



APPLICATION ACCEPTED: June 24, 2014  
BOARD OF ZONING APPEALS: January 7, 2015  
ADMINISTRATIVELY MOVED AT APPLICANT'S REQUEST  
TIME: 9:00 a.m.

# County of Fairfax, Virginia

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December 31, 2014

## STAFF REPORT

SPECIAL PERMIT NO. SPA 00-P-002

### PROVIDENCE DISTRICT

**APPLICANT:** Carmen Castillejo (Carmen's Family Home Child Care)

**OWNERS:** William E Castillejo, Carmen R Castillejo

**SUBDIVISION:** W C Pfeiffer

**STREET ADDRESS:** 2918 Glenvale Drive, Fairfax, 22031

**TAX MAP REFERENCE:** 48-4 ((3)) (39) 23

**LOT SIZE:** 21,796 square feet

**ZONING DISTRICT:** R-1, HC

**ZONING ORDINANCE PROVISIONS:** 3-103, 8-305

**SPECIAL PERMIT PROPOSAL:** To permit a home child care facility to increase from 10 children to 12 children.

### STAFF RECOMMENDATION:

Staff recommends approval of SPA 00-P-002 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.

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.

*Megan Duca*

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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.**

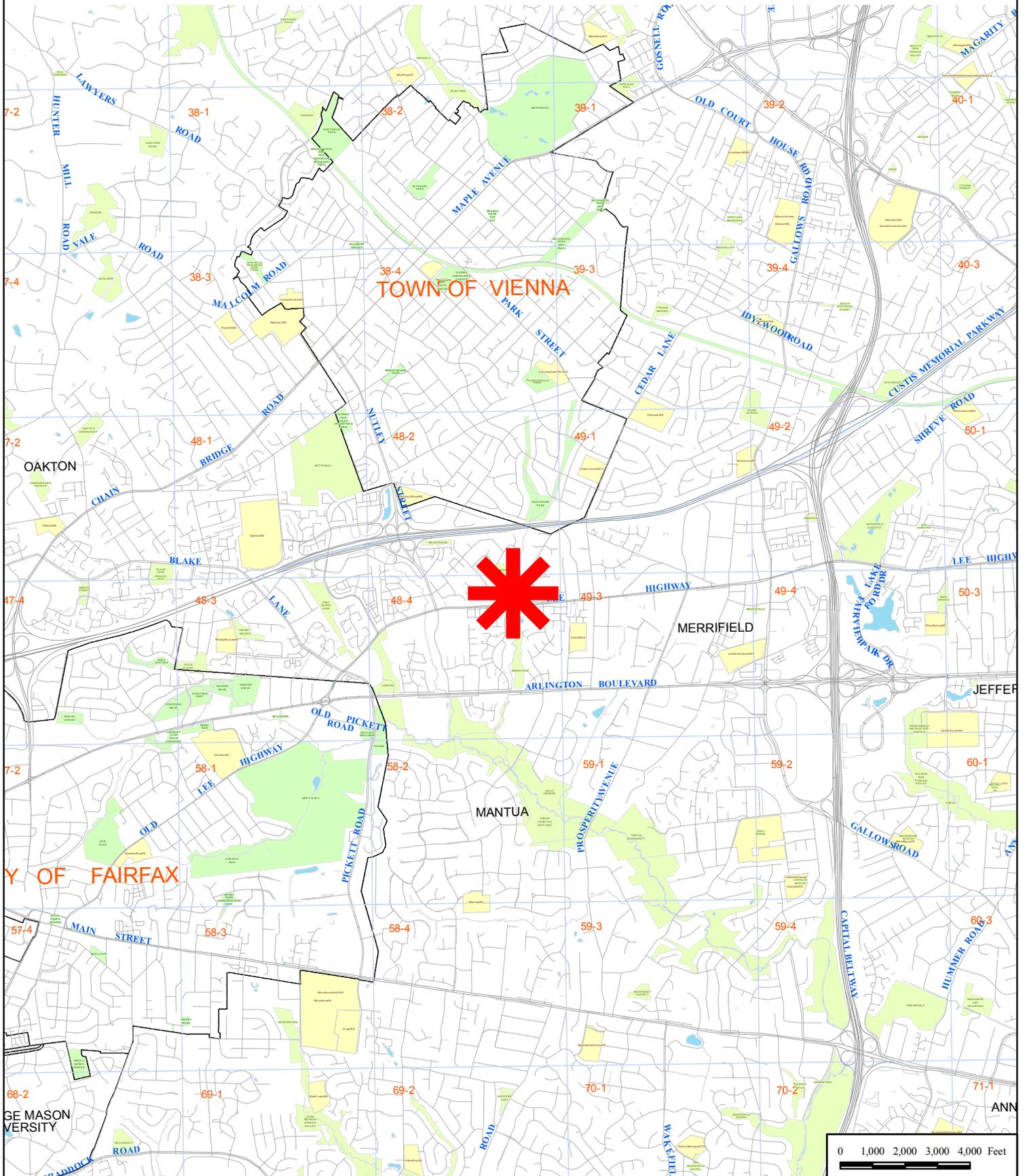


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Permit Amendment

SPA 00-P-002

CARMEN CASTILLEJO (CARMEN'S FAMILY HOME CHILD CARE)

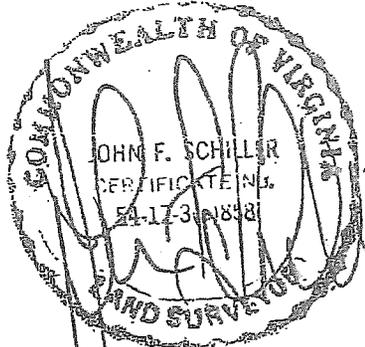
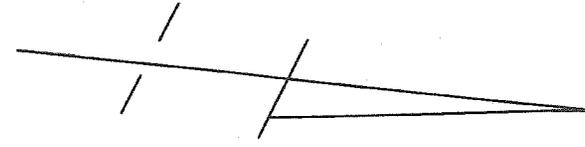




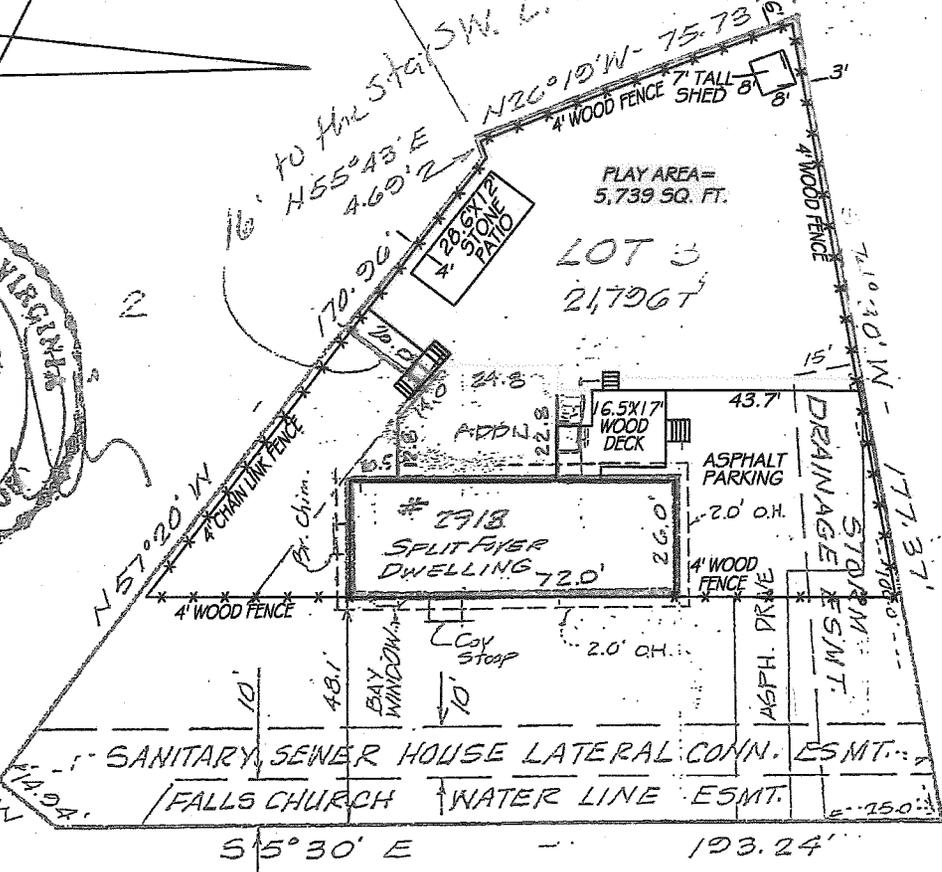
5-27-14

PREPARED BY:  
DAUL BERNANDES

SW. C. PFEIFFER



HUNTER ROAD  
RTE # 700



### GLENVALE DR FLOOD PLAIN NOTE

RTE. # 248.7  
(50' WIDE)

I hereby certify that  
to the best of my knowledge  
this dwelling is not in a  
flood plain.

