



# County of Fairfax, Virginia

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March 4, 2015

## STAFF REPORT

**SPECIAL PERMIT NO. SP 2014-LE-058**

### LEE DISTRICT

**APPLICANT:** Mommy Daycare (Alma L. Cordova)

**OWNERS:** Alma L. Cordova  
Edgardo A. Cordova

**SUBDIVISION:** Virginia Hills, Section 10

**STREET ADDRESS:** 6111 Paulonia Road, Alexandria, 22310

**TAX MAP REFERENCE:** 82-4 ((14)) (19) 17

**LOT SIZE:** 10, 064 square feet

**ZONING DISTRICT:** R-4

**ZONING ORDINANCE PROVISIONS:** 3-403, 8-305

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

### STAFF RECOMMENDATION:

Staff recommends approval of SP 2014-LE-058 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*

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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.

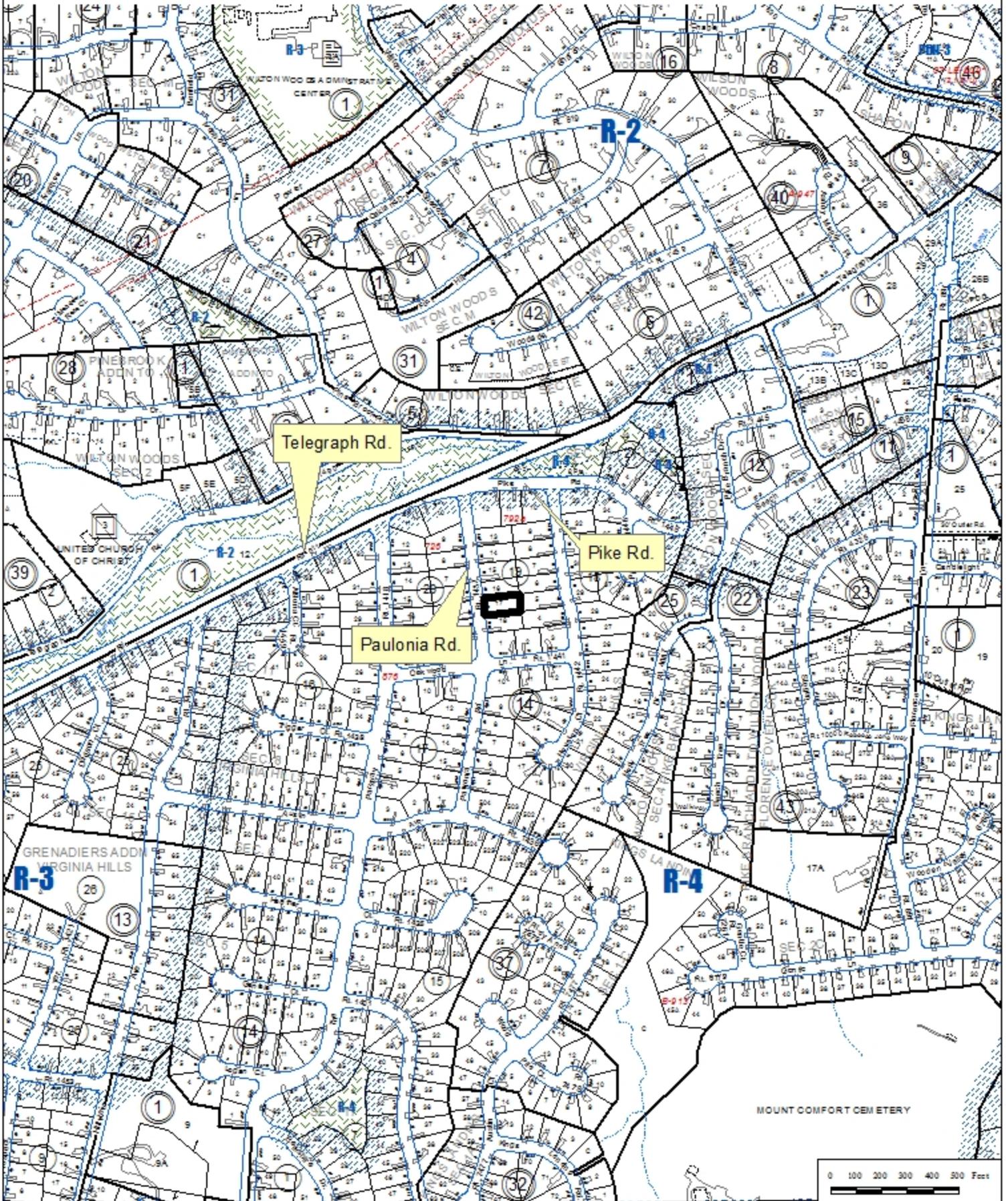
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

