



APPLICATION ACCEPTED: June 20, 2014
BOARD OF ZONING APPEALS: January 14, 2015
TIME: 9:00 a.m.

County of Fairfax, Virginia

January 7, 2015

STAFF REPORT

SPECIAL PERMIT NO. SP 2014-LE-123

LEE DISTRICT

APPLICANT: Cintia J. Alvarado
Cintias Day Care

OWNER: Humera Mujahid

SUBDIVISION: Part of Woodlawn

STREET ADDRESS: 8301 Frye Road, Alexandria, 22309

TAX MAP REFERENCE: 101-3 ((1)) 6

LOT SIZE: 1.54 acres

ZONING DISTRICT: R-3

ZONING ORDINANCE PROVISIONS: 3-303, 8-305

SPECIAL PERMIT PROPOSAL: To permit a home child care facility.

STAFF RECOMMENDATION:

Staff recommends approval of SP 2014-LE-123 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.

Laura Arseneau

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.**

Special Permit

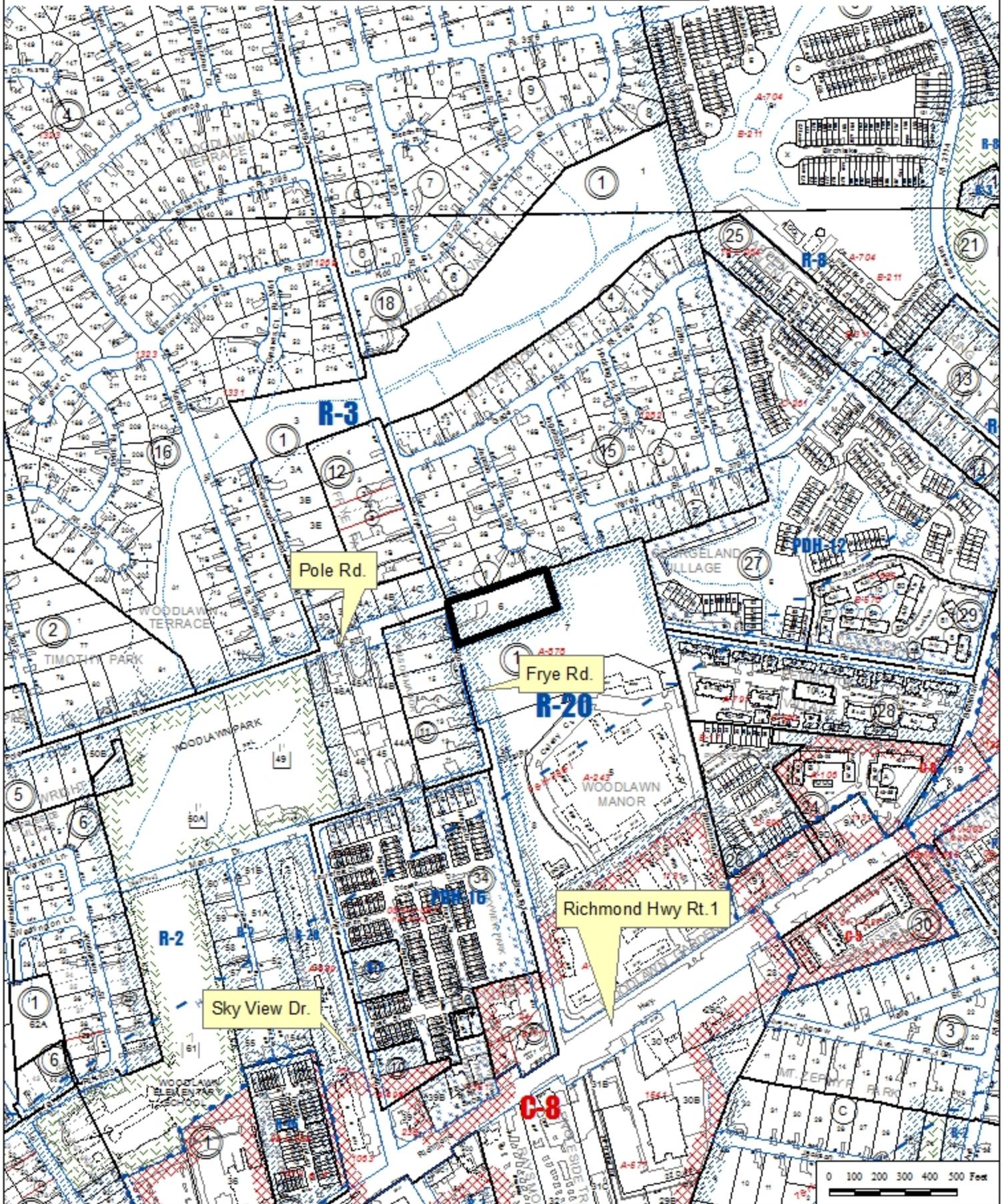
SP 2014-LE-123
CINTIA J. ALVARADO / CINTIA'S DAY CARE



Special Permit

SP 2014-LE-123

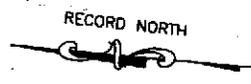
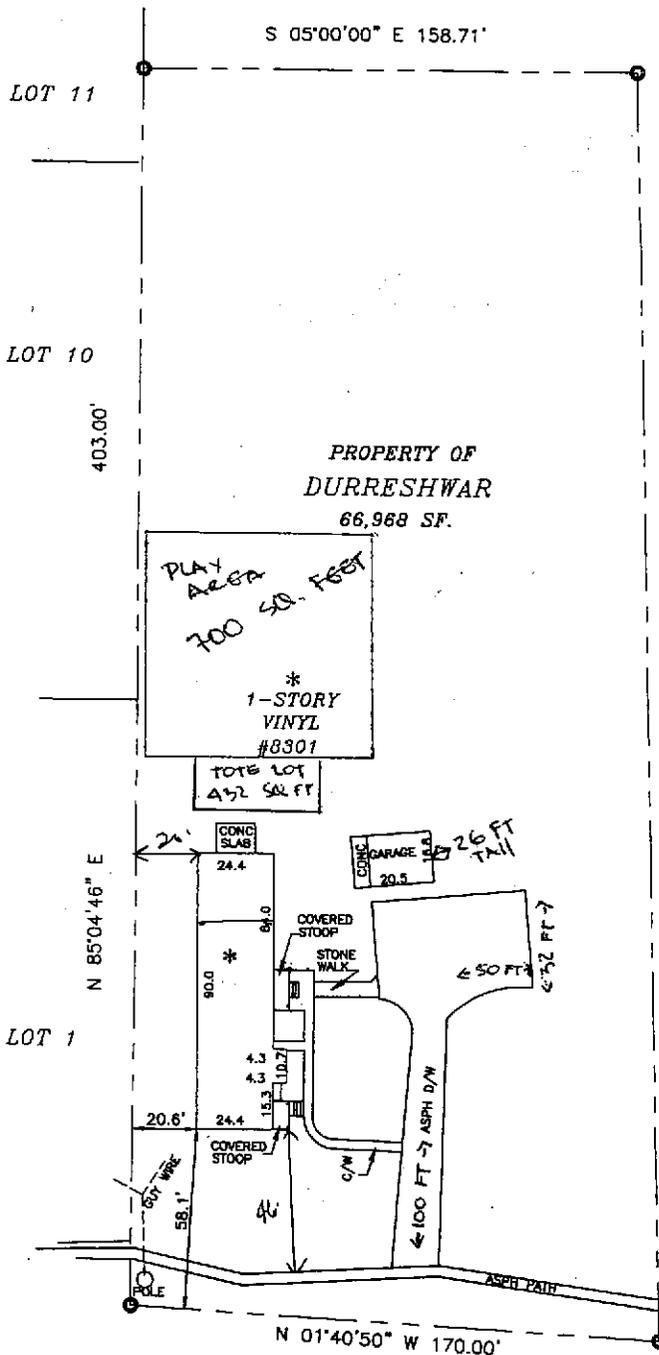
CINTIA J. ALVARADO / CINTIA'S DAY CARE



1. NO TITLE REPORT FURNISHED.
 2. THIS PLAT IS NOT TO BE USED FOR THE CONSTRUCTION OF FENCES.
 3. BOUNDARY INFORMATION OBTAINED FROM AVAILABLE RECORDS.

4. THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTY OF ANJUM DURRESHWAR. ANY FENCES SHOWN ARE APPROXIMATE
 5. NO CORNER MARKS SET.

RECEIVED
 Department of Planning & Zoning
 MAR 24 2014
 Zoning Evaluation Division



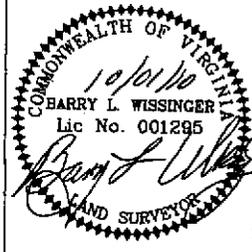
Cristina J. Alvarado
 6/20/14

RECEIVED
 Department of Planning & Zoning
 JUN 20 2014
 Zoning Evaluation Division

FLOOD NOTE
 THIS LOT CLASSIFIED AS ZONE "X"
 AREA DETERMINED TO BE OUTSIDE
 THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

FRYE ROAD
 (R/W VARIES)

PLAT SHOWING
 HOUSE LOCATION SURVEY
 THE PROPERTY OF
ANJUM DURRESHWAR
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



FLOOD ZONE: "X"	PANEL: 136D
COMMUNITY NO: 5155250136D	DATE: 3/05/90
DATE: 10/01/10	SCALE: 1"=40'
CASE NAME: ANJUM DURRESHWAR	
PLAT SUBJECT TO RESTRICTIONS OF RECORD	SDE SUBURBAN DEVELOPMENT ENGINEERING
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS	
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS, 7777 LEESBURG PIKE, SUITE # 306N FALLS CHURCH, VIRGINIA 22043 703-658-0800	
DRAWN BY: S. OUDOM	CHECKED BY: BARRY L.

F#30138

SPECIAL PERMIT REQUEST

The applicant is seeking a special permit to allow a home child care facility for up to 12 children.

A copy of the special permit plat, titled “Plat Showing House Location Survey, the Property of Anjum Durrshwar,” prepared by Suburban Development Engineering dated October 1, 2010, as revised by the applicant, Cintia J. Alvarado, on June 20, 2014, is included in the front of the staff report.

A more detailed description of the proposal is provided on page two.

Copies of the proposed development conditions, the statement of justification with select file photographs and the affidavit are contained in Appendices 1 through 3, respectively.

CHARACTER OF THE SITE AND SURROUNDING AREA