### PHYSICAL SURVEY

LOT 3

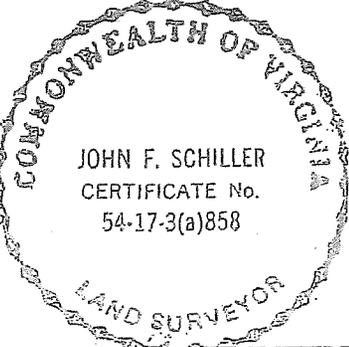
## SUBD. FOR W.C. PFEIFFER

FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 40'

JULY 13, 1993

PURCHASER: CASTILLEJO



SCHILLER & ASSOCIATES  
PLANNERS & SURVEYORS  
MARYLAND RECEIVED VIRGINIA  
Department of Planning & Zoning

*[Signature]*  
CERTIFIED CORRECT  
ARLINGTON, VIRGINIA

JUN 10 2014  
Zoning Evaluation Division

## SPECIAL PERMIT REQUEST

The applicant is seeking a special permit amendment to allow a home child care facility to increase from 10 children to 12 children in a single family detached dwelling. A more detailed description of the proposal is provided on page two.

A copy of the special permit plat, prepared by Schiller & Associates, as revised by Paul Fernandes on May 27, 2014, is included in the front of the staff report. The proposed development conditions, applicant's statement of justification with select file photographs, and affidavit are contained in Appendices 1 to 3, respectively.

## CHARACTER OF THE SITE AND SURROUNDING AREA

The site is developed with a single family detached dwelling. An asphalt driveway provides access to the property from Glenvale Drive. A concrete walkway connects the driveway to a concrete porch at the front of the dwelling where the children enter the child care facility. A wooden deck is located to the rear of the dwelling. A wood fence encloses the rear yard of the property. A shed that is approximately 7 feet in height is located in the northwest corner of the property approximately 3 feet from the side lot line and 6 feet from the rear lot line.

The subject property and surrounding properties to the north, east, and south are zoned R-1, located within the Highway Corridor (HC) Overlay District, and developed with single-family detached dwellings as shown in the image. The property to the southeast across Hunter Road is zoned R-5 Cluster, is within the HC Overlay District, and contains a park. The properties to the west, which are zoned R-4, are also located in the HC Overlay District and contain single family detached dwellings. The table below contains a summary of the Zoning District and uses of the surrounding parcels.



Source: Fairfax County GIS with added graphics

	<b>Zoning</b>	<b>Use</b>
<b>North</b>	R-1, HC	Single Family Detached Dwelling
<b>East</b>	R-5 (Cluster), HC R-1, HC	Park Single Family Detached Dwelling
<b>South</b>	R-1, HC	Single Family Detached Dwelling
<b>West</b>	R-4, HC	Single Family Detached Dwelling

## **BACKGROUND**

Fairfax County Tax Records indicate that the single-family dwelling was constructed in 1979.

On April 4, 2000, the Board of Zoning Appeals (BZA) approved SP 00-P-002 on the subject property to permit a home child care facility for up to 10 children and to permit the dwelling to remain 10.4 feet from the side lot line. Based on a review of the submitted plat for the property, the portion of the dwelling located 10.4 feet from the lot line has since been removed. A copy of the BZA resolution for SP 00-P-002 is contained in Appendix 4.

A permit for the existing addition at the rear of the dwelling was issued in October of 2004. This permit was later amended to include a finished basement. A permit for the existing open deck was issued in November of 2004. Appendix 5 of this report contains copies of these building permits. The basement addition and deck both have approved final inspections.

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

## **DESCRIPTION OF THE PROPOSED USE**

The applicant requests approval of a special permit amendment for a home child care facility to increase from 10 children to 12 children on-site at any one time between the hours of 6:00 a.m. and 6:00 p.m., Monday through Friday. The applicant has staggered drop-off and pick-up times for the children. The applicant requests the approval of two full-time assistants.

The applicant holds a current Family Day Home License valid through October 24, 2015, from the Commonwealth of Virginia, Department of Social Services. The license permits a capacity of twelve children from birth through 12 years and 11 months of age (Appendix 6).

The home child care facility is operated in the basement of the dwelling. A copy of the floor plans submitted by the applicant is included in Appendix 2 with the Statement of Justification. The outdoor play area is located in the rear yard of the dwelling. Photographs provided by the applicant show play equipment located in this area. The existing deck is permitted and inspected.

## **ANALYSIS**

### **Comprehensive Plan Provisions**

**Plan Area:** Area II, Vienna Planning District  
**Planning Sector:** Lee Community Planning Sector (V1)  
**Plan Map:** Residential, 4-5 du/ac

### **On-Site Parking and Site Circulation**

Access to the site is provided via a driveway from Glenvale Drive. A walkway connects the driveway to the front of the dwelling where the children enter the home child care facility. Parking is available in the driveway, which is approximately 90 feet in length and contains a widened parking area toward the rear yard of the property. Staff believes sufficient parking exists to accommodate parking for the dwelling, any employees who may drive, and for the pick-up and drop-off of children for the home child care use.

### **Zoning Inspection Branch Report**

On October 31, 2014, staff from the Zoning Inspections Branch conducted a site visit on the application property and did not identify any issues. The Zoning Inspections Branch report is included in Appendix 7.

### **Zoning Ordinance Requirements (Appendix 8)**

- 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 Use Limitations

### **General Standards for Special Permit Uses (Sect. 8-006)**

<p><b>Standards 1 and 2</b> Comprehensive Plan/ Zoning District</p>	<p>The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-1 District permits a home child care facility for 12 children as an accessory use with special permit approval. Staff finds that the proposed use is in harmony with the Comprehensive Plan and the general purpose and intent of the R-1 District.</p>
<p><b>Standard 3</b> Adjacent Development</p>	<p>No new construction is proposed. An outdoor play area is located in the fenced-in rear yard. In staff's opinion, the proposed use will not hinder or discourage use or development of neighboring properties.</p>

<b>Standard 4</b> Pedestrian/Vehicular Traffic	Arrival and departure times of the children are staggered. Parking is available for pick-up and drop-off in the driveway. In staff's opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.
<b>Standard 5</b> Landscaping/Screening	There is an existing 4-foot high fence in the rear yard where the outdoor play area is located. There are no transitional screening or barrier requirements for this application.
<b>Standard 6</b> Open Space	There is no open space requirement for an R-1 District.
<b>Standard 7</b> Utilities, Drainage, Parking, and Loading	There are no proposed changes to the utilities and drainage serving the property or use. As previously discussed, the driveway would be used for parking for the home child care use.
<b>Standard 8</b> Signs	Sect. 10-103 of the Zoning Ordinance prohibits signs for home child care facilities.

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

<b>Standard 1</b> Lot Size and Bulk Regulations	The lot size and bulk regulations for the subject property were previously satisfied with the development of the property. No new construction or exterior modifications are proposed.
<b>Standard 2</b> Performance Standards	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
<b>Standard 3</b> Site Plan	Home child care facilities are not subject to the provisions of Article 17, Site Plans.

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

<b>Standard 1</b> Maximum of 12 Children & Non-Resident Employee	The applicant's request for 12 children meets this standard. The applicant requests approval for up to two employees.
<b>Standard 2</b> Access and Parking	Staff finds that access and parking are sufficient to accommodate the use.
<b>Standard 3</b> Landscaping/Screening	There is an existing wood fence in the rear yard that provides screening for the outdoor play area. Staff finds that no additional landscaping is required for this location.
<b>Standard 4</b> Submission Requirements	The submission requirements allow the use of a house location survey in lieu of the SP Plat.
<b>Standard 5</b> Code of Virginia, Title 63.2, Chapter 17	The applicant has a valid Family Day Home License from Virginia through October 24, 2015, to care for up to 12 children from birth through 12 years and 11 months of age.

