



APPLICATION ACCEPTED: August 5, 2014
PLANNING COMMISSION: December 10, 2014
BOARD OF SUPERVISORS: January 13, 2015 @ 4:30 PM

County of Fairfax, Virginia

November 25, 2014

STAFF REPORT

APPLICATION SE 2014-SU-048



SULLY DISTRICT

APPLICANT: Hakima Elamiri D/B/A Sarah Daycare

ZONING: PDH-4, WS

PARCEL: 54-1 ((17)) (2) 20

SITE AREA: 2,100 square feet

PLAN MAP: Residential, 2-3 du/ac

PROPOSAL: To permit a home child care facility for a maximum of twelve children at any one time (excluding children of the provider), and up to two assistants.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2014-SU-048, subject to the proposed development conditions contained in Appendix 1.

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

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

William O'Donnell

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Integrity * Teamwork * Public Service

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/





Universal Title

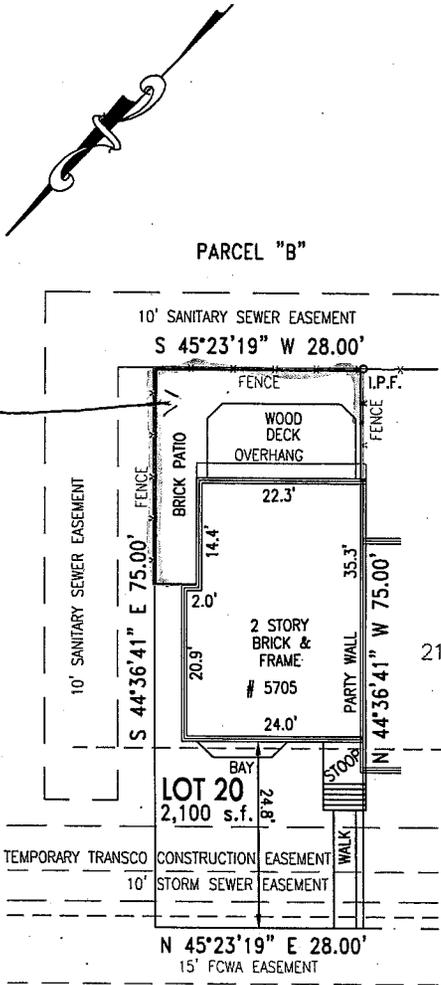
7611 Little River Turnpike
 Suite 201W
 Annandale, VA 22003

Office: 703 354 2100
 Fax: 703 658 1630

I hereby certify that the position of all existing improvements have been carefully located by a transit and/or tape or electronic measuring device and, unless otherwise shown, there are no encroachments. This plat has been provided for a transaction on or about the date of this plat. This certification is limited to the parties of this transaction. This plat is furnished for informational purposes in the issuance of title insurance and is not to be used for any design or construction or to set property corners. The fence locations shown on this plat are approximate and are not certified as to relation to the property boundaries or ownership. The settlement agent has requested this survey pursuant to the terms of a contract of sale or in conjunction with a re-finance of the subject property at the owner's, prospective purchaser's, and/or lender's direction. The settlement agent has requested that only that information required for title insurance purposes be shown and does not certify to the accuracy of any of the information shown hereon. No title report has been furnished. This plat is subject to restrictions and easements of record. Boundary and other site information has been provided by others. o IPF indicates monuments used for location purposes. If no monuments were found the existing improvements were located from the occupation of existing features. Any reproduction of this document that does not bear an original signature is an unauthorized copy and may violate U.S. copyright laws. Unauthorized copies may not be in conformance with current survey requirements under Virginia State law and shall not be used for insurance and/or mortgage underwriting.

Fence 6" High

Hakim Elanniri



Outdoor Play area

PARCEL "B"
BELCHER FARM DRIVE
 PRIVATE STREET

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 Zoning Evaluation Division

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 MAR 27 2014
 Zoning Evaluation Division

The realtor's name and company affiliation are shown for promotional purposes only. Realtors are not responsible for any of the information shown on this plat.

Universal Title
The Masons
 703-354-2100
 dkmaon@universaltite.com
 www.universaltite.com

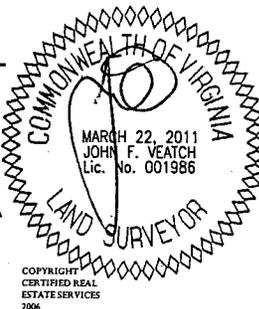
CRES II, Ltd.