The site is developed with a one story, single-family detached dwelling. A concrete walkway, two covered stoops, an asphalt driveway with a parking area, and a detached garage exist to the south of the dwelling. An addition, concrete slab and the play area for the home child care exist to the east of the dwelling.

The property is located to the north of Route 1 and east of Frye Road. The subject property and surrounding properties to the north and west are zoned R-3 and are developed with single family detached dwellings. The property to the east and the south is zoned R-20 and is developed with multiple family dwellings.



Figure 1- Aerial View of Subject Property

BACKGROUND

Fairfax County Tax Records indicate that the single-family dwelling was constructed in 1955 and purchased by the property owner in 2012. The applicant is currently renting the property.

On October 28, 2010, a building permit was issued for interior alterations to convert a garage to an office, install a bathroom and build a roof over two stoops (Appendix 4). A final building inspection took place and was approved on March 16, 2011.

There are no complaints filed on the property related to the current property owner and/or renter.

Records indicate that no other special permit or variance applications relating to a home child care have been heard by the Board of Zoning Appeals (BZA) in the surrounding area.

DESCRIPTION OF THE PROPOSED USE

The applicant requests approval of a special permit for a home child care facility for up 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 a staggered drop-off and pick-up schedule for the children. Currently, there is one part-time assistant, but the applicant is requesting two. The home child care facility is operated on the main level of the dwelling. The play area is located in the rear yard of the property and east of the main dwelling. Pictures provided by the applicant show toys and play equipment located in this area.

The applicant holds a current Family Day Home License, effective for two years and expires on June 10, 2015, from the Commonwealth of Virginia, Department of Social Services. The license permits a capacity of twelve children, from two months through 12 years 11 months of age. A copy of the license is included as Appendix 5.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area IV, Mount Vernon Planning District
Planning Sector: Woodlawn Community Planning Sector (MV8)
Plan Map: Residential, 8-12 du/ac

On-Site Parking and Site Circulation

The existing driveway and garage can accommodate eight vehicles in the asphalt parking area as designated on the special permit plat. The applicant parks their personal car in the driveway area. The assistants take public transportation to the home child care and do not drive to the site. Therefore, approximately seven driveway spaces are available to be used for drop-off and pick-up of children. On-street parking is not available.

Vehicular access to the site is provided by an asphalt driveway from Frye Road. A concrete walkway connects the driveway to the rear of the dwelling, which is the entrance to the home child care.

