

Development Conditions

SE 2014-SU-048

November 25, 2014

If it is the intent of the Board of Supervisors to approve SE 2014-SU-048 located at 5705 Belcher Farm Drive, Tax Map 54-1 ((17)) (2) 20, for a home child care facility of up to twelve children (excluding children of the provider) and up to two assistants, pursuant to Sect. 6-105 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the home child care use indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. Any plan or permit submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat dated March 22, 2014, (the House Location Survey entitled "Parcel "B" Belcher Farm Drive, Lot 20 Section 2, Phase 2 Sully Station") consisting of one sheet prepared by John F Veatch, and these conditions. Minor modifications to the approved special exception plat may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of the special exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
6. The hours of operation for the home child care facility shall not exceed 7:30 a.m. to 5:30 p.m.
7. A maximum of two nonresident employees, whether paid or not for their services, may be involved in the home child care facility, with the hours of such attendance limited to 7:30 a.m. to 5:30 p.m.

8. The dwelling that contains the home child care facility shall be the primary residence of the provider.
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. Approval of this use is contingent upon maintenance of a state license for the Home Child Care for 12 children.
12. All pick up and drop off of children shall take place in the surface parking areas located in front of the house and/or in the guest parking spaces on Belcher Farm Drive.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by the Board.

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

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as outlined above.