



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

July 30, 2014

Lourdes C. Alvarez
8018 Diving Cliff Lane
Springfield, VA 22153

Re: Special Exception Application SE 2014-MV-008

Dear Ms. Alvarez:

At a regular meeting of the Board of Supervisors held on July 29, 2014, the Board approved Special Exception Application SE 2014-MV-008 in the name of Lourdes C. Alvarez, Mamiluly DayCare LLC. The subject property is located at 8018 Diving Cliff Lane, on 8,740 square feet of land, zoned PDH-3 in the Mount Vernon District [Tax Map 98-1 ((4)) 10]. The Board's action permits a home child care facility, pursuant to Section 6-105 of the Fairfax County Zoning, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the home child care use indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. Any plan or permit submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat, consisting of an annotated copy, dated January 28, 2014, of the House Location Survey entitled "Lot 10, Section One, Newington Forest" prepared by Sam Watson, L.S. / Land Surveying and dated December 3, 2010, as revised through January 3, 2011, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

4. A copy of the special exception conditions 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.
5. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
6. The hours of operation for the home child care facility shall not exceed 7:00 a.m. to 6:00 p.m.
7. A maximum of two nonresident employees, whether paid or not for their services, may be involved in the home child care facility, with the hours of such attendance limited to 7:00 a.m. to 6:00 p.m.
8. The dwelling that contains the home child care facility shall be the primary residence of the provider.
9. The existing two-car garage shall not be converted to any use which would preclude the parking of vehicles, and shall be kept clear of debris at all times in order to accommodate parking for the dwelling and the home child care provider.
10. There shall be no signage associated with the home child care facility.
11. All outdoor play equipment shall conform to all applicable state regulations and standards.
12. All pick-up and drop-off of children shall take place in the driveway.
13. The kitchen located in the basement shall only be used for the home child care facility. If the home child care facility is discontinued or the single family dwelling is rented or sold, an approved County demolition permit shall be obtained and this kitchen shall be demolished, unless the kitchen is otherwise brought into compliance with the Zoning Ordinance.
14. A point of egress, which meets emergency escape and rescue openings requirements of the 2009 Virginia Residential Building Code, shall be installed in the sleeping room, as labeled "Existing Baby Room" on the basement floor plan in Appendix 3. This egress shall be installed within 90 days of the approval of the special exception.
15. All applicable permits and inspections shall be obtained prior to establishment of the use, to be demonstrated to the satisfaction of the Zoning Administration Division, including any electrical or plumbing inspections as may be required.

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

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as outlined above.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor Gerry Hyland, Mount Vernon District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager, GIS, Mapping/Overlay
Michael Davis, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SE 2014-MV-008
 (Staff will assign)

RECEIVED
 Department of Planning & Zoning

NOV 06 2013

APPLICATION FOR A SPECIAL EXCEPTION Zoning Evaluation Division
 (PLEASE TYPE or PRINT IN BLACK INK) JRP/5k

APPLICANT	NAME	LOURDESC. ALVAREZ -- Mamiluly Daycare LLC	
	MAILING ADDRESS	8018 DIVING CLIFF LANE, SPRINGFIELD, VA 22153	
	PHONE HOME ()	WORK ()	
		703 451-2270	571-437-0055
	PHONE MOBILE ()	EMAIL	
		571-437-0055	mamilulydaycarellc@hotmail.com
PROPERTY INFORMATION	PROPERTY ADDRESS	8018 DIVING CLIFF LANE, SPRINGFIELD, VA 22153	
	TAX MAP NO.	0981 040010	
		SIZE (ACRES/SQ FT)	8.740
	ZONING DISTRICT	MAGISTERIAL DISTRICT	
	PDH-3	MT. VERNON	
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION	8-305	
	PROPOSED USE	HOME CHILD CARE FACILITY	
AGENT/CONTACT INFORMATION	NAME	LOURDES ALVAREZ	
	MAILING ADDRESS	8018 DIVING CLIFF LANE, SPRINGFIELD, VA 22153	
	PHONE HOME ()	WORK ()	
		703 451-2270	571-437-0055
	PHONE MOBILE ()	EMAIL	
	571 437-0055	mamilulydaycarellc@hotmail.com	
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input type="checkbox"/> Agent/Contact		

The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.

LOURDES ALVAREZ

TYPE/PRINT NAME OF APPLICANT/AGENT

LOURDES ALVAREZ 11/6/13

SIGNATURE OF APPLICANT/AGENT

DO NOT WRITE IN THIS SPACE

Date Application accepted: February 6, 2014 Application Fee Paid: \$ 1,100.00

SE 2014-MV-008

Zoning Application Closeout Summary Report

Printed: 9/2/2014

General Information

APPLICANT: LOURDES C. ALVAREZ – MAMILULY DAYCARE LLC
DECISION DATE: 07/29/2014
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: WILLIAM O'DONNELL
SUPERVISOR DISTRICT: MOUNT VERNON

DECISION SUMMARY:

ON JULY 29, 2014, THE BOARD UNANIMOUSLY APPROVED SE 2014-MV-008 ON A MOTION BY SUPERVISOR HYLAND SUBJECT TO DEVELOPMENT CONDITIONS DATED JULY 9, 2014.

APPLICATION DESCRIPTION:

HOME CHILD CARE FACILITY

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PDH- 3	8,740.00 SQ FEET

Tax Map Numbers

0981 ((04))()0010

Approved Land Uses

Zoning District: PDH- 3

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
CHCR/HOME	1	8,740.00 ACRES					
TOTALS	1	8,740.00 ACRES					

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 07-09-2014

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLATS	01-01-0001	0	N/A	0	01-01-0001
COPY SHALL BE POSTED	01-01-0001	0	N/A	0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	0	01-01-0001
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
OTHER - LAND USE	01-01-0001	0	AT ZONING APRV	0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	0	01-01-0001
GRANTED WITHOUT TERM	01-01-0001	0	N/A	0	01-01-0001
NUMBER OF EMPLOYEES	01-01-0001	0	N/A	0	01-01-0001

9/2/2014