Zoning Inspection Branch Comments (Appendix 6)

Staff found an inoperable smoke detector in the sleeping room of the child care facility. The applicant maintained that she would fix the smoke alarm. Additionally, staff found a dual axel trailer which advertised a business. Staff research found that the subject property is the business address of the advertised business. There is no evidence of a home occupation permit for the landscaping business office located at the property. Staff has included a development condition in Appendix 1 to address this concern.

Fairfax County Department of Transportation Comments (Appendix 7)

Transportation staff commented that there is adequate parking in the driveway and a turn around area. Staff recommended that vehicles do not back out of the driveway onto Frye Road when exiting the subject site, as it has close proximity to the intersection of Frye Road and Pole Road. A development condition is included in the proposed development conditions in Appendix 1 to address this concern.

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 Location Regulations

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

Standards 1 and 2 Comprehensive Plan/ Zoning District	The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-3 District permits a home child care facility as an accessory use with special permit approval. The proposed use is in harmony with the Comprehensive Plan and the general purpose and intent of the R-3 District.
Standard 3 Adjacent Development	No new construction is proposed. In staff's opinion, the proposed use will not hinder or discourage use or development of neighboring properties or value.
Standard 4 Pedestrian/Vehicular Traffic	Arrival and departure times of the children are staggered and staff has proposed a development condition for the driveway to be made available for the home child care use. In staff's opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.
Standard 5 Landscaping/Screening	There is existing vegetation and fencing that screens the play area from the neighbors. There have been no complaints from the neighbors about the existing home child care use.
Standard 6 Open Space	Open space is not required in an R-3 District.

Standard 7 Utilities, Drainage, Parking, and Loading	There are no 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.
Standard 8 Signs	Sect. 10-103 of the Zoning Ordinance prohibits signs for home child care facilities.

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

Standard 1 Lot Size and Bulk Regulations	The lot size and bulk regulations for the dwelling and the subject property were previously satisfied with the development of the property. No exterior modifications are proposed with this application.
Standard 2 Performance Standards	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
Standard 3 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)

Standard 1 Maximum of 12 Children & Non-Resident Employee	The applicant is proposing a maximum of 12 children at any one time, which does not exceed the maximum number of children permitted at any one time. The applicant requests two non-resident employees.
Standard 2 Access and Parking	Arrival and departure times of the children are staggered and parking is available on the driveway. In staff's opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.
Standard 3 Landscaping/Screening	There is existing vegetation and a fence in the rear yard that provide screening to the outdoor play area.
Standard 4 Submission Requirements	The applicant submitted a house location survey in lieu of a special exception plat, which is a permissible alternative.
Standard 5 Code of Virginia, Title 63.2, Chapter 17	The applicant has a valid home child care license as outlined in a previous section.

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

Part A 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 requests special permit approval to allow a maximum of twelve children at any one time.
------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Part B Licensed Provider/Primary Residence	The applicant is a state licensed home child care provider and the subject property is the provider's primary residence.
Part C No Exterior Evidence Except Play Equipment	There is no exterior evidence of the proposed use except play equipment and toys.
Part D Non-Resident Employee	The applicant is proposing two non-resident employees.
Part E Provider is a Non-Resident	The provider is a resident and is renting the property.
Part F 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 state home child care license.
Part G Increase in Children or Non-Resident Person	The maximum number of children permitted by-right at any one time is 7 in a single family detached dwelling and can be increased to up to 12 children with special permit approval. The applicant requests special permit approval to allow a maximum of twelve 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 SP 2014-LE-123 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 with Select File Photographs
3. Applicant's Affidavit
4. Building Permit History
5. State Family Day Home License
6. Zoning Inspections Branch Comments
7. Fairfax County Department of Transportation Memo dated December 4, 2014
8. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-LE-123****January 7, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-LE-123 located at Tax Map 101-3 ((1)) 6 to permit a home child care facility pursuant to Sects. 3-303 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.

1. This approval is granted to the applicant, Cintia Alvarado, Cintias Day Care, and is not transferable without further action of the Board, and is for the location indicated on the application, 8301 Frye Road, and is not transferable to other land.
2. This special permit is granted only for the home child care use indicated on the plat entitled “Plat Showing House Location Survey, the Property of Anjum Durrshwar,” prepared by Suburban Development Engineering dated October 1, 2010, as revised by the applicant, Cintia J. Alvarado, on June 20, 2014, and approved with this application, as qualified by these development conditions.
3. A copy of the special permit 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.
4. The 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 provider’s own children, the maximum number of children on-site at any one time shall not exceed twelve.
7. A maximum of two nonresident employees, whether paid or not for their services, may be involved in the home child care facility.
8. The driveway shall be made available for the pick-up and drop-off of the children during the hours of operation.
9. The turn-around area will be left vacant during the hours of operation and parents will be asked not to back out of the driveway onto Frye Road when exiting the site.
10. There shall be no signage associated with the home child care facility.
11. Approval of this use is contingent upon maintenance of a state license for the home child care facility for the children on site.

12. The applicant shall obtain a home occupation permit for the business office located at the property from the Zoning Administrator and comply with regulations in Sect.10-300 of the Zoning Ordinance or vacate the home occupancy use.

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 unless the use has been established as outlined above. 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.

STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITY

RECEIVED
Department of Planning & Zoning
MAR 24 2014
Zoning Evaluation Division

Name: Cintia Alvarado
Address: 8301 Frye Rd.
Alexandria VA 22309
Phone #: 703-660-6914
E-mail: Cintia6976@aol.com

Date Feb. 28 2014

Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

RECEIVED
Department of Planning & Zoning
JUN 20 2014
Zoning Evaluation Division

Re: Special Permit Application
Applicant: Cintia Alvarado
Zoning Ordinance Section 8-305 for Home Child Care Facility
Section 8-004 of General Standards

Tax Map #: 1013 01 0006
Zoning District: 101-3
Lot Size: 66,968 square feet

To whom it may concern,

Please accept the following as my statement of justification for a special permit for a home child care facility in my home. I own and live in a attached / detached (circle one) dwelling at 8301 Frye Rd - Alexandria VA - 22309 (your address). The property is zoned 101-3 and I understand I need to seek approval of a special permit in order to operate a child care facility within my home. I am currently licensed by the State of Virginia to have 12 children in my child care facility in my home. Below is information about my child care facility's operations:

Hours. The child care is open from 6:00 AM TO 6:00 PM

Number of Children. I care for up to 12 children at any one time. This number does not include my own 2 child/children.