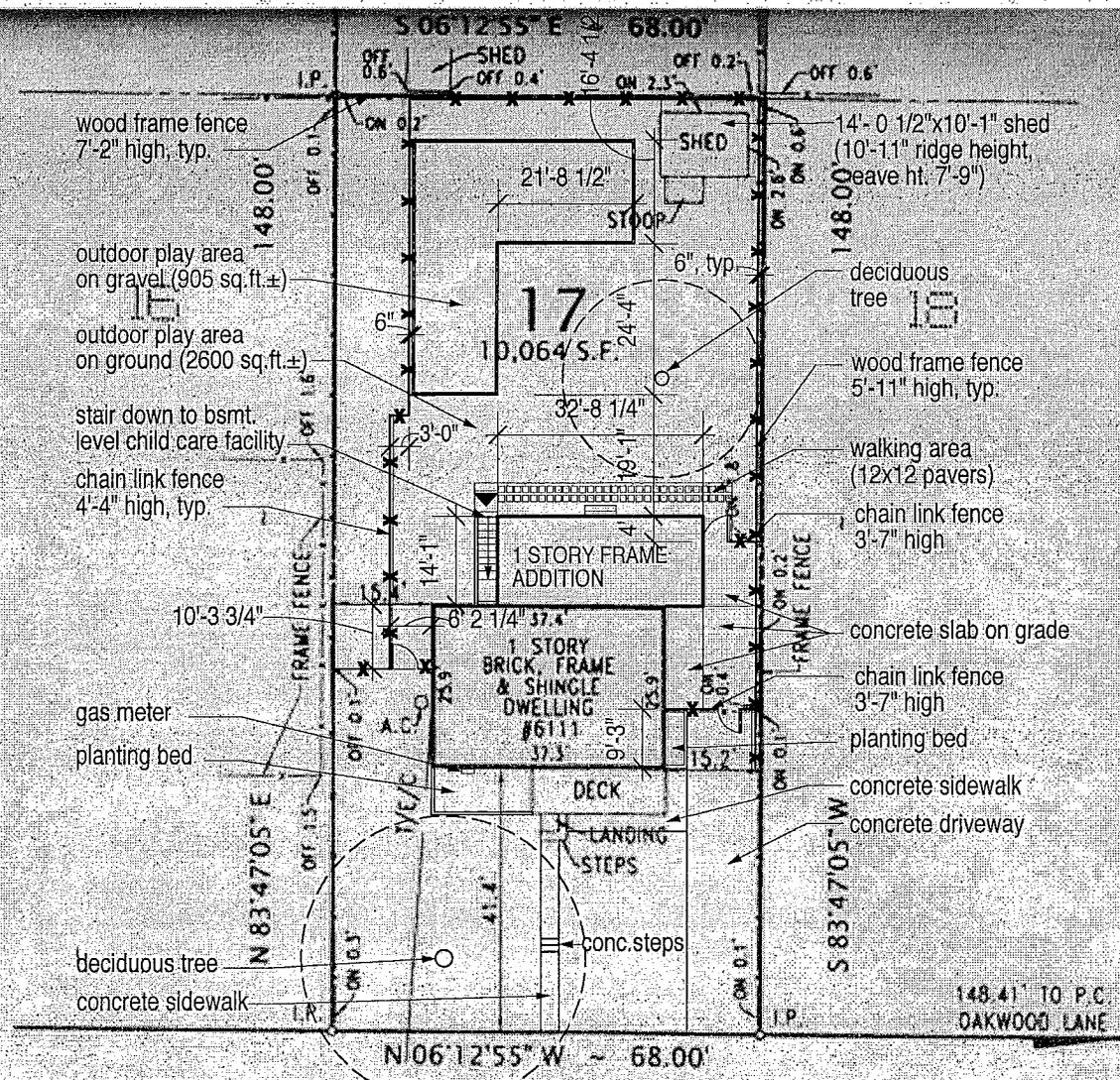
# Special Permit

SP 2014-LE-058  
MOMMY DAY CARE (ALMA L. CORDOVA)



Markup

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**PAULONIA ROAD**  
50' R/W

RECEIVED  
Department of Planning & Zoning  
MAR 14 2014  
Zoning Evaluation Division

PLAT  
SHOWING HOUSE LOCATION ON  
LOT 17, BLOCK 19, SECTION 10  
**VIRGINIA HILLS**  
FAIRFAX COUNTY, VIRGINIA  
SCALE 1" = 30'      FEBRUARY 3, 2000

**LEGEND**

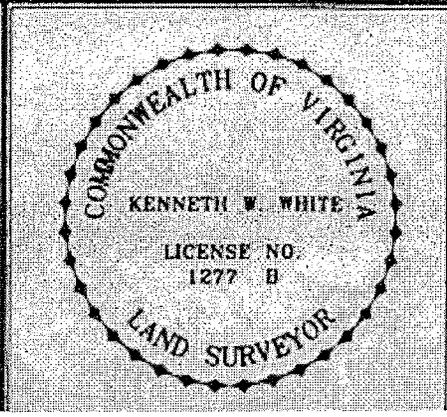
— x — x — x — fence  
(chain link or wood frame, see drawing for heights)

**Outdoor play area:**  
- on gravel 900 sq. ft. ±  
- on ground 2600 sq. ft. ±  
Total: 3500 sq. ft. ±

PLAT SUBJECT TO RESTRICTIONS OF RECORD  
TITLE REPORT NOT FURNISHED

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

*Kenneth W. White*



CASE NAME  
WILKINSON ~ CORDOVA  
VIRGINIA SETTLEMENT GROUP

ALEXANDRIA SURVEYS, INC  
6343 SOUTH KINGS HIGHWAY  
ALEXANDRIA, VIRGINIA 22306  
703-860-8615  
FAX 703-768-7784

**THE CORDOVA RESIDENCE**  
6111 Paulonia Rd.  
Alexandria, VA, 22310

revisions by: Ervin Hamar  
1308 S Buchanan St.  
Arlington, VA, 22204  
job number: 2014-03

**PLAT (WITH REVISIONS)**  
Scale: 1"=30'  
Date: 6 March 2014

**SK-2**

## 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 on Lot 17, Block 19, Section 10, Virginia Hills," as drawn by Kenneth W. White, L.S., of Alexandria Surveys dated February 3, 2000, as revised by Ervin Hamar on March 6, 2014, is included in the front of the staff report. 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 deck and steps exist at the front of the dwelling. A one story frame addition exists at the rear. A fenced-in play area and accessory storage structure are located in the rear yard. The fence ranges from 3 feet 11 inches to 5 feet 11 inches in height. A concrete driveway accesses Paulonia Road. A separate four foot high wood fence runs along the southeastern and northwestern property lines.



