



County of Fairfax, Virginia

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

RECEIVED
Department of Planning & Zoning

FEB 10 2015

Zoning Evaluation Division

January 28, 2015

Shazia Younis
d/b/a ChildrenZone Home Child Care
8121 Gilroy Drive
Lorton, VA 22079

Re: Special Exception Application SE 2014-MV-026

Dear Ms. Younis:

At a regular meeting of the Board of Supervisors held on January 27, 2015, the Board approved Special Exception Application SE 2014-MV-026 in the name of Shazia Younis d/b/a ChildrenZone Home Child Care. The subject property is located at 8121 Gilroy Drive, on approximately 3,959 square feet of land, zoned PDH-12 in the Mount Vernon District [Tax Map 107-2 ((12)) 111]. The Board's action permits a home child care facility, pursuant to Sections 6-105, 6-106 and 8-305 of the Fairfax County Zoning Ordinance, 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 consisting of the House Location Survey titled "Lot 111 Section One Laurel Highlands" prepared by Target Surveys, Inc., dated June 6, 2005, and revised by the applicant, Shazia Younis on December 2, 2014, as qualified by these development conditions.
2. 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.
3. The hours of operation for the home child care facility shall not exceed 6:00 a.m. to 6:00 p.m., Monday through Friday.

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>

4. The dwelling that contains the home child care facility shall be the primary residence of the provider.
5. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
6. 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 to not exceed 7:00 a.m. to 6:00 p.m.
7. The existing two-car 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.
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. 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 children on-site at the home child care facility.
12. 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 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 take effect upon approval by the Board of Supervisors.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

SE 2014-MV-026
January 28, 2015

-3-

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-026

(Staff will assign)

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 Department of Planning & Zoning

MAY 23 2014

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

APPLICANT	NAME SHAZIA YOUNIS d/b/a CHILDRENZONE HOME CHILD CARE	
	MAILING ADDRESS 8121 GILROY DRIVE, LORTON, VA. 22079	
	PHONE HOME (703) 646-5295 WORK ()	
	PHONE MOBILE (571) 228-5716	
PROPERTY INFORMATION	PROPERTY ADDRESS 8121 GILROY DRIVE, LORTON, VA. 22079	
	TAX MAP NO. 1072 12 0111	SIZE (ACRES/SQ FT) 3,959 SQ FT
	ZONING DISTRICT PDH-12 <input checked="" type="checkbox"/>	MAGISTERIAL DISTRICT Mt Vernon <input checked="" type="checkbox"/>
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:	
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION 8.305	
	PROPOSED USE HOME DAYCARE 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	
<p>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.</p> <p>SHAZIA YOUNIS</p> <p><u>Shazia Younis</u></p> <p>TYPE/PRINT NAME OF APPLICANT/AGENT SIGNATURE OF APPLICANT/AGENT</p>		

DO NOT WRITE IN THIS SPACE

Date Application accepted: June 6, 2014

Application Fee Paid: \$ 435.00

SE 2014-0109

SE 2014-MV-026

Zoning Application Closeout Summary Report

Printed: 2/4/2015

General Information

APPLICANT: SHAZIA YOUNIS D/B/A CHILDRENZONE HOME CHILD CARE
DECISION DATE: 01/27/2015
CRD: NO
HEARING BODY: BOS
SUPERVISOR DISTRICT:
ACTION: APPROVE
STAFF COORD: CARMEN BISHOP
DECISION SUMMARY:
 ON JANUARY 27, 2015, THE BOARD UNANIMOUSLY APPROVED SE2014-MV-026 ON A MOTION BY SUPERVISOR HYLAND SUBJECT TO DEVELOPMENT CONDITIONS DATED JANUARY 21, 2015.

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
				PDH-12	3,959.00 SQ FEE

Tax Map Numbers

107-2-112/10111-

Approved Land Uses

Zoning District: PDH-12

<u>LAND USE</u>	APPROVED RESIDENTIAL DEVELOPMENT			APPROVED NON-RESIDENTIAL DEVELOPMENT		
	<u>DWELLING</u> UNITS	<u>LAND AREA</u>	<u>NO. OF</u> ADU'S	<u>GFA</u>	<u>LAND AREA</u>	<u>FAR</u>
CHCR/HOME						
TOTAL						

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 01-21-2015

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
OUTDOOR PLAY AREA	01-01-0001	0	N/A	0	01-01-0001
NUMBER OF EMPLOYEES	01-01-0001	0	N/A	0	01-01-0001
PARKING	01-01-0001	0	N/A	0	01-01-0001
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	0	01-01-0001
COPY SHALL BE POSTED	01-01-0001	0	N/A	0	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	0	01-01-0001
ENROLLMENT LIMITATIONS	01-01-0001	0	N/A	0	01-01-0001