



APPLICATION ACCEPTED: July 28, 2014
BOARD OF ZONING APPEALS: March 25, 2015 @ 9:00 a.m.

County of Fairfax, Virginia

March 18, 2015

STAFF REPORT

SPECIAL PERMIT NO. SP 2014-SP-160

SPRINGFIELD DISTRICT

APPLICANT/OWNER: Dee Caliqu, "Precious Children's DayCare, LLC"
SUBDIVISION: Heritage Square, Section 1
STREET ADDRESS: 6009 Ticonderoga Court, Burke, 22015
TAX MAP REFERENCE: 78-4 ((12)) 12
LOT SIZE: 1,650 square feet
ZONING DISTRICT: R-5
ZONING ORDINANCE PROVISIONS: 3-503, 8-305
SPECIAL PERMIT PROPOSAL: To permit a home child care facility.

STAFF RECOMMENDATION:

Staff recommends approval of SP 2014-SP-160 for the home child care facility with the 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

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.**

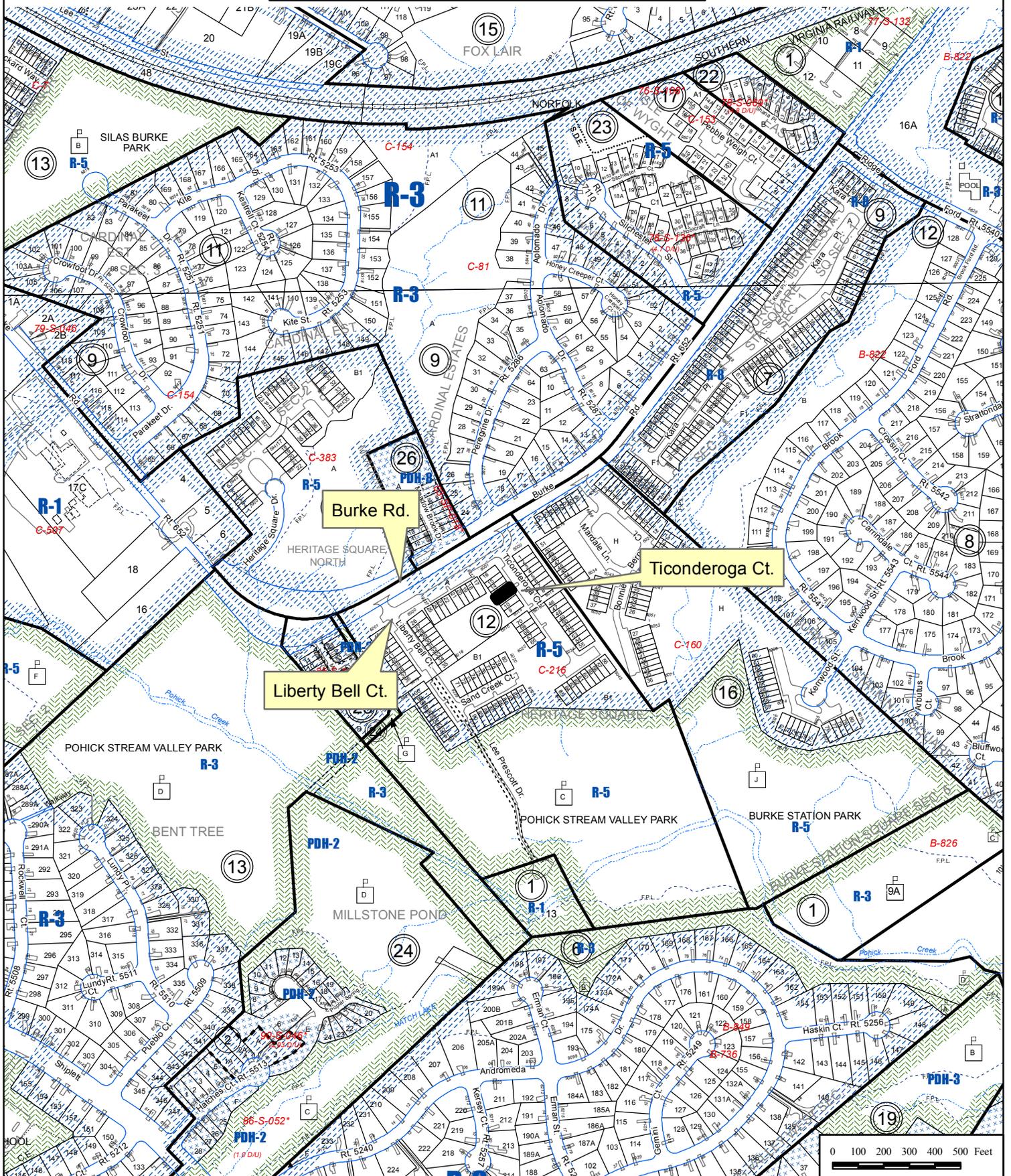


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2014-SP-160

DEE CALIQU "PRECIOUS CHILDREN'S DAYCARE, LLC"