The property is located south of Telegraph Road and east of Paulonia Road. The subject property and surrounding properties to the north, east, west and south are zoned R-4 and developed with single family detached dwellings.

## BACKGROUND

Fairfax County Tax Records indicate that the single-family dwelling was constructed in 1953, purchased by the property owners in 2000.

On August 3, 2006, a building permit was issued for a one story addition to the east of the dwelling (Appendix 4). The building passed final inspection on April 8, 2008.

On February 15, 2012, a complaint was received by the Department of Code Compliance (DCC) for a business in a residential district (Appendix 5). The case was investigated and closed by DCC on March 12, 2012.

There is no building permit for the existing deck. A development condition is proposed to allow the applicant to obtain a building permit and final inspection for the deck within twelve months of the decision of this application.

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 7:00 a.m. and 5:30 p.m., Monday through Friday. There is an existing staggered drop-off and pick-up schedule for the children. Currently, there is one assistant, but the applicant is requesting two.

The home child care facility is operated in the basement of the dwelling which has a recreation room, kitchen and a bathroom. The napping area has proper emergency egress. The enclosed play area is located in the rear yard 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 three years and expires on December 15, 2017, from the Commonwealth of Virginia, Department of Social Services. The license lists the business hours as 7:00 a.m. to 5:30 p.m., Monday through Friday. The license also permits a capacity of twelve children, from 2 months through 12 years, 11 months of age. A copy of the license is included as Appendix 6.

## **ANALYSIS**

### **Comprehensive Plan Provisions**

**Plan Area:** Area IV, Rose Hill Planning District  
**Planning Sector:** Mount Comfort Community Planning Sector (RH6)  
**Plan Map:** Residential, 3-4 du/ac

**On-Site Parking and Site Circulation**

The existing driveway can accommodate approximately three vehicles. The applicant and the assistant park along Paulonia Road during the home child care hours of operation.

Vehicular access to the site is provided by a concrete driveway from Paulonia Road. A walkway connects the driveway to the set of concrete stairs on the eastern side of the dwelling that lead to the basement entrance of the home child care.

**Zoning Inspection Branch Comments (Appendix 7)**

Staff conducted two site visits. On the second site visit, staff found that the applicant had corrected concerns from the first site visit including enlarging a wall opening to provide adequate emergency egress in a napping area. The applicant also installed an exterior handrail on the basement stairway to the rear of the property that was requested by staff. The only outstanding concern was the location of an accessory storage structure that violated minimum required setbacks. Since the second site visit, the applicant has lowered the height of the accessory storage structure (shed) in the southeastern corner of the property. The shed is now under 8 feet 6 inches in height and the applicant has submitted photo documentation to substantiate the corrective action.

**Rear Yard Coverage**

During staff’s analysis it was also discovered that the applicant had a shed and a mulched play area located in the minimum required rear yard setback. The location and size of these two items exceeds the 30% rear yard coverage allowed by Sect. 10-103 (3) of the Zoning Ordinance. A development condition requiring conformance with these provisions is proposed 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)**

<p><b>Standards 1 and 2</b> Comprehensive Plan/ Zoning District</p>	<p>The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-4 District permits a home child care facility as an accessory use with special permit approval.</p>
<p><b>Standard 3</b> Adjacent Development</p>	<p>No new construction is proposed. In staff’s opinion, the proposed use will not hinder or discourage use or development of neighboring properties or negatively affect value.</p>

<b>Standard 4</b> 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.
<b>Standard 5</b> Landscaping/Screening	There is existing fencing that separates the play area from the neighbors.
<b>Standard 6</b> Open Space	All common open space lands shall be controlled by provisions of Part 7 Article 2.
<b>Standard 7</b> 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.
<b>Standard 8</b> Signs	Sect. 10-103 of the Zoning Ordinance prohibits signs for home child care facilities.

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

<b>Standard 1</b> Lot Size and Bulk Regulations	The property conforms to the lot size and bulk regulations of the R-4 District. No exterior modifications are proposed with this application.
<b>Standard 2</b> Performance Standards	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
<b>Standard 3</b> 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)

<b>Standard 1</b> Maximum of 12 Children & Non-Resident Employees	The applicant is proposing a maximum of 12 children at any one time, which complies with the ordinance requirements. The applicant requests two non-resident employees.
<b>Standard 2</b> 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.
<b>Standard 3</b> Landscaping/Screening	There is an existing fence in the rear yard that provides screening of the outdoor play area.
<b>Standard 4</b> Submission Requirements	The applicant submitted a house location survey in lieu of a special permit plat, which is a permissible alternative.

