

Development Conditions

SE 2014-SP-047

December 23, 2014

With the Board of Supervisors to approval of SE 2014-SP-047, located at 13133 Quail Creek Lane, Tax Map 55-1 ((16)) (5) 46, for a home child care facility with up to twelve children, pursuant to Sect. 6-205, 6-206, and 8-305 of the Fairfax County Zoning Ordinance, the Board of Supervisors condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted only for the home child care use as indicated on the special exception plat approved with the application, titled, "Plat Showing House Location On Lot 46, Land Bay 4D, Section 5 Fair Lakes" prepared by Dominion Surveyors, Inc., dated February 28, 2007, and revised by the applicant, Subhadra Parajuli, on July 29, 2014, as qualified by these development conditions.
2. Any plan or permit submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat, consisting of an annotated copy dated, of the House Location Survey 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.
3. A copy of the special exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The hours of operation for the home child care facility shall not exceed 7:00 a.m. to 6:00 p.m., Monday through Friday.
5. The dwelling that contains the home child care facility shall be the primary residence of the provider.
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 approval of the use is contingent upon the applicant's continued right to use the parking spaces, tot lots or other common amenities necessary for the operation of the home child care.
9. There shall be no signage associated with the home child care facility.

10. All outdoor play equipment shall conform to all applicable state regulations and standards.
11. The shed shall remain locked during the hours of the home child care.
12. Approval of this use is contingent upon maintenance of a state license for the children on-site at the home child care facility.
13. Any portions of the dwelling associated with the home child care facility that is used as a children's sleeping area shall be located in a room with proper emergency egress as defined by the Virginia Uniform Statewide Building Code.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall take effect upon approval by the Board of Supervisors.