PROPERTY REPORT
LOT 12 SECTION 1

JOB NUMBER: 03-4775

HERITAGE SQUARE

FAIRFAX COUNTY, VIRGINIA
CLIENT: KHALIQ

SCALE: 1"=20'
CASE NO.: L-2278-03

THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.



7010
LITTLE RIVER
TURNPIKE
SUITE 220
ANNANDALE,
VA 22003
PHONE: 703 354 0561

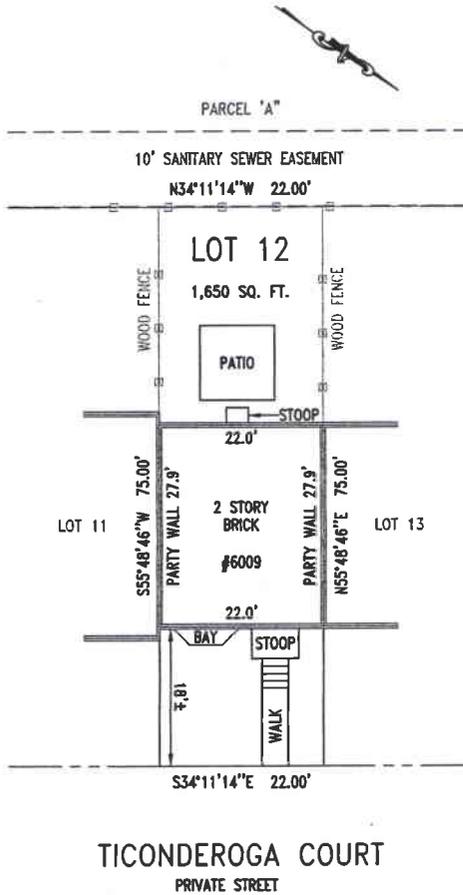
I hereby certify that the position of all existing improvements have been carefully located by a transit and/or tape or electronic measuring device & unless otherwise shown there are no encroachments.

This plat has been provided for a transaction on or about the date of this survey. This certification is limited to the parties of this transaction. This plat is furnished for informational purposes in the issuance of title insurance and is not to be used for any design or construction or to set property corners. The fence locations shown on this plat are approximate and are not certified as to relation to the property boundaries or ownership.

The settlement agent has requested this survey pursuant to the terms of a contract of sale or in conjunction with a re-finance of the subject property at the owner's, prospective purchaser's, and/or lender's direction. The settlement agent has requested that only that information required for title insurance purposes be shown and does not certify to the accuracy of any of the information shown hereon. No title report has been furnished.

This plat is subject to restrictions and easements of record. Boundary and other site information has been provided by others.

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Height of the house @ 32 feet
Height of the fence @ 6 feet

Dee Caligu 7/23/14

Dee Caligu 7/9/14

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Department of Planning & Zoning

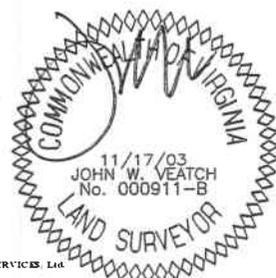
JUL 28 2014

Zoning Evaluation Division



Surveyor:
**CERTIFIED
REAL ESTATE
SERVICES, Ltd.**
1831 WIEHLE AVENUE
SUITE 105
RESTON, VA. 20190
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1901-2003



SPECIAL PERMIT REQUEST

The applicant are seeking a special permit to allow a home child care facility for up to 12 children. A copy of the special permit plat, titled “Property Report, Lot 12, Section 1, Heritage Square,” by John W. Veatch, L.S., dated November 17, 2003, as revised by Dee Caliqu on July 9, 2014, is included in the front of the staff report. Copies of the proposed development conditions, the statements 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 two story single-family attached dwelling. A patio and play area exist to the rear of the dwelling. A six foot high wood fence encloses the rear yard. Two parking spaces are assigned to the townhome to the front of the dwelling.

