



APPLICATION ACCEPTED: May 21, 2014  
BOARD OF ZONING APPEALS: October 22, 2014  
TIME: 9:00 a.m.

# County of Fairfax, Virginia

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October 15, 2014

## STAFF REPORT

SPECIAL PERMIT NO. SP 2014-MA-076

### MASON DISTRICT

**APPLICANT:** Elena E. Cerro  
d/b/a Elena's Home Day Care

**OWNERS:** Elena E. Cerro  
d/b/a Elena's Home Daycare  
Guillermo F. Cerro

**STREET ADDRESS:** 7226 Sipes Lane, Annandale, 22003

**SUBDIVISION:** Fairdale

**TAX MAP REFERENCE:** 71-1 ((7)) (A) 14

**LOT SIZE:** 10, 010 square feet

**ZONING DISTRICT:** R-4

**ZONING ORDINANCE PROVISIONS:** 8-305

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

**STAFF RECOMMENDATION:** Staff recommends approval of SP 2014-MA-076 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.**

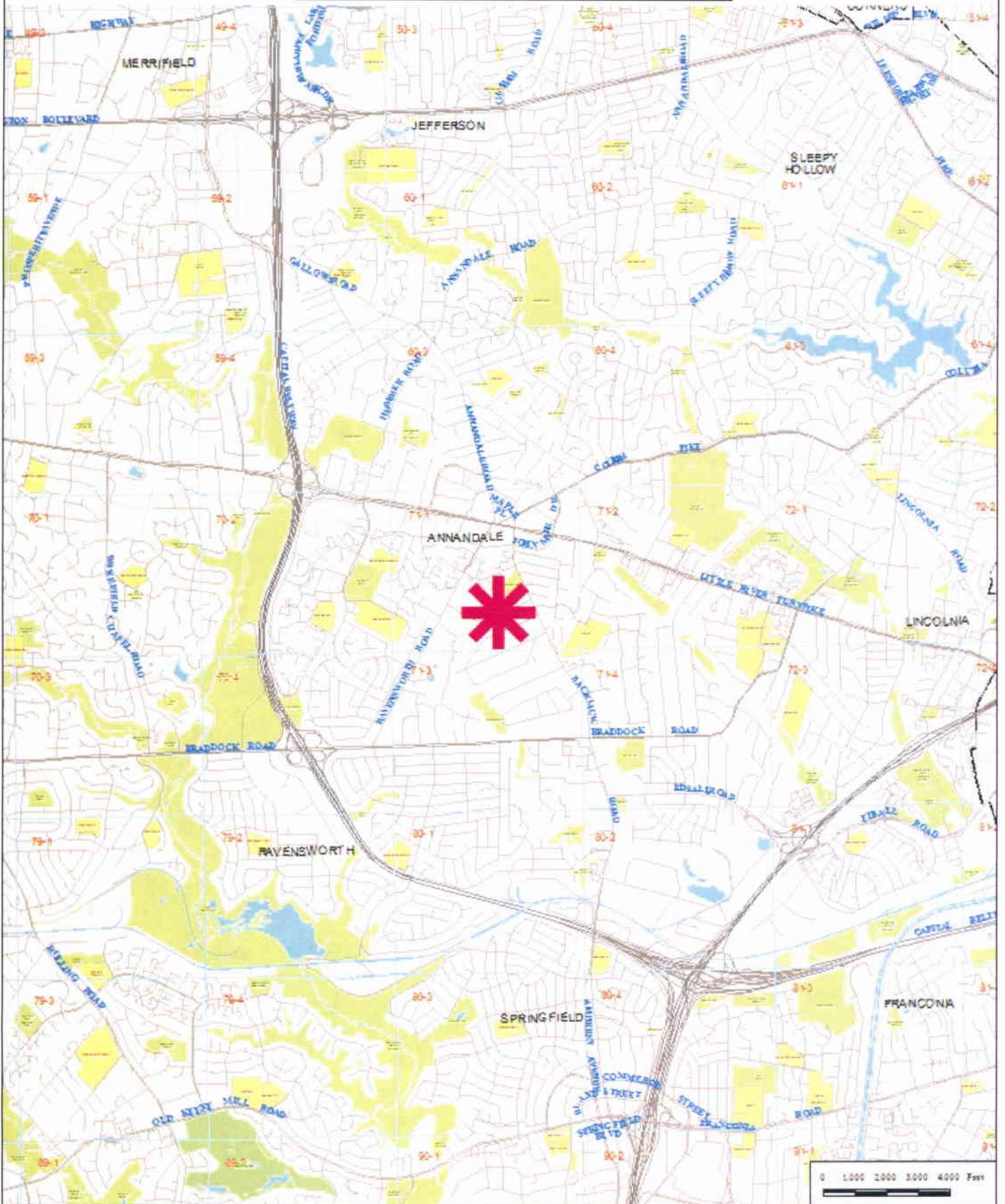


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Permit

SP 2014-MA-076

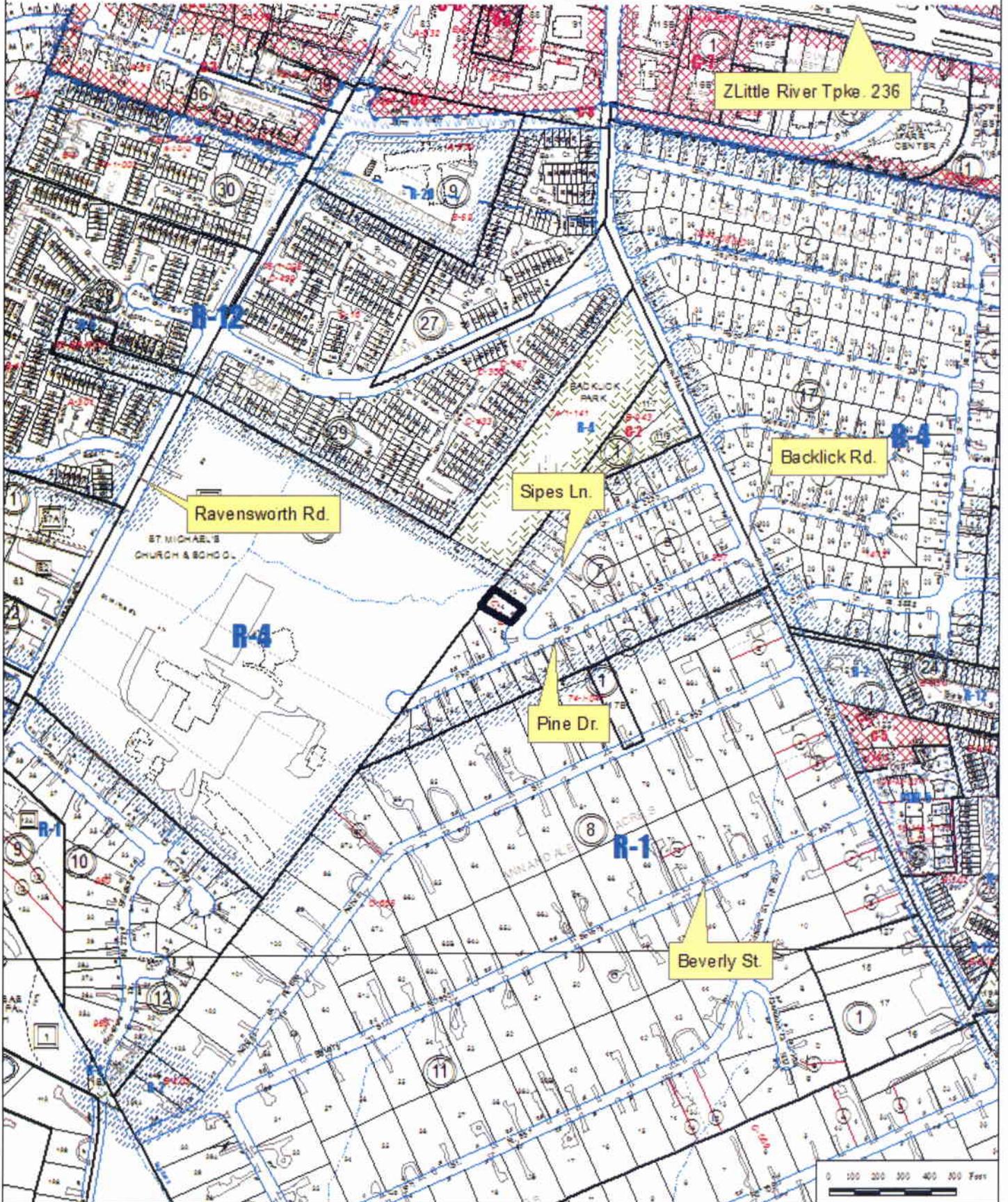
ELENA E. CERRO DBA ELENA'S HOME DAY CARE

