



APPLICATION ACCEPTED: May 29, 2014
BOARD OF ZONING APPEALS: November 5, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

October 29, 2014

STAFF REPORT

SPECIAL PERMIT NO. SP 2014-MA-085

MASON DISTRICT

APPLICANT: Deba Ehsan
d/b/a Deba Daycare and
Deba's Home Daycare

OWNERS: Deba Ehsan
Farid A. Ehsan

SUBDIVISION: Sunrise At Sunset

STREET ADDRESS: 4894 Sunset Lane, Annandale, 22003

TAX MAP REFERENCE: 71-3 ((23)) 1

LOT SIZE: 19,553 square feet

ZONING DISTRICT: R-2

ZONING ORDINANCE PROVISIONS: 8-305

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

STAFF RECOMMENDATION: Staff recommends approval of SP 2014-MA-085 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.**

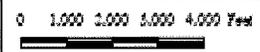
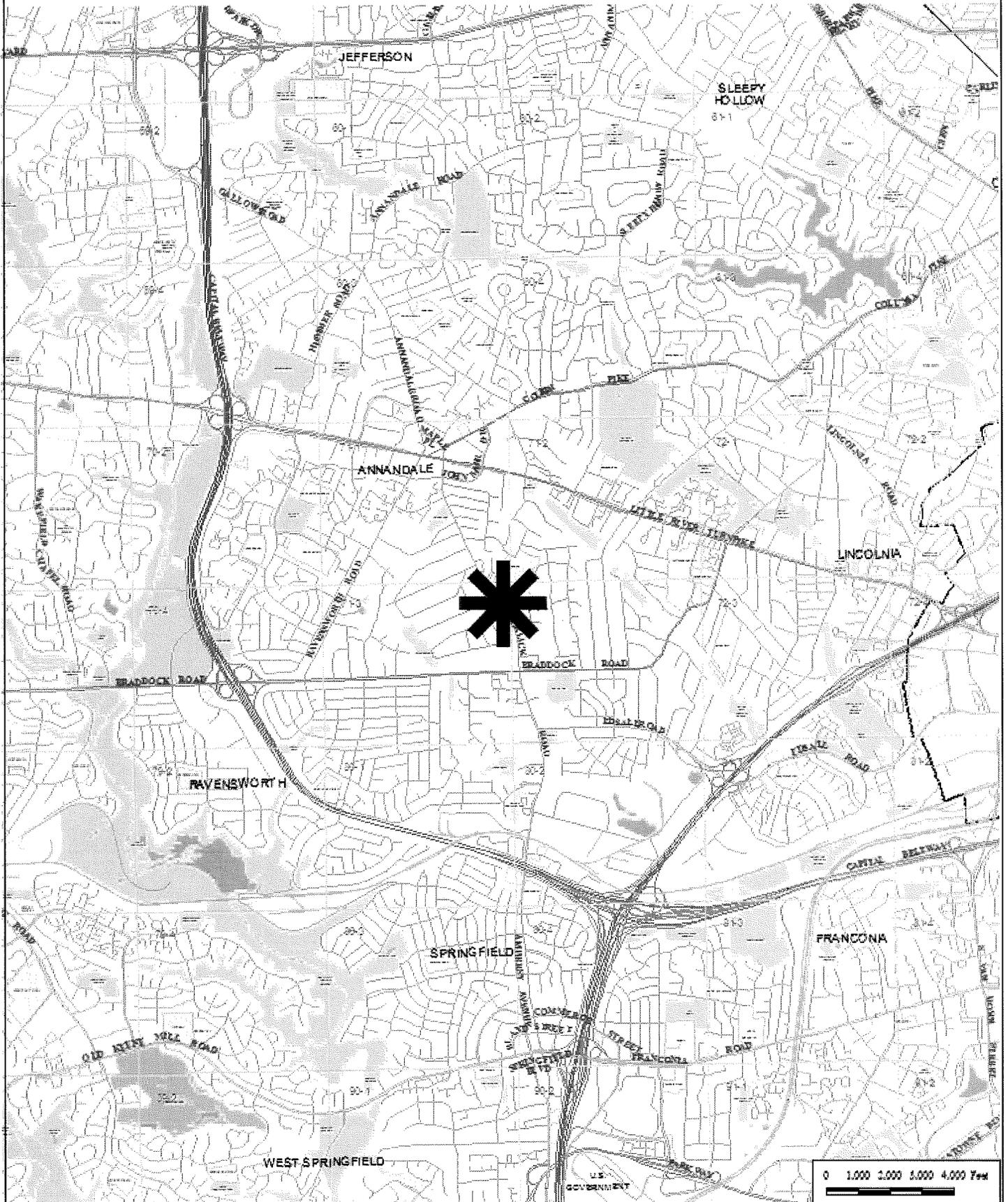


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2014-MA-085

DEBA EHSAN



Special Permit

SP 2014-MA-085

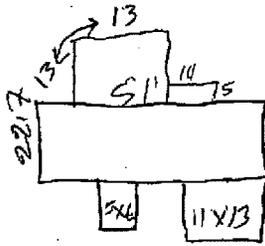
DEBA EHSAN



THIS LOT IS WITHIN ZONE "Y"
PER F.E.M.A. MAP.