The property is located south of Burke Road and west of Ticonderoga Court. The subject property and surrounding properties are zoned R-5 and developed with single family detached dwellings.



BACKGROUND

Fairfax County Tax Records indicate that the single-family attached dwelling was constructed in 1973 and purchased by the applicant in 2003.

There are no building permits for additions or complaints filed on the property related to the current property owners.

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 6:30 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 and first floor of the dwelling. The enclosed play area is located in the rear yard of the main dwelling. Pictures provided by the applicant show toys and play equipment located in this area. The applicant also uses a play area owned by the homeowners association.

The applicant holds a current Family Day Home License, effective for one year, which expires on November 20, 2015, from the Commonwealth of Virginia, Department of Social Services. The license lists the business hours as 6:00 a.m. to 6:30 p.m., Monday through Friday. The license also permits a capacity of twelve children, from one year one month through 12 years, 11 months of age. A copy of the license is included as Appendix 4.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area III, Pohick Planning District
Planning Sector: Main Branch Community Planning Sector (P2)
Plan Map: Residential, 5-8 du/ac

Parking

There are two assigned spaces for the property and thirteen nearby visitor spaces. The applicant keeps these two spaces open for pick-up and drop-off of the children during the hours of operation. The applicant and her assistants park off-site and in public parking along Burke Road.

Zoning Inspection Branch Comments (Appendix 5)

Staff found no issues on the site visit.

Zoning Ordinance Requirements (Appendix 6)

- 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)

Standards 1 and 2 Comprehensive Plan/ Zoning District	The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-5 District permits a home child care facility as an accessory use with special permit approval.
Standard 3 Adjacent Development	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.
Standard 4 Pedestrian/Vehicular Traffic	Arrival and departure times of the children are staggered and staff has proposed a development condition for the two assigned spaces 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.
Standard 5 Landscaping/Screening	There is existing fencing that separates the play area from the neighbors. There have been no complaints from the neighbors about the existing home child care use.
Standard 6 Open Space	There is no prescribed open space requirement in the R-5 District.
Standard 7 Utilities, Drainage, Parking, and Loading	There are no changes to the utilities and drainage serving the property or use. As previously discussed, the two assigned spaces would be used for parking and development conditions are included to address transportation concerns.
Standard 8 Signs	Sect. 10-103 of the Zoning Ordinance prohibits signs for home child care facilities.

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

Standard 1 Lot Size and Bulk Regulations	The property conforms to the lot size and bulk regulations of the R-5 district. No exterior modifications are proposed with this application.
Standard 2 Performance Standards	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
Standard 3 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)

Standard 1 Maximum of 12 Children &	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.
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Non-Resident Employees	
Standard 2 Access and Parking	Arrival and departure times are staggered and parking is available in the two assigned spaces for the townhome. In staff's opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood with the addition of the proposed development conditions recommended by county transportation staff in Appendix 1.
Standard 3 Landscaping/Screening	There is an existing fence in the rear yard that provides screening.
Standard 4 Submission Requirements	The applicant submitted a house location survey in lieu of a special permit plat, which is a permissible alternative.
Standard 5 Code of Fairfax Chapter 30 and Code of Virginia, Title 63.2, Chapter 17	The applicant has a valid home child care license through November 20, 2015 for 12 children from 6:00 a.m. to 6:30 p.m., Monday through Friday.

Use Limitations (Par. 6 of Sect. 10-103)

Part A Maximum Number of Children	The maximum number of children permitted by-right at any one time is five in a single family attached dwelling. The applicant requests special permit approval to allow a maximum of twelve children at any one time.
Part B Licensed Provider/ Primary Residence	The applicant is a state licensed home child care provider and the subject property is the provider's primary residence.
Part C No Exterior Evidence Except Play Equipment	There is no exterior evidence of the proposed use except play equipment and toys.
Part D Non-Resident Employee	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.
Part E Provider is a Resident	The provider is a resident of the property.
Part F Code of Fairfax, Chapter 30 and Code of Virginia, Title 63.2, Chapter 17	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 has been added in Appendix 1 to ensure

	the home child care will continue to meet state license requirements.
Part G Increase in Children or Non-Resident Employees	The maximum number of children permitted by-right at any one time is five in a single family attached 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.

CONCLUSION/ RECOMMENDATION

Staff believes that the subject application is in conformance with the applicable Zoning Ordinance provisions.