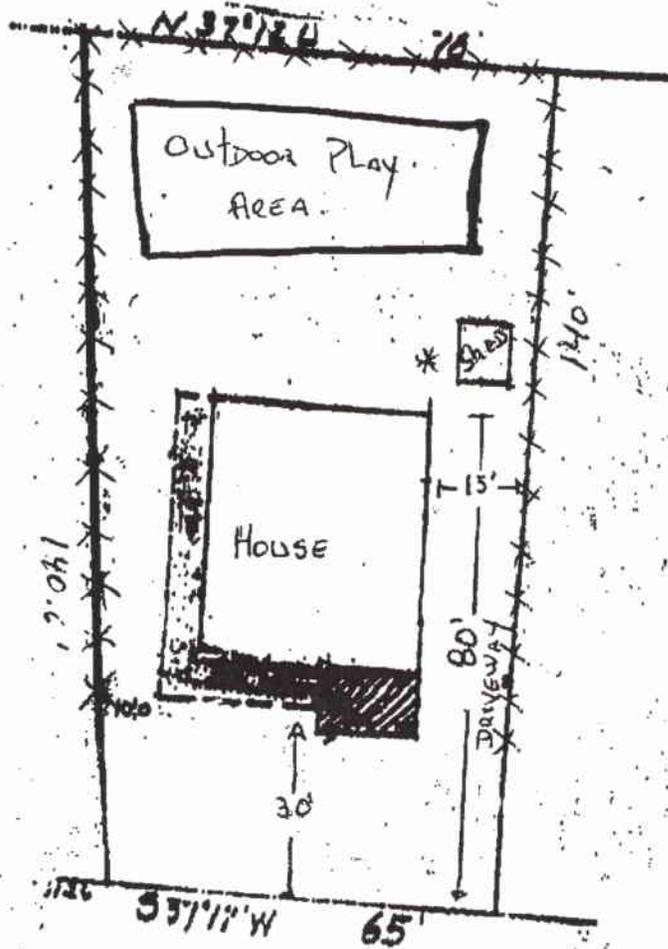


# Special Permit

SP 2014-MA-076

ELENAE, CERRO DBA ELENA'S HOME DAY CARE





SIPES LANE

X FENCE - 6ft as per applicant on 9/24/2014  
 \* height JRY

\* Shed 12x10 8' high

House 24 Feet high

SF: 10,010

Scale 1" = 30'

PREPARED by: GUILLERMO CERRO

05-02-2014

03-24-2014

GC.

Guillermo Cerro

RECEIVED  
 Department of Planning & Zoning

MAR 25 2014

Zoning Evaluation Division

Front of House.





1

7226 Sipes Lane Annandale VA 22003.



DRIVEWAY.



ENTRANCE DAY CARE.



STREET. SIPES LANE



Back of house  
Outdoor play.

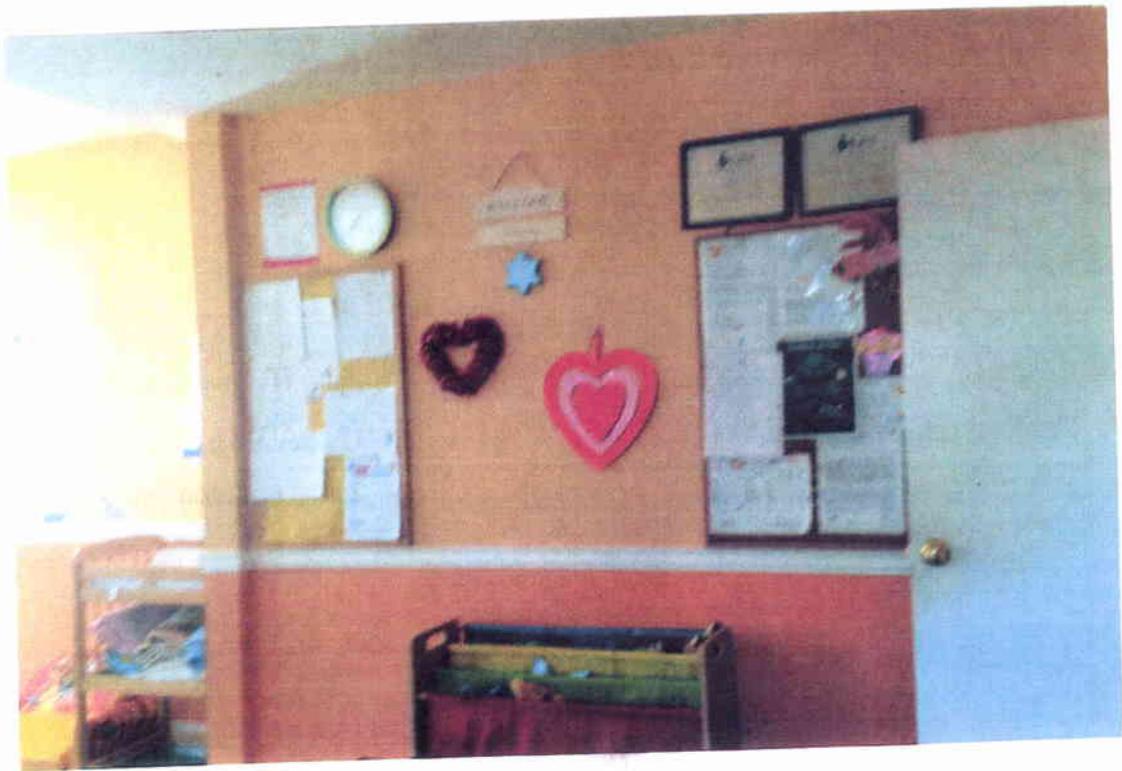


Back of House.

