

## **Development Conditions**

**SE 2014-MV-028**

**October 30, 2014**

The Board of Supervisors approved SE 2014-MV-028 located at 9607 Sloway Coast Drive, Tax Map 107-3 ((6)) 182, for a home child care facility of up to ten children, pursuant to Sect. 6-105 of the Fairfax County Zoning Ordinance, 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.
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.