Staff recommends approval of SP 2014-SP-160 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. State Family Day Home License
5. Zoning Inspections Branch Comments
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-SP-160****March 18, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-SP-160 located at Tax Map 78-4 ((12)) 12 to permit a home child care facility pursuant to Sects. 3-303 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. The special permit approval for the home child care use is granted to the applicant, Dee Caliqu “Precious Children’s Day Care, LLC,” and is not transferable without further action of the Board, and is for the property located at 6009 Ticonderoga Court, 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 “Property Report, Lot 12, Section 1, Heritage Square,” by John W. Veatch, L.S., dated November 17, 2003, as revised by Dee Caliqu on July 9, 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 hours of operation of the home child care will be from 7:00 a.m. to 6:30 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 two assigned parking spaces related to the townhome.
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.

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 take effect upon adoption of a resolution of approval by the Board of Zoning Appeals.

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Department of Planning & Zoning
MAR 27 2014
Zoning Evaluation Division

Dee Caliqu
6009 Ticonderoga Ct.
Burke, VA. 22015
703-644-1568
DeeCaliqu19@Gmail.com

March 20, 2014

Fairfax County Department of Planning & Zoning
Zoning Evaluation Division (703) 324-1290
12055 Government Center Parkway, Suite 801
Fairfax, VA. 22035

Re: Special Permit Application

Applicant: Dee Caliqu

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

Tax Map # 078-4-12-0012

Zoning District: R-5

Lot Size: 1,650 square feet

To whom it may concern,

Please accept the following as my statement of justification for a special permit for a home child care facility in my home. I own & live by myself in a townhouse at 6009 Ticonderoga Ct. Burke VA. 22015. The property is zoned R-5 & I understand I need to seek the approval for a special permit in order to operate a child care facility for up to 12 children within my home. I'm currently licensed by the state. I've been licensed by State of Virginia for the past 10 years to care for 12 children in my home. I have infant/ toddler & preschool child development associate (CDA) credentials. I have renewed them every 5 years for the past 20 years, this requires completing continuing education courses and other criteria. I started my own business after working for child care centers for over 12 years holding various positions including lead teacher and assistant director.

I offer quality, affordable & flexible child care in a convenient location for families living in my area. I participate in the USDA child care food program requiring quarterly inspections & annual renewal. I accept part-time, full time & special needs children that count as 2 children towards the 12 allowed. The children I care for come from families that are military, low income or those that are subsidized by Fairfax County Office for Children. I've had a vendor's agreement with Office for Children for the past 10 years. Over 35 children have been placed in my care by them since starting my child care business in my home 10 years ago. Currently 4 of the children in my care are being subsidized by the county. One of them is an infant with special needs whose sister has been in my care for the past two years. I need your approval for the special permit that would allow me to continue providing the much needed child care for the children of families that live in my local area.

The following pages contain information about my child care facilities operations:

Hours:

7:00 AM to 6:30 PM, Monday through Friday.

Number of Children:

I care for up to 12 children at any one time. I don't have children of my own.

Employees:

I have one assistant that works full-time. A substitute is available when needed.

Arrival Schedule:

Four of the children arrive between 7:15 AM and 8:00 AM, they are 2 sets of siblings. Two children arrive between 8:00AM and 8:30AM. Three children who are siblings and live on my street walk with their parent to my house between 9:00 AM and 9:15 AM. Two part time children arrive between 3:00 PM and 3:30 PM. They attend the local elementary school and are dropped off by the school bus.

Departure Schedule:

Three children walk home with their parent between 2:45 PM and 4:15 PM. Two children (siblings) are picked up between 4:15 PM and 4:30 PM. Two children (siblings) are picked up between 4:30 PM and 5:00 PM. Two children are picked up between 5:00 PM and 5:30 PM. The two part time children are picked up between 5:30 and 6:30 PM. (See Attachment 1)

Area Served:

Currently, most of the children live in the general vicinity of Burke, VA 22015, their parents drive them to my house. As noted previously, three of the children live on my street and their parents walk them to my house.

Operations:

As stated previously, my house is an attached dwelling. It has a living/ dining room combination on the main level and a walk-out basement where the children spend most of their time. The eat-in kitchen is used for meals and snacks. Each level used for child care has a 1/2 bath for the children's use. The attached floor plan indicates the areas used for my day care business. The house has 1,650 square feet of living space. The living/ dining room, basement and kitchen areas where I conduct day care consist of approximately 700 square feet in total.