Outdoor Play



Child Care Room.



Child Care Room.



Child Care Room.



Child Care Room.

CHILD CARE SLEEPING ROOM. AND WINDOW





Bed Room.



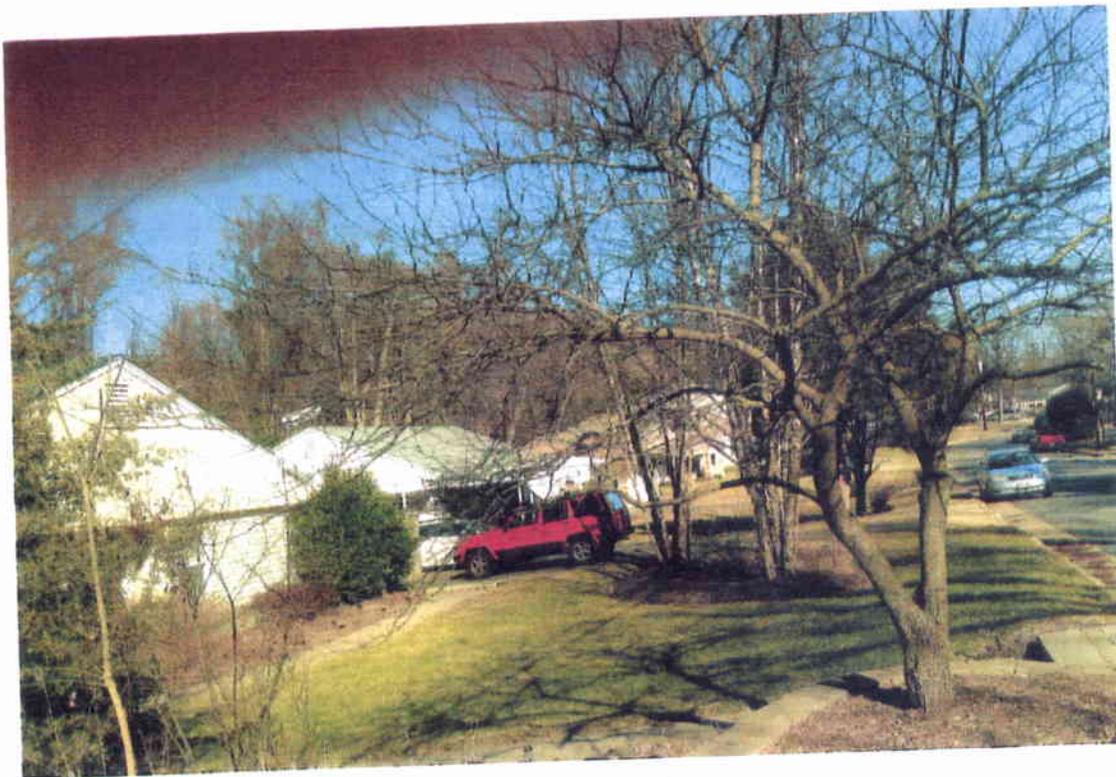
Bed Room.



Back yard.



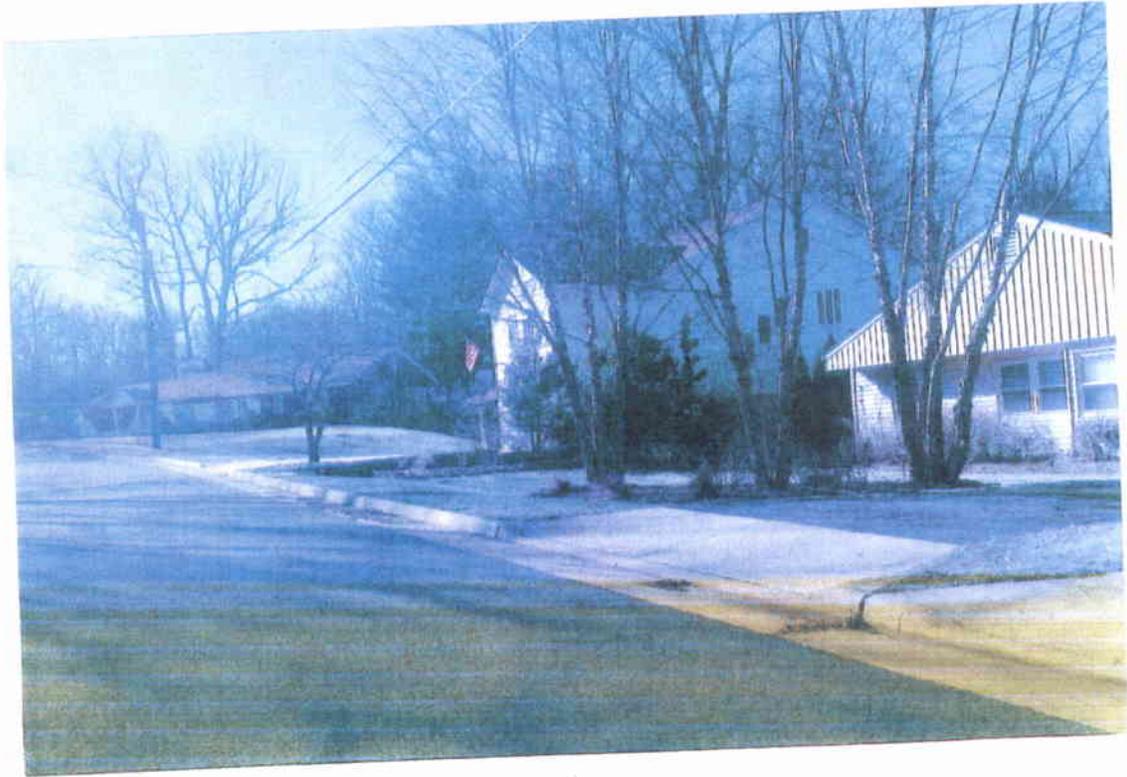
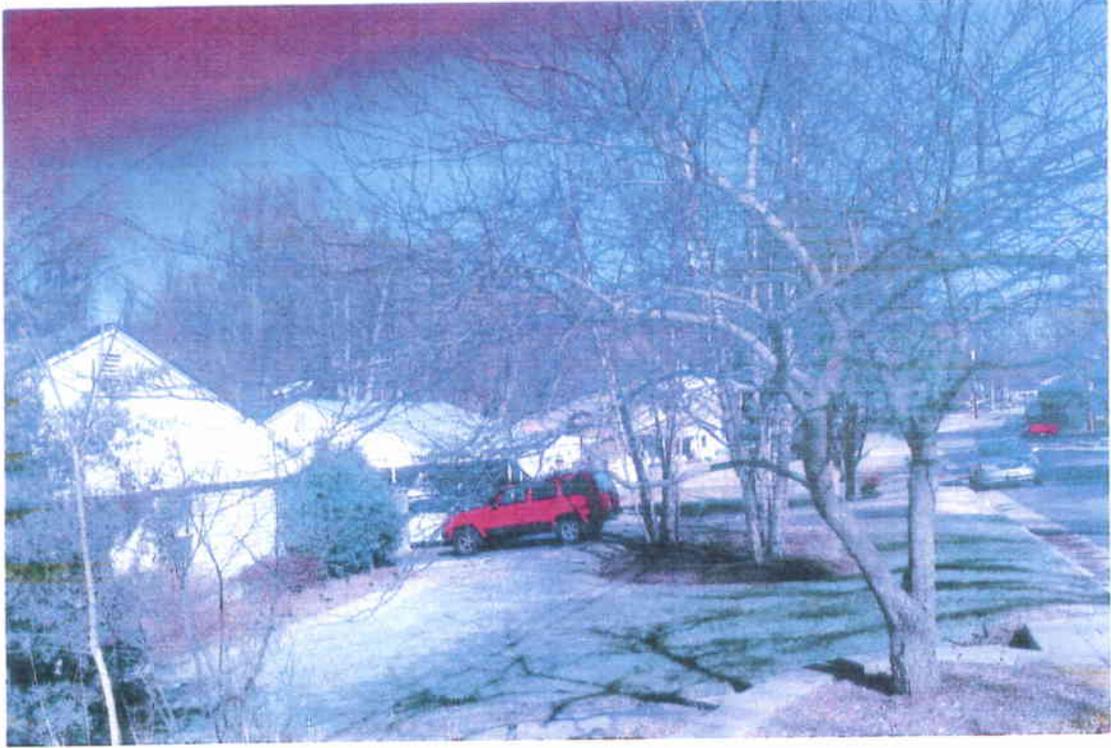
Back yard.