RECEIVED
Department of Planning & Zoning
MAY 21 2014
Zoning Evaluation Division

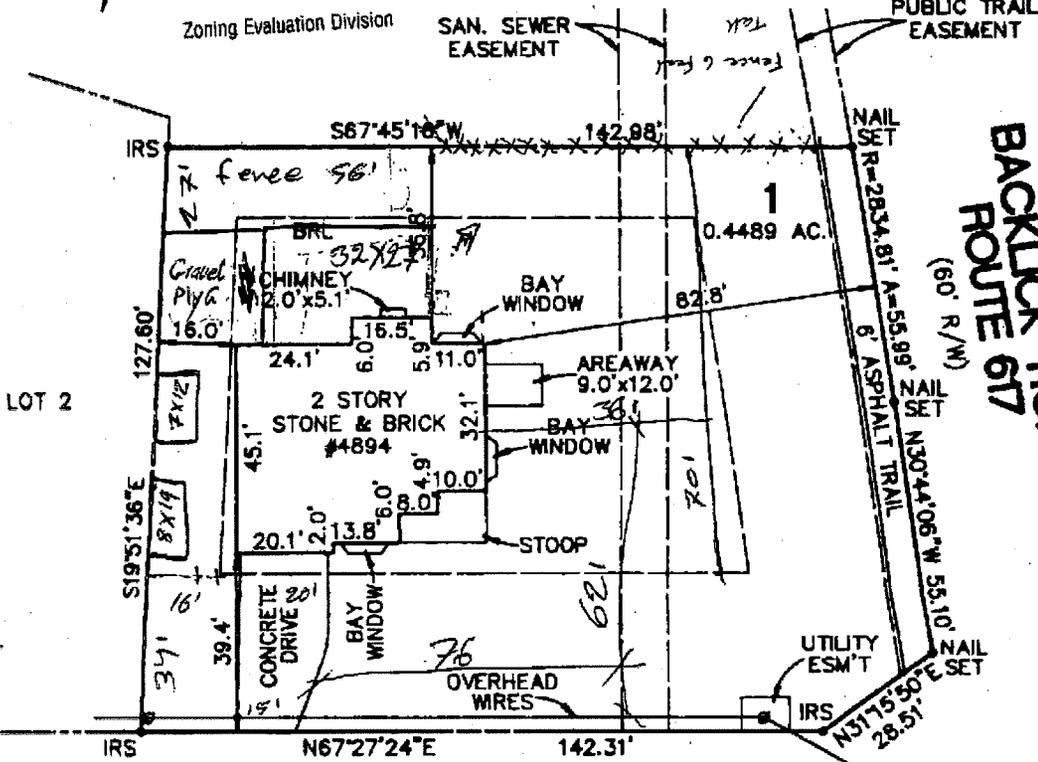
RECEIVED
Department of Planning & Zoning
FEB 11 2014
Zoning Evaluation Division



LOT 4

SAN. SEWER
EASEMENT

PUBLIC TRAIL
EASEMENT



BACKLICK ROAD
ROUTE 67
(60' R/W)

3/13/02
SUNSET LANE
(WIDTH VARIES)

NOTE:
No Construction
Shall Encroach Into
County Easements
(Ground or Air Space)



PART OF
SURVEY MATERIAL

SEEN AND AGREED TO: AND,
COPY RECEIVED:

FARID EHSAN
PHYSICAL IMPROVEMENT SURVEY
LOT 1
SUNRISE AT SUNSET
FAIRFAX COUNTY, VIRGINIA



TARGET SURVEYS, INC.

8807 SUDLEY ROAD, SUITE 201
MANASSAS, VIRGINIA 20110
TEL: (703)368-8828 FAX: (703)365-7998

FINAL: DECEMBER 16, 2000

NO TITLE REPORT FURNISHED

SCALE: 1"=30'

