



County of Fairfax, Virginia

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

December 3, 2014

Aida G. Chavera
6616 Green Ash Court
Springfield, VA 22152

RECEIVED
Department of Planning & Zoning

DEC 16 2014

Zoning Evaluation Division

Re: Special Exception Application SE 2014-SP-037

Dear Ms. Chavera:

At a regular meeting of the Board of Supervisors held on December 2, 2014, the Board approved Special Exception Application SE 2014-SP-037 in the name of Aida G. Chavera (Aida's Day Care). The subject property is located at 6616 Green Ash Court, on approximately 2,525 square feet of land, zoned PDH-3 in the Springfield District [Tax Map 88-2 ((9)) 63]. 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, dated February 7, 2014, of the House Location Survey entitled "Lot 63, Greentree Village," prepared by Suburban Development Engineering and dated March 5, 1990, 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.
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.

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>

SE 2014-SP-037
December 3, 2014

5. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
6. The hours of operation for the home child care facility shall not exceed 7:00 a.m. to 5:00 p.m.
7. A maximum of two nonresident employees, whether paid or not for their services, may be involved in the home child care facility, with the hours of such attendance limited to 7:00 a.m. to 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. This Special Exception is contingent on the applicant's continued right to utilize the assigned parking spaces for the use of the home child-care facility.
11. The outdoor play area shall conform to all applicable state regulations and standards.
12. Any portions of the dwelling associated with the home child care facility that is used as a children's sleeping area shall be located in a room with proper emergency egress as defined by the Virginia Uniform Statewide Building Code. No children shall sleep in the area labeled as "Day Care Storage Area" in Attachment 1 unless an egress window or door has been installed and approved by Fairfax County.
13. Approval of this use is contingent upon maintenance of a state license for the home child care facility for 12 children.

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.

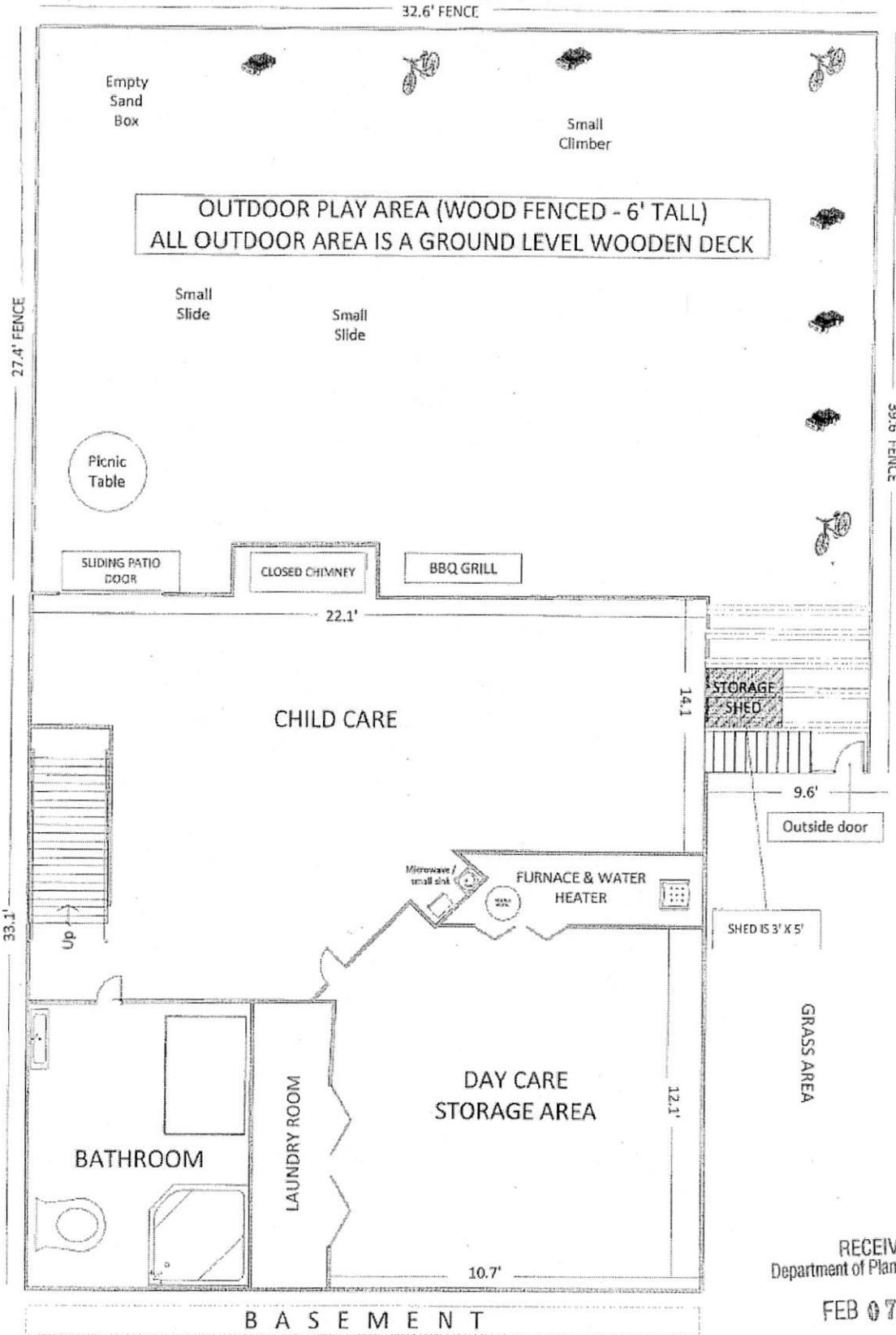
Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