(See Attachment 2 for floor plans and interior photos)

Hazardous or Toxic Substances:

The house and yard are free of toxic substances. No hazardous materials will be generated, utilized, stored, treated and/or disposed of on site.

Zoning Ordinance Compliance:

The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards or, if any waiver, exception or variance is sought, such request has specifically noted with the justification of for such modification.

Outdoor Play Area:

I use the community playground which is 90 feet from my backyard gate for outdoor play for the children.

The playground has of two main areas. One area which is approximately 2,000 square feet, consists of a swing set with 4 swings, 4 slides, a climbing structure and monkey bars. The other area is a paved asphalt basketball court which is approximately 1,225 square feet.

Parking:

I have two assigned parking spaces. In addition, 13 visitor parking spaces are available on my street for the parents. There has never been any issues with regards to parking. My employee only utilizes public parking along Burke road in front of my subdivision.

For these reasons, I believe that my home daycare facility will not impact my neighbors in any negative way.

In conclusion I am proposing no changes to the outside appearance of my brick and vinyl sided home. I propose no addition and no signs regarding the daycare. Adequate parking is available for the children's parents, my employee & myself. I have been in operation for the past 10 years without anyone in my community having been negatively impacted. (See Attachment 3 Letter of Support)

Sincerely



Dee Caliqu

Owner of Precious Children's Day Care, LLC

(Attachment 1)

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

Departure Schedule

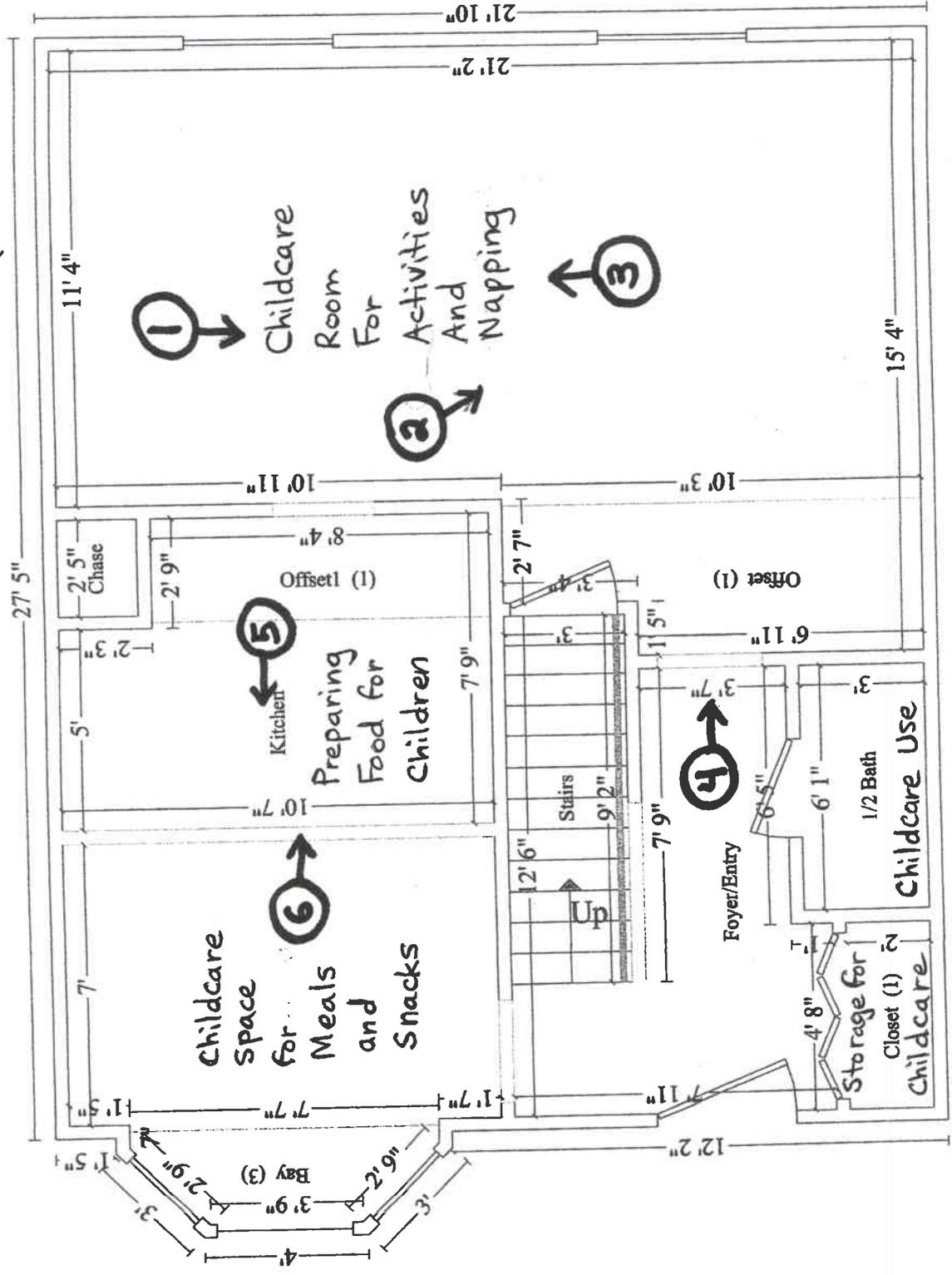
Child	2:45 – 4:15 PM	4:15 – 4:30 PM	4:30 – 5:00 PM	5:00 – 5:30 PM	5:30 – 6:30 PM
1	X				
2	X				
3	X				
4		X			
5		X			
6			X		
7			X		
8				X	
9				X	
10					X
11					X
12					