### Use Limitations (Par. 6 of Sect. 10-103)

<b>Part A</b> Maximum Number of Children	The maximum number of children permitted by-right at any one time is seven in a single family detached dwelling. The applicant currently has a special permit to permit a maximum of 10 children at any one time. The applicant requests the approval of a special permit amendment to permit a maximum of 12 children at any one time.
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<b>Part B</b> Licensed Provider/Primary Residence	The applicant is a licensed home child care provider and the subject property is the provider's primary residence.
<b>Part C</b> No Exterior Evidence Except Play Equipment	There is no exterior evidence of the proposed use except for the play equipment.
<b>Part D</b> Non-Resident Employee	This application requests approval for up to two employees.
<b>Part E</b> Provider is a Non-Resident	The dwelling is the applicant's primary residence.
<b>Part F</b> Code of Virginia, Title 63.2, Chapter 17	Chapter 30 of the Code of the County of Fairfax addresses home child care facilities and Title 63.2, Chapter 17 of the Code of Virginia addresses licensure and registration procedures. The applicant has a valid home child care license through October 24, 2015, to care for up to 12 children.
<b>Part G</b> Increase in Children or Non-Resident Person	The maximum number of children permitted by-right at any one time is seven in a single family detached dwelling. This can be increased to up to 12 children with special permit approval. The applicant currently has a special permit to allow a maximum of 10 children at any one time. The applicant now requests the approval of a special permit amendment to permit a maximum of 12 children at any one time.

## 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.

## RECOMMENDATION

Staff recommends approval of SPA 00-P-002 for the home child care facility with the adoption of the proposed development conditions contained in Appendix 1.

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 Statement of Justification and Select Photographs
3. Applicant's Affidavit
4. SP 00-P-002 BZA Resolution
5. Building Permit History
6. State Family Day Home License
7. Zoning Inspections Branch Comments
8. Applicable Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SPA 00-P-002****December 31, 2014**

If it is the intent of the Board of Zoning Appeals to approve SPA 00-P-002 located at Tax Map 48-4 ((3)) (39) 23 to permit a home child care facility pursuant to Sections 3-103 and 8-305 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These conditions supersede all previous conditions associated with SP 00-P-002.

1. This approval is granted to the applicant, Carmen Castillejo (Carmen's Family Home Child Care), only, and is not transferable without further action of the Board, and is for the location indicated on the application, 2918 Glenvale Drive, and is not transferable to other land.
2. This special permit is granted only for the home child care use indicated on the plat prepared by Schiller & Associates, as revised by Paul Fernandes on May 27, 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 6:00 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. Excluding the applicant's own children, the maximum number of children on site at any one time shall be twelve.
7. The maximum number of nonresident assistants on-site at any one time shall be two.
8. All pick-up and drop-off of children shall take place in the driveway.
9. There shall be no signage associated with the home child care facility.
10. Approval of this use is contingent upon maintenance of a state license for the home child care facility for the children on-site for the home child care.
11. The accessory storage structure shall remain locked during the hours of operation of the home 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. 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.

Carmen Castillejo  
 2918 Glenvale Dr.  
 Fairfax, Va. 22031  
 703-280-2927

RECEIVED  
 Department of Planning & Zoning

JUN 10 2014

Zoning Evaluation Division

### Statement of Justification

To whom it may concern:

Carmen's Family Home Child Care facility is requesting a special permit approval to allow for the care of up to 12 children in my residence; 21,796 square feet. I, Carmen Castillejo, have been a licensed day care provider in my residence since 2000. At that time I applied for, and was approved, a special permit (SP 00-P-002).

I currently have 1 full time (8am-5pm) assistant but have obtained additional assistance in the event I exceed the points allowed as required by the Virginia State licensing standards. **My hours of operation are: 6am-6pm, Monday through Friday.** The current number of children I care for is 9 but would not exceed 12. Their arrival/departure times and location of where they live is as follows:

- Child #1 – Arrival 8:30am, Departure 5:30pm (Lives in Fair Oaks VA area)
- Child #2 – Arrival 7:30am, Departure 5:15pm (Lives in Falls Church VA area)
- Child #3 – Arrival 8:30am, Departure 5:00pm (Lives in Fairfax Circle VA area)
- Child #4 – Arrival 8:30am, Departure 4:30pm (Lives off Old Lee Hwy in Fairfax VA area)
- Child #5 – Arrival 7:00am, Departure 3:30pm (Lives in Oakton VA area)
- Child #6 – Arrival 7:45am, Departure 3:30pm (Lives in Briarwood neighborhood VA area)
- Child #7 – Arrival 9:00am, Departure 4:30pm (Lives in Five Oaks neighborhood VA)
- Child #8 – Arrival 7:30am, Departure 4:00pm (Lives in Fairfax Circle VA area)
- Child #9 – Arrival 7:45am, Departure 5:30pm (Lives in Vienna VA)

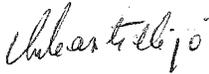
All my parents drive their children to my daycare and pull into the driveway during drop off and pick up. There is sufficient additional parking at the end of the driveway if needed. My home is a split level home with the entire basement being used for my business. In 2003 I extended the basement to create an additional play area for a total of two play areas and two rooms for nap time. My outdoor play areas include a grassy area in the back yard and several plastic structures that are set on a bed of mulch. The property contains shrubbery around the front and sides of the house. It has multiple flower beds and numerous trees. The rear of the house is also lined with either a 6 foot wooden fence or a 4 foot chain linked fence and in good faith we believe we meet the landscaping and screening provisions of Article 13. There are no signs associated with this use. This property meets the requirement of being harmonious with and does not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan nor will

anything on the property hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

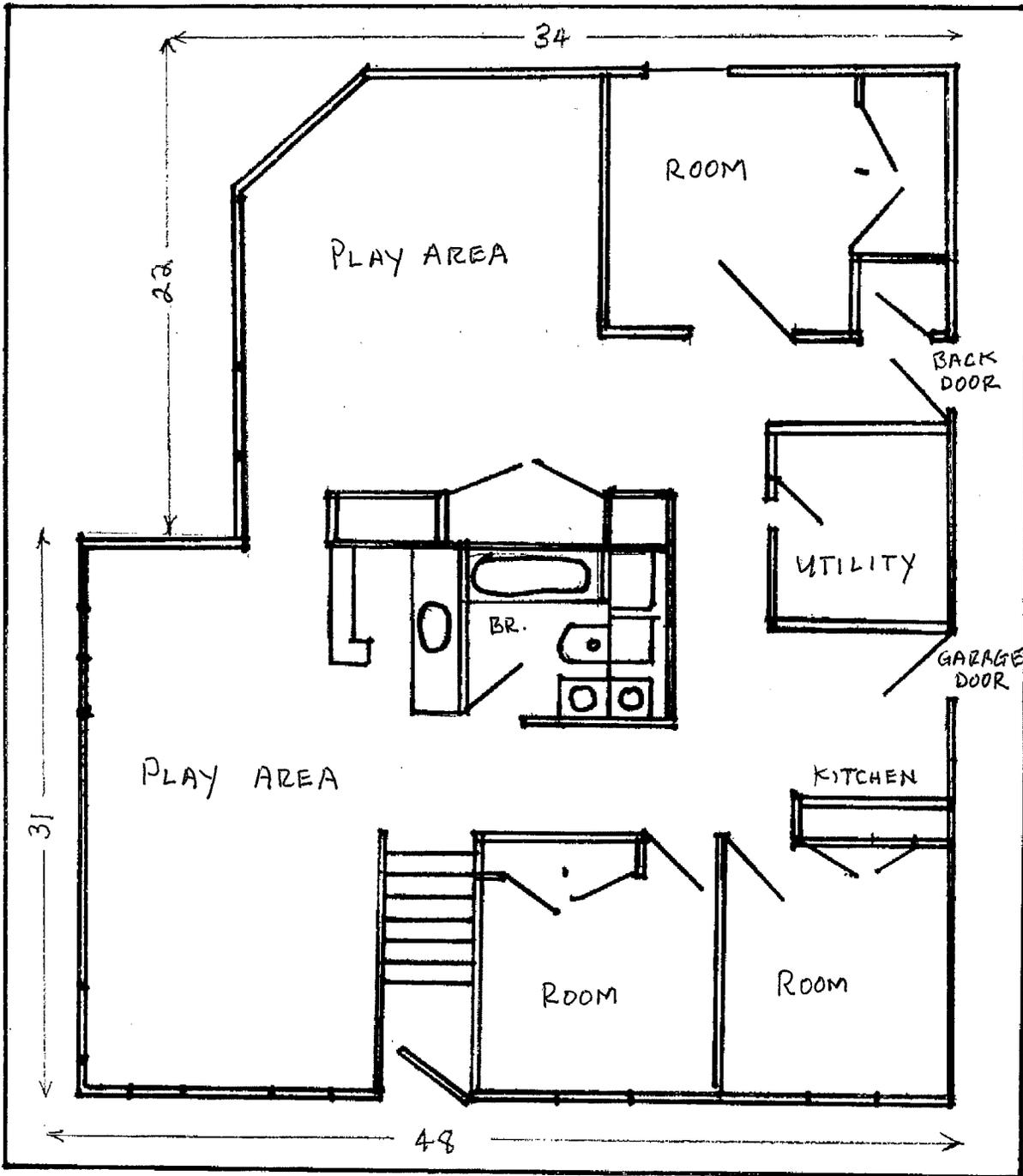
Traffic impact in the neighborhood would be concentrated at drop-off times between 7:00 am and 8:30 am and pick-up times between 4:30 pm and 5:30 pm and the marginal increase in volume of automobile traffic will not materially increase the existing traffic levels. As would be expected from a household and more specifically a facility which will be engaged in the care of children, no hazardous or toxic substances or waste or petroleum products are to be generated, utilized, stored treated and/or disposed of on site. Upon the grant of special permit, the proposed use will maintain/conform to the provisions of all applicable ordinances, regulations, adopted standards, comprehensive plan and any applicable conditions.