<p><b>Standard 5</b> Code of Fairfax Chapter 30 and Code of Virginia, Title 63.2, Chapter 17</p>	<p>The applicant has a valid home child care license through December 15, 2017 for 12 children from 7:00 a.m. to 5:30 p.m., Monday through Friday.</p>
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**Use Limitations (Par. 6 of Sect. 10-103)**

<p><b>Part A</b> Maximum Number of Children</p>	<p>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.</p>
<p><b>Part B</b> Licensed Provider/ Primary Residence</p>	<p>The applicant is a state licensed home child care provider and the subject property is the provider's primary residence.</p>
<p><b>Part C</b> No Exterior Evidence Except Play Equipment</p>	<p>There is no exterior evidence of the proposed use except play equipment and toys.</p>
<p><b>Part D</b> Non-Resident Employee</p>	<p>The applicant is proposing two non-resident employees and they shall only be at the home child care between 7:00 a.m. to 6:00 p.m., Monday through Friday.</p>
<p><b>Part E</b> Provider is a Resident</p>	<p>The provider is a resident of the property.</p>
<p><b>Part F</b> Code of Fairfax, Chapter 30 and Code of Virginia, Title 63.2, Chapter 17</p>	<p>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. A development condition his proposed to ensure the home child care will continue to meet state license requirements.</p>
<p><b>Part G</b> Increase in Children or Non-Resident Employees</p>	<p>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 12 children at any one time and two non-resident assistants.</p>

**CONCLUSION/ RECOMMENDATION**

Staff believes that the subject application is in conformance with the applicable Zoning Ordinance provisions and is in harmony with the recommendations of the Comprehensive Plan.

Staff recommends approval of SP 2014-LE-058 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. Complaint History
6. State Family Day Home License
7. Zoning Inspections Branch Comments
8. Applicable Zoning Ordinance Provisions

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**PROPOSED DEVELOPMENT CONDITIONS****SP 2014-LE-058****March 4, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-LE-058 located at Tax Map 82-4 ((14)) (19) 17 to permit a home child care facility pursuant to Sects. 3-403 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, Mommy Day Care (Alma L. Cordova), and is not transferable without further action of the Board, and is for the location indicated on the application, 6111 Paulonia 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 on Lot 17, Block 19, Section 10, Virginia Hills," as drawn by Kenneth W. White, L.S., of Alexandria Surveys dated February 3, 2000, as revised by Ervin Hamar on March 6, 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 applicant shall continue to operate with the state approved hours of operation, 7:00 a.m. to 5:30 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 non-resident employees may be involved in the home child care facility, limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday.
8. All pick up and drop off of children shall occur in the driveway.
9. There shall be no signage associated with the home child care facility.

10. The approval of the use is contingent upon maintenance of a state-issued family day home license that permits the number of children being cared for at the home child care facility.
11. The deck shall not be used in any way for the home child care use, including but not limited to use as a play area or for access to the rear yard until approval of the final inspection to be obtained within 12 months of approval.
12. The rear yard coverage shall be brought into conformance with Sect. 10-103 (3) of the Zoning Ordinance within 12 months of Special Permit approval, and shall be demonstrated to the satisfaction of the Department of Planning and Zoning, Zoning Administration Division.

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, 12 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.

Mommy's Daycare  
 6111 Paulonia Rd.  
 Alexandria, VA 22310  
 (703) 317 0133  
[Ecordova65@verizon.net](mailto:Ecordova65@verizon.net)

March 11, 2014

Fairfax County Department of Planning and Zoning  
 Zoning Evaluation Division  
 12055 Government Center Parkway, Suite 801  
 Fairfax, VA 22305

RECEIVED  
 Department of Planning & Zoning  
 MAR 14 2014  
 Zoning Evaluation Division

Re: Special Permit Application

Applicant: Alma L. Cordova

Zoning Ordinance: Section 8-305 for Home Child Care Facility and  
 Section 8-004 of General Standards

Tax Map #: 0824- 1419-0017

Zoning District: R-4

Land Area: 10,064 square feet

To whom it may concern,

Please accept the following as my statements of justification for a special permit for a home child care facility in my home. I own and live in a single-family detached dwelling at 6111 Paulonia Rd in Alexandria, Virginia with my husband and two children. The property is zoned R-4 and I understand that 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 facilities operations:

**Hours:** The child care is open 7:00 AM to 5:30 PM, Monday through Friday

**Number of Children:** I care for up to 12 children at one time. This number does not include my own two children.

\*I have 7 children, 6 families (one with two kids). For the summer of 2014, three of my families are expecting, which is why I'm applying to have 12 children.

**Employees:** I have one full time assistant who works from 8:00 AM to 5:00 PM, Monday through Friday

**Arrival Schedule:** The first family arrives at exactly 7:00 am, and they are two sisters. The second family arrives around 7:00 am- 7:15 am, and is one child. The third family arrives around 7:15 am – 7:30 am, and is one child. The fourth family arrives around 8:00 am- 8:10 am, and is one child. The fifth family arrives around 8:00 am – 8:10 am, and is one child. The last family arrives around 9:00 am – 10:00 am, and is again one child.

Sincerely,

Alma L. Cordova  
Owner of Mommy's Daycare.

# **MOMMY'S DAYCARE**

**Alma L. Cordova**

**6111 Paulonia Rd. Alexandria, VA 22310**

My daycare is from 7:00 am to 5:30 pm. Right now I have 7 children, 6 families (one with two kids). For the summer of 2014, three of my families are expecting, which is why I am applying to have 12 children. Right now all of the children are toddlers equaling to a total of 7 points. I also have one employer working from 8:00 am – 5:00 pm with one car parked on the street.

## **For drop off:**

- a) The first family arrives at exactly 7:00 am, and they are two sisters.
- b) The second family arrives around 7:00 am- 7:15 am, and is one child.
- c) The third family arrives around 7:15 am – 7:30 am, and is one child.
- d) The fourth family arrives around 8:00 am- 8:10 am, and is one child.
- e) The fifth family arrives around 8:00 am – 8:10 am, and is one child.
- f) The last family arrives around 9:00 am – 10:00 am, and is again one child.

\*Reminder that the schedule is flexible, but it is mainly at stated above.

## **For pick up:**

\*Parents begin to arrive around 4:00 pm.