CERTIFIED REAL ESTATE SERVICES
 1831 WIEHLE AVENUE, SUITE 105
 RESTON, VA 20190

OFFICE: 703.742.9105
 FAX: 703.742.9104



Land Title Survey Specialists for more than 15 years



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DESCRIPTION OF THE APPLICATION

The applicant requests approval of a Special Exception to operate a home child care for up to 12 children (excluding children of the provider) at any one time in a single family attached dwelling, with up to two assistants.



The subject property is located at 5705 Belcher Farm Drive in the Sully Station Section 2 subdivision, just west of Stone Road. The property is part of a larger Planned Development is surrounded by single family attached dwellings. Belcher Farm Drive is a private loop road that connects to a public street (Sully Park Drive), and contains parking on both sides of the loop. The subject property and surrounding area are zoned PDH-4, WS.

Other details about the application include:

- Licensed provider for 12 children;
- Up to two full-time assistants;
- Hours of operation: 7:45 a.m. to 5:30 p.m.; staggered drop-off and pick-up;
- Unlimited parking between the hours of 6:00 am and 7:00 pm is available in the surface parking lot in front of the house. Additional visitor parking spaces are available along Belcher Farm Drive, which is approximately 150 feet away from the house;
- Parents park in the parking lot or on the street and bring their children to the side or front doors;
- The single family attached house is located on a 2,100 square foot lot, which contains approximately 1,912 square feet of gross floor area. The total area of the child care in the house would be approximately 1,270 square feet, or 60% of

the total square footage of the house. Child care takes place in a walk-out basement, including both play and sleeping areas. Meals are prepared in the main kitchen. No second kitchen is provided. A small outdoor play area is located in the backyard, with approximately 650 square feet enclosed by a 6 foot tall wood fence. The applicant also proposes to use the community playground.

The proposed development conditions, applicant's statement of justification, state license and file photographs, and affidavit are contained in Appendices 1 to 3, respectively. No letter from the Home Owners Association is included; the applicant indicated that she received verbal permission to conduct the use.

BACKGROUND

The subject property is located within the Bull Run Planning District (in Land Unit B-6 of the Centreville Area and Suburban Center) of the Comprehensive Plan. The Plan recommends residential use at 8-12 dwelling units per acre. On April 29, 2002, the Board of Supervisors approved RZ 2001-SU-044 for the development of 177 residential units (which included 94 single family detached units). The approved development plan and proffers do not speak to the issue of home child care uses, nor do they preclude use of the streets for parking.

According to the Department of Tax Administration records, the single family attached dwelling was constructed in 1993. The original Building Permit includes a final inspection of the basement and a second Building Permit includes a final inspection of the existing deck.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area III, Bull Run Planning District, Centreville and Suburban Center, Land Unit B-6
Plan Map: Residential, 8-12 du/ac
Text:

The proposed use is in conformance with the Comprehensive Plan.

Transportation (Appendix 4)

Belcher Farm Drive is a private street, which is accessed from a public street (Sully Park Ave.) The applicant indicates that drop-off times for the 12 children are staggered from 7:45 a.m. to 9:15 a.m., and pick-up is from 2:45 p.m. to 5:30 p.m. The surface parking in front of the house and the on-street parking along Belcher Farm Drive are sufficient to accommodate the parking demands.

Staff finds that the home child care use will not conflict with the existing and anticipated traffic in the neighborhood and that there is adequate parking to accommodate the proposed use.

Zoning Inspection (Appendix 5)

A site inspection was conducted on September 5, 2014. Five minor property maintenance concerns were identified, which included: 1) an extension cord attached to a small refrigerator and microwave in the basement, 2) clutter in front of the electrical and mechanical service equipment, 3) a shelving unit in the stairway landing area, 4) a missing handrail in the stairway, and 5) a corrugated roof structure attached under the deck. The applicant has resolved these concerns. No other issues were identified.

Zoning Ordinance Provisions (Appendix 6)

Section 10-103 of the Zoning Ordinance provides for home child care facilities that increase the number of children above seven in a single family attached dwelling or the involvement of more than one nonresident person may be permitted in accordance with the provisions of Part 3 of Article 8. This section applies to Group 3, Institutional uses. Further, Sect. 6-105 for Planned Development Districts specifies that Group or Category uses may be permitted with the approval of a Special Exception when such use is not specifically designated on an approved final development plan (FDP). Since home child care uses are not provided for on the approved FDP for this property, this Special Exception application is required to satisfy the provisions of the General Standards for Special Exceptions (Sect. 9-006), Standards for all Group 3 Uses (Sect. 8-303), Additional Standards for Home Child Care Facilities (Sect. 8-305), and Use Limitations (Paragraph 6 of of Sect. 10-103).