Please let me know if I may be of further assistance or in the event you have any further questions.

Truly yours,

A handwritten signature in cursive script, appearing to read "Carmen Castillejo".

Carmen Castillejo



2,236 SQ. FT.

RECEIVED  
 Department of Planning & Zoning  
 FEB 25 2014  
 Zoning Evaluation Division

Carmen Castillejo  
2918 Glenvale Dr. Fairfax, Va. 22031  
703-280-2927  
Photos taken on 1/18/14

RECEIVED  
Department of Planning & Zoning

FEB 25 2014

Zoning Evaluation Division

## Photos of Application Property



1

Facing Property Directing in Front



2

Facing property from front corner



3

Front of property looking across house



4

Side of property facing towards rear corner of property

FEB 25 2014

Zoning Evaluation Division



Rear of property facing towards side of property



Back yard showing side of play area

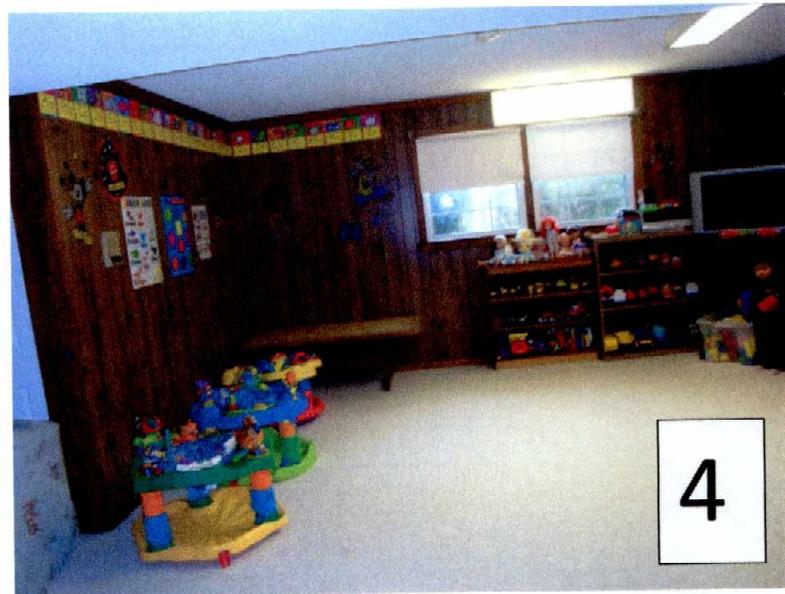
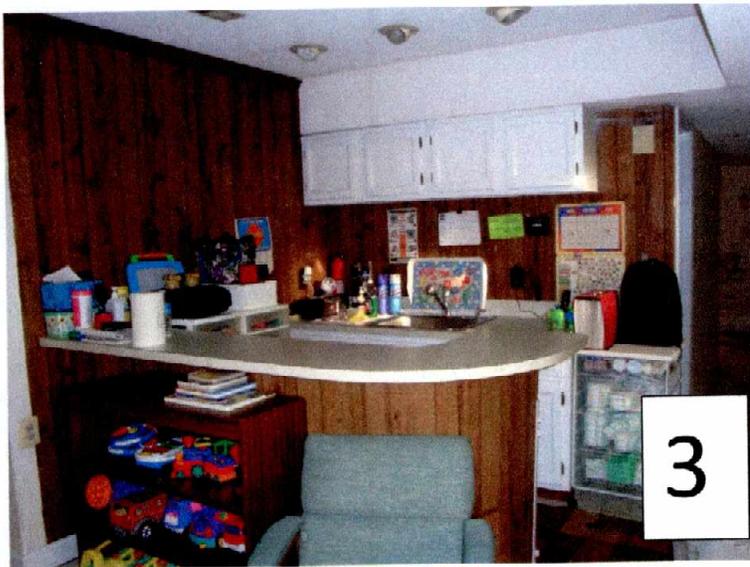
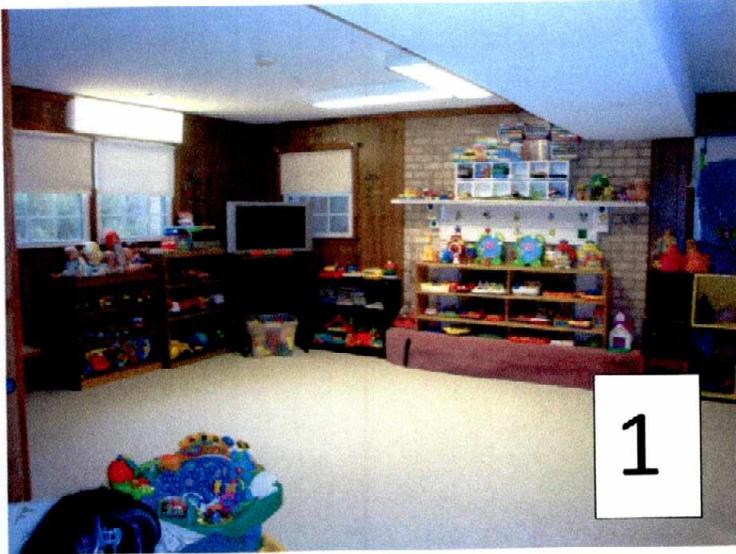


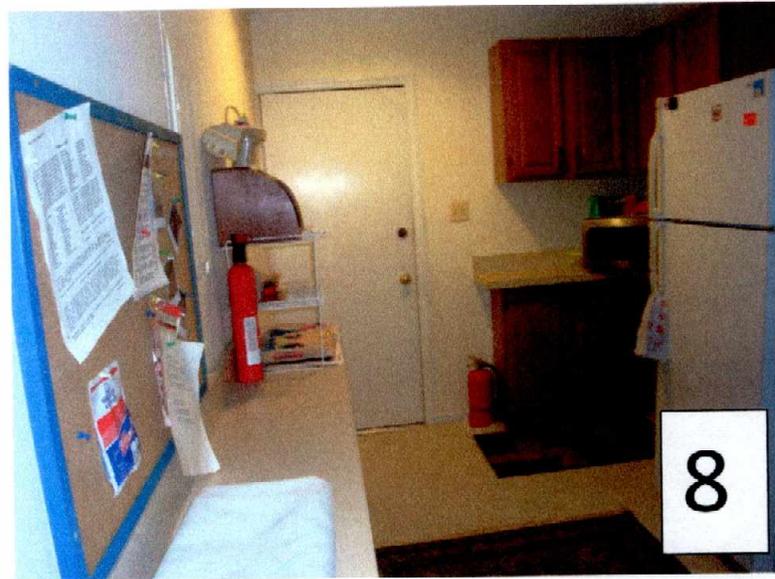
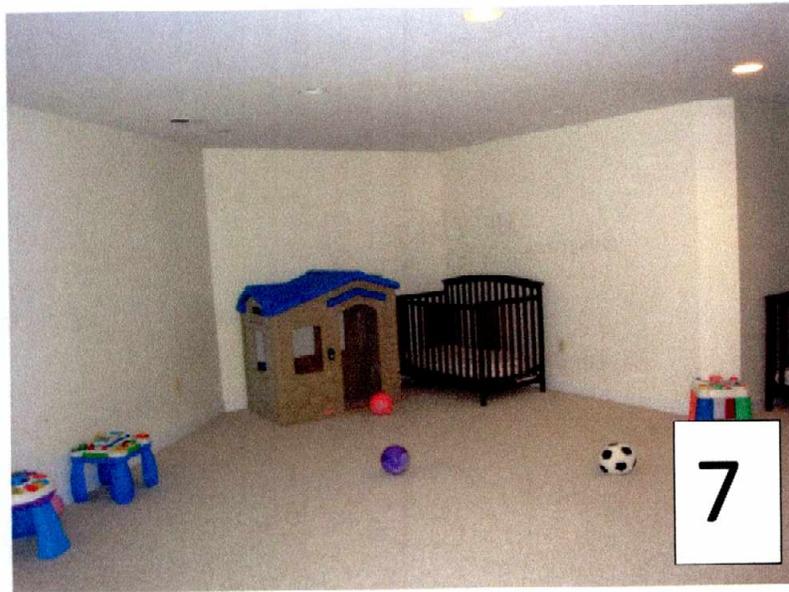
Rear corner of property showing back yard and house