DATE: JUNE 29, 2000

5/21/14























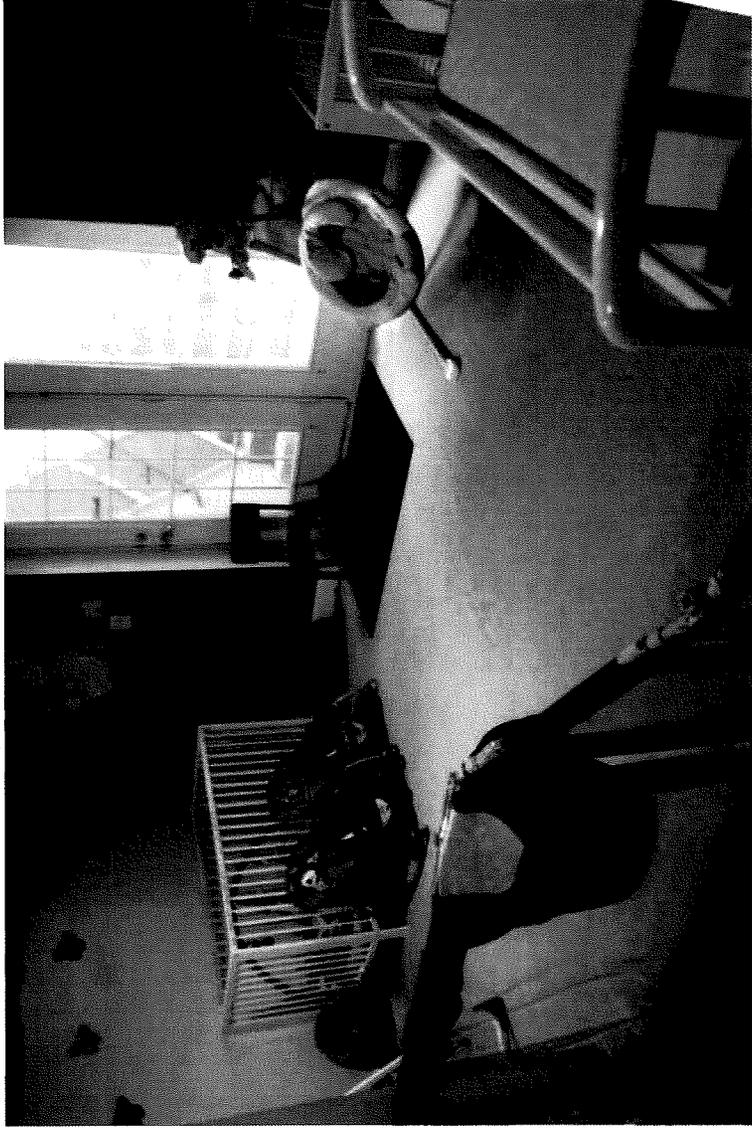








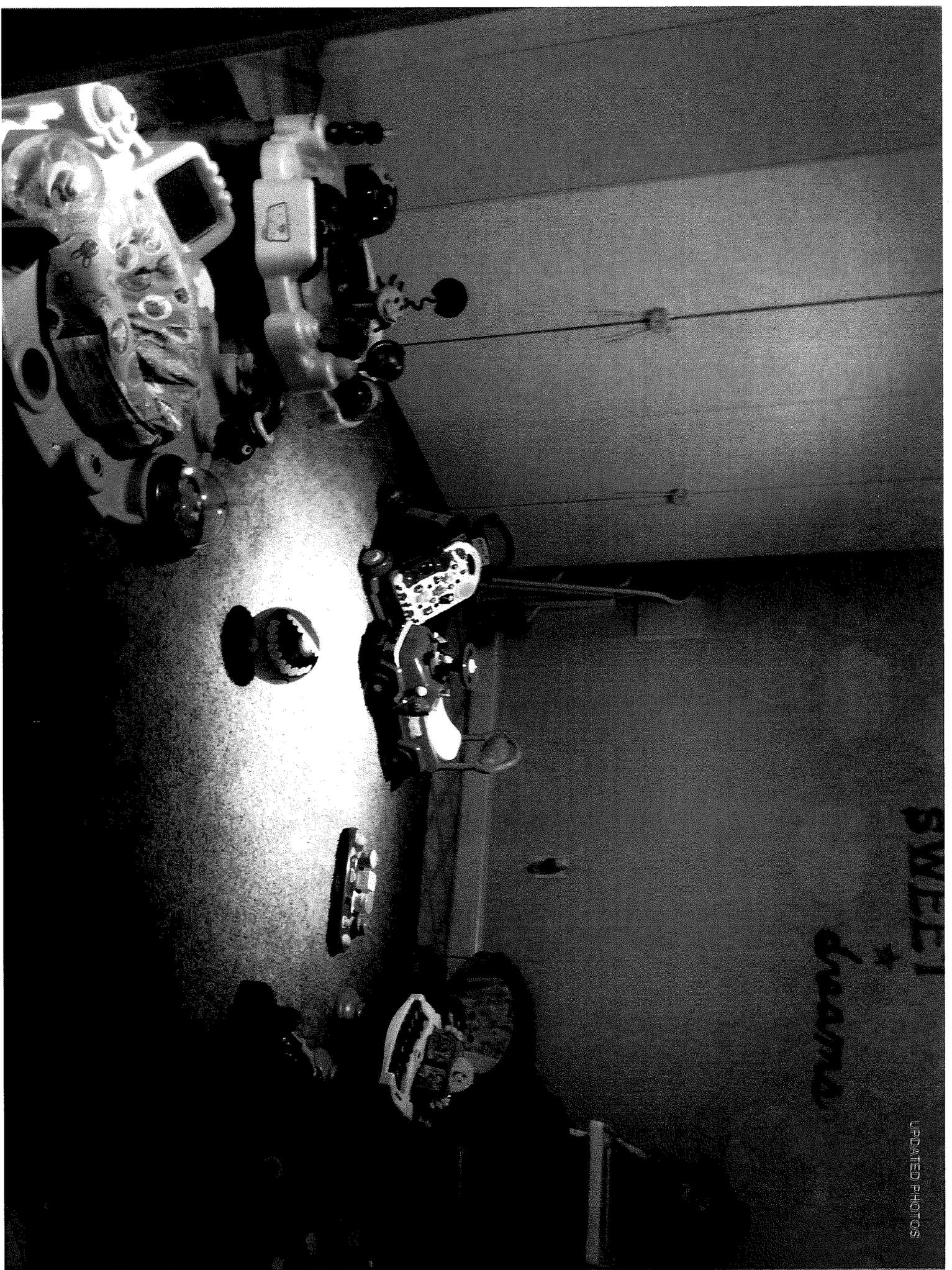


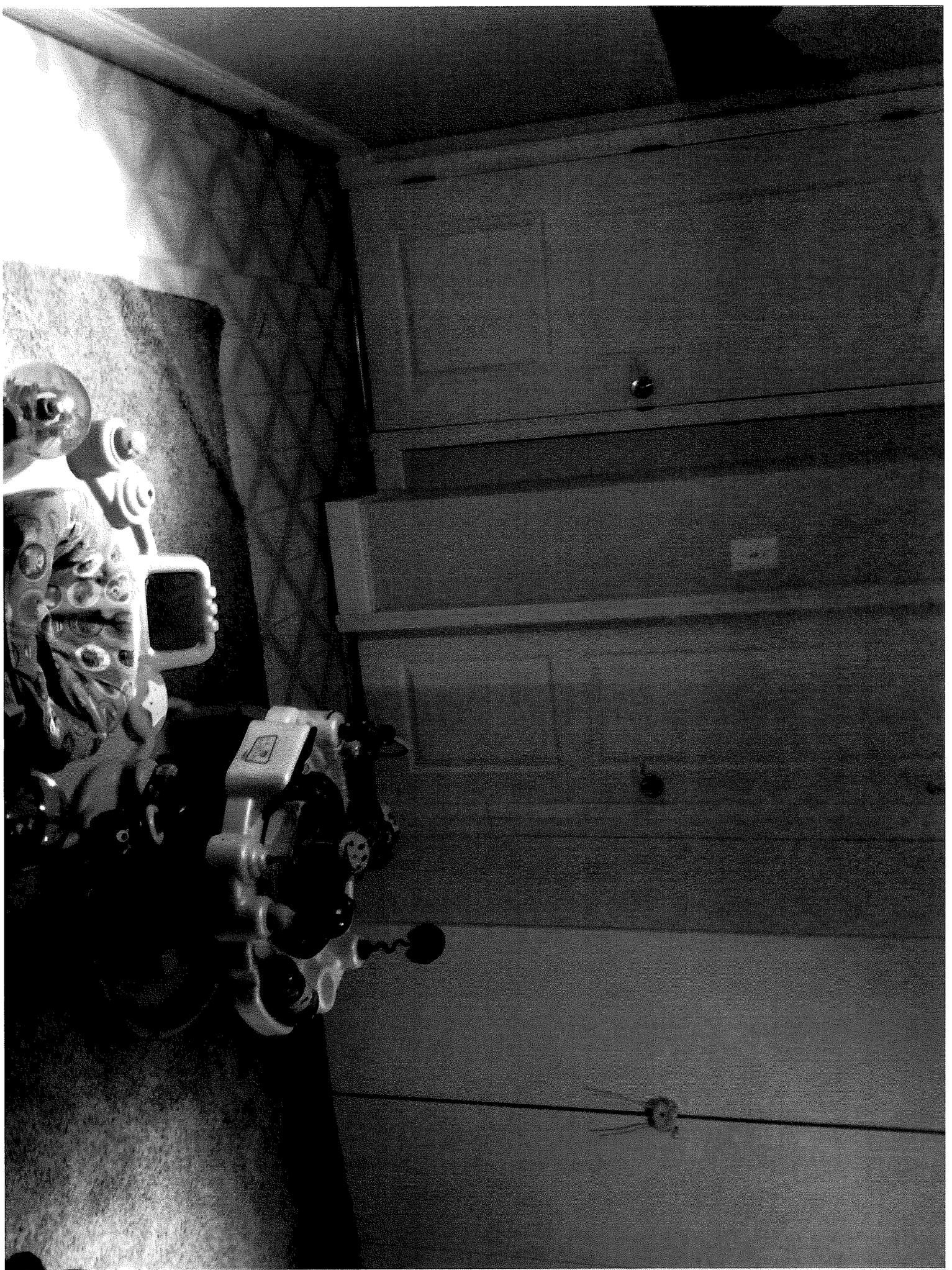












SPECIAL PERMIT REQUEST

The applicant is seeking a special permit to allow a home child care facility for up to 12 children.

A copy of the special permit plat titled, "Physical Improvement Survey, Lot 1, Sunrise at Sunset," as revised by the applicant on May 21, 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. A covered porch walkway and concrete driveway exist to the north of the house. Two sheds, both under 8.5 feet in height, are located to the east of the house. A deck and a gravel play area are located to the south of the dwelling. An areaway with stairs, which leads to the basement, is located to the west of the dwelling. A 6.0 foot tall wood fence encloses the rear yard. The property slopes from the southern rear property line to the northern property line.

The property contains a sanitary sewer easement and a public trail easement to the west of the dwelling.

The property is north of the intersection of Backlick Road and Braddock Road. Adjacent zoning and land uses are as follows:

	Zoning	Use
North	R-12 Cluster	Single Family Attached Dwellings
East	R-2	Single Family Detached Dwelling
South	R-2	Single Family Detached Dwelling
West	R-1	Single Family Detached Dwelling



BACKGROUND

Fairfax County Tax Records indicate that the single family dwelling was constructed in 2000 and also purchased by the applicant in 2000.