General Standards for Special Exceptions (Sect. 9-006)

Standards 1 and 2 <i>Comprehensive Plan/Zoning District</i>	Staff finds that the proposed use is in harmony with the Comprehensive Plan. No issues were identified and staff finds the use in harmony with the general purpose and intent of the PDH-4 Zoning District.
Standard 3 <i>Adjacent Development</i>	No construction is proposed with this application. Staff finds that the use will not affect the use or development of neighboring properties.
Standard 4 <i>Pedestrian/Vehicular Traffic</i>	As previously noted, staff finds that the proposed use will not impede or conflict with existing and anticipated traffic in the neighborhood.
Standard 5 <i>Landscaping/Screening</i>	No additional landscaping is required for the proposed use.
Standard 6 <i>Open Space</i>	The PDH-4 District requires 20% of the gross area of the site to be open space. The FDP that governs the subject property exceeds this requirement.
Standard 7 <i>Utilities, Drainage, Parking, Loading</i>	This application does not affect the provision of adequate public facilities as determined in the review and approval of the dwelling unit. Staff concludes that the available parking is sufficient to accommodate the home child care use.
Standard 8 <i>Signs</i>	Sect. 10-103 of the Zoning Ordinance does not permit signs for home child care facilities.

Standards for all Group 3 Uses (Sect. 8-303)

Standard 1 <i>Lot Size and Bulk</i>	No site improvements are proposed. The property would continue to comply with the lot size and bulk regulations for the PDH-4 District as provided for with the approved FDP.
Standard 2 <i>Performance Standards</i>	The use would comply with the performance standards set forth in Article 14.
Standard 3 <i>Site Plan</i>	Home child care facilities are not subject to Article 17, Site Plans.

Additional Standards for Home Child Care Facilities (Sect. 8-305)

Standard 1 <i>Max. 12 Children; Approval of more than one nonresident person</i>	The applicant's request for 12 children (not including her child) meets this standard. This application requests approval for the involvement of up to two non-resident employees.
Standard 2 <i>Access and Parking</i>	Staff finds that access and parking are sufficient to accommodate the use.
Standard 3 <i>Landscaping/Screening</i>	Staff finds that no additional landscaping is required for this location.
Standard 4 <i>Submission Requirements</i>	The submission requirements allow the use of a house location survey in lieu of the SE Plat.
Standard 5 <i>Code of Virginia: Title 63.2, Chapter 17</i>	The applicant is subject to state licensing and registration procedures, and presently holds a license through July 11, 2015.

Use Limitations (Sect. 10-103, Paragraph 6)

Part A <i>Max. Children</i>	This application requests approval for 12 children in a single family attached dwelling.
Part B <i>Licensed provider/ primary residence</i>	The applicant holds a license from the Virginia Department of Social Services for a Family Day Home. The dwelling is her primary residence.
Part C <i>No exterior evidence except play equipment</i>	Staff finds there is no exterior evidence of the home child care facility, other than play equipment in the rear yard.
Part D <i>Nonresident person</i>	This application requests approval for up to two non-resident employees to be involved, and hours of 7:45 a.m. to 5:30 p.m.
Part E <i>Primary residence of nonresident person</i>	Not applicable. The dwelling is the primary residence of the home child care provider.
Part F <i>Code of Virginia: Title 63.2, Chapter 17</i>	The applicant is subject to state licensing and registration procedures, and presently holds a license through July 11, 2015.
Part G <i>Increase in children or nonresident person</i>	The provisions of Part 3 of Article 8 are addressed above.

CONCLUSION AND RECOMMENDATION

In staff's opinion, the home child care facility for up to 12 children at any one time (excluding children of the provider) on the subject property would not adversely impact

the site or neighboring properties. Staff finds that the application is in harmony with the Comprehensive Plan and conforms to all applicable Zoning Ordinance provisions. Staff recommends approval of SE 2014-SU-048, subject to 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. 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 this application.