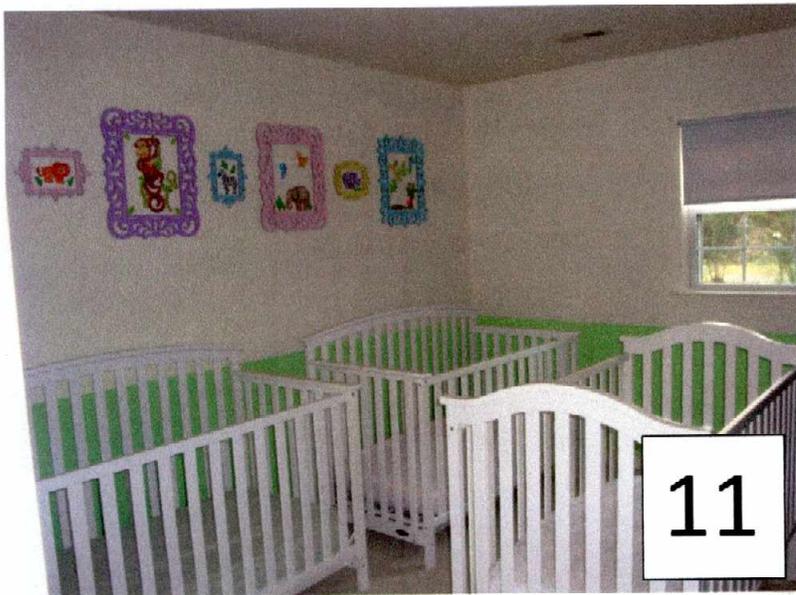
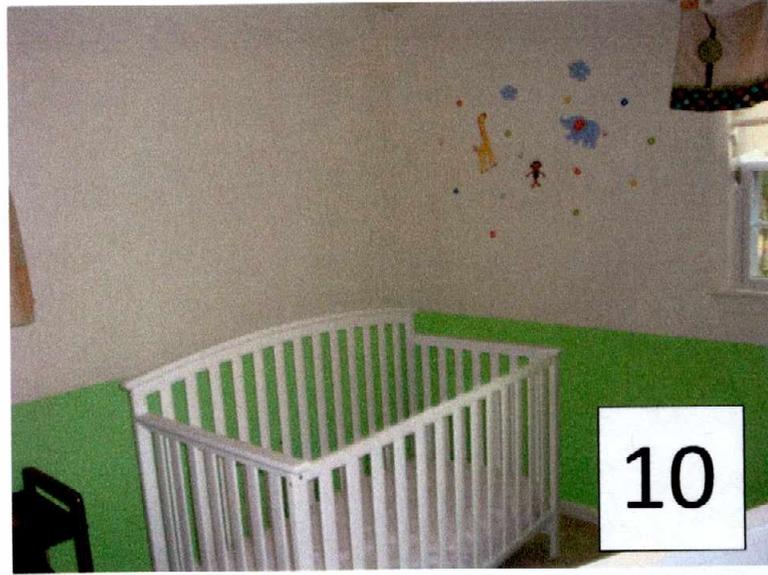


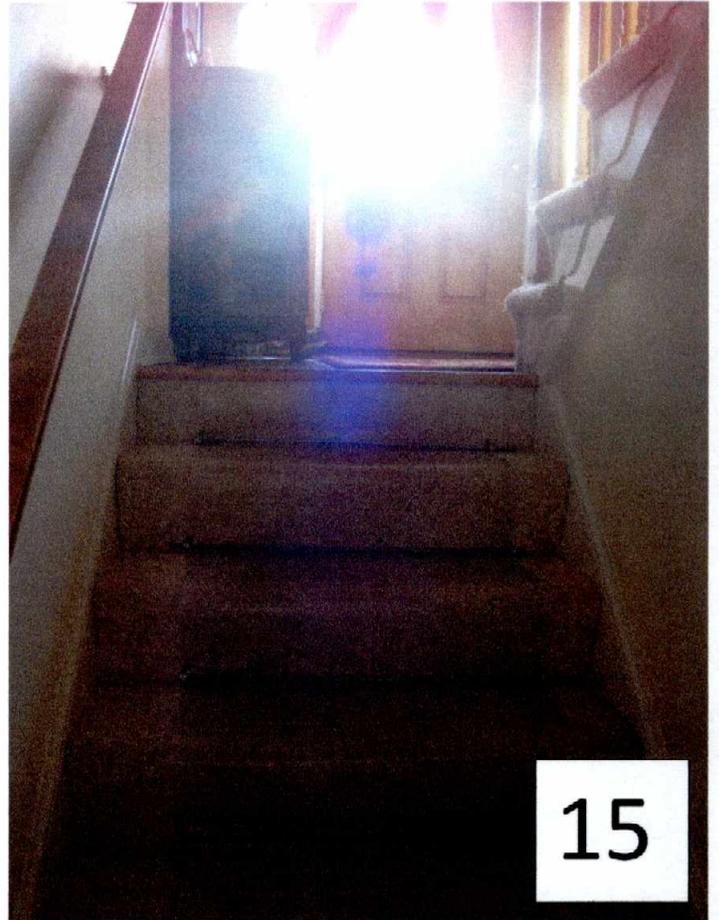
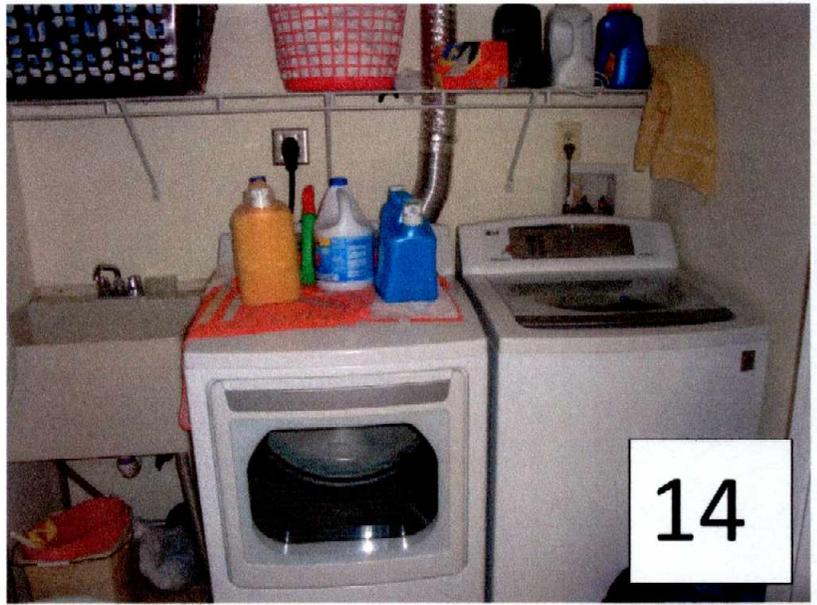
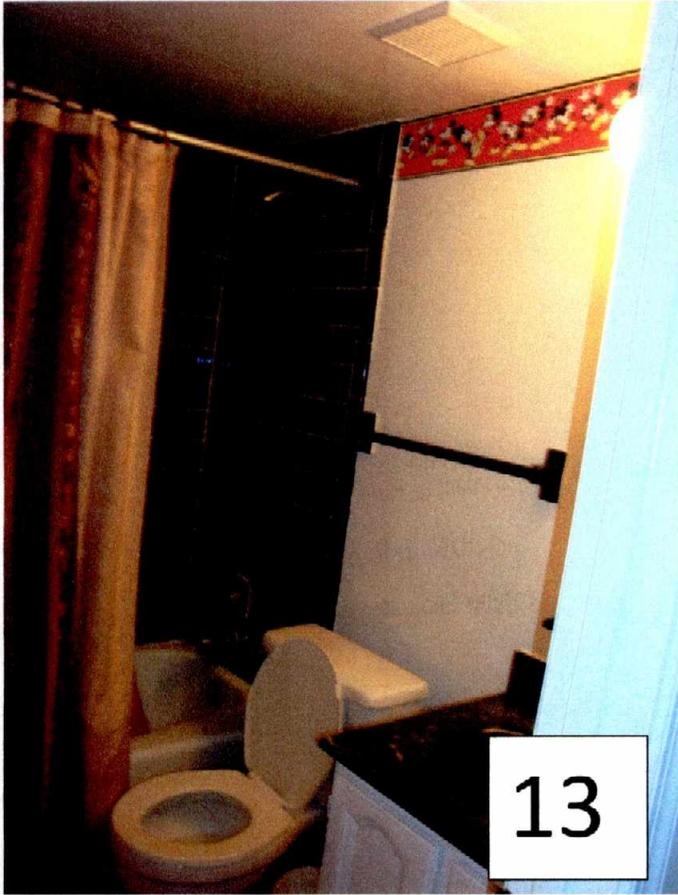
Standing in the middle of the back yard facing towards the driveway into the front of property