- a) The first parent arrive around 4:00 pm – 4:30 pm. It is for the sisters.
- b) Two parents from different families arrive around 4:30 pm – 5:00 pm. It is for two kids.
- c) The third parent arrives around 4:45 pm – 5:00 pm. It is for one child.
- d) Again two parents from different families arrive around 5:10 pm – 5:30 pm. It is for two kids.

\*Reminder that the schedule is flexible, but it is mainly as stated above.

# Attachment 1

## Arrival Schedule and Departure Schedule

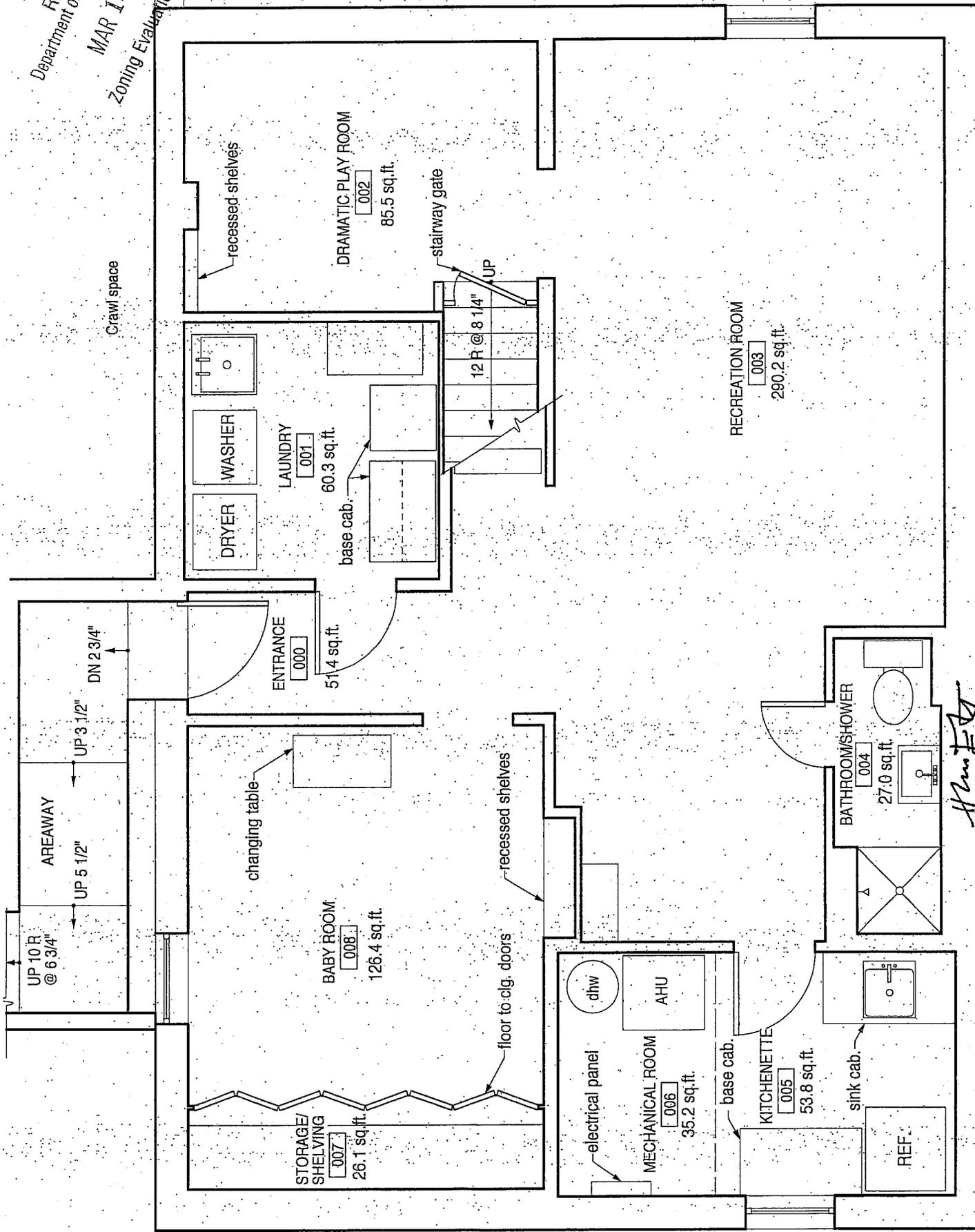
### Arrival Schedule

Child	7:00 – 7:45 AM	7:45 – 8:00 AM	8:00 – 8:30 AM	9:00 – 9:15 AM
1	X			
2	X			
3	X			
4	X			
5			X	
6			X	
7				X
8				
9				
10				
11				
12				

### Departure Schedule

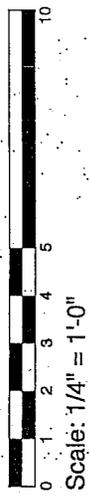
Child	2:45 – 4:15 PM	4:15 – 4:30 PM	4:30 – 5:00 PM	5:00 – 5:30 PM
1		X		
2		X		
3			X	
4			X	
5			X	
6				X
7				X
8				
9				
10				
11				
12				

RECEIVED  
 Department of Planning & Zoning  
 MAR 14 2014  
 Zoning Evaluation Division



NOTE:  
 Areas indicated on  
 the drawing are net  
 floor areas.