Neighbor left side



Across street.



Right Side Neighbors

## **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 " Sipes Lane," as prepared by Guillermo Cerro on March 24, 2014 and as revised through September 24, 2014," is included in the front of the staff report.

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

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

The site is developed with a two story single family detached dwelling. An open porch exists along the southern and western sides of the dwelling. A two story addition exists to the south and east of the original dwelling. A concrete driveway and 8.0 foot high shed are located to the east of the dwelling. A fence 6 feet in height is located along the northeastern, northwestern and southeastern lot lines.

Mature trees are located to the north and east of the dwelling. The property has a mature lawn and is relatively flat.

The subject property and surrounding properties to the north, south, and east are zoned R-4 and developed with single family detached dwellings as depicted below. The property to the west is also zoned R-4 and is developed with a place of worship.



## **BACKGROUND**

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1950, and was purchased by the applicant in 1992. An addition was constructed in 2006.

On July 23, 1996 the applicant obtained a building permit for the construction of a first level addition and the remodeling of a kitchen(Appendix 4).

On September 28, 2004 the applicant received an approved building permit for the construction of a second story addition and the construction of a front porch (Appendix 4).

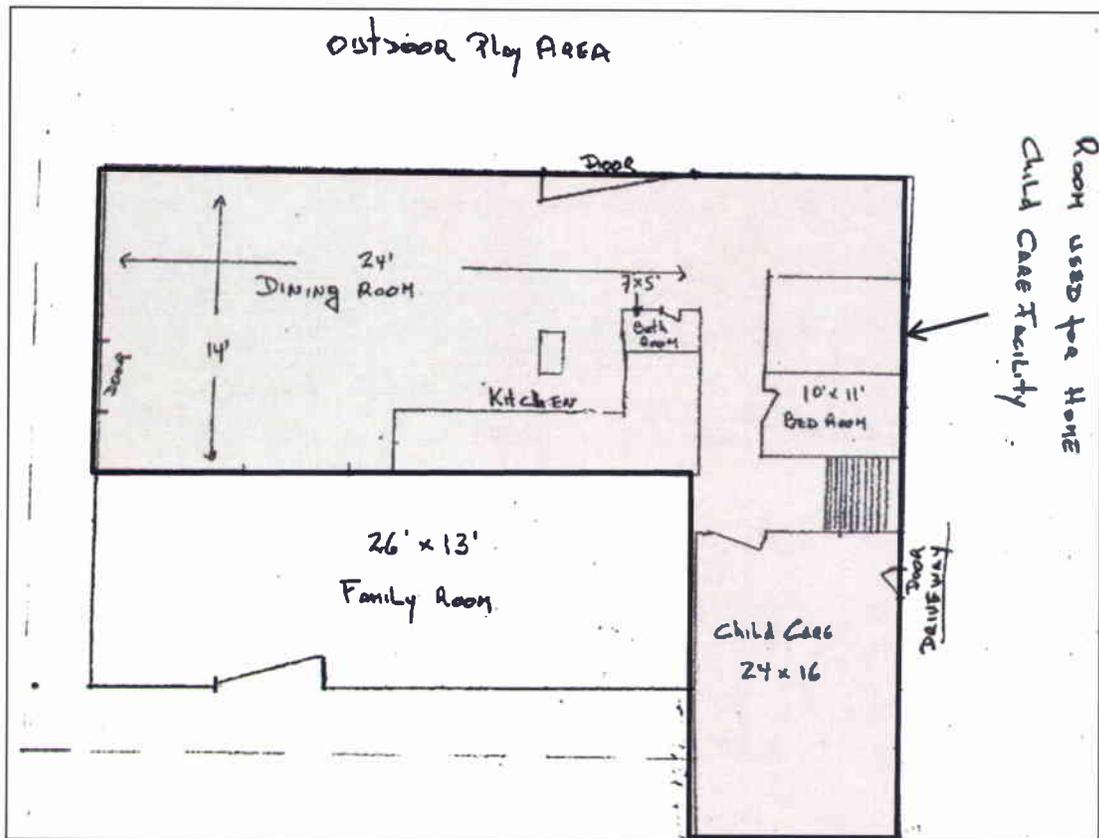
Records indicate that no other special permit or variance applications relating to a home child care have been heard by the Board of Zoning Appeals (BZA) in the surrounding area.

## **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 6:30 a.m. and 6:00 p.m., Monday through Friday. The applicant has a staggered drop-off and pick-up time for the children, and proposes to have two assistants.