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 Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification, State License and File Photographs
3. Affidavit
4. Transportation Analysis
5. Safety Inspection
6. Applicable Zoning Ordinance Provisions
7. Glossary of Terms

Proposed Development Conditions

SE 2014-SU-048

November 25, 2014

If it is the intent of the Board of Supervisors to approve SE 2014-SU-048 located at 5705 Belcher Farm Drive, Tax Map 54-1 ((17)) (2) 20, for a home child care facility of up to twelve children (excluding children of the provider) and up to two assistants, pursuant to Sect. 6-105 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the home child care use indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. Any plan or permit submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat dated March 22, 2014, (the House Location Survey entitled "Parcel "B" Belcher Farm Drive, Lot 20 Section 2, Phase 2 Sully Station") consisting of one sheet prepared by John F Veatch, and these conditions. Minor modifications to the approved special exception plat may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of the special exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
6. The hours of operation for the home child care facility shall not exceed 7:30 a.m. to 5:30 p.m.
7. A maximum of two nonresident employees, whether paid or not for their services, may be involved in the home child care facility, with the hours of such attendance limited to 7:30 a.m. to 5:30 p.m.

8. The dwelling that contains the home child care facility shall be the primary residence of the provider.
9. There shall be no signage associated with the home child care facility.
10. All outdoor play equipment shall conform to all applicable state regulations and standards.
11. Approval of this use is contingent upon maintenance of a state license for the Home Child Care for 12 children.
12. All pick up and drop off of children shall take place in the surface parking areas located in front of the house and/or in the guest parking spaces on Belcher Farm Drive.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by the Board.

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

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

APPENDIX 2
ATTACHMENT 2B

STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITY

Name: Hakima Elamiri
Address: 5705 Belcher Farm Drive
Centreville, Virginia 20120
Tax Map #: 028-3-10-0005
Phone #: 703- 378- 2457
E-mail address: sarahimanschool@gmail.com

RECEIVED
Department of Planning & Zoning
MAR 27 2014
Zoning Evaluation Division

Date: March 26, 2014

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

Re: Special Permit Application
Applicant: Hakima Elamiri
Zoning Ordinance Section 8-305 for Home Child Care Facility
Section 9-006 of General Standards
Special Exception Application
Tax Map #: 054-17520020
Zoning District: PDH-4
Lot Size: 2,100 sq ft

To whom it may concern,

Please accept the following as my statement of justification for a special permit for a home child care facility in my home. I own and live in a single-family town house dwelling at 5705 Belcher Farm Drive, Centreville, Virginia in Fairfax, Virginia with my husband and one child. The property is zoned PDH-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 facilities operations:

Hours. The child care is open from 8:00 AM to 5:00 PM Monday-Thursday.

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

Employees. I have two assistant(s) who work two shifts, one in the morning and one in the afternoon.

Arrival Schedule. Four of the children arrive between 8 AM and 8:15 AM. Three children arrive at 8:30 AM. Two arrive at 9:30 AM. Lastly, two arrive at 11 AM.

ATTACHMENT 2B

Departure Schedule. One of the children are picked up at 2:30 PM. Three children leave at 3 PM. Two leave at 3:30 PM. Four children from two families leave at 4 PM. The rest leave at 5 PM.

Parking. I use my free visitor parking to park my family car. My parents park in the two designated parking spaces specifically for our town home. The visitor parking is away from the home. The children arrive after and before work rush hour traffic; therefore, there is ample space to accommodate pick up and drop off parking. Our facility follows the Fairfax County School calendar. When there is no school or work, we also do not have school. Lastly, the child care facility only serves five families with multiple siblings from each family attending the school. The employees park in visitor spaces. There has never been a problem or complaint from the neighbors about parking. Area Served. The children are from the Centreville, Chantilly, Fairfax, Manassas, Gainesville and surrounding communities. One family is within walking distance from the facility.

Operations. As I stated, my house is a single-family detached dwelling. It has (NA) My house is a single family town house dwelling. It has a walk-out basement that leads to the fenced outdoor play area. I use the entire basement for the preschool activities. This includes two rooms, two closets, and one bathroom. The basement is approximately 1,270 square feet in 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.

Outdoor Play Area. I use my back yard for outdoor play for the children. The area is approximately 650 square feet. There is a tall, wood fence around the entire backyard area. There are several small playground items, including a slide, picnic table and rocking horse.

