



County of Fairfax, Virginia

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

RECEIVED
Department of Planning & Zoning

MAR 17 2015

Zoning Evaluation Division

March 4, 2015

Jane Kelsey
Jane Kelsey and Associates, Inc.
4041 Autumn Court
Fairfax, VA 22030

Re: Special Exception Application SE 2014-BR-063

Dear Ms. Kelsey:

At a regular meeting of the Board of Supervisors held on March 3, 2015, the Board approved Special Exception Application SE 2014-BR-063 in the name of Laura Bernhardt; John Bernhardt; Bernhardt's Busy Bears Childcare, Inc. The subject property is located at 5509 Mitcham Court, on approximately 1,540 square feet of land, zoned PDH-3 in the Braddock District [Tax Map 79-1 ((8)) 20]. The Board's action permits a home child care facility, pursuant to Sections 6-105, 6-106 and 8-305 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted only for the home child care use as indicated on the special exception plat approved with the application, entitled "Lot 20, Section 1, Danbury Forest," prepared by Suburban Development Engineering, originally dated November 16, 1998, annotated March 15, 2014, consisting of one sheet, as qualified by these development conditions.
2. A copy of the special exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
3. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
4. The hours of operation for the home child care facility shall not exceed 7:00 a.m. to 6:00 p.m.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov

<http://www.fairfaxcounty.gov/boe/boeclerk>

5. The dwelling that contains the home child care facility shall be the primary residence of the provider.
6. A maximum of two non-resident employees, whether paid or not for their services, may be involved in the home child care facility.
7. One assigned parking space for 5509 Mitcham Court shall be left open during the hours of operation of the home child care facility for the drop-off and pick-up of children. All drop-off and pick-up of children shall take place in the assigned parking spaces for 5509 Mitcham Court, visitor parking, or unassigned parallel parking spaces. Arrival and departure of children shall be staggered to ensure that the spaces will be available to accommodate the drop-off and pick-up of children.
8. There shall be no signage associated with the home child care facility.
9. All outdoor play equipment shall conform to all applicable state regulations and standards.
10. In accordance with the Uniform Statewide Building Code, clearances of 30 inches will be maintained to the front and sides of the service panels for the water heater and furnace.
11. Approval of this use is contingent upon maintenance of a state license for a Home Child Care facility for the number of children on-site.

This approval, contingent on 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. 9-015 of the Zoning Ordinance, this special exception shall take effect upon approval by the Board of Supervisors.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

March 4, 2015

cc: Chairman Sharon Bulova
Supervisor John Cook, Braddock District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager, GIS, Mapping/Overlay
Michael Davis, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
 www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SE 2014-BR-063
 (Staff will assign)

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

APPLICANT	NAME Laura Bernhardt, John Bernhardt, Bernhardt's Busy Bears Child Care, Inc.
	MAILING ADDRESS 5509 Mitcham Court Springfield, VA 22151
	PHONE HOME (703) 503-5058 WORK (703) 503-5058
	PHONE MOBILE () EMAIL 703-380-2986 BRNHRT4@aol.com
PROPERTY INFORMATION	PROPERTY ADDRESS 5509 Mitcham Court Springfield, VA 22151
	TAX MAP NO. 79-1 (8) 20 SIZE (ACRES/SQ FT) 1,540 sq. ft.
	ZONING DISTRICT PDH-3 MAGISTERIAL DISTRICT Braddock
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION Sect. 8-305
	PROPOSED USE Home Child Care Facility
AGENT/CONTACT INFORMATION	NAME Jane Kelsey & Associates, Inc.
	MAILING ADDRESS 4041 Autumn Court Fairfax, VA 22030-5108
	PHONE HOME () N/A WORK (703) 385-4687
	PHONE MOBILE (703) 623-1574 EMAIL jkelsey@aol.com
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Jane Kelsey Laura Bernhardt, John Bernhardt, Bernhardt's Busy Bears Child Care, Inc. Jane Kelsey TYPE/PRINT NAME OF APPLICANT/AGENT SIGNATURE OF APPLICANT/AGENT</p>	

DO NOT WRITE IN THIS SPACE

SE 2014-0175

Date Application accepted: September 16, 2014 Application Fee Paid: \$ 435.00

SE 2014-BR-063

Zoning Application Closeout Summary Report

Printed: 3/9/2015

General Information

APPLICANT: LAURA BERNHARDT; JOHN BERNHARDT; BERNHARDT'S BUSY BEARS CHILDCARE, INC.
DECISION DATE: 03/03/2015
CRD: NO
HEARING BODY: BOS
SUPERVISOR DISTRICT:
ACTION: APPROVE
STAFF COORD: JOE GORNEY
DECISION SUMMARY:

ON MARCH 3, 2015, THE BOARD OF SUPERVISORS UNANIMOUSLY APPROVED SE 2014-BR-063 ON A MOTION BY SUPERVISOR COOK SUBJECT TO DEVELOPMENT CONDITIONS DATED FEBRUARY 3, 2015.

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
				PDH- 3	1,540.00 SQ FEE

Tax Map Numbers

079-1- /08/ /0020-

Approved Land Uses

Zoning District: PDH- 3

APPROVED RESIDENTIAL DEVELOPMENT

APPROVED NON-RESIDENTIAL DEVELOPMENT

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

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 02-03-2015

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
OTHER - GENERAL	01-01-0001	0	N/A	0	01-01-0001
PARKING	01-01-0001	0	N/A	0	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	0	01-01-0001
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLAT	01-01-0001	0	N/A	0	01-01-0001
COPY SHALL BE POSTED	01-01-0001	0	N/A	0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	0	01-01-0001
NUMBER OF EMPLOYEES	01-01-0001	0	N/A	0	01-01-0001
ENROLLMENT LIMITATIONS	01-01-0001	0	N/A	0	01-01-0001