Employees. I have assistant(s) who work part-time and 1 assistant(s) who work full-time.

NOW Arrival Schedule. 7 of the children arrive between 6:00 AM ^{to} 8:00 AM.
AND 3 children from 8:00 AM to 9:30 AM.

NOW

Departure Schedule. 5 of the children are picked up at ^{FROM} 3:30 PM TO 4:30 PM.
AND 5 children FROM 4:30 PM TO 6:00 PM

Area Served. Alexandria. All the parents drive their children to my day care (what neighborhood/general area do the children live in?)

Operations. As I stated, my house is a single-family attached (detached) (circle one) dwelling. It has (explain the general layout of the house):

the house is one level. It has a big room in the back that is where the kids spend most of the time - Also I use the kitchen for snacks and meals - when in summer we do snack outside.

The house has 2,160 square feet. The following rooms are where I conduct the day care:

CHILD CARE ROOM, KITCHEN, BATHROOM

These rooms are 662 square feet total.

Hazardous or Toxic Substances. The house and yard are free from hazardous or toxic substances. No hazardous materials will be generated, utilized, stored, treated, and/or disposed of onsite.

Zoning Ordinance Compliance. The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards or, if any waiver, exception or variance is sought, such request has been specifically noted with the justification for such modification.

Outdoor Play Area. I use my back yard for outdoor play for the children. The area is approximately square feet. The outdoor play area consists of: A tot lot Park with a swing set and small slides and also we have pedal cars and doll house and picnic tables. In summer we use sprinklers.

Parking. I use my PARKING AREA to park my family car(s). My parents park in the driveway. I provide enough parking for 8 cars or more because it is 50 feet wide by 32 ft long and the driveway is 100 ft long and in the extreme case they can use the grass side.

For these reasons, I believe that my proposed home day care facility will not impact my neighbors in any negative way. and I have not neighbors

In conclusion, I am proposing no changes to the outside appearance of my vinyl front and sided home. I propose no addition and no signs regarding the day care. Adequate parking is available for me and the parents that bring their children and also have a big yard for the kids. For those reasons I believe that my proposed home day care facility will not impact anyone. Sincerely, in a negative way

Cintia Alvarado
Owner of Cintia's Day Care.

(I HAVE NO NEIGHBORS)

**STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITY**

Name: Cintia Alvarado
Address: 8301 Frye Rd.
Alexandria VA 22309
Phone #: 703 6406914
E-mail: Cintia 6976 @AOL.com

Date 6/14/14

Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

RECEIVED
Department of Planning & Zoning
JUN 19 2014
Zoning Evaluation Division

Re: Special Permit Application
Applicant: Cintia's Day Care
Zoning Ordinance Section 8-305 for Home Child Care Facility
Section 8-004 of General Standards

Tax Map #: 1013 01 0006
Zoning District: 101-3
Lot Size: 46,968 Square feet

To whom it may concern,

Please accept the following as my statement of justification for a special permit for a home child care facility in my home. I own and live in a attached / detached (circle one) dwelling at 8301 Frye Rd. Alexandria VA 22309 (your address). The property is zoned _____ and I understand I need to seek approval of a special permit in order to operate a child care facility within my home. I am currently licensed by the State of Virginia to have _____ children in my child care facility in my home. Below is information about my child care facility's operations:

Hours. The child care is open from 6:00 AM to 6:00 P.M.

Number of Children. I care for up to 12 children at any one time. This number does not include my own 2 child/children.

Employees. I have _____ assistant(s) who work part-time and 1 assistant(s) who work full-time.

Arrival Schedule. 7 of the children arrive between 6:00 AM ^{to} 8:00 AM and 3 children from 8:00 AM to 9:30 AM

CINTIA'S DAY CARE

8301 FRYE RD.
ALEXANDRIA VA 22309

RECEIVED
Department of Planning & Zoning

ARRIVAL AND DEPARTURE SCHEDULE

MAR 24 2014

Zoning Evaluation Division

ARRIVAL SCHEDULE

CHILD	6:00-7:00 AM	7:00-8:00 AM	8:00-8:45 AM	8:45-9:15AM	9:15-10:00AM
1	6:15				
2	6:35				
3	7:00				
4		7:10			
5		7:25			
6		7:40			
7		7:55			
8			8:05		
9				9:10	
10					9:20
11					
12					

DEPARTURE SCHEDULE

CHILD	3:00-3:30 PM	3:30-4:15 PM	4:15-4:45 PM	4:45-5:30 PM	5:30-6:00PM
1	3:30				
2			4:30		
3				5:00	
4			4:45		
5				5:10	
6				5:20	
7		3:45			
8		4:00			
9		4:15			
10	3:00				
11					
12					