On March 13, 2002 a building permit was approved for the construction of deck attached to the south of the dwelling (Appendix 4).

On October 14, 2009, a complaint was filed on the property for a banner sign. The applicant complied with the removal of the sign and the complaint was closed (Appendix 5).

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

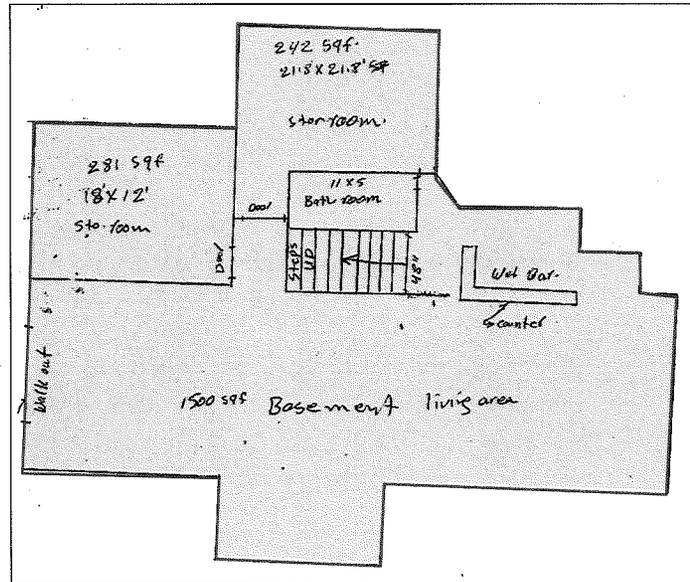
DESCRIPTION OF THE PROPOSED USE

The applicant is requesting approval of a special permit for a home child care facility for up to 12 children on-site at any one time between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday. The children arrive between 7:00 a.m. and 9:30 a.m. and depart between 4:15 p.m. and 5:30 p.m. There are three assistants; however all of them work part-time and there are never more than two assistants at the day care at any one time.

The applicant holds a current Family Day Home License, approved for one year and valid through May 21, 2015, from the Commonwealth of Virginia, Department of Social Services. The license permits a capacity of 12 children, birth through 5 years, 11 months of age and is included in Appendix 6.

The home child care facility is operated in the basement, which contains a large play area, two "storyrooms," a bathroom and a wet bar. Some children formerly napped in the story rooms which did not have adequate emergency egress. As requested by staff and examined more in the ZIB comments section of this report, all the children now nap in the large living area of the basement which has adequate emergency egress.

A fenced rear and side yard is provided as an outdoor play area for the children. Pictures provided by the applicant show toys and play equipment located in this area. The deck in the rear yard is not used as part of the home child care.



ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area I, Annandale Planning District
 A-3, Indian Run Community Planning Sector
 Plan Map: Residential – 1-2 du/acre

Zoning Ordinance Requirements

- 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

This special permit is subject to the sections of the Zoning Ordinance outlined above, a copy of which is included as Appendix 8. Subject to development conditions, this special permit must meet these standards.

On-site Parking and Site Circulation

Vehicular access to the site is provided from Sunset Lane. The parents and children use the driveway and front entrance of the dwelling to access the home child care center in the basement.

The existing driveway appears to be able to accommodate four vehicles. The applicant also has a two-car garage, in which they park their personal vehicles. The applicant currently has three assistants; one who drives and two who take the bus (please note there are only two assistants on site at any one time). Therefore, the driveway has approximately four spaces available to be used for drop-off and pick-up of children. Additional on-street parking is available.

Staff believes sufficient parking exists in the driveway to accommodate the pick-up and drop-off of children for the home child care use.

Zoning Inspection Analysis (Appendix 7)

During the inspection of the home child care Zoning Inspection staff found that the two napping areas, labeled on the interior floor plans as "storyrooms," did not have proper emergency egress. The applicant agreed to remove the beds and cribs from the story rooms and relocate them in the main living area. Staff has included a development condition to ensure that any napping areas shall be located in the main living area of the basement and not in the storyrooms.

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-085 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. Complaint History
6. State Home Child Care License
7. Zoning Inspection Branch Site Visit Comments
8. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-MA-085****October 29, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-MA-085 located at Tax Map 71-3 ((23)) 1 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 only, Deba Ehsan, d/b/a Deba Daycare and Deba's Home Daycare, and is not transferable without further action of the Board, and is for the location indicated on the application, 4894 Sunset 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, "Physical Improvement Survey, Lot 1, Sunrise at Sunset," as revised by the applicant on May 21, 2014, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit **SHALL BE POSTED IN A CONSPICUOUS PLACE ON THE PROPERTY** of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The maximum hours of operation of the home child care facility shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday.
5. The dwelling that contains the child care facility shall be the primary residence of the applicant.
6. The maximum number of children on site at any one time shall be twelve, excluding the applicant's own children.
7. The maximum number of assistants for the home child care center at any one time shall be two.
8. All pick-up and drop-off of children shall take place in the driveway.
9. A minimum of four parking spaces shall be provided on the subject parcel within the areas of existing paving for the pick-up and drop-off of children.

