - 999986

Req Taken: 2001-06-27

Phone:

Time: 15:04:31

Floor: NA

Sched For: 2001-06-28

Suite/Area: NA

Assigned To: A54

Comments:

Branch: 4

Req Taken By: SA

Requested By: GEORGE

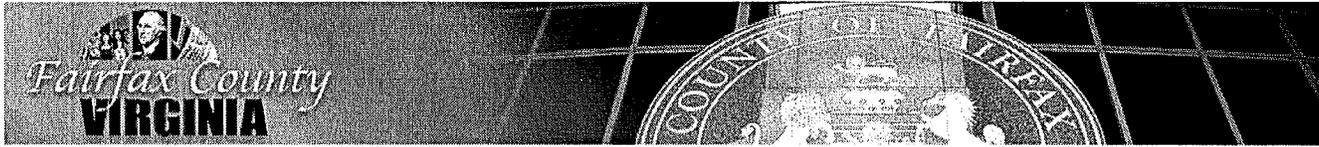
Ovrd:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FINB		2001-06-28	BJC	C	A	N		N			00:00:00	00:00:00	00:00:00	2

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

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Land Development Information History: ISIS - Building Permit - 02088B0440

Permit Information

Permit Id:	02088B0440	Application Date:	2002-03-29 Time: 12:17:38
Job Address:	008913 GRIST MILL WOODS CT	Tax Map:	109-2 ((08)) 0013
Subdivision:	GRIST MILL WOODS	Permit Status:	Initial/Approved (IA)
Trade Name:	NA	Subobj:	181 R/C: R
Applicant Name:	STEVE RUSSELL	Bldg:	NA Floor: NA Suite: NA

Work Description:	SFD/BUILD DECK PER PLANS W/ STEPS/BUILD
Type Work:	Multiple Work (O24)
Building Use:	Single-Family, Detached Or Semi-Detached (010)
Standard:	0295
Plan Number:	Use Group: R4 Bldg Permit: NA
Permit Hold Date:	By: QNO: W-02-01632 POF: J
Hold Release Date:	By: Proffer: Pre-Const Meeting: Date:
Comments:	CONCRETE RETAINING WALL//CK

Permit Status Summary

Permit Status:	Initial/Approved (IA)	Real Estate:	2002-03-29 RSLT: APP BY: CK
Applied Date:	2002-03-29	Zoning:	2002-04-03 RSLT: APP BY: TM
Issued Date:	2002-04-05	Grading / Drainage:	2002-04-03 RSLT: APP BY: RW
Paid Date:	2002-04-05	Building Plan Review:	2002-04-05 RSLT: APP BY: THC
Expiry Date:	2002-10-05	Final Inspection:	2002-10-21 RSLT: R BY: SJH
Inspection Date:	2002-11-04	Final Inspection:	2002-10-28 RSLT: R BY: REJ
		Final Inspection:	2002-11-04 RSLT: A BY: SJH

Owner Information

Leasee:		Corp:	
Owner:	RUSSELL STEVEN G	Job Magisterial	Mount Vernon

Address: 08913 GRIST MILL WOODS CT
 City: ALEXANDRIA State: VA Zip: 22309
 Dist: Planning Dist: Mount Vernon
 Subcensus: 161.01
 Tract:

Phone:

Contractor Information

Name: OWNER
 Address: 00000
 City: State: Zip: 0
 Phone:

Master:

BPOL Licnese: 0
 State License: 0
 Trade Reg.: 0

Building Permit

Building Plan Review

Estimated Cost: 3500 Sewer Water Code: 1
 Use Group: (01) R4 Sewer Shed: N1
 Type Const: (01) Combustible/Unprotected (5B)
 Model Group:
 Plan Received: 2002-03-29 Review Time: 00:00:00
 Review Started: 2002-03-29 Results: APP
 Review Completed: 2002-04-05 Engineer: THC

Comments:

Totals Fee Area

Type of Construction	Fee	Fee Rate
Combustible/Unprotected (5B)	600	0.054

Total	600
Filing Fee	56.00
Total Fee	84.90
Amount paid	84.90

Real Estate Review

Building Units: 0 Basement:
 Kitchens: 0 Ext Walls:
 Int Walls:

Baths:	0	Roofing:	
Half Baths:	0	Flooring:	
Bedrooms:	0	Base Fin:	
Rooms:	0	Fuel/Heat:	
Stories:		Fuel System:	
Building Height:	0	Fireplace:	0
Building Area:	0		

Owner of Record: RUSSELL STEVEN G

Review Data

Date To: 2002-03-29

Date From: 2002-03-29

Results: APP

Reviewer: CK

Comments:

Zoning Review

Review Data

Date To: 2002-04-03

Date From: 2002-04-03

Results: APP

Reviewer: TM

Comments:

Grading / Drainage Review

Review Data

Date To: 2002-04-03

Date From: 2002-04-03

Results: APP

Reviewer: RW

Comments:

Public Works Review

Review Data

Date To:

Date From:

Results: NRQ

Reviewer: CEW

Comments:

Inspections

Inspection - FTGD - 999998

Req Taken: 2002-04-16 Phone:
 Time: 15:32:34 Floor: NA
 Sched For: 2002-04-17 Suite/Area: NA
 Assigned To: A53 Comments:
 Branch: 4 Req Taken By: VR2
 Requested By: FROM VRU Ovrd:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FTGD		2002-04-17	XBW	C	A	N		N			00:00:00	00:00:00	00:00:00	1

Inspection - RTW - 999997

Req Taken: 2002-05-19 Phone:
 Time: 21:22:34 Floor: NA
 Sched For: 2002-05-20 Suite/Area: NA
 Assigned To: A53 Comments:
 Branch: 4 Req Taken By: VR2
 Requested By: FROM VRU Ovrd:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
RTW		2002-05-20	XBW	C	A	N		N			00:00:00	00:00:00	00:00:00	0

Inspection - RTW - 999996

Req Taken: 2002-05-28 Phone:
 Time: 07:08:38 Floor: NA
 Sched For: 2002-05-29 Suite/Area: NA
 Assigned To: A53 Comments:
 Branch: 4 Req Taken By: VR2
 Requested By: FROM VRU Ovrd:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
RTW		2002-05-29	XBW	C	A	N		N			00:00:00	00:00:00	00:00:00	1

Inspection - FINB - 999995

Req Taken: 2002-10-20 Phone:
 Time: 18:08:25 Floor: NA
 Sched For: 2002-10-21 Suite/Area: NA
 Assigned To: A53 Comments:
 Branch: 4 Req Taken By: VR2
 Requested By: FROM VRU Ovrd:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FINB		2002-10-21	SJH	C	R	N					00:00:00	00:00:00	00:00:00	1

Inspection - FINB - 999994

Req Taken: 2002-10-27 Phone:
 Time: 19:22:36 Floor: NA
 Sched For: 2002-10-28 Suite/Area: NA
 Assigned To: A53 Comments:
 Branch: 4 Req Taken By: VR2
 Requested By: FROM VRU Ovrd:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FINB		2002-10-28	REJ	C	R	N		N			00:00:00	00:00:00	00:00:00	1

Inspection - FINB - 999993

Req Taken: 2002-11-03 Phone:
 Time: 17:49:47 Floor: NA
 Sched For: 2002-11-04 Suite/Area: NA
 Assigned To: A53 Comments:
 Branch: 4 Req Taken By: VR2
 Requested By: FROM VRU Ovrd:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FINB		2002-11-04	SJH	C	A	N		N			00:00:00	00:00:00	00:00:00	1

**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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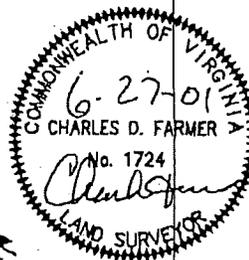
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Acad Dwg: N:\00562\DWG\00-T0013.DWG Plotted: 6/27/01 14:40