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 propose no changes to the outside of my house, including no addition of advertising or signs regarding the child care. Adequate parking is available for the parents, employees and family; therefore, my in-home child care business shall not negatively impact my neighbors or community in any way. I would like to reiterate this is an application for a Special Exception. Thank you.

Sincerely,


Owner of Sarah Daycare

Arrival and Departure Schedule for Sarah Daycare

Address: 5705 Belcher Farm Drive, Centreville, Virginia 20120

Proposed 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				

Proposed Departure Schedule

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

Departure Schedule. _____ of the children are proposed to be picked up at _____ PM. _____

Parking. I propose to use my _____ to park my family car. My parents will park _____

Area Served. _____

Operations. As I stated, my house is a _____. It has _____

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. _____ (initials)

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. _____ (initials)

Outdoor Play Area. I propose to use my _____ yard for outdoor play for the children. The area is approximately _____ square feet. There is _____

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

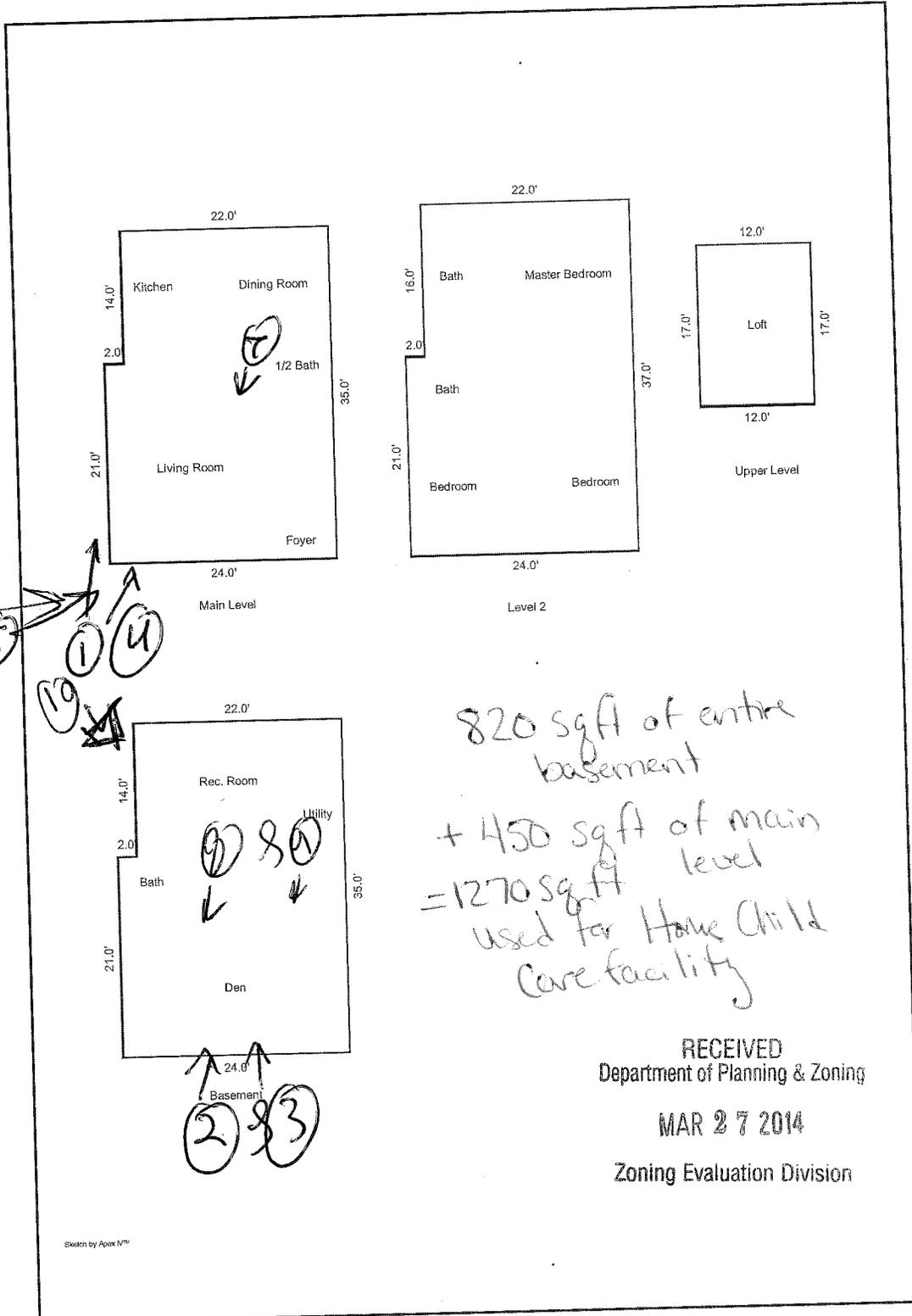
In conclusion, I am proposing _____

Sincerely,

Owner of _____

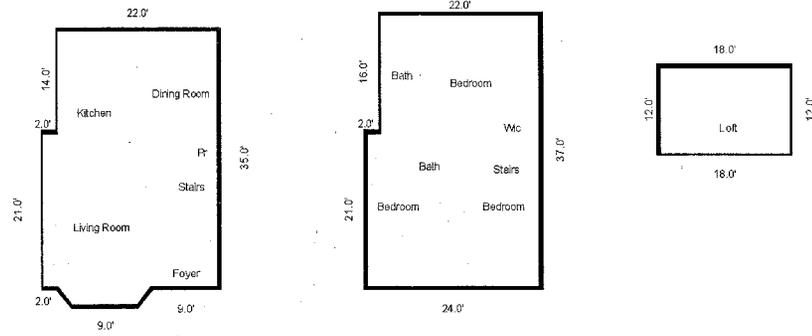
Building Sketch

Borrower/Client	KHALED A ELNADY		
Property Address	5705 Belcher Farm Dr	County FAIRFAX	State VA Zip Code 20120
City	Centreville		
Lender	UNIVERSITY BANK		



FLOORPLAN

Borrower: Khaled Elnady File No.: 0318723152
 Property Address: 5705 Belcher Farm Drive Case No.: 5485096734
 City: Centreville State: VA Zip: 20120
 Lender: Prosperity Mortgage Company