The applicant holds a current Family Day Home License, effective for one year and valid through November 12, 2014, from the Commonwealth of Virginia, Department of Social Services. The license permits a capacity of twelve children, birth through 10 years 11 months of age. A copy of the license is included as Appendix 5.

The home child care facility is operated on the first floor of the dwelling in the child care room, a bedroom, the bathroom and the kitchen. The areas used by the home child care are depicted in the shaded area below. A play area is located in the enclosed rear yard. Pictures provided by the applicant show toys and play equipment located in this area.



## ANALYSIS

### Comprehensive Plan Provisions

**Plan Area:** Area I, Annandale Planning District  
**Planning Sector:** Ossian Hall Community Planning Sector (A-10)  
**Plan Map:** Residential, 3-4 du/ac

### Zoning Ordinance Requirements (Appendix 7)

- 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 appears to be able to accommodate three vehicles in the driveway depending on the size of the vehicles, for the parents dropping off and picking up their children at the home child care. The applicant parks their personal car in the driveway and the assistants are dropped off on site. Additional on-street parking is available.

Access to the site is provided from Sipes Lane. The parents enter the home child care through a door on the northeastern side of the dwelling.

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

### **ZIB Comments (Appendix 6)**

The Zoning Inspection Branch found no issues during the inspection of the home child care.

### **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-MA-076 for the home child care facility with the adoption of the Proposed Development Conditions contained in Appendix 1 of the staff report.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

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

### **APPENDICES**

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Building Permit History

5. State License for Family Day Home
6. ZIB Comments
7. Applicable Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SP 2014-MA-076****October 15, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-MA-076 located at Tax Map 71-1 ((7)) (A) 14 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, Elena E. Cerro, d/b/a Elena's Home Day Care only, and is not transferable without further action of the Board, and is for the location indicated on the application, 7226 Sipes Lane, and is not transferable to other land.
2. This special permit is granted only for the home child care use indicated on the plat titled "Sipes Lane," as prepared by Guillermo Cerro on March 24, 2014 and as revised through September 24, 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 6:30 a.m. to 6:00 p.m., Monday through Friday.
5. The dwelling that contains the child care facility shall be the primary residence of the applicant.
6. The maximum number of children on site at any one time shall be twelve, excluding the applicant's own children.
7. All pick-up and drop-off of children shall take place in the driveway.
8. The maximum number of assistants for the home child care shall be two.
9. A minimum of three parking spaces shall be provided on the subject parcel, within the areas of existing paving.
10. There shall be no signage associated with the home child care facility.

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

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, six months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Application No.(s): SP 2014-MA-076  
 (county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 03-22-2014 124150  
 (enter date affidavit is notarized)

I, ELENA E. CERRO, 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 <b>BOLD</b> above)
ELENA E. CERRO d/b/a ELENA'S HOME DAYCARE	7226 SIDES LANE ANNANDALE VA 22003	Applicant/TITLE OWNER
GUILLERMO F. CERRO	7226 SIDES LANE ANNANDALE VA 22003	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): SP 2014-MA-076  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

124150

DATE: 03-22-2014  
(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): SP 2014-MA-076  
(county-assigned application number(s), to be entered by County Staff)

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**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

124150

DATE: 03-22-2014  
(enter date affidavit is notarized)

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)

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-MA-076

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

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

124150

DATE:

03-22-2014

(enter date affidavit is notarized)

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:

[x] 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-MA-076

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

Page Five

SPECIAL PERMIT/VARIANCE AFFIDAVIT

124150

DATE: 03-22-2014 (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)

Elena Cerro

[X] Applicant

[ ] Applicant's Authorized Agent

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

Subscribed and sworn to before me this 22nd day of March 2014, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 9/30/14

[Signature]

Notary Public



STATEMENT OF JUSTIFICATION  
FOR A HOME CHILD CARE FACILITY

RECEIVED  
Department of Planning & Zoning

JAN 28 2014

Zoning Evaluation Division

Name: ELENA E. CERRO  
Address: 7226 SIPES LANE  
ANNANDALE VA 22003  
Phone #: 703-941-7124  
E-mail: ELENAERESTEGUI@G-MAIL.COM

Date 01-24-2014

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

Re: Special Permit Application

Applicant: ELENA E. CERRO  
Zoning Ordinance Section 8-305 for Home Child Care Facility  
Section 8-004 of General Standards

Tax Map #: 071107A 0014  
Zoning District: A-4  
Lot Size: 10,010

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 7226 SIPES LANE ANNANDALE VA with my husband and two daughters (your address). The property is zoned R-4 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 6.30 AM to 6.00 PM, Monday through Friday.

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

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

Arrival Schedule. 5 of the children arrive between 7.00 AM and 7.45 AM.  
Three between 7.45 and 8.00 AM. Two between 8.00 and 8.30. Two between 9.00 and 9.15.

Departure Schedule. 8 of the children are picked up at 2:45 PM. And 4:15 P.M.

TWO CHILDREN LEAVE BETWEEN 4:15 AND 4:30. ONE CHILDREN LEAVE BETWEEN 4:30 AND 5:00. ONE BETWEEN 5:00 AND 5:30.

Area Served. ANNANDALE BURKE SPRINGFIELD.  
(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): IT HAS AN ATTACHED DAYCARE TO THE MAIN HOUSE WITH THE CHILDREN SPEND MOST OF THEIR TIME ATTACHED IS A FLOOR PLAN THAT INDICATES THE AREAS WHERE THE DAY CARE IS LOCATED.

The house has 3584 square feet. The following rooms are where I conduct the day care:

CHILD CARE ROOM, BED ROOM, BATH ROOM, FAMILY ROOM, KITCHEN AREA.

These rooms are 981 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 4158 square feet. The outdoor play area consists of: USE THE BACKYARD FOR OUTDOOR PLAY WITH THE CHILDREN. ALTHOUGH THE BACKYARD DOES NOT CONSIST OF A PLAYGROUND, WE USE IT TO FACILITATE DIFFERENT OUTDOOR ACTIVITIES FOR THE CHILDREN. WE HAVE FENCE AROUND THIS AREA.

Parking. I use my DRIVEWAY to park my family car(s). My DRIVEWAY PROVIDES ENOUGH PARKING FOR THREE CARS BECAUSE THE DRIVEWAY IS 90 FEET LONG, AND HOLDS CARS SIDE BY SIDE. IN ADDITION ADDED PARKING IS AVAILABLE ALONG THE STREETS IN FRONT OF MY HOUSE FOR THE PARENTS.

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

In conclusion, I am proposing NO CHANGES TO THE OUTSIDE APPEARANCE OF MY HOME. I PROPOSE NO ADDITION AND NO SIGNS REGARDING THE DAY CARE. ADEQUATE PARKING IS AVAILABLE. FOR THESE REASONS I BELIEVE THAT MY PROPOSED HOME DAY CARE FACILITY WILL NO IMPACT MY NEIGHBORS IN ANY NEGATIVE WAY.

