



County of Fairfax, Virginia

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

November 19, 2014

Ejigayehu Ayalew
JC's Child Care
9607 Sloway Coast Drive
Lorton, VA 22079

Re: Special Exception Application SE 2014-MV-028

Dear Ms. Ayalew:

At a regular meeting of the Board of Supervisors held on November 18, 2014, the Board approved Special Exception Application SE 2014-MV-028 in the name of Ejigayehu Ayalew (JC's Child Care). The subject property is located at 9607 Sloway Coast Drive, on approximately 4,330 square feet of land, zoned PDH-4 in the Mount Vernon District [Tax Map 107-3 ((6)) 182]. The Board's action permits a home child care facility, pursuant to Section 6-105 of the Fairfax County Zoning, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the home child care use as indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. Any plan or permit submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat, consisting of an annotated copy of the House Location Survey titled, "Lot 182 Section One" prepared by Ernest S. Holzworth and dated August 5, 2004, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

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

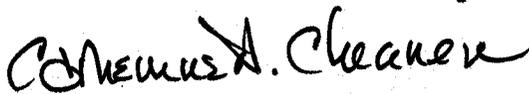
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

4. A copy of the special exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed ten. The applicant shall obtain the appropriate state license approval prior to increasing the number of children above seven.
6. The hours of operation for the home child care facility shall not exceed 6:30 a.m. to 6:30 p.m., Monday through Friday.
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 6:30 a.m. to 6:30 p.m., Monday through Friday.
8. The dwelling that contains the home child care facility shall be the primary residence of the provider.
9. The existing two-car garage shall not be converted to any use which would preclude the parking of vehicles, and shall be kept clear of debris at all times in order to accommodate parking for the dwelling and the home child care provider.
10. There shall be no signage associated with the home child care facility.
11. All outdoor play equipment shall conform to all applicable state regulations and standards.
12. The rear deck shall receive approval of the final inspection within 6 months of Special Exception approval. The deck and rear yard shall not be used in any way during the hours of the home child care use, until approval of the final inspection. Signs shall be clearly posted at all entrances to the deck and rear yard prohibiting such use until approval of the final inspection.
13. The rear yard coverage shall be brought into conformance with Sect. 10-103 (3) of the Zoning Ordinance within 6 months of Special Exception approval, and shall be demonstrated to the satisfaction of the Department of Planning and Zoning, Zoning Administration Division.
14. A walkway of stepping stones or other similar material shall be provided on the left side of the dwelling unit for access to the rear entrance for the child care prior to enrolling children.
15. All pick-up and drop-off of children shall take place in the driveway, which shall be reserved exclusively for that purpose during operating hours of the home child care facility. Arrival and departure times of children shall be staggered to ensure that the driveway is available to accommodate all drop-off and pick-up of children.

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

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

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



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

APPLICATION No: SE 2014-MV-028

(Staff will assign)
 RECEIVED
 Department of Planning & Zoning

MAY 20 2014

Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Ejigayehu Ayalew (Jc's child care)
	MAILING ADDRESS 9607 Sloway Coast dr Lorton VA 22079
	PHONE HOME () WORK () 703-495-9985
	PHONE MOBILE () EMAIL 703-967-3386 kebdinna@yahoo.co
PROPERTY INFORMATION	PROPERTY ADDRESS 9607 Sloway Coast dr Lorton VA 22079
	TAX MAP NO. 107-3-06-0182
	SIZE (ACRES/SQ FT) 4,330 SQ FT
	ZONING DISTRICT PDH.4
SPECIAL EXCEPTION REQUEST INFORMATION	MAGISTERIAL DISTRICT MT VERNON
	ZONING ORDINANCE SECTION 8-305
	PROPOSED USE Home Child Care Facility
AGENT/CONTACT INFORMATION	NAME
	MAILING ADDRESS
	PHONE HOME () WORK ()
	PHONE MOBILE () EMAIL
MAILING	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant -or- <input type="checkbox"/> Agent/Contact

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

Ejigayehu Ayalew
 TYPE/PRINT NAME OF APPLICANT/AGENT

Ejigayehu Ayalew
 SIGNATURE OF APPLICANT/AGENT

Debrah Leslie Kubrick

SE 2014-0126

DO NOT WRITE IN THIS SPACE

Date Application accepted: June 2, 2014 Application Fee Paid: \$ 435.00

SE 2014-MV-028

Zoning Application Closeout Summary Report

Printed: 12/1/2014

General Information

APPLICANT: EJIGAYEHU AYALEW (JC'S CHILD CARE)
DECISION DATE: 11/18/2014
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: CARMEN BISHOP
SUPERVISOR DISTRICT: MOUNT VERNON

DECISION SUMMARY:

ON NOVEMBER 18, 2014, THE BOARD UNANIMOUSLY APPROVED SE 2014-MV-028 ON A MOTION BY SUPERVISOR HYLAND SUBJECT TO DEVELOPMENT CONDITIONS DATED OCTOBER 30, 2014.

APPLICATION DESCRIPTION:

HOME CHILD CARE FACILITY

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PDH- 4	4,330.00 SQ FEET

Tax Map Numbers

1073 ((06)) ()0182

Approved Land Uses

Zoning District: PDH- 4

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
CHCR/HOME							
TOTALS							

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 10-30-2014

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
HOURS OF OPERATION	01-01-0001	0	N/A	0	01-01-0001
PARKING	01-01-0001	0	N/A	0	01-01-0001
OUTDOOR PLAY AREA	01-01-0001	0	N/A	0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	0	01-01-0001
EXPIRES IN NUMBER MONTHS / YEARS UNLESS IMPLEMENTED	05-18-2017	0	N/A	0	01-01-0001
OTHER - LAND USE	05-18-2015	0	N/A	0	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	0	01-01-0001
NUMBER OF EMPLOYEES	01-01-0001	0	N/A	0	01-01-0001
COPY SHALL BE POSTED	01-01-0001	0	N/A	0	01-01-0001
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLATS	01-01-0001	0	N/A	0	01-01-0001
ENROLLMENT LIMITATIONS	01-01-0001	0	N/A	0	01-01-0001
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001

12/1/2014