## Interior Photos of Home Child Care









Application No.(s): SPA 00-P-002  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 11/8/14  
(enter date affidavit is notarized)

127601

I, Carmen Castillejo, 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 <b>BOLD</b> above)
Carmen R. Castillejo	2918 Glenvale Dr.	<b>owner</b>
William E. Castillejo	Fairfax, VA 22031	<b>owner</b>
Maria Isabel R. Castillejo d/b/a Carmen's Family Home Child Care		<b>Agent</b>

(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): SPA 00-P-002  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 11/8/14  
(enter date affidavit is notarized)

127601

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)

**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)

(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): SPA - 00 - P - 002  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 11/8/14  
(enter date affidavit is notarized)

127601

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**)

(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): SPA 00-P-002  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 11/8/14  
(enter date affidavit is notarized)

127601

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.

Application No.(s): SPA 00-P-002  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 11/8/14  
(enter date affidavit is notarized)

127601

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)

*[Signature]*  
[  ] Applicant [ ] Applicant's Authorized Agent

*CATHERINE R CASTILLO* *Owner*  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 8 day of November 2014, in the State/Comm. of VIRGINIA, County/City of Loudoun.

*[Signature]*  
Notary Public

My commission expires: 10 31 2017





**FAIRFAX  
COUNTY**

APPENDIX 4  
**DEPARTMENT OF PLANNING AND ZONING**  
Zoning Evaluation Division  
Special Permit and Variance Branch  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5510

(703) 324-1280

Fax (703) 324-3924

---

V I R G I N I A

April 5, 2000

William and Carmen Castillejo  
2918 Glenvale Drive  
Fairfax, Virginia 22031

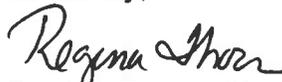
Re: Special Permit Application SP 00-P-002  
William and Carmen Castillejo

Dear Mr. And Mrs. Castillejo:

At its March 28, 2000 meeting, the Board of Zoning Appeals took action to **APPROVE** the above-referenced application. The final approval date is April 5, 2000. A copy of the Resolution is attached.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 222-0801.

Sincerely,

  
Regina Thorn, Clerk  
Board of Zoning Appeals

Enclosure: As stated

9:00 A.M. WILLIAM & CARMEN CASTILLEJO, SP 00-P-002 Appl. under Sect(s). 3-103 and 8-914 of the Zoning Ordinance to permit a home child care facility and dwelling to remain 10.4 ft. from side lot line. Located at 2918 Glenvale Dr. on approx. 21,796 sq. ft. of land zoned R-1 and HC. Providence District. Tax Map 48-4 ((3)) (39) 23.

Chairman DiGiulian called the applicant to the podium and asked if the affidavit before the Board of Zoning Appeals (BZA) was complete and accurate. Kevin Olivera, Agent for the applicant, replied that it was.

Mr. Olivera stated that the affidavit that was submitted with the package did not disclose him. He said it must have been an inadvertent oversight, but there was a replacement affidavit that included himself and his firm and that it existed within the file.

Chairman DiGiulian asked staff whether they had that affidavit.

Julie Schilling, Staff Coordinator, stated that staff was not aware of a revised affidavit.

Chairman DiGiulian indicated that the applicant, Mrs. Castillejo, needed to reaffirm the affidavit and she complied with the request.

Ms. Schilling made staff's presentation as contained in the staff report. The applicant requested a special permit to allow a home child care facility with a total maximum daily enrollment of 10 children. The hours of operation were proposed to be 6 a.m. to 6 p.m., Monday through Friday, and a total of 3 employees, including the applicant would be involved in the operation of the facility. In addition, the applicant requested a reduction in minimum yard requirements based on error in building location to allow the existing dwelling, specifically the enclosure of a screened porch, to remain 10.4 feet from the side lot line. The Zoning Ordinance requires a minimum side yard of 20 feet; therefore, the amount of the error was 9.6 feet, or 48%. There were no land use, transportation, or environmental issues associated with the request. Staff recommended approval of the home child care facility, subject to adoption of the proposed development conditions contained in Appendix I of the staff report.

Mr. Hart stated that he had a number of cases where he was on the other side of attorneys from Mr. Olivera's firm and consequently recused himself from the hearing.

Mr. Olivera, the applicant's agent, presented the requests as outlined in the statement of justification submitted with the application. He said the applicant complied with all of the standards that were specified by the Zoning Ordinance. Mr. Olivera stated that the structure was existing and there was no new construction planned. He said the structure was previously a deck and the applicant enclosed the structure making it an addition.

There were no speakers and Chairman DiGiulian closed the public hearing.

Ms. Gibb moved to approve SP 00-P-002 for the reasons noted in the Resolution.

//

## COUNTY OF FAIRFAX, VIRGINIA

### SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

WILLIAM & CARMEN CASTILLEJO, SP 00-P-002 Appl. under Sect(s). 3-103 and 8-914 of the Zoning Ordinance to permit a home child care facility and dwelling to remain 10.4 ft. from side lot line. Located at 2918 Glenvale Dr. on approx. 21,796 sq. ft. of land zoned R-1 and HC. Providence District. Tax Map 48-4 ((3)) (39) 23. Ms. Gibb moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on March 28, 2000; and

WHEREAS, the Board has made the following findings of fact:

1. The applicants are the owners of the land.

2. The applicants met the criteria for a home child care center.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). 3-103 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application, 2918 Glenvale Drive (21,796 square feet), and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by John F. Schiller dated July 13, 1993, as revised by William E. Castillejo, dated December 11, 1999, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use 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 dwelling that contains the home child care facility shall also be the primary residence of the child care provider.
5. The maximum hours of operation for the home child care facility shall be limited to 6:00 a.m. to 6:00 p.m., Monday through Friday.
6. The total maximum daily enrollment for the home child care facility shall be 10 children.
7. The maximum number of employees on site at any one time shall be 3 employees including the applicant.
8. There shall be no signs associated with this use.
9. A parking area with four spaces shall be provided as shown on the approved special permit plat. All parking for the home child care facility shall be on-site.

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. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures, and this special permit shall not be valid until this has been accomplished.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval\* unless the use has been established. The Board of Zoning Appeals may grant additional time to establish the use or to commence construction 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.

Mr. Ribble seconded the motion which carried by a vote of 5-0-1. Mr. Hart recused himself from the vote and Mr. Pammel was absent from the meeting.

\*This decision was officially filed in the office of the Board of Zoning Appeals and became final on April 5, 2000. This date shall be deemed to be the final approval date of this special permit.