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Setby/Aspc/V™
 Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	839.50	839.50
GLA2	Second Floor	856.00	856.00
GLA3	Third Floor	216.00	216.00
TOTAL LIVABLE (rounded)			1912

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	2.0 x	21.0	42.00
	22.0 x	35.0	770.00
	2.5 x	9.0	22.50
0.5 x	2.0 x	2.5	2.50
0.5 x	2.0 x	2.5	2.50
Second Floor			
	21.0 x	24.0	504.00
	16.0 x	22.0	352.00
Third Floor			
	12.0 x	18.0	216.00
8 Calculations Total (rounded)			1912

Commonwealth of Virginia

DEPARTMENT OF



SOCIAL SERVICES

FAMILY DAY HOME LICENSE

Issued to:

Hakima Elamiri, d.b.a. Sarah Day Care

Address:

5705 Belcher Farm Drive, Centreville, Virginia 20120

This license is issued in accordance with provisions of Chapters 1, 17 and 18, Title 63.2, Code of Virginia and other relevant laws, the regulations of the State Board of Social Services and the specific limitations prescribed by the Commissioner of Social Services as follows:

<u>CAPACITY</u>	
	12
<u>GENDER</u>	<u>AGE</u>
Both	16 months through 12 years

This license is not transferable and will be in effect July 12, 2013 through July 11, 2015 unless revoked for violations of the provisions of law or failure to comply with the limitations stated above.

ISSUING OFFICE:

Virginia Department of Social Services
Division of Licensing - Fairfax Licensing Office
3701 Pender Drive, Suite 125
Fairfax, VA 22030

Telephone: (703) 934-1505

FDH 1108438-L109
LICENSE NUMBER

MODIFIED

MARGARET ROSS SCHULTZE
COMMISSIONER OF SOCIAL SERVICES

By

A handwritten signature in black ink, appearing to read "James J. Parcelli".

James J. Parcelli

Title

LICENSING ADMINISTRATOR

Date

February 3, 2014

Daycare entrance

①



Back of the house

②



③



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MAR 27 2014
Zoning Evaluation Division