MAR 27 2014

Zoning Evaluation Division

Main Level

Total Usable Space (All Floors) is 1,650 Square feet
Space used for Childcare is 700 square feet
(Attachment 2 page 1 of 3)



Main Level

PROPERTY REPORT
 LOT 12 SECTION 1

JOB NUMBER: 03-4775

HERITAGE SQUARE

FAIRFAX COUNTY, VIRGINIA
 CLIENT: KHALIQ

SCALE: 1"=20'
 CASE NO.: L-2278-03

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PHONE: 703 354 0561

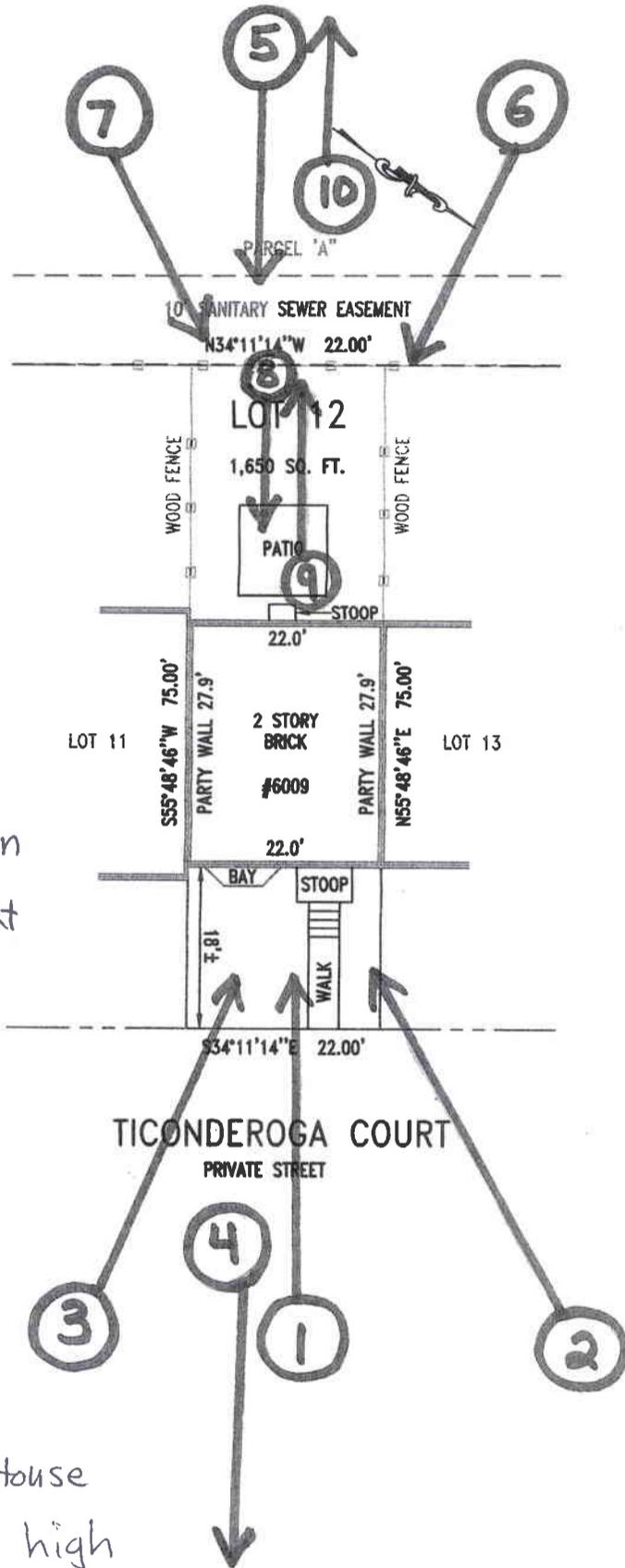
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Photos 11-14
 Community
 Playground
 90 feet from
 my backyard
 gate