HOUSE LOCATION SURVEY GRIST MILL WOODS LOT 13

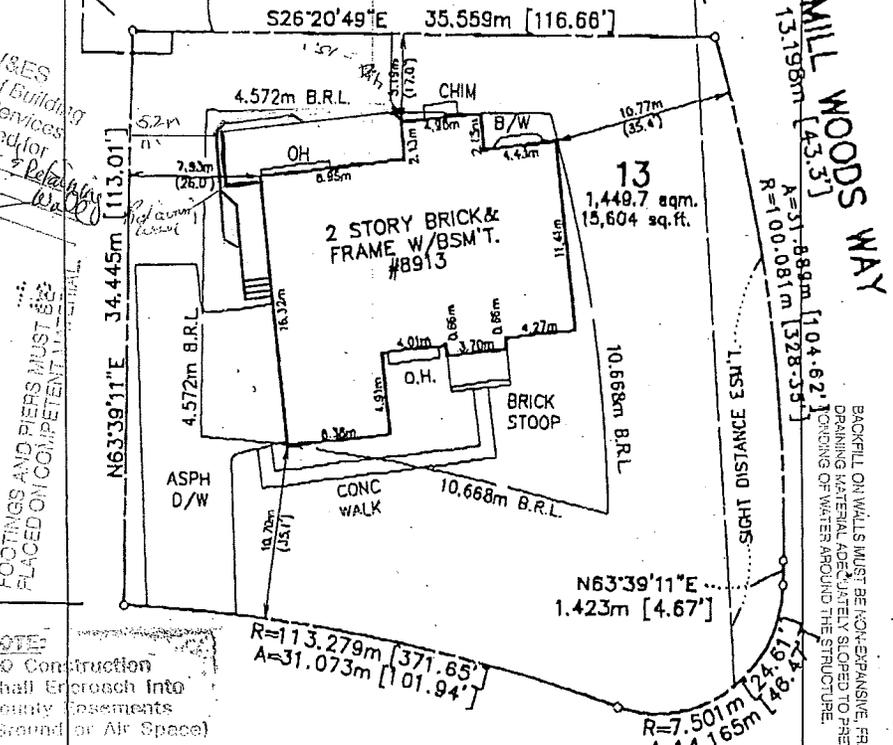
#8913 GRIST MILL WOODS COURT
MOUNT VERNON DISTRICT
FAIRFAX, VIRGINIA



EXCAVATED MATERIAL
SHALL BE REMOVED
FROM SITE
APPROVED
4-3-01
Zoning Administrator

NO SIGNIFICANT DISTURBANCE ON THIS
LOT SHALL NOT EXCEED 2500 S.F.

STM. SEW. ESMT.



NOTE:
NO Construction
Shall Encroach into
County Easements
(Ground or Air Space)

GRIST MILL WOODS COURT (R/W 13.198m [43.3'])

THIS PROPERTY LIES WITHIN A H.U.D.
DESIGNATED "X" FLOOD HAZARD AREA
DETERMINED TO BE OUTSIDE A 500 YEAR
FLOOD PLAIN, AS DELINEATED ON COMMUNITY
MAP NO. 515525 0117 D DATED MARCH 5, 1980.

PROPERTY CORNERS HAVE NOT BEEN SET
THIS PROPERTY IS ZONED R-2.
ALL EASEMENTS ARE RECORDED IN DEED
BOOK 11664 AT PAGE 866 UNLESS
OTHERWISE NOTED

WALL CHECK	Dm. By : YH	FINAL SURVEY	Dm. By : ECD	RECERT	Drn. By :
Date : 4/17/01	Chk By : JAD	Date : 6/28/01	Chk By : JAD	Date :	Chk By :

SURVEYOR'S CERTIFICATE
I hereby certify that the position of all existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown, there are no encroachments and no title report has been furnished.

CPI Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3200 PLEASANT DRIVE SUITE 210 FARMAS VILLAS STATION (10312A) - 7030
FARMAS VILLAS, VA (703) 291-1000

Reference	Scale	File No.
D.B. 11664 PG. 866	1 : 300	00-562-72

EDWARDS
Office of Building
Code Services
Approved for
Stacks & Reliefs
By: [Signature]
Date: 4-3-01

FOOTINGS AND PIERS MUST BE
PLACED ON COMPETENT MATERIAL

GRIST MILL WOODS WAY
(R/W 13.198m [43.3'])
A=31.889m [104.62']
R=100.081m [328.35']

BACKFILL ON WALLS MUST BE NON-EXPANSIVE, FREE
DRAINING MATERIAL ADEQUATELY SLOPED TO PREVENT
BUILDUP OF WATER AROUND THE STRUCTURE.



VIRGINIA DEPARTMENT OF SOCIAL SERVICES

Abida Munir

8913 Grist Mill Woods Court

ALEXANDRIA, VA 22309

(703) 360-6783 Facility Type: [Family Day Home](#)License Type: [Two Year](#)[Expiration Date](#): June 18, 2015Business Hours: 7:00 am - 6:00 pm
Monday - Friday

Capacity: 12

Ages: 1 month - 10 years 11 months

Inspector: Mayasah Thomas
(703) 359-1135 



MEMORANDUM

DATE: August 13, 2014

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

FROM: Chuck Cohenour
Senior Zoning Inspector
Zoning Inspections Branch

SUBJECT: Home Child Care Application

APPLICANT: Abida Munir
8913 Grist Mill Woods Court, Alexandria, Virginia
Tax Map Ref #: 109-2 ((8)) 13
Zoning District: R-2
Mail Log Assignment: 2014-LE-0305

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

A smoke detector was in place in the basement area but the device could not be tested due to the ceiling height.

- 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.
- Other

The applicant has numerous plastic bags of clothing stacked on the duct work of and against the gas fueled furnace in the utility room.

- Structures comply with the Zoning Ordinance.

The majority of rear yard has been covered with synthetic turf. Depending on the installation, the turf may be considered as part of the rear yard coverage.

cc: Street File

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.