DRIVEWAY FACING IN



PARKING lot



PARKING lot

RECEIVED
Department of Planning & Zoning
MAR 24 2014
Zoning Evaluation Division



DRIVEWAY FACING OUT

RECEIVED
Department of Planning & Zoning
MAR 24 2014
Zoning Evaluation Division



PLAY GROUND



PLAY GROUND

RECEIVED
Department of Planning & Zoning
MAR 24 2014
Zoning Evaluation Division



DRIVE WAY IN

RECEIVED
Department of Planning & Zoning
MAR 24 2014
Zoning Evaluation Division



PARKING LOT
FACING THE HOUSE

RECEIVED
Department of Planning & Zoning

MAR 24 2014

Zoning Evaluation Division



KITCHEN AND Dining Area

RECEIVED
Department of Planning & Zoning

MAR 24 2014

Zoning Evaluation Division



KITCHEN Dining AREA



NAP Room #1

RECEIVED
Department of Planning & Zoning
MAR 24 2014
Zoning Evaluation Division



NAP ROOM #2



CRIBS AREA

RECEIVED
Department of Planning & Zoning
MAR 24 2014
Zoning Evaluation Division



BATH ROOM



CHILDREN CARE

02.07.2014

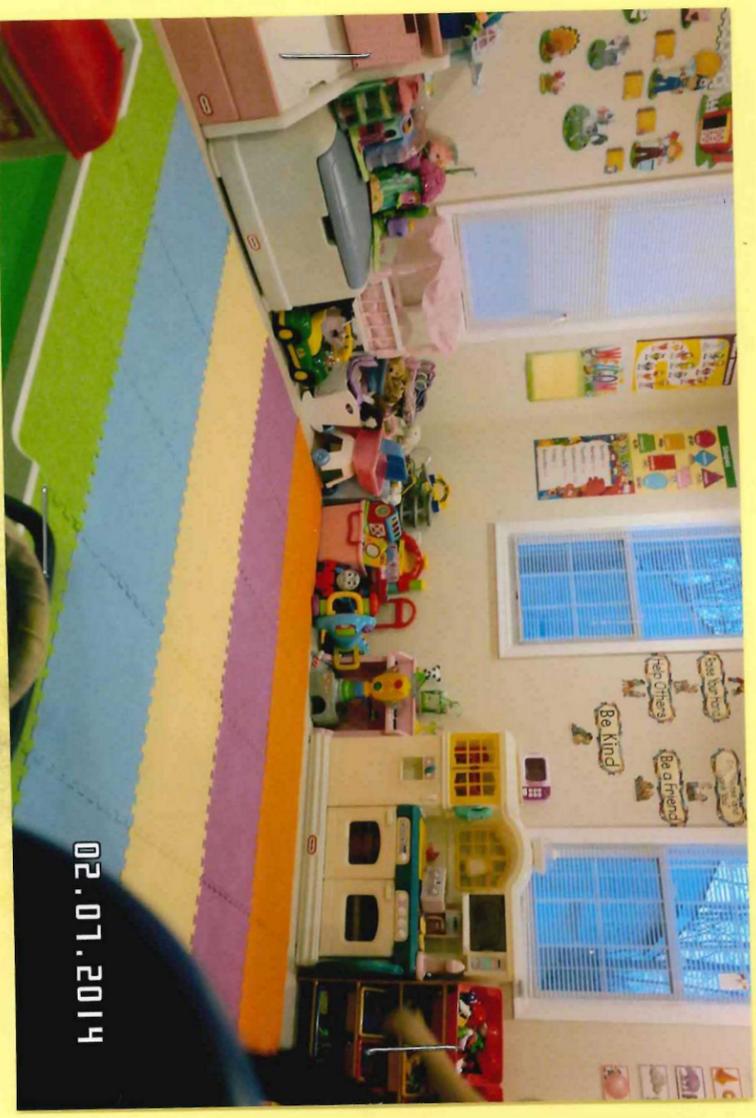
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 Department of Planning & Zoning
 MAR 24 2014
 Zoning Evaluation Division



KIDS CARE AREA

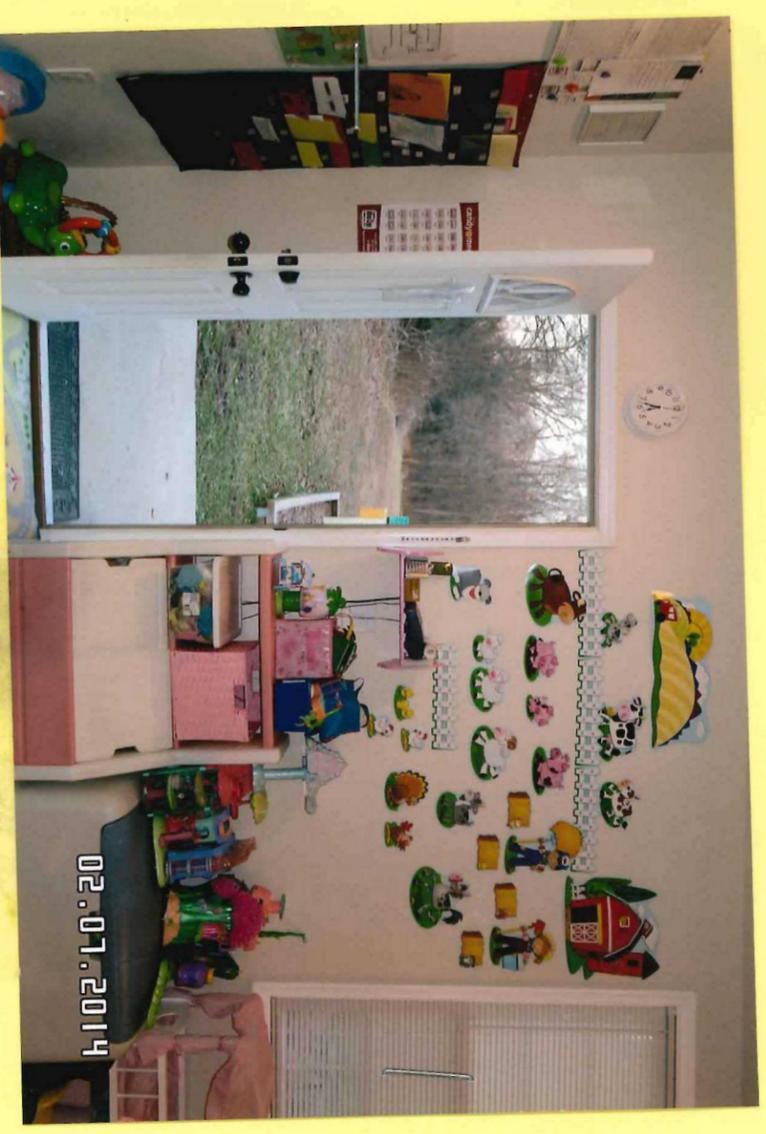
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RECEIVED
 Department of Planning & Zoning
 MAR 24 2014
 Zoning Evaluation Division