10. There shall be no signage associated with the home child care facility.
11. Any napping area in the basement must be located in an area that has adequate emergency egress as outlined by the 2009 State of Virginia Residential Building Code.
12. The sheds located on the property shall be locked at all times during operation of the 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-085
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5, 20, 14
 (enter date affidavit is notarized)

124445

I, DEBA EHSAN, 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)
DEBA EHSAN	4894 SUNSET LN ANNANDALE, VA 22003	APPLICANT / OWNER
D/B/A DEBA DAYCARE		
D/B/A DEBA HOME DAYCARE		
FARID A. EHSAN	4894 SUNSET LN ANNANDALE, VA 22003	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-085
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5, 2014
(enter date affidavit is notarized)

124445

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)

N/A

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)

N/A

(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): SF 2014-MA-085
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

124445

DATE: 5, 20, 14
(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)

N/A

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

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

N/A

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

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

Application No.(s): SP 2014-MA-085
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5, 20, 14
(enter date affidavit is notarized)

124445

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:

N/A

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-085
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5, 20, 14
(enter date affidavit is notarized)

124445

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:

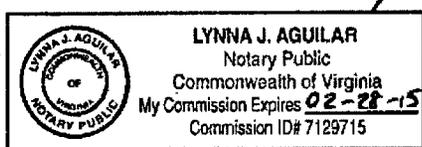
(check one) Applicant Debra Ehsan [] Applicant's Authorized Agent

DEBA-EHSAN applicant
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 20 day of MAY, 2014, in the State/Comm. of VIRGINIA, County/City of FAIRFAX

[Signature]
Notary Public

My commission expires: 02-28-2015



STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITY

RECEIVED
Department of Planning & Zoning

FEB 11 2014

Name: Deba Ensan
Address: 4894 Sunset Lane Annandale, VA
22003
Phone #: (703) 725-7210
E-mail: debaensan22@hotmail.com
Zoning Evaluation Division

Date September 28, 2013

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

Re: Special Permit Application

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

Tax Map #: 0713-23-0001
Zoning District: R-2
Lot Size: 19,553 square feet

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 4894 Sunset Lane Annandale, VA 22003 (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.

Number of Children. I care for up to 12 children at any one time. This number does not include my own 3 child/children.

Employees. I have 3 assistant(s) who work part-time and 0 assistant(s) who work full-time.

Arrival Schedule. 5 of the children arrive between 7:00 AM and 8:00 AM.
6 children arrive between 8:00 and 9:30 AM.

Departure Schedule. 1 of the children are picked up at 4:15 PM. Four of the children are picked up between 4:15 PM and 4:30 PM. Seven of the children are picked up between 4:30 PM and 5:00 PM. Three children are picked up at 5:30 PM.
Area Served. Currently, most of the children live in the general vicinity of Springfield (what neighborhood/general area do the children live in?)
and off of Route 236.

Operations. As I stated, my house is a single-family attached (detached) (circle one) dwelling. It has (explain the general layout of the house):

a walk-out basement, where the children spend all of their time unless they are playing outside. The basement area ("living area") is where I conduct the daycare. Lunch and snack are all in the basement
The house has 19,553 square feet. The following rooms are where I conduct the day care: as well as breakfast
are only in the basement living area
These rooms are 1500 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 _____ square feet. The outdoor play area consists of: a swing set with a slide, and several outdoor toys, and a fence around the whole entire backyard area. This is drawn on

Parking. I use my side-street to park my family car(s). My parents park on my driveway, it provides 2 parking spaces but also allows 2 more to park behind. (39.4 feet [driveway]).

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

In conclusion, I am proposing no changes to the outside appearance of my home (consisting of brick and vinyl). I also do not propose no addition and no signs regarding the daycare. Parking is adequate for my family, parents, and my employees. My home is a safe environment to take care of children. I believe my daycare will not impact my neighbors negatively.

Sincerely,

Deba Ehsan

Owner of Deba's Home Daycare



Land Development Information History: ISIS - Building Permit - 02072B1070

Permit Information

Permit Id:	02072B1070	Application Date:	2002-03-13	Time:	15:45:05
Job Address:	004894 SUNSET LA	Tax Map:	071-3 ((23)) 0001		
Subdivision:	SUNRISE AT SUNSET	Permit Status:	Initial/Approved (IA)		
Trade Name:	NA	Subobj:	181 R/C: R		
Applicant Name:	FARID EHSAN	Bldg:	NA	Floor:	NA Suite: NA

Work Description:	SFD/BLD DECK W/STPS/NO TUB//HF
Type Work:	Deck Only-Residential (A33)
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-02-01275 POF: R
Hold Release Date:	By: Proffer: Pre-Const Meeting: Date:

Comments:

Permit Status Summary

Permit Status:	Initial/Approved (IA)	Grading / Drainage:	2002-03-12	RSLT:	APP	BY:	GB
Applied Date:	2002-03-13	Real Estate:	2002-03-13	RSLT:	APP	BY:	HMF
Issued Date:	2002-03-14	Zoning:	2002-03-13	RSLT:	APP	BY:	LC
Paid Date:	2002-03-14	Building Plan Review:	2002-03-14	RSLT:	APP	BY:	THC
Inspection Date:	2002-04-16	Final Inspection:	2002-04-16	RSLT:	A	BY:	RKK
Expiry Date:	2002-09-14						