5705 belcher Farm dr

4



Front view

5

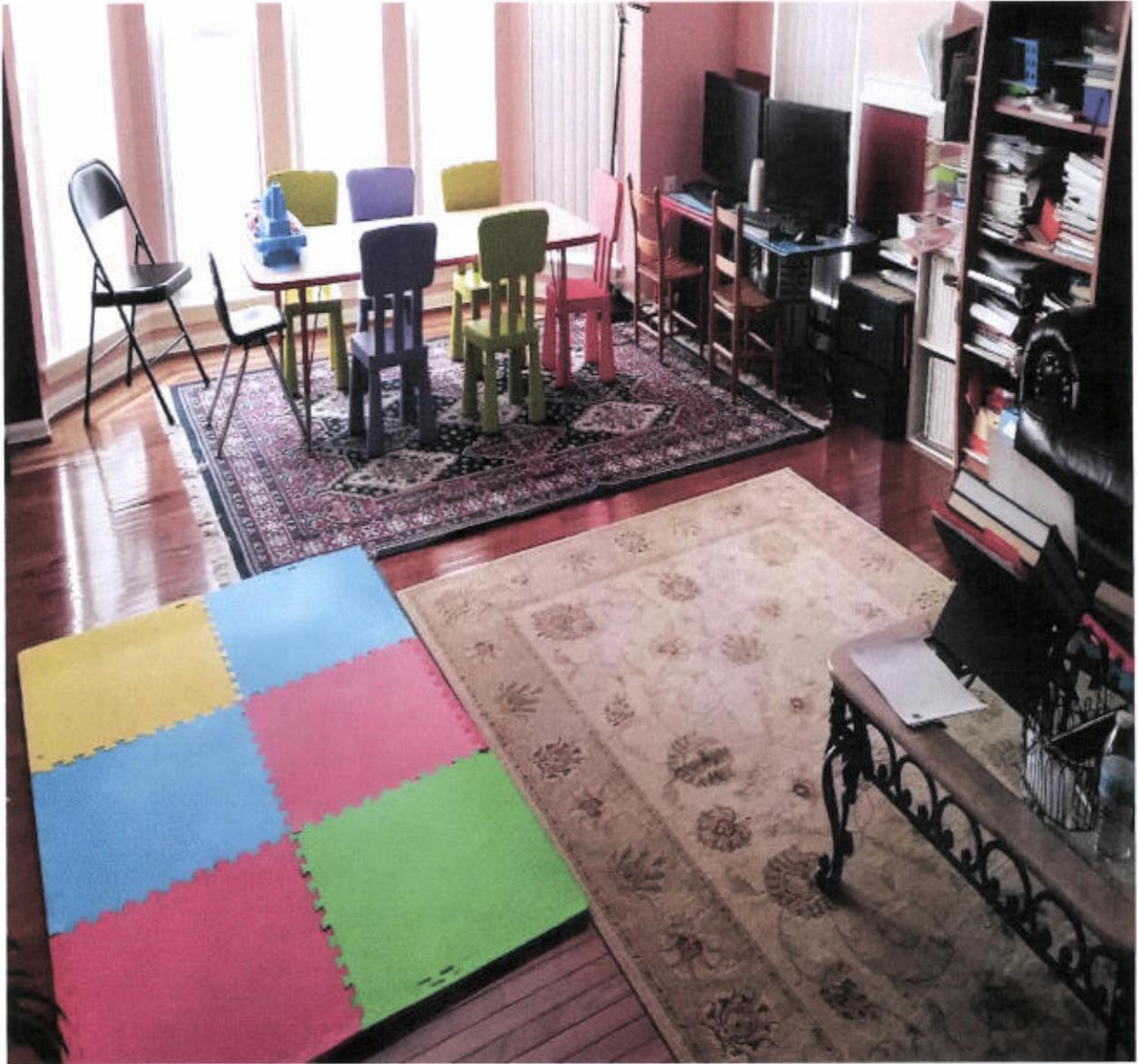


Front Parking

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Zoning Evaluation Division

7

Learning space for pre-k

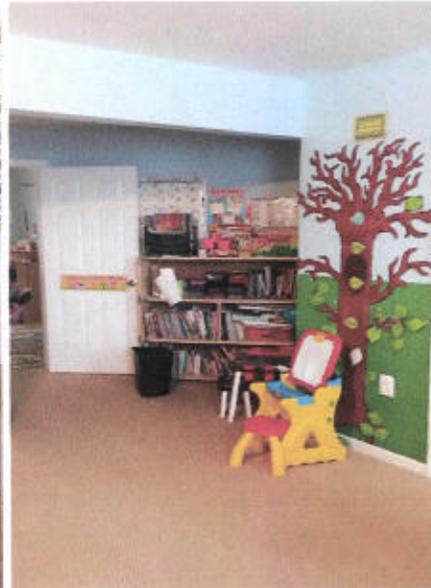


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Reading area



Writing workshop

(B)



(a)



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Play place



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10



Back of the house

11



Street view

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Zoning Evaluation Division

SPECIAL EXCEPTION AFFIDAVIT

DATE: 03-27-2014 (enter date affidavit is notarized)

I, Hakima Elamiri, do hereby state that I am an (enter name of applicant or authorized agent)

(check one) [X] applicant [] applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): SE 2014-SU-048 126586 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information 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 are to 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.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes entries for Hakima Elamiri and Khaled Elnady.