SK-1



**EXISTING BASEMENT PLAN**

Scale: 1/4"=1'-0"  
 Date: 6-MARCH 2014

drawn by: Ervin Hamar  
 1308 S Buchanan St.  
 Arlington, VA, 22204

job number: 2014-03

**THE CORDOVA RESIDENCE**

6111 Paulonia Rd.  
 Alexandria, VA, 22310



*Ervin Hamar*















EXIT

Win  
PISTON CUP



Application No.(s): SP 2014-LE-058  
 (county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

124795

DATE: 5/16/2014  
 (enter date affidavit is notarized)

I, Alma L. Cordova, 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 <b>BOLD</b> above)
Alma L. Cordova d/b/a "Mommy Day Care"	6111 Paulonia rd. Alexandria Va 22310	<b>Applicant/Title Owner</b>
Edgardo A. Cordova	6111 Paulonia rd. Alexandria Va 22310	<b>Title Owner</b>

(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-058  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

124795

DATE: 5/6/14  
(enter date affidavit is notarized)

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)

N/A

(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-058  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

124795

DATE: 5/6/14  
(enter date affidavit is notarized)

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)

(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)

N/A

(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-058  
(county-assigned application number(s), to be entered by County Staff)

Page Four

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

124795

DATE: 5/6/14  
(enter date affidavit is notarized)

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-058

(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL PERMIT/VARIANCE AFFIDAVIT

124795

DATE: 5/6/14  
(enter date affidavit is notarized)

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)

[X] Applicant

[ ] Applicant's Authorized Agent

Alma L. Cordova  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 6th day of May 2014, in the State/Comm. of Virginia, County/City of Fairfax.

Karen Sims  
Notary Public

My commission expires: March 31, 2017

KAREN SIMS  
NOTARY PUBLIC  
COMMISSION NUMBER 7294877  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES MARCH 31, 2017



**Owner Information**

Owner: EDGARDO  
 Address: 6111 PAULONIA RD  
 City: ALEX State: VA Zip: 22310

**Contractor Information**

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

**Applicant Information**

Applicant:  
 Address:  
 City: State: Zip:

**Other Contact Information**

Contact:  
 Address:  
 City: State: Zip:

**Inspections****Inspection - R FINAL - FINAL INSPECTION - 3034563**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2007-12-31	DONALD CASSEDY	Y	Failed	NO	GRADING,NO INSULATION IN CRAWL OR VENTS OR MADE CONDISHION SPACE,DRYER VENT FALLING,STOVE VENT NOT CONNECTED

**Inspection - R FINAL - FINAL INSPECTION - 3818369**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2008-04-28	DONALD CASSEDY	N	Passed	NO	ADD VENTS OR CONDISHION CRAWL

**Inspection - R FINAL - FINAL INSPECTION - 3720064**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2008-03-10	DONALD CASSEDY	N	Failed	NO	EXTERIOR GRADING,INSULATION IN CRAWL,VENT OR CONDISHEN CRAWL.SUPPORT LPI'S AT ACCESS

**Inspection - R FOOTING - FOOTING INSPECTION - 3054226**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FOOTING	2006-02-02	BERNADETTE GRIFFIN	N	Passed	NO	

**Inspection - R FOOTING - FOOTING INSPECTION - 3014881**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FOOTING			N	None	NO	Auto Finalization

**Inspection - R FRAMING - FRAMING INSPECTION - 3020167**

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

**Inspection - R FRAMING - FRAMING INSPECTION - 3020169**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2006-08-10	CHARLES O'DONNELL	N	Passed	NO	

**Inspection - R FRAMING - FRAMING INSPECTION - 3020169**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2006-08-10	CHARLES O'DONNELL	N	Passed	NO	

**Inspection - R FRAMING - FRAMING INSPECTION - 3014882**

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

**Inspection - R FRAMING - FRAMING INSPECTION - 3123517**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2006-11-27	ROBERT JOHNSTON	N	Passed	NO	

**Inspection - R FRAMING - FRAMING INSPECTION - 3123517**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2006-11-27	ROBERT JOHNSTON	N	Passed	NO	

**Inspection - R ROUTINE - ROUTINE INSPECTION - 3111679**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R ROUTINE	2006-11-14	RICKY ANTONOWICS	N	Failed	NO	NOT COMPLETE FRAMING SEE IR 11 14 06

**Inspection - R ROUTINE - ROUTINE INSPECTION - 3111679**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R ROUTINE	2006-11-14	RICKY ANTONOWICS	N	Failed	NO	NOT COMPLETE FRAMING SEE IR 11 14 06

**Inspection - R ROUTINE - ROUTINE INSPECTION - 3115945**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R ROUTINE	2006-11-22	RICKY ANTONOWICS	N	Cancelled	NO	

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
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**Inspection - R ROUTINE - ROUTINE INSPECTION - 3115945**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R ROUTINE	2006-11-22	RICKY ANTONOWICS	N	Cancelled	NO	

**Inspection - R ROUTINE - ROUTINE INSPECTION - 3123632**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R ROUTINE			N	None	NO	Auto Finalization

**Inspection - R SLAB - SLAB INSPECTION - 3060607**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R SLAB	2006-09-19	RICKY ANTONOWICS	N	Cancelled	NO	

**Inspection - R SLAB - SLAB INSPECTION - 3060607**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R SLAB	2006-09-19	RICKY ANTONOWICS	N	Cancelled	NO	

**Inspection - R SLAB - SLAB INSPECTION - 3063646**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R SLAB	2006-10-16	CHERYL WOOD	N	Cancelled	NO	CALLED IN WRONG INSP.

**Inspection - R SLAB - SLAB INSPECTION - 3063646**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R SLAB	2006-10-16	CHERYL WOOD	N	Cancelled	NO	CALLED IN WRONG INSP.