CHILDREN CARE

02.07.2014



EXIT TO PLAY GROUND

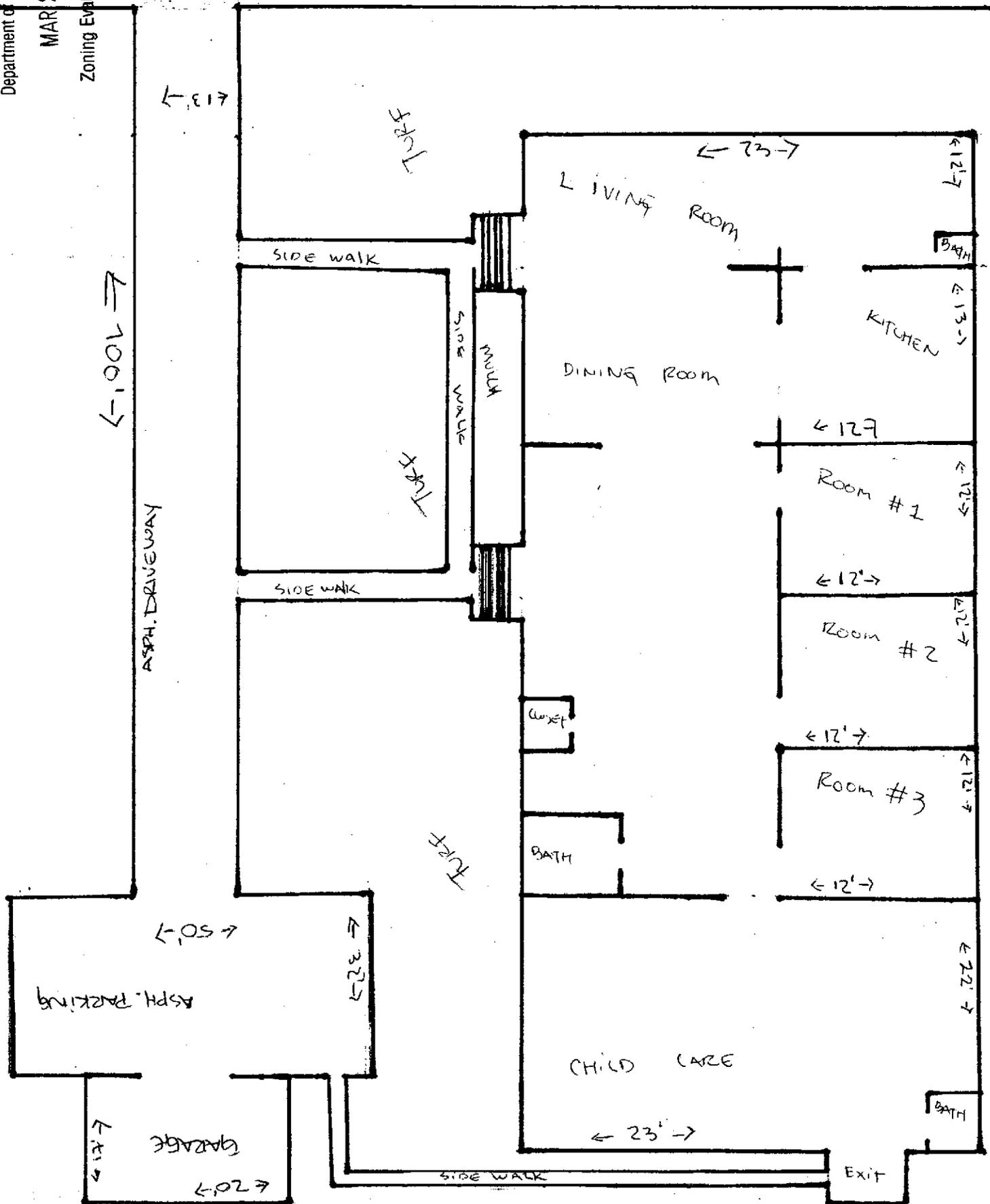
02.07.2014

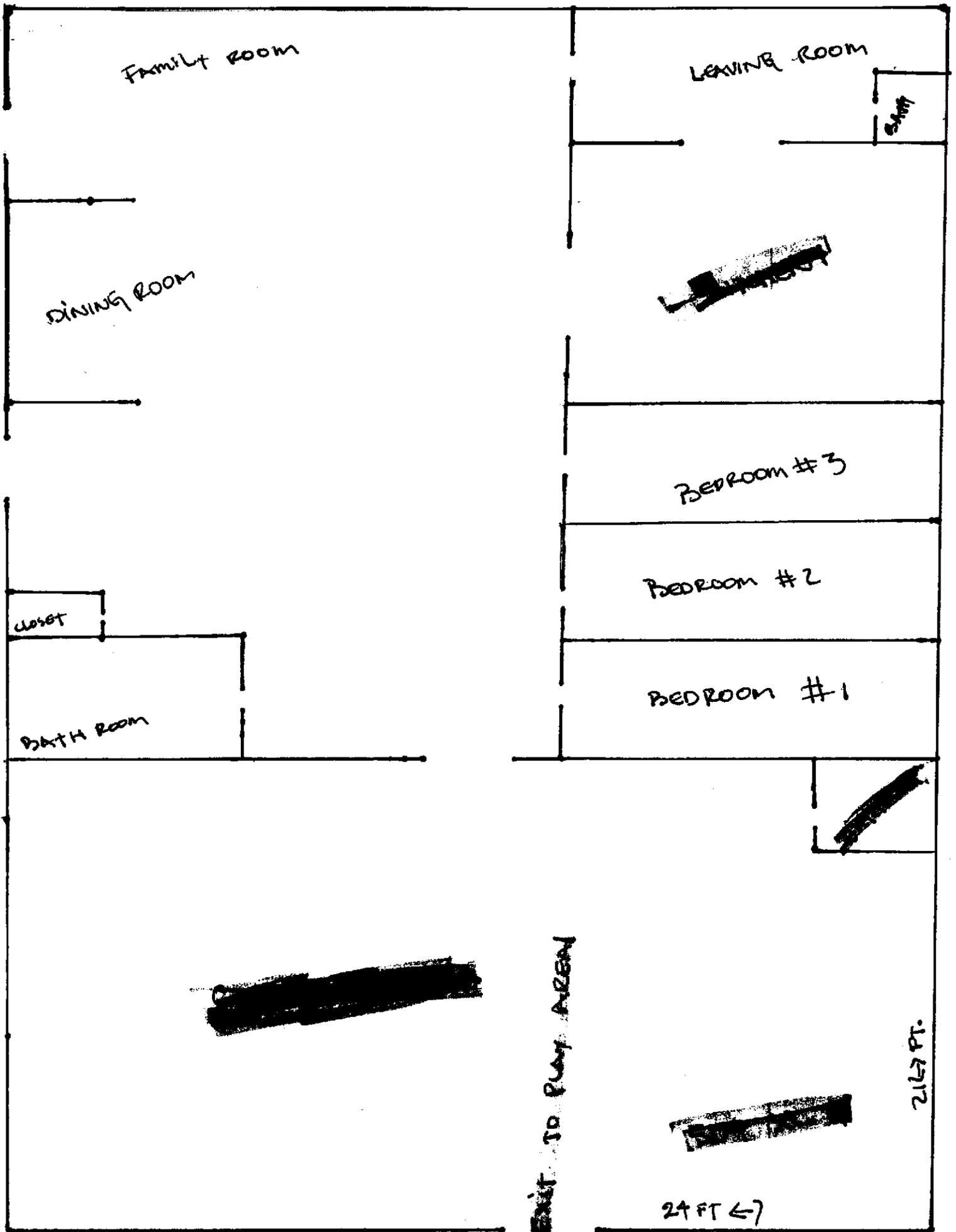
RECEIVED
Department of Planning & Zoning

