



County of Fairfax, Virginia

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

October 29, 2014

Fozia Hussain
8156 American Holly Road
Lorton, VA 22079

Re: Special Exception Application SE 2014-MV-014

Dear Ms. Hussain:

At a regular meeting of the Board of Supervisors held on October 28, 2014, the Board approved Special Exception Application SE 2014-MV-014 in the name of Fozia Hussain/Kids Club Infant Day Care. The subject property is located at 8156 American Holly Road, on approximately 9,023 square feet of land, zoned PDH-4 in the Mount Vernon District [Tax Map 107-1 ((5)) (C) 11]. 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:

General

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 facility use indicated on the Special Exception Plat (SE 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 SE Plat, consisting of an annotated copy, dated September 10, 2014, of the House Location Survey entitled "Laurel Hill Section 2 Landbay C" prepared by Scartz Surveys and dated August 8, 2013, 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 approved Special Exception conditions shall be posted in a conspicuous place on the property and be made available to all Fairfax County departments during the hours of operation of the home child care facility.

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>

Home Child Care

5. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed 12, and the maximum daily enrollment shall not exceed 12. Notwithstanding this maximum, the applicant shall not increase the number of children enrolled in the home child care facility beyond the maximum capacity permitted by license through the Virginia Department of Social Services.
6. Hours of operation for the home child care facility shall not exceed 7:00 AM to 6:00 PM.
7. A maximum of two nonresident employees, whether paid or not for their services, may be involved in the home child care facility during the hours of operation.
8. Only the larger of the two downstairs play rooms associated with the home child care facility may be used as a sleeping area and shall have proper egress as defined by the Virginia Uniform Statewide Building Code.

Transportation

9. All pick-up and drop-off of children, and all parking associated with the home child care facility, shall occur either on-site in the driveway or along either of the property's two street frontages. The applicant may supplement the on-site parking with off-site, on-street parking spaces if available and if the use of the off-site spaces is permissible.
10. The 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. At no time during the hours of operation of the home child care facility shall vehicles used by the residents be parked in the driveway.

Outdoor Play Area

11. All outdoor play equipment shall conform to all applicable state regulations and standards.

Food Preparation

12. Upon approval of the Special Exception, the applicant shall discontinue the use of the food preparation area in the basement until applicable permits are granted. Within 30 days of the Board of Supervisors' approval of the Special Exception, the applicant shall submit permit applications to the Department of Public Works and Environmental Services (DPWES) for all applicable permits needed to bring the food preparation area into compliance with local ordinances. These permits may include, but shall not be limited to, building, electrical, mechanical, and plumbing permits.

October 29, 2014

13. Within three months of the Board of Supervisors' approval of the Special Exception, the applicant shall have obtained final inspections and approvals for all applicable trade permits associated with the food preparation area.
14. Upon demonstration by the applicant that, despite diligent efforts or due to factors beyond the applicant's control, the applicant will be or has been delayed in the completion of one or more of the obligations or improvements required by these conditions beyond the timeframes set forth in these conditions, the Zoning Administrator may agree to a later date for the fulfillment/completion of such obligations or improvements, provided the applicant otherwise is in substantial conformance with these conditions.
15. As an alternative to complying with Conditions 12 and 13, the applicant shall remove the appliances associated with the food preparation area within six months of the Board of Supervisors' approval of the Special Exception, subject to the review and approval of an applicable permit by DPWES.
16. No increase in the maximum number of children on-site at any one time beyond 7 shall occur until the Department of Public Works and Environmental Services (DPWES) has completed inspections and issued approvals for all applicable permits associated with the food preparation area.
17. The basement and food preparation area may not be used as a separate dwelling unit.

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 Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, 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

SE 2014-MV-014

October 29, 2014

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-014
 (Staff will assign)

RECEIVED
 Department of Planning & Zoning
 APR 16 2014
 Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION
 (PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Fozia Hussain/ "Kids Club Infant Day Care"	
	MAILING ADDRESS 8156 American Holly Rd, Lorton, VA 22079	
	PHONE HOME (703) 493-9966	WORK (703) 505-2701
	PHONE MOBILE (703) 505-2701	
PROPERTY INFORMATION	PROPERTY ADDRESS 8156 American Holly Rd, Lorton, VA 22079	
	TAX MAP NO. 1071 05C 0011	SIZE (ACRES/SQ FT) 9,023 SQ FT
	ZONING DISTRICT PDH-4	MAGISTERIAL DISTRICT Mt Vernon
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:	
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION 9-301	
	PROPOSED USE Home Child Care Facility	
AGENT/CONTACT INFORMATION	NAME N/A	
	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	

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.

Fozia Hussain

Fozia Hussain

TYPE/PRINT NAME OF APPLICANT/AGENT

SIGNATURE OF APPLICANT/AGENT

Jonathan Leslie Schubert

DO NOT WRITE IN THIS SPACE

CV6
 SE 2014 - 0094 9/16/14

Date Application accepted: 4/16/14

Application Fee Paid: \$ 435.00

SE 2014-MV-014

Zoning Application Closeout Summary Report

Printed: 11/10/2014

General Information

APPLICANT: FOZIA HUSSAIN / KIDS CLUB INFANT DAY CARE
DECISION DATE: 10/28/2014
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: NICHOLAS ROGERS
SUPERVISOR DISTRICT: MOUNT VERNON

DECISION SUMMARY:

ON OCTOBER 28, 2014, THE BOARD OF SUPERVISORS UNANIMOUSLY APPROVED SE 2014-MV-014 ON A MOTION BY SUPERVISOR GERALD W. HYLAND SUBJECT TO DEVELOPMENT CONDITIONS DATED OCTOBER 15, 2014.

APPLICATION DESCRIPTION:

HOME CHILD CARE FACILITY

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PDH- 4	9,023.00 SQ FEET

Tax Map Numbers

1071 ((05))(C)0011

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		9,023.00					SQ FEET
TOTALS		9,023.00					SQ FEET

Approved Development Conditions**DEVELOPMENT CONDITION STATEMENT DATE: 11-07-2014**

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
GRANTED WITHOUT TERM	01-01-0001	0	N/A	0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	0	01-01-0001
MINOR MODIFICATIONS	01-01-0001	0	N/A	0	01-01-0001
COPY SHALL BE POSTED	01-01-0001	0	N/A	0	01-01-0001
KISS AND RIDE / DROP OFF	01-01-0001	0	N/A	0	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	0	01-01-0001
PERMITS SHALL BE OBTAINED	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
NUMBER OF EMPLOYEES	01-01-0001	0	N/A	0	01-01-0001
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
SUBJECT TO SITE PLANS / SUBDIVISION PLATS	01-01-0001	0	N/A	0	01-01-0001
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	0	01-01-0001
OUTDOOR PLAY AREA	01-01-0001	0	N/A	0	01-01-0001

11/10/2014