Sincerely,

ELENA E. CERRO Elena Cerro  
Owner of ELENA'S HOME DAY CARE

## 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

OK-C113-6-12-16

### BUILDING PERMIT APPLICATION

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
FAIRFAX COUNTY, VIRGINIA  
PERMIT APPLICATION CENTER  
12055 Government Center Parkway, 2nd Floor  
Fairfax, Virginia 22035-5504  
(703) 222-0801

PERMIT # 96163B1150  
FOR INSPECTIONS CALL: (703) 222-0455

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN  
(PLEASE PRINT OR TYPE)

#### JOB LOCATION:

ADDRESS 7226 SIPS LANE  
LOT # 114 BUILDING \_\_\_\_\_  
FLOOR \_\_\_\_\_ SUITE \_\_\_\_\_  
SUBDIVISION FRIKDALE PLN (A)  
TENANT'S NAME \_\_\_\_\_

#### OWNER INFORMATION: OWNER TENANT

NAME GUILLEARD F. CARR  
ADDRESS 7226 SIPS LANE  
CITY FAIRFAX STATE VA ZIP 22033  
TELEPHONE 703 941 7124

#### CONTRACTOR INFORMATION:

CHECK IF SAME AS OWNER   
COMPANY NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
TELEPHONE \_\_\_\_\_  
LOCAL CONTRACTOR LICENSE # \_\_\_\_\_  
STATE CONTRACTORS LICENSE # \_\_\_\_\_  
COUNTY BUSINESS ACCOUNT # \_\_\_\_\_  
APPLICANT GUILLEARD F. CARR

#### DESCRIPTION OF WORK

ADDITIONAL 1ST FLOOR

HOUSE TYPE \_\_\_\_\_  
ESTIMATED COST OF CONSTRUCTION 15,000  
BLDG AREA (SQ FT OF FOOTPRINT) \_\_\_\_\_  
USE GROUP OF BUILDING R-4  
TYPE OF CONSTRUCTION \_\_\_\_\_

SEWER SERVICE: PUBLIC  SEPTIC  OTHER   
WATER SERVICE: PUBLIC  WELL  OTHER   
OTHER PLEASE SPECIFY \_\_\_\_\_

#### DESIGNATED MECHANICS' LIEN AGENT:

(Residential Construction Only)

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NONE DESIGNATED:  PHONE: \_\_\_\_\_

#### CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS:

# KITCHENS \_\_\_\_\_ EXTER. WALLS \_\_\_\_\_  
# BATHS \_\_\_\_\_ INTER. WALLS \_\_\_\_\_  
# HALF BATHS \_\_\_\_\_ ROOF MATERIAL \_\_\_\_\_  
# BEDROOMS \_\_\_\_\_ FLOOR MATERIAL \_\_\_\_\_  
# OF ROOMS \_\_\_\_\_ FIN. BASEMENT \_\_\_\_\_ %  
# STORIES \_\_\_\_\_ HEATING FUEL \_\_\_\_\_  
BUILDING HEIGHT \_\_\_\_\_ HEATING SYSTEM \_\_\_\_\_  
BUILDING AREA \_\_\_\_\_ # FIREPLACES \_\_\_\_\_  
BASEMENT \_\_\_\_\_

DO NOT WRITE IN THIS SPACE - COUNTY USE ONLY

PLAN # W-16102058  
TAX MAP # 21-1707/A/2014  
ROUTING \_\_\_\_\_ DATE \_\_\_\_\_ APPROVED BY: \_\_\_\_\_  
ZONING R-4  
SITE PERMITS PLANNING  
SANITATION E-13-96 MZ  
HEALTH DEPT. \_\_\_\_\_  
FIRE MARSHAL \_\_\_\_\_  
BUILDING REVIEW 7-17-16  
LICENSING 6-11-96 LA 9 OUISAR  
ASBESTOS C-BAY PMA UNIKO

FEE \$ \_\_\_\_\_  
FILING FEE \$ \_\_\_\_\_  
AMOUNT DUE \$ 16123

BUILDING PLAN REVIEW  
REVIEWER \_\_\_\_\_ # OF HOURS \_\_\_\_\_  
REVISION FEES \$ \_\_\_\_\_  
FIRE MARSHAL FEES \$ \_\_\_\_\_  
FIXTURE UNITS \_\_\_\_\_ PLAN LOC:  R  O

#### APPROVED FOR ISSUANCE OF BUILDING PERMIT

BY [Signature] DATE 7/23/16

ZONING REVIEW: ZONING CLASS R-4  
USE SFD-SD

ZONING CASE # \_\_\_\_\_  
GROSS FLOOR AREA OF TENANT SPACE \_\_\_\_\_

YARDS: FRONT NC REAR 5.0'  
FRONT NC L SIDE 19' R SIDE 16'  
REAR 5.0'  
GARAGE: 1  2  3   
OPTIONS: YES  NO   
REMARKS: ADDITION TO SFD  
REMODEL KITCHEN, NO 2ND  
KITCHEN, PLUMB ATTACHED.

#### GRADING AND DRAINAGE REVIEW

SOILS: # 37 A  B  C   
HISTORICAL DISTRICT \_\_\_\_\_  
AREA TO BE DISTURBED (TOTAL SQ FT) 1254  
ADD'L IMPERVIOUS AREA (ADDED SQ FT) 608

PROFFERS \_\_\_\_\_  
PLAN # \_\_\_\_\_ APPR. DATE \_\_\_\_\_

STAMPS:  
**FOOTINGS AND PIERS MUST BE PLACED ON COMPETENT MATERIAL**  
DAMP PROOFING/WATER PROOFING REQUIRED IN ACCORDANCE WITH CABO AND BOCA CODES.  
(See reverse side of application)

REMARKS: Field

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Signature of Owner or Agent \_\_\_\_\_ Date \_\_\_\_\_  
Guilleard F. Carr  
Printed Name and Title