MAR 24 2014

Zoning Evaluation Division

Faye RD





FAMILY ROOM

LIVING ROOM

DINING ROOM

CLOSET

BATH ROOM

BEDROOM #3

BEDROOM #2

BEDROOM #1

← EXIT TO PLAY AREA

24 FT ←

216 FT.

© [Signature] 6/14/14

Application No.(s): SP 2014.LE -123
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/19/14
(enter date affidavit is notarized)

124873a

I, CINTIA J. ALVARADO, 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 BOLD above)
CINTIA J. ALVARADO	8301 FRYE RD - ALEXANDRIA VA 22309	LEASSEE
CINTIA'S DAY CARE	8301 FRYE RD - ALEXANDRIA VA 22309	
MARLON RAMOS	8301 FRYE RD - ALEXANDRIA VA 22309	LEASSEE
MUJAHID HUMERA	6920 ELM DR - ALEXANDRIA VA 22306	OWNER

(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): SP 2014-LE-123
(county-assigned application number(s), to be entered by County Staff)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 4/19/14
(enter date affidavit is notarized)

124873 a

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)

N/A

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): SP 2014-LE-123
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/19/14
(enter date affidavit is notarized)

124873 a

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)

N/A

(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): SP 2014-LE-123
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: _____
(enter date affidavit is notarized)

124873a

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): SP 2014-LE-123
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/19/14
(enter date affidavit is notarized)

124873a

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

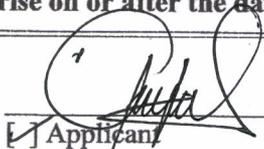
(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(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)

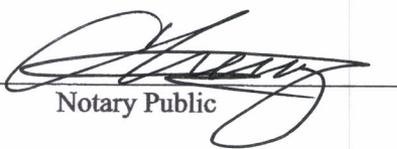


Applicant Applicant's Authorized Agent

Cintia J. Alvarado

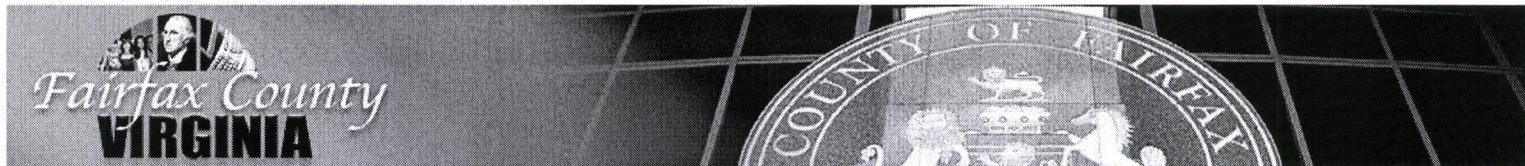
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 19th day of November 2014, in the State/Comm. of Virginia, County/City of Alexandria.


Notary Public

My commission expires: March 31, 2018

CHEVY CANDELARIA-ROBLES
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAR. 31, 2018
COMMISSION # 7286362



Land Development Information History: FIDO - INT ALT R - 102570270

Permit Information

Permit Number:	102570270	Application Date:	
Permit Type:	INTERIOR ALT. RESIDENTIAL	Tax Map:	101-3 ((01)) 0006
Job Address:	008301 FRYE RD	Permit Status:	Permit Issued
	ALEXANDRIA , VA 22309-8417	Bldg:	Floor: Suite:
Location:		Permit Fee:	\$85.00
Subdivision:			
Magisterial District:	LEE		
Subcensus Tract:			
AP (Tenant) Name:			
Work Description:	INTERIOR ALTERATIONS TO CONVERT GARAGE TO OFFICE AND INSTALL POWDER ROOM/BATHROOM//per county details//amend 102710016 for interior alterations to existing first floor and change from per county details to per plans and build roof over existing front stoop		
Type of Work:	INTERIOR WORK		
Building Use:	SFD - SINGLE FAMILY DWELLING		
Standard:	IR06 - IRC 2006		
Plan Number:	W-10-5458		
Parent Permit:			
ISIS Permit:			
Type of Const:	VB		
Use Group:	R5		

Comments:

Link to FIDO record : [102570270](#)

Owner Information

Owner: DURRESHWAR ANJUM
 Address: 8301 FRYE RD
 City: ALEXANDRIA State: VA
 Zip: 22309

Contractor Information

Name: OWNER IS CONTRACTOR BPOL License:
 Address: State License:
 City: State: VA Zip: Trade Reg.:
 Trade Name:

Applicant Information

Applicant: MUJAHID
 Address: 8301 FRYE RD
 City: ALEX State: VA Zip: 22309

Other Contact Information

Contact:
 Address:
 City: State: Zip:

Inspections

Inspection - R FINAL - FINAL INSPECTION - 5179165

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2010-12-28	JOHN PENDLETON	N	Failed	NO	NOT READY

Inspection - R FINAL - FINAL INSPECTION - 5177429

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2010-09-16	DONALD CASSEDY	N	Cancelled	NO	CANCEL BY OFFICE

Inspection - R FINAL - FINAL INSPECTION - 5258291

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2011-03-16	JOHN PENDLETON	N	Passed	NO	

Inspection - R FOOTING - FOOTING INSPECTION - 5257002

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FOOTING	2010-12-28	JOHN PENDLETON	N	Passed	NO	VERIFIED 24" FOOTING AT END OF OLD CARPORT

Inspection - R FRAMING - FRAMING INSPECTION - 5249796

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2010-12-21	JOHN PENDLETON	Y	Passed	NO	CMU COLUMN ADDED IN CRAWLSPACE OF ORIGINAL HOUSE. COULD NOT VERIFY 10" X 18" FOOTING TO 24" DEPTH.