Owner Information

Leasee:		Corp:	
Owner:	EHSAN FARID	Job Magisterial Dist:	Mason
Address:	04894 SUNSET LN XX		

City: ANNANDALE State: VA
 Zip: 22003
 Phone:

Planning Dist: Annandale
 Subcensus 521.03
 Tract:

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

Contractor Information

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

Building Permit

Building Plan Review

Estimated Cost: 9000
 Use Group: (01) R4
 Type Const: (01) Combustible/Unprotected (5B)

Sewer Water Code: 1
 Sewer Shed: N1

Model Group:

Plan Received: 2002-03-13 Review Time: 00:00:00
 Review Started: 2002-03-13 Results: APP
 Review Completed: 2002-03-14 Engineer: THC

Comments:

Totals Fee Area

Type of Construction	Fee	Fee Rate
Combustible/Unprotected (5B)	858	0.054

Total	858
Filing Fee	56.00
Total Fee	56.00
Amount paid	56.00

Real Estate Review

Building Units: 0
 Kitchens: 0
 Baths: 0
 Half Baths: 0
 Bedrooms: 0
 Basement:
 Ext Walls:
 Int Walls:
 Roofing:
 Flooring:
 Base Fin:

Rooms: 0 Fuel/Heat:
Stories: Fuel System:
Building Height: 0 Fireplace: 0
Building Area: 0

Owner of Record: EHSAN FARID

Review Data
Date To: 2002-03-13

Date From: 2002-03-13

Results: APP

Reviewer: HMF

Comments:

Zoning Review

Review Data
Date To: 2002-03-13

Date From: 2002-03-13

Results: APP

Reviewer: LC

Comments:

Grading / Drainage Review

Review Data
Date To: 2002-03-12

Date From: 2002-03-12

Results: APP

Reviewer: GB

Comments:

Inspections

Inspection - FTGD - 999998

Req Taken: 2002-03-14 Phone:
Time: 11:13:35 Floor: NA
Sched For: 2002-03-15 Suite/Area: NA
Assigned To: A50 Comments:

Branch: 4 Req Taken By: UK
 Requested By: MASOOD 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		2002-03-15	XTR	C	R	N					00:00:00	00:00:00	00:00:00	1

Inspection - FRM - 999996

Req Taken: 2002-03-15 Phone:
 Time: 12:32:48 Floor: NA
 Sched For: 2002-03-18 Suite/Area: NA
 Assigned To: A50 Comments:
 Branch: 4 Req Taken By: JVM
 Requested By: MASOOD 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
FRM		2002-03-18	RLA	C	R	N					00:00:00	00:00:00	00:00:00	0

Inspection - FTGD - 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
FTGD		2002-03-18	RLA	C	R	N		N			00:00:00	00:00:00	00:00:00	1

Inspection - FTGD - 999995

Req Taken: 2002-04-01 Phone:
 Time: 08:43:19 Floor: NA
 Sched For: 2002-04-02 Suite/Area: NA
 Assigned To: A50 Comments:

Branch: 4 Req Taken By: SA
 Requested By: FARED EASAN 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
FTGD		2002-04-02	RKK	C	A	N		N			00:00:00	00:00:00	00:00:00	1

Inspection - FRM - 999994

Req Taken: 2002-04-02 Phone:
 Time: 15:20:57 Floor: NA
 Sched For: 2002-04-04 Suite/Area: NA
 Assigned To: A50 Comments:
 Branch: 4 Req Taken By: SA
 Requested By: FARID ESHAN 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		2002-04-04	RLA	C	R	N		N			00:00:00	00:00:00	00:00:00	2

Inspection - FINB - 999993

Req Taken: Phone:
 Time: Floor: NA
 Sched For: Suite/Area: NA
 Assigned To: Comments:
 Branch: Req Taken By:
 Requested By: 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		2002-04-16	RKK	C	A	N		N			00:00:00	00:00:00	00:00:00	2

Inspection Requests

Inspection Request - FRM - 999997

Branch: 4 Request Date: 2002-04-04
 Floor: NA Request Time: 11:12:15
 Suite Area: NA Req Taken By: MK

Requestor Name: ASHAN

Inspection Date: 2002-04-05

Requestor Phone:

Inspection Type: FRM

P/C:

Contractor Name: OWNER

Inspector Assigned: A50

Contractor Phone:

Printed Date: 2002-04-05

Comments:

**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: FIDO - DPZ - Complaint 55540

Complaint Details

Complaint #	55540
Street Address	004894 SUNSET LA
Magisterial District	Mason
Complaint Description	Sign - Banner
Agency	DPZ
Status	Closed
Opened Date	2009-10-14
Closed Date	2009-10-28
Disposition	Compliance
Inspector Assigned	Danny Forshee
Notice of Violation and/or Corrective Work Order	No
Litigation	No

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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VIRGINIA DEPARTMENT OF
SOCIAL SERVICES