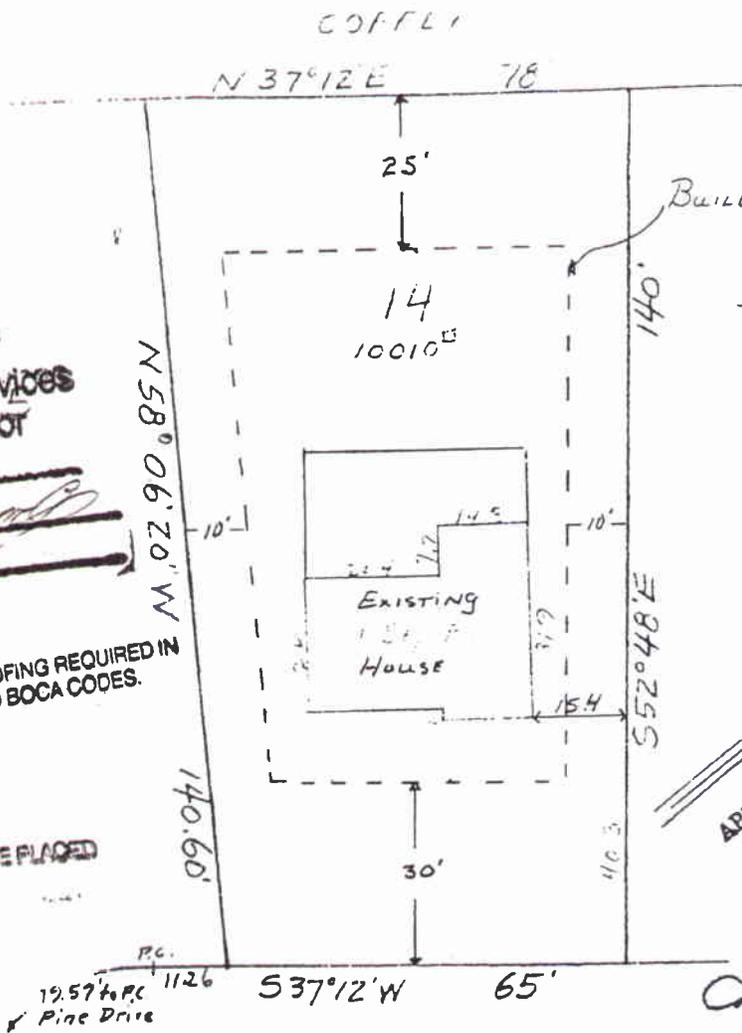
Notary Signature \_\_\_\_\_ Date \_\_\_\_\_  
(Notarization required if owner not present at time of application)

DEM  
Division of  
Inspection Services  
Approved for

Address  
M. Leonard  
Date 6-13-96

GOING WATER PROOFING REQUIRED IN  
ANCE WITH CABO AND BOCA CODES.

SS AND PIERS MUST BE PLACED  
APETENT MATERIAL



BUILDING RESTRICTION LINE  
FRONT = 30 FEET  
SIDES = 10 FEET  
REAR = 25 FEET

13

APPROVED

6-11-96

James W. Quinn  
Zoning Administrator

SIPES LANE 50'

CONSTRUIR UNA AMPLIACION EN SU CASA USTED NECESITA DOS PERMISOS:  
E CONSTRUCCION Y  
E INSTALACIONES ELECTRICAS  
USTED NECESITA DOS COPIAS LOS PLANOS  
ESTRUCTURALES ES DE 11 POR 17 PULGADAS

HOUSE LOCATION  
LOT 14 BLOCK A  
TRAPDALE  
Falls Church District  
Fairfax County, Virginia  
Scale: 1" = 30'

APPROVED James W. Quinn  
Zoning Administrator  
Date DEC 1 - 1950

¿D MISMO VA A HACER  
TRABAJOS?

D NO NECESITA UNA LICENCIA.

James W. Quinn  
Certified Surveyor  
Annandale, Virginia

# BUILDING PERMIT APPLICATION

HAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES  
 PERMIT APPLICATION CENTER  
 12000 Government Center Parkway, 2nd Floor  
 Fairfax, Virginia 22033-8004 Telephone: 703-222-0801  
 Web site: www.fairfaxcounty.gov/dpw

PERMIT #: 04244B0500

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN  
 (PLEASE PRINT OR TYPE)

**JOB LOCATION**  
 ADDRESS 7226 Sipes Lane  
 LOT # 7d BUILDING \_\_\_\_\_  
 FLOOR \_\_\_\_\_ SUITE \_\_\_\_\_  
 SUBDIVISION Fairfax Co. Det-A  
 TENANT'S NAME \_\_\_\_\_

**OWNER INFORMATION** OWNER  TENANT   
 NAME Guillermo F. Cerro  
 ADDRESS 7226 Sipes Lane  
 CITY Annandale STATE VA ZIP 22003  
 TELEPHONE 703-941-7124

**CONTRACTOR INFORMATION** SAME AS OWNER   
 CONTRACTORS MUST PROVIDE THE FOLLOWING:  
 COMPANY NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_  
 STATE CONTRACTORS LICENSE # \_\_\_\_\_  
 COUNTY BPOL # \_\_\_\_\_

**APPLICANT**  
Guillermo

**DESCRIPTION OF WORK**  
Construction of second level addition  
2 story addition 10x17  
Electrical Plumbing  
Roof

HOUSE TYPE Detached  
 ESTIMATED COST OF CONSTRUCTION 45,000.00  
 BLDG AREA (SQ FT OF FOOTPRINT) \_\_\_\_\_  
 USE GROUP OF BUILDING RB  
 TYPE OF CONSTRUCTION SB  
 SEWER SERVICE PUBLIC  SEPTIC  OTHER   
 WATER SERVICE PUBLIC  WELL  OTHER   
 OTHER PLEASE SPECIFY \_\_\_\_\_

**DESIGNATED MECHANICS' LIEN AGENT**  
 (Residential Construction Only)  
 NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 NONE DESIGNATED  PHONE \_\_\_\_\_

**CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS**

# KITCHENS _____	EXTER. WALLS _____
# BATHS _____	INTER. WALLS _____
# HALF BATHS _____	ROOF MATERIAL _____
# BEDROOMS _____	FLOOR MATERIAL _____
# OF ROOMS _____	FIN. BASEMENT _____
# STORIES _____	HEATING FUEL _____
BUILDING HEIGHT _____	HEATING SYSTEM _____
BUILDING AREA _____	# FIREPLACES _____
BASEMENT _____	

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Signature of Owner or Agent Guillermo Cerro Date 0721-04  
 Printed Name and Title Guillermo F. Cerro  
 Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY  
 PLAN # R-04-01332  
 TAX MAP # 071-1-107/A/0014

ROUTING	DATE	APPROVED BY
LICENSING		
ZONING	<u>9-17-04</u>	<u>S</u>
SITE PERMITS	<u>9-17-04</u>	<u>S</u>
HEALTH DEPT.		
BUILDING REVIEW	<u>9-28-04</u>	<u>TAT</u>
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE \$ 153.00  
 FILING FEE \$ 76.75  
 AMOUNT DUE = \$ \_\_\_\_\_

**BUILDING PLAN REVIEW**  
 REVIEWER JAS # OF HOURS \_\_\_\_\_  
 REVISION FEES \$ \_\_\_\_\_  
 FIRE MARSHAL FEES \$ \_\_\_\_\_  
 FIXTURE UNITS \_\_\_\_\_ PLAN LOC: J  R

**APPROVED FOR ISSUANCE OF BUILDING PERMIT**  
 (LOG OUT)  
 BY H.F. DATE 9/28/04

**ZONING REVIEW**  
 USE SB  
 ZONING DISTRICT R4 HISTORICAL DISTRICT \_\_\_\_\_  
 ZONING CASE # \_\_\_\_\_  
 GROSS FLOOR AREA OF TENANT SPACE  
 YARDS: GARAGE 1  2  3   
 FRONT 30' OPTIONS YES  NO   
 FRONT REMARKS 2nd story addn  
 L SIDE 10' porch + 2 story addn  
 R SIDE 15'  
 REAR 25' No Second Kitchen or Wet Bar

**GRADING AND DRAINAGE REVIEW**  
 SOILS # 31 A  B  C   
 AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT) 16200  
 IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) 6150  
 PLAN # \_\_\_\_\_ APPR. DATE \_\_\_\_\_

**STAMPS**  
FF 12 See EXHIBIT, pp. 4-5  
 (See reverse side of application)

**REMARKS**  
Slab (1) (2) attached  
over (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12)  
No new footing to add  
2nd floor addn over exs. f.