//

# BUILDING PERMIT APPLICATION

FAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES  
 PERMIT APPLICATION CENTER  
 12055 Government Center Parkway, 2nd Floor  
 Fairfax, Virginia 22035-5504 Telephone: 703-222-0801  
 Web site: www.fairfaxcounty.gov/dpws

PERMIT # 04264B071E

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY

PLAN # R-04-01484  
 TAX MAP # 048-4-03-39-0023

ROUTING	DATE	APPROVED BY
LICENSING		
ZONING	<u>9-20-04</u>	<u>TM</u>
SITE PERMITS	<u>10/6/04</u>	<u>UCC SP</u>
HEALTH DEPT.		
BUILDING REVIEW	<u>10-15-04</u>	<u>XBW</u>
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE \$ 65.20  
 FILING FEE - \$ 130.41  
 AMOUNT DUE = \$ 130.41

**BUILDING PLAN REVIEW**

REVIEWER \_\_\_\_\_ # OF HOURS \_\_\_\_\_  
 REVISION FEES \$ \_\_\_\_\_  
 FIRE MARSHAL FEES \$ \_\_\_\_\_  
 FIXTURE UNITS \_\_\_\_\_ PLAN LOC: J  R

**APPROVED FOR ISSUANCE OF BUILDING PERMIT**  
 (LOG OUT)  
 BY [Signature] DATE 10/5/04

**ZONING REVIEW**

USE 3F DUB H  
 ZONING DISTRICT R1 HISTORICAL DISTRICT \_\_\_\_\_  
 ZONING CASE # \_\_\_\_\_

**GROSS FLOOR AREA OF TENANT SPACE**

YARDS: FRONT n/c GARAGE 1  2  3   
 FRONT 16 stairs OPTIONS YES  NO   
 L SIDE 30 REMARKS Build one  
 R SIDE n/c Story addition  
 REAR 25 w/ basement + no  
Wetbar, no and  
Kitchen

SOILS # \_\_\_\_\_ A  B  C   
 AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT) 1760+  
 IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) 759.00+  
 PLAN # \_\_\_\_\_ APPR. DATE \_\_\_\_\_

**STAMPS**

Over

(See reverse side of application)

**REMARKS** w/ 2 landings + stairs;  
welled ext

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN  
 (PLEASE PRINT OR TYPE)

**JOB LOCATION**

ADDRESS 2918 Glenvale DR  
 LOT # 3 BUILDING \_\_\_\_\_  
 FLOOR \_\_\_\_\_ SUITE \_\_\_\_\_  
 SUBDIVISION W.C. Pfeiffer  
 TENANT'S NAME William Castillo

**OWNER INFORMATION** OWNER  TENANT

NAME WILLIAM CASTILLO  
 ADDRESS 2918 Glenvale DR  
 CITY FAIRFAX STATE VA ZIP 22031  
 TELEPHONE 703 220-2927

**CONTRACTOR INFORMATION** SAME AS OWNER   
 CONTRACTORS MUST PROVIDE THE FOLLOWING:

COMPANY NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_  
 STATE CONTRACTORS LICENSE # \_\_\_\_\_  
 COUNTY BPOL # \_\_\_\_\_

**APPLICANT**  
William Castillo

**DESCRIPTION OF WORK**

ADDITION 1 story w/  
unfinish basement  
Intalls to  
kitchen + 23x35

HOUSE TYPE Master bath  
 ESTIMATED COST OF CONSTRUCTION 60,000  
 BLDG AREA (SQ FT OF FOOTPRINT) 759.00  
 USE GROUP OF BUILDING Res. R5  
 TYPE OF CONSTRUCTION VBOG

SEWER SERVICE PUBLIC  SEPTIC  OTHER   
 WATER SERVICE PUBLIC  WELL  OTHER

OTHER PLEASE SPECIFY \_\_\_\_\_

**DESIGNATED MECHANICS' LIEN AGENT**  
 (Residential Construction Only)

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_

NONE DESIGNATED  PHONE \_\_\_\_\_

**CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS**

# KITCHENS _____	EXTER. WALLS _____
# BATHS _____	INTER. WALLS _____
# HALF BATHS _____	ROOF MATERIAL _____
# BEDROOMS _____	FLOOR MATERIAL _____
# OF ROOMS _____	FIN. BASEMENT _____ %
# STORIES _____	HEATING FUEL _____
BUILDING HEIGHT _____	HEATING SYSTEM _____
BUILDING AREA _____	# FIREPLACES _____
BASEMENT _____	

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

[Signature] 9-20-04  
 Signature of Owner or Agent Date

WILLIAM CASTILLO OWNER  
 Printed Name and Title

(Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

**NOTARIZATION** (if required)  
 State (or territory or district) of \_\_\_\_\_  
 County (or city) of \_\_\_\_\_, to wit: I, \_\_\_\_\_, a \_\_\_\_\_

Notary Public in the State and County aforesaid, do certify that \_\_\_\_\_ whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.  
 Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Notary Signature)



# BUILDING PERMIT APPLICATION

FAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES  
 PERMIT APPLICATION CENTER  
 12055 Government Center Parkway, 2nd Floor  
 Fairfax, Virginia 22035-5504 Telephone: 703-222-0801  
 Web site: www.fairfaxcounty.gov/dpwes

PERMIT # 05333B0770

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY  
 PLAN # W-05-07567  
 TAX MAP # 048-4-03-39-0023

ROUTING	DATE	APPROVED BY
LICENSING	11-29-05	<u>[Signature]</u>
ZONING	11/29/05	<u>[Signature]</u>
SITE PERMITS	11/29/05	<u>[Signature]</u>
HEALTH DEPT.		
BUILDING REVIEW	11-29-05	<u>[Signature]</u>
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE \$ \_\_\_\_\_  
 FILING FEE - \$ \_\_\_\_\_  
 AMOUNT DUE = \$ 65.00

**BUILDING PLAN REVIEW**  
 REVIEWER \_\_\_\_\_ # OF HOURS \_\_\_\_\_  
 REVISION FEES \$ \_\_\_\_\_  
 FIRE MARSHAL FEES \$ \_\_\_\_\_  
 FIXTURE UNITS \_\_\_\_\_ PLAN LOC: J  R

**APPROVED FOR ISSUANCE OF BUILDING PERMIT**  
 (LOG OUT)  
 BY [Signature] DATE 11/29/05

**ZONING REVIEW**  
 USE SFD-70  
 ZONING DISTRICT R-1 HISTORICAL DISTRICT \_\_\_\_\_  
 ZONING CASE # \_\_\_\_\_

**GROSS FLOOR AREA OF TENANT SPACE**  
 YARDS: FRONT N/C GARAGE 1  2  3   
 FRONT \_\_\_\_\_ OPTIONS YES  NO   
 L SIDE 47' REMARKS Build open  
 R SIDE 42' attached deck w/  
 REAR 60' steps / No H.T. per  
plan

**GRADING AND DRAINAGE REVIEW**  
 SOILS # \_\_\_\_\_ A  B  C   
 AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT) \_\_\_\_\_  
 IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) \_\_\_\_\_  
 PLAN # \_\_\_\_\_ APPR. DATE \_\_\_\_\_

**STAMPS**  
**FF OPEN DECK APPROVED**  
com **NO Privacy screening.**  
**Lattice, plant hanger, trellis, or arbor**  
**(Nothing above the rail and nothing**  
(See reverse side of application)  
**below the deck flooring)** [Signature]

REMARKS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN  
 (PLEASE PRINT OR TYPE)

**JOB LOCATION**  
 ADDRESS 2918 Glenvale Dr  
 LOT # 3 BUILDING \_\_\_\_\_  
 FLOOR \_\_\_\_\_ SUITE \_\_\_\_\_  
 SUBDIVISION W C Pfeiffer  
 TENANT'S NAME \_\_\_\_\_

**OWNER INFORMATION** OWNER  TENANT   
 NAME William Castillejo  
 ADDRESS 2918 Glenvale Dr  
 CITY Fairfax STATE VA ZIP 22031  
 TELEPHONE 703-856-4609

**CONTRACTOR INFORMATION** SAME AS OWNER   
 CONTRACTORS MUST PROVIDE THE FOLLOWING:  
 COMPANY NAME YKC Company  
 ADDRESS 14713 Jarrigan St  
 CITY Centreville STATE VA ZIP 20120  
 TELEPHONE 703-988-0634  
 STATE CONTRACTORS LICENSE # 2705094310  
 COUNTY BPOL # 5-9842

**APPLICANT**  
Kyung Ahn

**DESCRIPTION OF WORK**  
Building deck 16x20,  
5'x4' per PLAN.  
w steps  
no H.T.B.

HOUSE TYPE single dwell  
 ESTIMATED COST OF CONSTRUCTION 7500-  
 BLDG AREA (SQ FT OF FOOTPRINT) 360 SF  
 USE GROUP OF BUILDING \_\_\_\_\_  
 TYPE OF CONSTRUCTION \_\_\_\_\_  
 SEWER SERVICE PUBLIC  SEPTIC  OTHER   
 WATER SERVICE PUBLIC  WELL  OTHER   
 OTHER PLEASE SPECIFY \_\_\_\_\_

**DESIGNATED MECHANICS' LIEN AGENT**  
 (Residential Construction Only)  
 NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 NONE DESIGNATED  PHONE \_\_\_\_\_

**CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS**

# KITCHENS _____	EXTER. WALLS _____
# BATHS _____	INTER. WALLS _____
# HALF BATHS _____	ROOF MATERIAL _____
# BEDROOMS _____	FLOOR MATERIAL _____
# OF ROOMS _____	FIN. BASEMENT _____ %
# STORIES _____	HEATING FUEL _____
BUILDING HEIGHT <u>3'</u>	HEATING SYSTEM _____
BUILDING AREA _____	# FIREPLACES _____
BASEMENT _____	

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

[Signature] 11/29/05  
 Signature of Owner or Agent Date  
Kyung Ahn president  
 Printed Name and Title  
 (Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

**NOTARIZATION** (if required)  
 State (or territory or district) of \_\_\_\_\_  
 County (or city) of \_\_\_\_\_, to wit: I, \_\_\_\_\_, a \_\_\_\_\_  
 Notary Public in the State and County aforesaid, do certify that \_\_\_\_\_  
 whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.  
 Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. My  
 commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 (Notary Signature)

...responsibility for interpretations other than his own.