**Inspection - R SLAB - SLAB INSPECTION - 3091273**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R SLAB			N	None	NO	Auto Finalization

**Inspection - R WALL - WALL CONCEALMENT INSPECTION - 3054229**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R WALL	2006-03-29	BERNADETTE GRIFFIN	N	Passed	NO	

**Inspection - R WATERPRF - WATERPROOFING INSPECTION - 3054233**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R WATERPRF	2006-04-02	BERNADETTE GRIFFIN	N	Passed	NO	

**Inspection - RINSLATION - INSULATION INSPECTION - 3014883**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
RINSLATION	2006-08-23	JACK SMITH	N	Failed	NO	NOT READY -PLUMBING NOT COMPLETE OR APPROVED NEED R-30 IN CEILING NO FOOTING CERTS

**Inspection - RINSLATION - INSULATION INSPECTION - 3014883**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
RINSLATION	2006-08-23	JACK SMITH	N	Failed	NO	NOT READY -PLUMBING NOT COMPLETE OR APPROVED NEED R-30 IN CEILING NO FOOTING CERTS

**Inspection - RINSLATION - INSULATION INSPECTION - 3060610**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
RINSLATION	2006-09-18	RICKY ANTONOWICS	N	Failed	NO	BEDROOM EGRESS

**Inspection - RINSLATION - INSULATION INSPECTION - 3060610**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
RINSLATION	2006-09-18	RICKY ANTONOWICS	N	Failed	NO	BEDROOM EGRESS

**Inspection - RINSLATION - INSULATION INSPECTION - 3063644**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
RINSLATION			N	None	NO	Auto Finalization

**Inspection - RINSLATION - INSULATION INSPECTION - 3038332**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
RINSLATION	2006-09-11	RICKY ANTONOWICS	N	Failed	NO	

**Inspection - RINSLATION - INSULATION INSPECTION - 3038332**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
RINSLATION	2006-09-11	RICKY ANTONOWICS	N	Failed	NO	

**Inspection - RINSLATION - INSULATION INSPECTION - 3054574**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
RINSLATION			N	None	NO	Auto Finalization

**Inspection - RINSLATION - INSULATION INSPECTION - 3091274**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
RINSLATION	2006-10-16	CHERYL WOOD	N	Failed	NO	TUB NEEDS SUPPORT AT BACK WALL ACCESS TO WASTE AND OVERFLOW EGRESS AT BEDROOM DRYWALL CEILING AND EXT. WALLS ONLY ISUL OK

**Inspection - RINSLATION - INSULATION INSPECTION - 3091274**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
RINSLATION	2006-10-16	CHERYL WOOD	N	Failed	NO	TUB NEEDS SUPPORT AT BACK WALL ACCESS TO WASTE AND OVERFLOW EGRESS AT BEDROOM DRYWALL CEILING AND EXT. WALLS ONLY ISUL OK

**Inspection - RINSLATION - INSULATION INSPECTION - 3091275**

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

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
RINSLATION			N	None	NO	Auto Finalization

**Reviews****Review - ZONING - (ZONING REVIEW) - 1538286**

Review Type	Review Date	Reviewer	Started	Status
ZONING	2006-08-03	TONY MOORE	Y	Approved

**Review - SITEPERMIT - (SITE PERMITS REVIEW) - 1538287**

Review Type	Review Date	Reviewer	Started	Status
SITEPERMIT	2006-08-03	SHERRY SHEPARD	Y	Approved

**Review - BUILDING - (BUILDING REVIEW) - 1538288**

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2006-08-03	NORM CARLSON	Y	Approved

**Review - BUILDING - (BUILDING REVIEW) - 1567900**

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2006-11-07	NORM CARLSON	Y	Approved

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THIS LOT SHALL NOT EXCEED  
2500 SQ. FT.

PLAT

HOUSE LOCATION SURVEY

EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE  
LOT 17 BLOCK 19 SECTION 10  
VIRGINIA HILLS  
LEE MAGISTERIAL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

By 1504 addh  
Date 8/3/06

FOOTINGS AND PIERS MUST BE  
PLACED ON COMPETENT MATERIAL

No Second Kitchen or Wet Bar

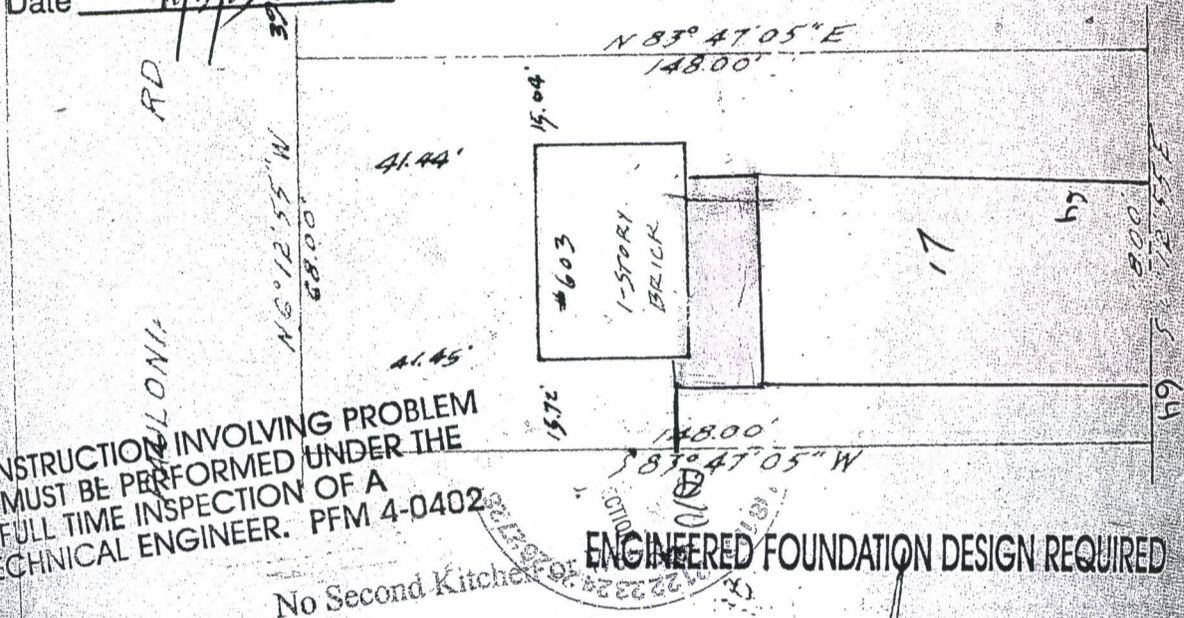
DPW&ES  
Office of Building  
Code Services  
Approved for