Inspection - R FRAMING - FRAMING INSPECTION - 5251088

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2010-12-15	JOHN PENDLETON	N	Failed	NO	SEE OWNER LIST

Inspection - R FRAMING - FRAMING INSPECTION - 5251089

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2010-12-29	JOHN PENDLETON	N	Cancelled	NO	

Inspection - R FRAMING - FRAMING INSPECTION - 5302072

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2011-02-28	JOHN PENDLETON	N	Passed	NO	

Inspection - R FRAMING - FRAMING INSPECTION - 5259125

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2010-12-29	JOHN PENDLETON	N	Cancelled	NO	

Inspection - R FRAMING - FRAMING INSPECTION - 5259126

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING			N	None	NO	

Inspection - R FRAMING - FRAMING INSPECTION - 5259127

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING			N	None	NO	

Inspection - R FRAMING - FRAMING INSPECTION - 5261928

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2011-01-04	JOHN PENDLETON	N	Failed	NO	REWORK HIP RAFTER COLUMN AND RAFTER SUPPORT AND CONNECTIONS AT SIDEWALLS. VERIFY PLASTIC UNDER SLAB. VERIFY TOP POST CONNECTIONS FOR PORTICOS. VERIFY DRAIN SLOPE FOR REAR BATHROOM.

Inspection - R FRAMING - FRAMING INSPECTION - 5261929

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2011-01-12	JOHN PENDLETON	N	Failed	NO	VERIFY OR ADD THREE WALL STUDS AND BLOCKING TO CARRY LOAD TO FOUNDATION. OPEN REAR BATH DRAIN LINE TO VERIFY SLOPE AND CONNECTION.

Inspection - R FRAMING - FRAMING INSPECTION - 5268309

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING			N	None	NO	

Reviews**Review - BUILDING - (BUILDING REVIEW) - 1962489**

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2010-10-06	NORM CARLSON	Y	Failed

Review - BUILDING - (BUILDING REVIEW) - 1962506

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2010-10-28	NORM CARLSON	Y	Approved

Contact Us: [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)
Phone: [County Main Number - 703-FAIRFAX \(703-324-7329\)](#), TTY 711 | [County Phone Listing](#)

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Gumkowski, Laura B.

From: Kapoor, Shetal
Sent: Wednesday, December 17, 2014 3:04 PM
To: Gumkowski, Laura B.
Subject: See Final Results for 8301 Frye Road

Building Inspections

Insp # 5258291 A/P # 102570270 Insp Type R FINAL # 3

Initial
Call Date 03/14/2011 17:22 By WEB Order/Group 0 System Generated
Scheduled 03/16/2011 : By WEB Assigned To JPENDL
Location Preference
 Waived / /

Results
Inspected By JPENDL Same Trip As Insp # 0
Started 03/16/2011 14:32 Partial Inspection
Completed 03/16/2011 14:32 Status PASSED
Actual Time 0.00
Odometer Start 0
Odometer Stop 0

A/P Information Inspection Code Violations History Conditions Details Comments Application Info

Status: Permit Issued Last Activity: 03/16/2011 17:22

Thanks,

Shetal Kapoor
Customer Service Ombudsman,
Permit Ombudsman, Universal Design Ombudsman
Customer and Technical Support Center, Land Development Services
703-324-1898 (direct)
703-222-0801 (main)
www.fairfaxcounty.gov/dpwes

Virginia.gov Agencies | Governor Search Virginia.Go



VIRGINIA DEPARTMENT OF
SOCIAL SERVICES

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

Cintia Alvarado

8301 Frye Road

ALEXANDRIA, VA 22309

(703) 660-6914

Facility Type: [Family Day Home](#)License Type: [Two Year](#)[Expiration Date](#): June 10, 2015Business Hours: 6:00 am - 6:00 pm
Monday - Saturday

Capacity: 12

Ages: 2 months - 12 years 11 months

Inspector: Ann Dramstad
(703) 314-0860



County of Fairfax, Virginia

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

Date: November 14, 2014

To: Laura Arseneau
Zoning Evaluation Division

From: Chuck Cohenour
Zoning/Property Maintenance Inspector
Zoning Inspection Branch

Subject: Home Child Care Facility SP 2013-LE-0123

Applicant: Cintia Alvarado
8301 Frye Road, Alexandria, Virginia 22309
Part of Woodlawn
Tax Map Ref. #: 101-3 ((1)) 6
Zone: R-3
Mail Log: 2014-LE-0463

*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.
- An operable smoke alarm shall be provided outside of each sleeping area, with at least one such device on each floor.

A smoke alarm in the sleeping room of this child care facility was not operating.
- 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.

Department of Planning and Zoning
Zoning Administration Division
Zoning Inspections Branch
12055 Government Center Parkway, Suite 829
Fairfax, Virginia 22035-5508
Phone 703-324-4300 FAX 703-324-1343
www.fairfaxcounty.gov/dpz/

8301 Frye Road
November 14, 2014

- 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 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.
- Other
- Structures comply with the Zoning Ordinance.

Note: A dual axle trailer was observed on the property. This trailer displayed advertised "Green Zone Landscaping, Inc.". Evidence was also present that a dual tired vehicle had previously been parked on the property beside the freestanding garage. Fairfax County Business/Professional/Occupational Licenses indicates that Green Zone Landscaping, Inc. was issued license 000117184 and the business carries 8301 Frye Road, Alexandria, Virginia 22309 as its business address. As a result, it is concluded that this contractor's operating a landscaping business from this residential property.

cc: Street Files



County of Fairfax, Virginia

MEMORANDUM

DATE: December 4, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division,
Department of Planning and Zoning

FROM: Michael A. Davis, Acting Chief 
Site Analysis Section
Department of Transportation

FILE: SP 2014-LE-123

SUBJECT: Transportation Impact

REFERENCE: Cinta J. Alvarado (Home Child Care)
8301 Frye Road, Alexandria VA
Tax Map: 101-3 ((1)) 6

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. This department reviewed the Special Exception Plat dated October 1, 2010 and submitted June 20, 2014. The application is to permit a home child care center for up to twelve (12) children. The hours of operation are Monday-Thursday from 6:00 a.m. to 8:00 p.m.

- There is adequate parking provided by the existing driveway and on-site parking/turnaround area.
- This is no on-street parking available on Frye Road immediately in front of the subject property due to its proximity to the stop sign at the Pole Road intersection.
- Staff recommends vehicles do not back out of the driveway onto Frye Road when existing the subject site. Vehicles should utilize the existing parking/turnaround area in order to pull out of the driveway facing front to maximize visibility to/from the adjacent Pole Road/ Frye Road intersection.

MAD/eai

Fairfax County Department of Transportation
4050 Legato Road, Suite 400 Fairfax, Virginia,
22033-2895
phone: (703) 877-5600 TTY: (703) 877-5602
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot



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.

Sect. 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.