**NOTARIZATION** (if required)  
 State (or territory or district) of \_\_\_\_\_  
 County (or city) of \_\_\_\_\_, to wit: I, \_\_\_\_\_  
 Notary Public in the State and County aforesaid, do certify that \_\_\_\_\_

whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.  
 Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. My  
 commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 (Notary Signature)

9-17-04

DAMP PROOFING/WATERPROOFING  
REQUIRED IN ACCORDANCE WITH  
BUILDING CODES

N 37°12' E 78'

DEM  
Division of  
Inspection Services  
Approved for

By *M. L...*  
Date *6-13-96*

BUILDING RESTRICTION LINE  
FRONT : 30 FEET  
SIDES : 10 FEET  
REAR : 25 FEET

TOTAL EARTH DISTURBANCE ON  
THIS LOT SHALL NOT EXCEED  
2500 SQ. FT.

EXCAVATED MATERIAL SHALL BE  
REMOVED FROM SITE

DAMP PROOFING/WATER PROOFING REQUIRED IN  
ACCORDANCE WITH CABO AND BOCA CODES.

FOOTINGS AND PIERS MUST BE PLACED  
ON COMPETENT MATERIAL

EXCAVATED MATERIAL SHALL BE  
REMOVED FROM SITE

EXC. DISTURBANCE ON  
THIS LOT SHALL NOT EXCEED  
2500 SQ. FT.

APPROVED

*6-11-96*  
*James W. G...*  
Zoning Administrator

SIPES LANE

PARA CONSTRUIR UNA AMPLIACION EN SU CASA USTED NECESITA DOS PERMISOS:

- 1. DE CONSTRUCCION Y
- 2. DE INSTALACIONES ELECTRICAS

USTED NECESITA DOS COPIAS LOS PLANOS  
ESTRUCTURALES ES DE 11 POR 17 PULGADAS

DPW&ES  
Office of Building  
Code Services

Approved for  
By *W. J. ...*  
Date *9/17/96*  
*2 story*  
*Falls Church District*  
*2nd Falls Church, Virginia*  
*floor*  
*over ex-500,900*

FOOTINGS AND PIERS MUST BE  
PLACED ON COMPETENT MATERIAL

APPROVED  
Zoning Administrator  
Date DEC 1 - 1950

USTED MISMO VA A HACER  
EL TRABAJO?  
USTED NO NECESITA UNA LICENCIA.

Correct  
Certified Surveyor  
Richmond, Virginia



**Elena Cerro**  
7226 Sipes Lane  
ANNANDALE, VA 22003  
(703) 941-7124

Facility Type: [Family Day Home](#)  
License Type: [One Year](#)  
[Expiration Date](#): Nov. 12, 2014  
Business Hours: 6:00 a.m. - 5:30 p.m.  
Monday - Friday  
Capacity: 12  
Ages: Birth - 10 years 11 months  
Inspector: Colleen Bray  
(703) 359-6704



# County of Fairfax, Virginia

## MEMORANDUM

Date: August 18, 2014

To: Laura Gumkowski, Planner II  
Zoning Evaluation Division  
Fairfax County Department of Planning and Zoning

From: Dawn Curry  
Senior Zoning Inspector  
Zoning Inspection Branch

Subject: Home Child Care Inspection

Applicant: Elena Cerro  
7226 Sipes Lane, Annandale, Virginia 22003  
Fairdale, Lot 14, Block A  
Tax Map# 71-1 ((07A)) 0014 Zoning District: R-4(Residential 4 DU/AC)  
Magisterial District: Mason  
Mail Log # 2014-0351  
Date of Inspection: August 18, 2014

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.
- All exit stairs, interior or exterior, shall be in good repair and shall be provided with handrails and guard rails as required by the Virginia Uniform Statewide Building Code.

- All egress pathway and exit doors shall be unlocked in the direction of egress and free from obstructions that would prevent their use, including debris, storage, and accumulations of snow and ice.
- Electrical hazards identified shall be abated in accordance with the Virginia Uniform Statewide Building Code.
- Extension cords, temporary wiring, and flexible cords shall not be substituted for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings, or floors, or under doors or floor coverings, or be subject to environmental or physical damage.
- A working space of not less than 30 inches in width, 36 inches in depth, and 78 inches in height shall be provided in front of the electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space.
- Structures comply with the Zoning Ordinance.

**8-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

**8-303 Standards for all Group 3 Uses**

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

**8-305**

**Additional Standards for Home Child Care Facilities**

1. The number of children that may be cared for in a home child care facility may exceed the number of children permitted under Par. 6A of Sect. 10-103, but in no event shall the maximum number of children permitted at any one time exceed twelve (12), excluding the provider's own children. The BZA may also allow more than one nonresident person to be involved with the use. Except as described above, home child care facilities shall also be subject to the use limitations of Par. 6 of Sect. 10-103.
2. The BZA shall review access to the site and all existing and/or proposed parking, including but not limited to the availability of on-street parking and/or alternative drop off and pick up areas located in proximity to the use, to determine if such parking is sufficient. The BZA may require the provision of additional off-street parking spaces based on the maximum number of vehicles expected to be on site at any one time and such parking shall be in addition to the requirement for the dwelling unit.
3. The provisions of Article 13 shall not apply to home child care facilities, however, the BZA may require the provision of landscaping and screening based on the specifics of each application.
4. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plan drawn to scale. The plan, which may be prepared by the applicant, shall contain the following information:
  - A. The dimensions, boundary lines and area of the lot or parcel.
  - B. The location, dimensions and height of any building, structure or addition, whether existing or proposed.
  - C. The distance from all property lines to the existing or proposed building, structure or addition, shown to the nearest foot.
  - D. The dimensions and size of all outdoor recreation space and the location of such space in relation to all lot lines.
5. All such uses shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

**Sect. 10-103 Use Limitations**

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

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

- (1) Seven (7) when such facility is located in a single family detached dwelling.
- (2) Five (5) when such facility is located in a single family attached, multiple family or mobile home dwelling.

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

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

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

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

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

F. All such uses shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

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