Photos 15-21
 visitor parking on
 Ticonderoga Court
 and public
 parking on
 Burke Road

Height of the House
 32 feet high
 Height of the Fence
 6 feet high



Surveyor:
**CERTIFIED
 REAL ESTATE
 SERVICES, Ltd.**
 1831 WIEHLE AVENUE
 SUITE 105
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 PHONE: 703.742.9105
 FAX: 703 742.9104
 Email: satellietsurvey@aol.com



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Exterior Photographs



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1 Property photo taken from front side 3/9/14



2 Property photo taken from front right angle 3/9/14



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3 Property photo taken from front left angle 3/9/14



4 Neighbors across the front of property on Ticonderoga Court
3/19/14



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5 Property photo taken from back side 3/9/14



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7 Property photo taken from back right angle 3/9/14



6 Property Photo taken from back left angle 3/9/14



8 Photo of back yard 3/9/14



9 Photo of back yard 3/19/14

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10 Neighbors Across the back of property on Liberty Bell Court
 11/4/13



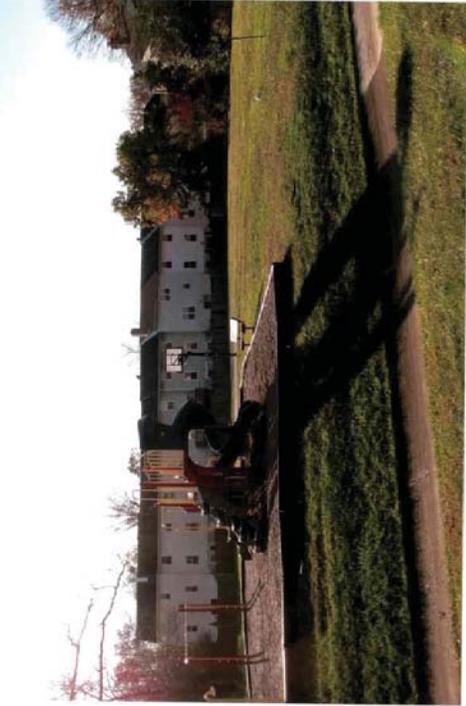
11 Community playground 90 feet from back yard gate 11/4/13

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12 Community playground 3/19/14

Total of 13 visitor parking spaces



13 Community playground 11/4/13

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15 3 visitor parking spaces on Ticonderoga Court 3/9/14

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14 Community playground 11/4/13



16 2 visitor parking spaces on Ticonderoga Court 3/9/14



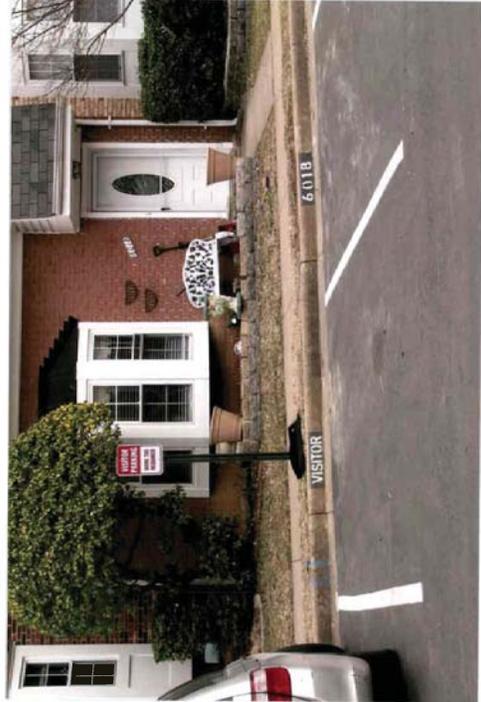
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17 6 visitor parking spaces on Ticonderoga Court 3/9/14



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19 Visitor parking space on Ticonderoga Court 3/9/14