SE 2014-SP-037
December 3, 2014

cc: Chairman Sharon Bulova
Supervisor Pat Herrity, Springfield 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



AIDA CHAVERA - 6616 GREEN ASH CT SPRINGFIELD, VA 22152

RECEIVED
Department of Planning & Zoning
FEB 07 2014
Zoning Evaluation Division



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-SP-037

(Staff will assign)
 RECEIVED
 Department of Planning & Zoning

JUN 26 2014

Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME AIDA G. CHAVERA (AIDA'S DAY CARE)	
	MAILING ADDRESS 6616 GREEN ASH CT SPRINGFIELD, VA. 22152	
	PHONE HOME (703) 913-6359	WORK (703) 913-6359
	PHONE MOBILE (703) 981-6985	
PROPERTY INFORMATION	PROPERTY ADDRESS 6616 GREEN ASH CT SPRINGFIELD, VA. 22152	
	TAX MAP NO. 0882 09 0063	SIZE (ACRES/SQ FT) 2,525
	ZONING DISTRICT PDH-3	MAGISTERIAL DISTRICT Springfield
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:	
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION SECTION 8-305	
	PROPOSED USE HOME CHILD CARE FACILITY	
AGENT/CONTACT INFORMATION	NAME	
	MAILING ADDRESS	
	PHONE HOME ()	WORK ()
	PHONE MOBILE ()	
MAILING	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant -or- <input type="checkbox"/> Agent/Contact	
<p>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.</p> <p>AIDA G. CHAVERA</p> <p>TYPE/PRINT NAME OF APPLICANT/AGENT</p>		
		<p><i>Aida G. Chavera</i></p> <p>SIGNATURE OF APPLICANT/AGENT</p>

DO NOT WRITE IN THIS SPACE

Deborah Levesque Pemberton

SE 2014-0060

mpc
6/27/14

Date Application accepted: June 27, 2014

Application Fee Paid: \$ 1,100.00

SE 2014-SP-037

Zoning Application Closeout Summary Report

Printed: 12/4/2014

General Information

APPLICANT: AIDA G. CHAVERA (AIDA'S DAY CARE)
DECISION DATE: 12/02/2014
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: MEGAN BRADY
SUPERVISOR DISTRICT: SPRINGFIELD

DECISION SUMMARY:

ON DECEMBER 2, 2014, THE BOARD UNANIMOUSLY APPROVED SE2014-SP-037 ON A MOTION BY SUPERVISOR HERRITY SUBJECT TO DEVELOPMENT CONDITIONS DATED NOVEMBER 19, 2014.

APPLICATION DESCRIPTION:

HOME CHILD CARE FACILITY

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PDH- 3	2,525.00 SQ FEET

Tax Map Numbers

0882 ((09)) ()0063

Approved Land Uses

Zoning District: PDH- 3

LAND USE	DU'S	RES.LAND.AREA	ADU'S	WDU'S	GFA	FAR	NRES.LAND.AREA
CHCR/HOME	1	2,525.00					SQ FEET
TOTALS	1	2,525.00					SQ FEET

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 11-19-2014

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
NUMBER OF EMPLOYEES	01-01-0001	0	N/A	0	01-01-0001
GRANTED WITHOUT TERM	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
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	0	01-01-0001
COPY SHALL BE POSTED	01-01-0001	0	N/A	0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	0	01-01-0001
EMERGENCY ACCESS	01-01-0001	0	N/A	0	01-01-0001
ENROLLMENT LIMITATIONS	01-01-0001	0	N/A	0	01-01-0001
SIGNAGE	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
OTHER - GENERAL	01-01-0001	0	N/A	0	01-01-0001

12/4/2014