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Deba Ehsan

4894 Sunset Lane

ANNANDALE, VA 22003

(703) 354-8179

Facility Type: Family Day Home

License Type: One Year

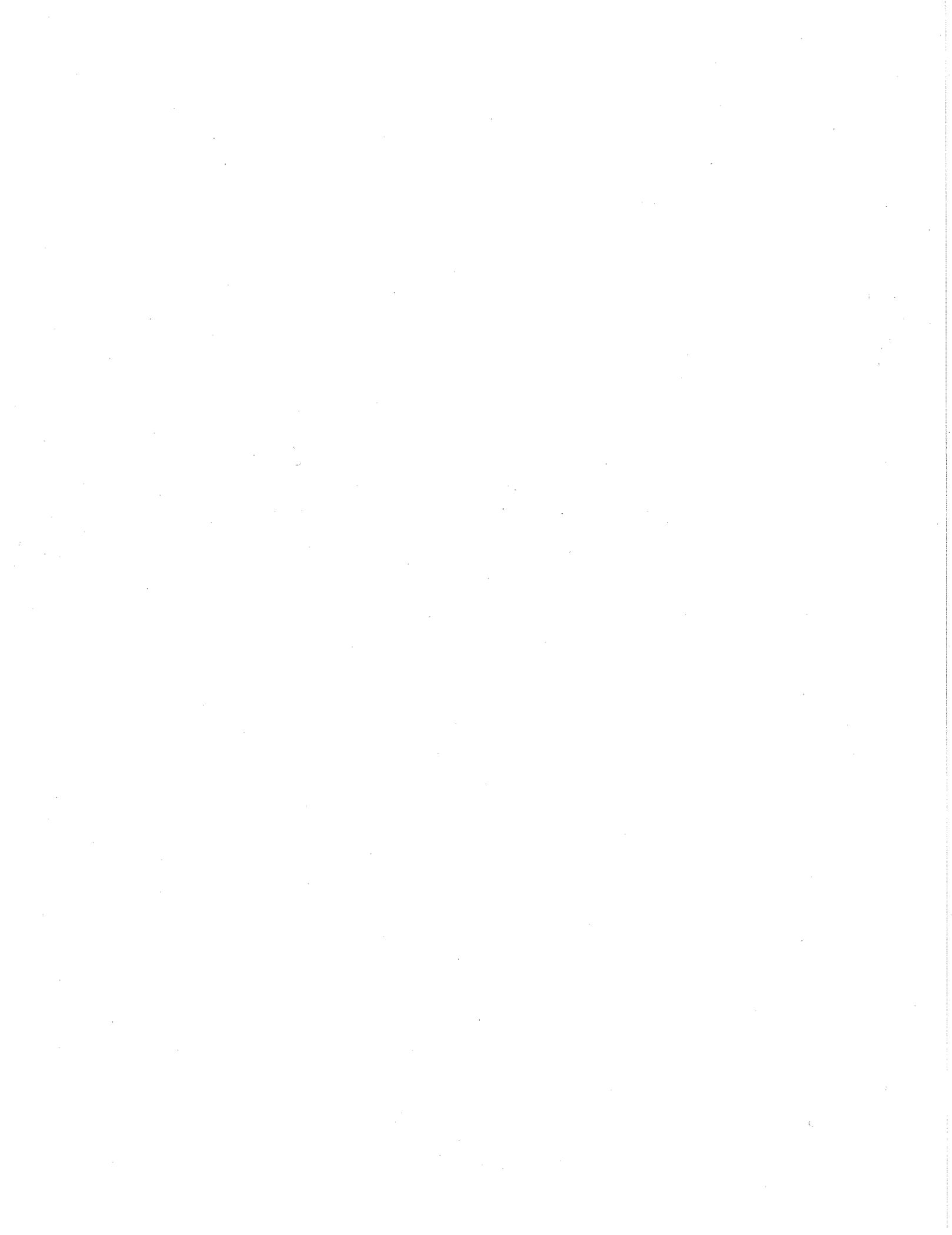
Expiration Date: May 21, 2015

Business Hours: 7:00am - 6:00pm
Monday - Friday

Capacity: 12

Ages: Birth - 5 years 11 months

Inspector: Pamela Sneed
(703) 934-1507





County of Fairfax, Virginia

MEMORANDUM

Date: August 28, 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: Deba Ehsan
4894 Sunset Lane Annandale, Virginia 22003- 6038
Sunrise at Sunset Lot 1
Tax Map# 71-3 ((23)) 0001 Zoning District: R-2(Residential 2 DU/AC)
Magisterial District: Mason
Mail Log # 2014-0356
Date of Inspection: August 26, 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.)
 - * The children's sleeping areas (2) have no emergency egress – The owner/applicant, Deba Ehsan – stated she will relocate the children's sleeping area to the basement living area which has no emergency egress issues.
- An operable smoke alarm shall be provided outside of each sleeping area, with at least one such device on each floor.

Department of Planning and Zoning
Zoning Administration Division
Zoning Inspections Branch
12055 Government Center Parkway, Suite 829
Fairfax, Virginia 22035-5508
Phone 703-324-4300 FAX 703-324-1343
www.fairfaxcounty.gov/dpz/



- 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.