18 Visitor parking space on Ticonderoga Court 3/9/14



20 Public parking on Burke Road 3/9/14

Interior Photographs



1 Childcare room on the main level 3/9/14



2 Childcare room on the main level 3/9/14



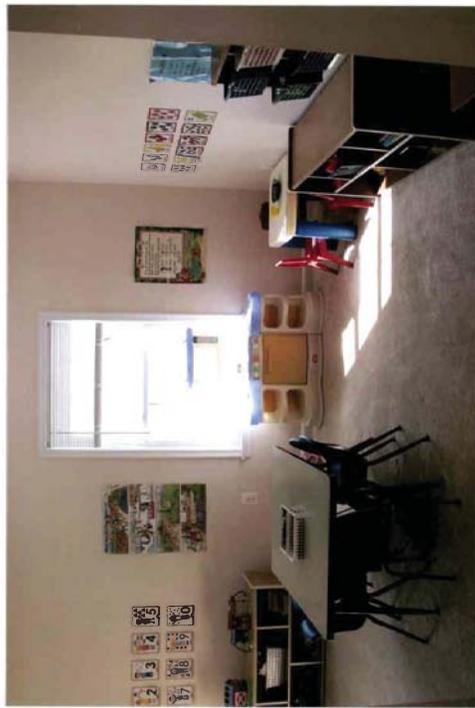
a1 Public parking on Burke Road 3/9/14

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MAR 27 2014
Zoning Evaluation Division



3 Childcare room on the main level 3/9/14



4 Childcare room on the main level 3/9/14

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5 Kitchen on the main level 3/9/14



6 Kitchen on the main level 3/9/14

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7 Childcare room in the walkout basement 3/9/14



8 Childcare room in the walkout basement 3/9/14

Application No.(s): SP 2014-SP-160
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 6/16/14
(enter date affidavit is notarized)

124992

Dee Caligu, 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:

(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 BOLD above)
Dee Caligu Known of Record as Deeba Khaligri	6009 Ticonderoga Court Burke, VA 22015	Applicant Title Owner

D/BIA
Precious Children's Daycare LLC

(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-SP-160
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 6/16/14
(enter date affidavit is notarized)

124992

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)

Precious Children's DayCare LLC
6009 Ticonderoga Court
Burke, VA 22015

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)

Dee L Caligu

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-SP-160

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

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE:

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124992

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-SP-160

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

Page Four

124992

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE:

6/16/14

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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:

[X] 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.

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-SP-160

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE:

6/16/14

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124992

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.

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.

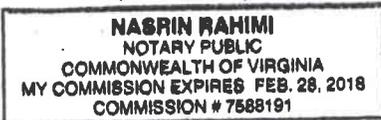
WITNESS the following signature:

[Signature]

(check one)

Applicant

Applicant's Authorized Agent



Dee L Caligu

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 16 day of June 20 14, in the State/Comm. of Virginia, County/City of Fairfax.

Nabrin Rahimi

Notary Public

Virginia.gov Agencies | Governor Search Virginia.Go



VIRGINIA DEPARTMENT OF
SOCIAL SERVICES

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

Dee Caliqu

6009 Ticonderoga Court

BURKE, VA 22015

(703) 644-1568

Facility Type: [Family Day Home](#)License Type: [One Year](#)[Expiration Date](#): Nov. 20, 2015Business Hours: 6:00 am - 6:30 pm
Monday - Friday

Capacity: 12

Ages: 1 year 1 month - 12 years 11 months

Inspector: Dolores Casseen
(703) 479-4709



County of Fairfax, Virginia

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

Date: January 21, 2015

To: Laura Arseneau, Staff Coordinator
Zoning Evaluation Division

From: Chuck Cohenour, Zoning/Property Maintenance Inspector
Zoning Inspection Branch

Subject: Home Child Care Facility SP 2014-SP-160

Applicant: Dee Caliqu d/b/a Precious Children's Daycare, L.L.C.
6009 Ticonderoga Court, Burke, Virginia 22015
Heritage Square, Section 1, Lot 12
Tax Ref. #: 78-4 ((12)) 12
Zone: R-5
ZIB #: 2015-0032

*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.
- 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.
- 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.

Department of Planning and Zoning
Zoning Administration Division
Zoning Inspections Branch
12055 Government Center Parkway, Suite 829
Fairfax, Virginia 22035-5508
Phone 703-324-4300 FAX 703-324-1343
www.fairfaxcounty.gov/dpz/

6009 Ticonderoga Court
January 21, 2015

- 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.
- Other
- Structures comply with the Zoning Ordinance.

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.