TOTAL EARTH DISTURBANCE ON  
THIS LOT SHALL NOT EXCEED  
2500 SQ. FT.

By APL  
Date 11/3/05

Zoning Administrator

EXCAVATED MATERIAL SHALL BE  
REMOVED FROM SITE



ALL CONSTRUCTION INVOLVING PROBLEM  
SOILS MUST BE PERFORMED UNDER THE  
FULL TIME INSPECTION OF A  
GEOTECHNICAL ENGINEER. PFM 4-0402

ENGINEERED FOUNDATION DESIGN REQUIRED

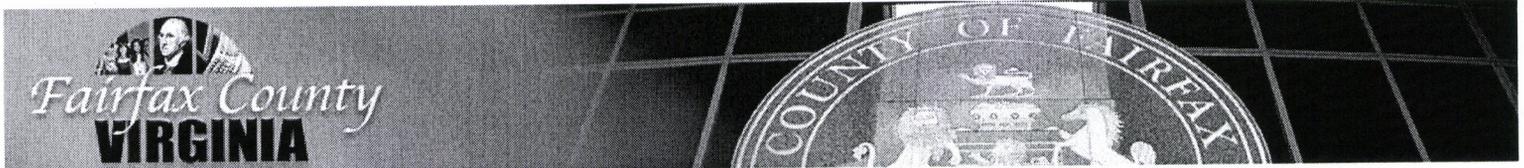
No Second Kitchen

APPROVED  
11-3-05  
Tom  
William E. Shoup  
Zoning Administrator

FOOTINGS AND PIERS MUST BE  
PLACED ON COMPETENT MATERIAL

FILE	SURVEY RECHECKED DATE	<u>Cecil J. Cross</u> CECIL J. CROSS CERTIFIED SURVEYOR ALEXANDRIA, VA.	DATE: <u>APRIL 26, 1954</u>
<u>320-19-17</u>	C. S.		SCALE: <u>1" = 30'</u>
			CASE NO. <u>11 H-006</u>

123456  
SECTION



## Land Development Information History: FIDO - DCC - Complaint 80109

### Complaint Details

Complaint #	80109
Street Address	006111 PAULONIA RD
Magisterial District	Lee
Complaint Description	Business In A Residential District
Agency	DCC
Status	Closed
Opened Date	2012-02-15
Closed Date	2012-03-12
Disposition	Unfounded (No Problem Found)
Inspector Assigned	Joan Maguire
Notice of Violation and/or Corrective Work Order	No
Litigation	No

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VIRGINIA DEPARTMENT OF  
SOCIAL SERVICES

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

**Alma Lorena Cordova**

6111 Paulonia Road

ALEXANDRIA, VA 22310

(703) 317-0133

Facility Type: [Family Day Home](#)License Type: [Three Year](#)[Expiration Date:](#) Dec. 15, 2017Business Hours: 7:00 AM - 5:30 PM  
Monday - Friday

Capacity: 12

Ages: 2 months - 12 years 11 months

Inspector: Pamela Sneed  
(703) 479-4704



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** July 30, 2014

**TO:** Laura Gumkowski, Staff Coordinator  
Zoning Evaluation Division  
Fairfax County Department of Planning and Zoning

**FROM:** Chuck Cohenour  
Senior Zoning Inspector  
Zoning Inspections Branch

**SUBJECT:** Home Child Care Application

**APPLICANT:** Alma L. Cordova  
6111 Paulonia Road, Alexandria, Virginia  
Tax Map Ref #: 83-3((10F)) 8  
Zoning District: R-3  
Mail Log Assignment: 2014-LE-0299 <sup>JAB</sup> 30

*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. (32-12-30.)
  - *The sleeping room identified on the floor plan as "BABY ROOM" is approximately 126.4 square feet in area and has one egress window that is approximately 35" x 23" (5.6 square foot) with a sill height of 59". The doorway leading to the hallway is 56" in width.*
- An operable smoke alarm shall be provided outside of each sleeping area, with at least one such device on each floor.
- 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.
  - *The hand rail for the exterior stairway, leading to the entrance, does not extend to full length of the stair flight. R311.7.7.2 of the IRC: Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight.*

- 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.
- 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.
- Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134mm).

*NOTE: The ceiling to the right of the entrance, along the wall to the "RECREATION AREA" and part of the "RECREATION AREA" has a ceiling height of (six) feet. The house was constructed in 1953 and would not meet the current building code.*

- Structures comply with the Zoning Ordinance.
  - *A 14' ½" x 10' 1" (141.6 square feet in area) accessory storage structure in the right rear of the property is identified by the certified survey that was submitted as being 10' 11" to ridge height, 2.6' to the right lot line and 2.3' to the rear lot line.*

cc: Street File

**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.