(check if applicable) [] There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception 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).

CAS

Application No.(s): SE 2014-SU-048
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: _____
(enter date affidavit is notarized)

126586

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)

MLA

DESCRIPTION OF CORPORATION: (check one statement)

MLA

- 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): SE 2014-SU-048
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: _____
(enter date affidavit is notarized)

126586

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**)

NONE

(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): SE 2014-SU-048
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: _____
(enter date affidavit is notarized)

126586

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

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

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 03-27-2014
(enter date affidavit is notarized)

Application No.(s): SE 2014-54-048
(county-assigned application number(s), to be entered by County Staff)

126586

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, 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

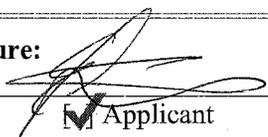
NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

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

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

WITNESS the following signature:

(check one)

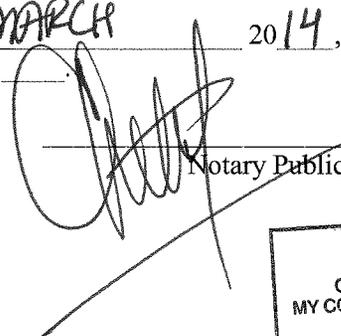


Applicant

[] Applicant's Authorized Agent

Hakima Elamiri
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 27 day of MARCH, 2014, in the State/Comm. of VIRGINIA, County/City of FAIRFAX



My commission expires: 11/30/2016

CHETAN WAHI
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOV. 30, 2016
COMMISSION #7513762



County of Fairfax, Virginia

MEMORANDUM

DATE: September 22, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, Department of Planning & Zoning

FROM: Michael A. Davis, Acting Chief 
Site Analysis Section, Department of Transportation

FILE: SE 2014-SU-048

SUBJECT: Hakima Elamiri (D/B/A Sarah Daycare)
5705 Belcher Farm Drive, Centreville VA 20120
Tax Map: #54-1 ((17)) (2) 20

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. This department reviewed the Special Exception Plat dated March 27, 2014. The application is to permit a home child care center for up to twelve (12) children. The hours of operation are Monday-Thursday from 8:00 a.m. to 5:00 p.m.

This department has no transportation issues with the application.

MAD/EAI



County of Fairfax, Virginia

MEMORANDUM

Date: October 1, 2014

To: William O'Donnell, Staff Coordinator
Zoning Evaluation Division

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

Subject: Home Child Care Facility, Special Exception # SE 2014-SU-048

Applicant: Hakima Elamiri, dba Sarah Daycare
5705 Belcher Farm Dive, Centreville, Virginia 20120
SULLY STATION, LT 20, SEC 2, PH 2
Tax Map #: 54-1 ((17)) (2) 20
Zoning District: PDH-4
Overlay District: WS
Mail Log # 2014-SU-0373

An inspection was conducted of the above-referenced property on September 5, 2014 by Zoning/Property Maintenance Inspector Bruce Miller. The inspector was accompanied by Staff Coordinator William O'Donnell and the applicant Mrs. Elamiri and her husband.

*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.

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/



October 1, 2014

Page 2

- 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.

Comment: Temporary wiring is not approved for use as permanent wiring. (VMC 604.3)

- 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.

Comment: Clearances in front of Service panel must be maintained 30 inches wide by 36 inches deep (USBC E3405.1).

- Other Maintenance Issues:

Comment:

- Stairwell from first floor to the basement. The shelf obstructs the landing. (USBC R311.7.5)
- The required continuous handrail is missing from the stairwell landing to the basement level. (USBC R311.7.7)
- Clearances must be maintained around mechanical appliances. (VMC 603.3)
- The roof under the deck does not meet the requirements set forth in the USBC.

- Structures comply with the Zoning Ordinance.

- The roof under the deck was constructed without an approved Building Permit.

The following photographs depict the condition of the property at the time of the inspection:

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such 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 category or use, the Board 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 Board may impose more strict requirements for a given use than those set forth in this Ordinance.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		