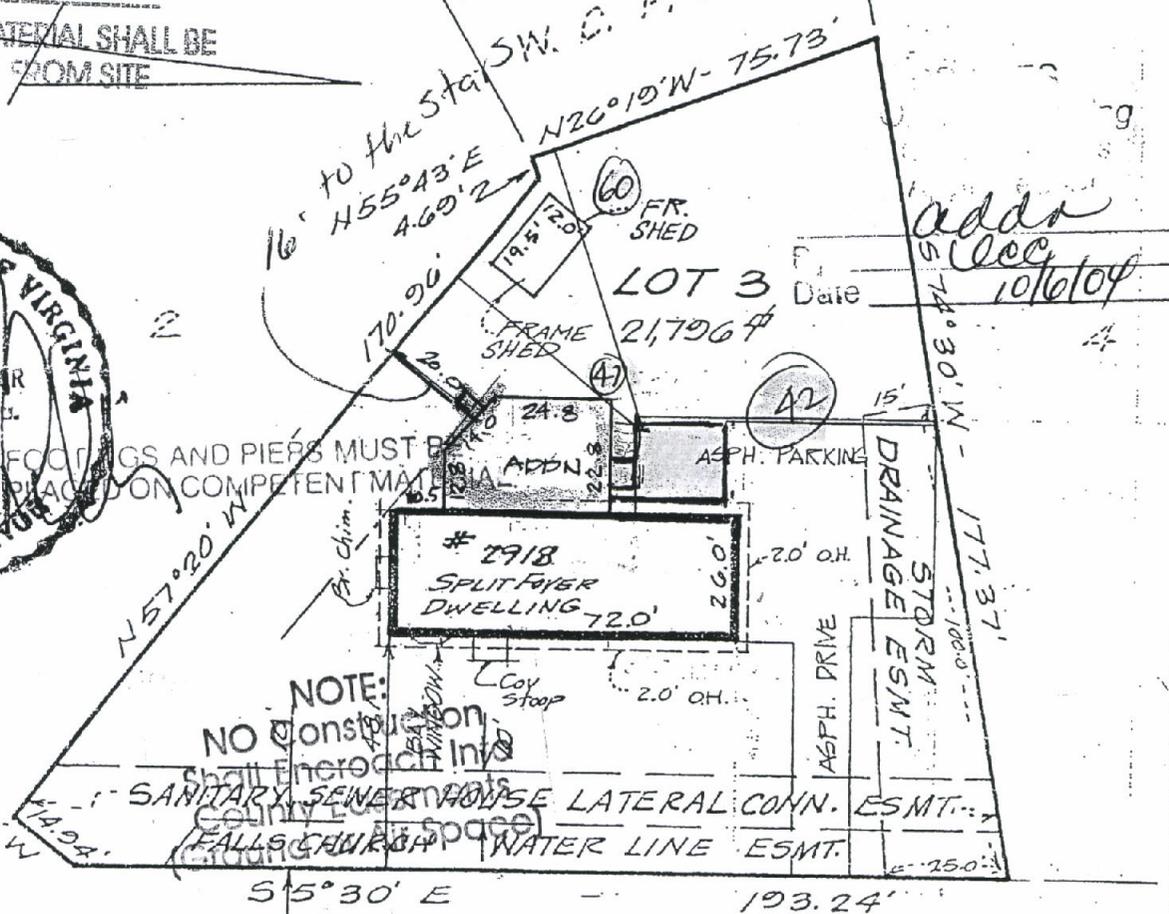
...ANCE ON  
THE LOT SHALL NOT EXCEED  
2500 SQ. FT.

FOOTINGS AND PIERS MUST BE  
PLACED ON COMPETENT MATERIAL

...MATERIAL SHALL BE  
...FROM SITE



HUNTER  
ROAD  
RTE # 700



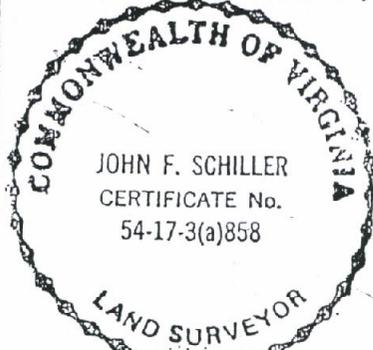
**GLENVALE DR** FLOOD PLAIN NOTE  
RTE. # 2487  
(50 WIDE)

I hereby certify that  
to the best of my knowledge  
this dwelling is not in a  
flood plain.

PHYSICAL SURVEY  
LOT 3

**SUBD. FOR W.C. PFEIFFER**  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 40'  
BACKFILL ON WALLS MUST BE NON-EXPANSIVE. FREE  
DRAINING MATERIAL ADEQUATELY SLOPED TO PREVENT  
PONDING OF WATER AROUND THE STRUCTURE. JULY 13, 1993



**SCHILLER & ASSOCIATES**  
PLANNERS & SURVEYORS  
MARYLAND & VIRGINIA  
DAMP PROOFING/WATERPROOFING  
REQUIRED IN ACCORDANCE WITH  
BUILDING CODES

PURCHASER : CASTILLEJO  
*[Signature]*  
CERTIFIED CORRECT  
ARLINGTON, VIRGINIA

# 93175

APPROVED  
11/29/05  
*[Signature]*  
Zoning Administrator

DPW&ES  
Office of Building  
Code Services  
Approved for  
Deck w/Steps  
By: *[Signature]*  
Date: 11/29/05

OPEN DECK APPROVED  
NO Privacy screening,  
Lattice, plant hanger, trellis, or arbor  
(Nothing above the rail and nothing  
below the deck flooring)



# VIRGINIA DEPARTMENT OF SOCIAL SERVICES



HOME ABOUT US ABUSE & NEGLECT ADOPTION & FOSTER CARE ADULT & CHILD CARE ASSISTANCE COMMUNITY SUPPORT CHILD SUPPORT CAREERS

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- Child Day Care [↑](#)
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- Child Day Centers (CDC) [→](#)
- Family Day Homes (FDH) [→](#)
- Family Day System (FDS)Homes [→](#)
- Religiously Exempt Child Day Centers (RECDC) [→](#)
- Voluntarily Registered Family Day Homes (VRFDH) [→](#)

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**Carmen Castillejo**  
 2918 Glenvale Drive  
 FAIRFAX, VA 22031  
 (703) 280-2927 [☎](#)

Facility Type: [Family Day Home](#)  
 License Type: [One Year](#)  
 Expiration Date: Oct. 24, 2015  
 Business Hours: 6:00 AM - 6:00 PM  
 Monday - Friday  
 Capacity: 12  
 Ages: Birth - 12 years 11 months  
 Inspector: Kelly Patterson-Savittiere  
 (703) 359-6704 [☎](#)



## County of Fairfax, Virginia

**MEMORANDUM**

Date: November 4, 2014

To: Megan Duca, Planner  
Zoning Evaluation Division

From: Dawn Curry  
Senior Zoning Inspector  
Zoning Inspection Branch

Subject: Home Child Care Inspection – SPA-00-P-002

Applicant: Carmen Castillejo – Carmen’s Family Home Child Care  
2918 Glenvale Drive, Fairfax, Virginia 22031  
W C Pfeiffer, Lot 3 Tax Map# 48-4 ((03)) (39) 0023  
Zoning District: R-1(Residential 1 DU/AC) Magisterial District: Providence  
Mail Log # 2014-0448  
Date of Inspection: October 31, 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.)
- 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.
- 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

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Zoning Administration Division  
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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.

**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.