



# County of Fairfax, Virginia

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

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Department of Planning & Zoning

FEB 12 2015

Zoning Evaluation Division

January 14, 2015

Hakima Elamiri  
DBA Sarah Day Care  
5705 Belcher Farm Drive  
Centreville, VA 20120

Re: Special Exception Application SE 2014-SU-048

Dear Ms. Elamiri:

At a regular meeting of the Board of Supervisors held on January 13, 2015, the Board approved Special Exception Application SE 2014-SU-048 in the name of Hakima Elamiri D/B/A Sarah Day Care. The subject property is located at 5705 Belcher Farm Drive, on approximately 2,100 square feet of land, zoned PDH-4 and WS in the Sully District [Tax Map 54-1 ((17)) (2) 20]. The Board's action permits a home child care facility, pursuant to Sections 6-105 of the Fairfax County Zoning Ordinance, 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.

**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](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

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.

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.

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova  
Supervisor Michael Frey, Sully 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



# SE 2014-SU-048

## Zoning Application Closeout Summary Report

Printed: 2/9/2015

### General Information

**APPLICANT:** HAKIMA ELAMIRI D/B/A SARAH DAYCARE  
**DECISION DATE:** 01/13/2015  
**CRD:** NO  
**HEARING BODY:** BOS  
**SUPERVISOR DISTRICT:**  
**ACTION:** APPROVE  
**STAFF COORD:** WILLIAM O'DONNELL  
**DECISION SUMMARY:**  
 ON JANUARY 13, 2015, THE BOARD OF SUPERVISORS APPROVED SE 2014-SU-048 ON A MOTION MADE BY SUPERVISOR FREY SUBJECT TO DEVELOPMENT CONDITIONS DATED NOVEMBER 25, 2014.

### 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- 4	2,100.00 SQ FEE

### Tax Map Numbers

054-1- /17/02/0020-

### Approved Land Uses

Zoning District: PDH- 4

<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						

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**Approved Development Conditions**DEVELOPMENT CONDITION STATEMENT DATE: 11-25-2014

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<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	0	01-01-0001
NUMBER OF EMPLOYEES	01-01-0001	0	N/A	0	01-01-0001
COPY SHALL BE POSTED	01-01-0001	0	N/A	0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
GRANTED WITHOUT TERM	01-01-0001	0	N/A	0	01-01-0001



**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](http://www.fairfaxcounty.gov/dpz/zoning/applications)

**APPLICATION NO:** SE 2014-SU-048  
 Department of Planning & Zoning (Staff will assign)

AUG 05 2014 RECEIVED  
 Department of Planning & Zoning

Zoning Evaluation Division MAR 27 2014

Zoning Evaluation Division

**APPLICATION FOR A SPECIAL EXCEPTION**

(PLEASE TYPE or PRINT IN BLACK INK)

<b>APPLICANT</b>	<b>NAME</b>	Hakima Elamiri DBA Sarah Day Care LLC	
	<b>MAILING ADDRESS</b>	5705 Belcher Farm Drive, Centreville, Virginia 20120	
	<b>PHONE HOME ( )</b>	703 - 223-9553	<b>WORK ( )</b> 703 - 403- 3055
	<b>PHONE MOBILE ( )</b>	703 - 283 - 9553	<b>EMAIL</b> kelnady@yahoo.com
<b>PROPERTY INFORMATION</b>	<b>PROPERTY ADDRESS</b>	5705 Belcher Farm Drive, Centreville, Virginia 20120	
	<b>TAX MAP NO.</b>	054117020020	<b>SIZE (ACRES/SQ FT)</b> 2,100
	<b>ZONING DISTRICT</b>	PDH-4 WS LLC	<b>MAGISTERIAL DISTRICT</b> Sully #2
<b>SPECIAL EXCEPTION REQUEST INFORMATION</b>	<b>ZONING ORDINANCE SECTION</b>	8305	
	<b>PROPOSED USE</b>	Home Child Care Facility	
<b>AGENT/CONTACT INFORMATION</b>	<b>NAME</b>		
	<b>MAILING ADDRESS</b>		
	<b>PHONE HOME ( )</b>		<b>WORK ( )</b>
	<b>PHONE MOBILE ( )</b>		<b>EMAIL</b>
<b>MAILING</b>	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><u>Hakima Elamiri</u>                  TYPE/PRINT NAME OF APPLICANT/AGENT</p>		<p><u>[Signature]</u>                  SIGNATURE OF APPLICANT/AGENT</p>	

Deborah Leslie Pemberton

SE 2014-0191

DO NOT WRITE IN THIS SPACE

Date Application accepted: August 5, 2014 Application Fee Paid: \$ 435.00