



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 11 2015

Zoning Evaluation Division

December 3, 2014

Mai Huong Thi Nguyen
13506 Ridge Rock Drive
Chantilly, VA 20151

Re: Special Exception Application SE 2014-SU-016

Dear Ms. Nguyen:

At a regular meeting of the Board of Supervisors held on December 2, 2014, the Board approved Special Exception Application SE 2014-SU-016 in the name of Mai-Huong Thi Nguyen/Helen Home Daycare L.L.C. The subject property is located at 13506 Ridge Rock Drive, on approximately 13,860 square feet of land, zoned PDH-2 and WS in the Sully District [Tax Map 44-4 ((2)) 193]. The Board's action permits a home child care facility, pursuant to Section 6-105 of the Fairfax County Zoning, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. Any permit submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat, consisting of an annotated copy, dated April 25, 2014, of a House Location Survey prepared by Brian W. Smith and dated August 8, 2008, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

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

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903

Email: clerktothebos@fairfaxcounty.gov

<http://www.fairfaxcounty.gov/hocclerk>

4. A copy of these special exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. Operation of the home child-care facility shall be limited to between the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday.
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, whether paid or not for their services, may be involved in the home child-care facility, with hours of attendance limited to 7:00 a.m. to 6:00 p.m., Monday through Friday.
8. The dwelling that contains the home child-care facility shall be the primary residence of the provider.
9. Arrival and departure of children shall be staggered to ensure that adequate parking spaces are available to accommodate the drop-off/pick-up of children without obstructing traffic on the neighborhood streets.
10. There shall be no signage associated with the home child-care facility.
11. The existing two-car garage shall not be converted to any use which would preclude the parking of vehicles, and shall be kept clear of debris at all times in order to accommodate parking for the dwelling and the home child care.
12. Approval of this use is contingent upon maintenance of a state license for the Home Child Care for 12 children.
13. All pick-up and drop-off of children shall take place in the driveway.

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 Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as outlined above.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

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



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 - SU - 016
 (Staff will assign)

RECEIVED
 Department of Planning & Zoning

MAR 11 2014

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

APPLICANT	NAME	MAI - HUONG THI. NGUYEN / HELEN HOME DAYCARE LLC.	
	MAILING ADDRESS	13506 RIDGE ROCK DR, CHANTILLY, VA 20151	
	PHONE HOME (703)	818.0017	WORK ()
	PHONE MOBILE ()	703 302 9301	EMAIL mmai huong9 @ Cox.net
PROPERTY INFORMATION	PROPERTY ADDRESS	13506 RIDGE ROCK DR, CHANTILLY, VA 20151	
	TAX MAP NO.	0444 02 0193	SIZE (ACRES/SQ FT) 13,860 SQFT
	ZONING DISTRICT	PDH - 2, WS	MAGISTERIAL DISTRICT SULLY DIST. #2
	ZONING ORDINANCE SECTION	8 - 305	
SPECIAL EXCEPTION REQUEST INFORMATION	PROPOSED USE	HOME DAYCARE FACILITY	
	NAME	MINH VAN NGUYEN	
AGENT/CONTACT INFORMATION	MAILING ADDRESS	13506 RIDGE ROCK DR, CHANTILLY, VA 20151	
	PHONE HOME (703)	818 0017	WORK (703) 818 0017
	PHONE MOBILE (703)	309 0003	EMAIL mnguyen14@cox.net
	MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	

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.

MINH VAN NGUYEN
 TYPE/PRINT NAME OF APPLICANT/AGENT

Minh Van Nguyen
 SIGNATURE OF APPLICANT/AGENT

DO NOT WRITE IN THIS SPACE

Date Application accepted: 4/25/14 Application Fee Paid: \$ 435.00

CVB
4/25/14

SE 2014-SU-016

Zoning Application Closeout Summary Report

Printed: 12/9/2014

General Information

APPLICANT: MAI-HUONG THI NGUYEN / HELEN HOME DAYCARE LLC
DECISION DATE: 12/02/2014
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: MICHAEL LYNKEY
SUPERVISOR DISTRICT: SULLY

DECISION SUMMARY:

ON DECEMBER 2, 2014, THE BOARD UNANIMOUSLY APPROVED SE2014-SU-016 ON A MOTION BY SUPERVISOR FREY SUBJECT TO DEVELOPMENT CONDITIONS DATED NOVEMBER 17, 2014.

APPLICATION DESCRIPTION:

HOME CHILD CARE FACILITY

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PDH- 2	13,860.00 SQ FEET

Tax Map Numbers

0444 ((02))()0193

Approved Land Uses

Zoning District: PDH- 2

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
CHCR/HOME		13,860.00					SQ FEET
TOTALS		13,860.00					SQ FEET

12/9/2014

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 11-17-2014

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLATS	01-01-0001	0	N/A	0	01-01-0001
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	NON-RUP	0	01-01-0001
ENROLLMENT LIMITATIONS	01-01-0001	0	NON-RUP	0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	0	01-01-0001
BUILDING AND USE RESTRICTION	01-01-0001	0	NON-RUP	0	01-01-0001
NUMBER OF EMPLOYEES	01-01-0001	0	NON-RUP	0	01-01-0001
COPY SHALL BE POSTED	01-01-0001	0	N/A	0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	NON-RUP	0	01-01-0001
KISS AND RIDE / DROP OFF	01-01-0001	0	N/A	0	01-01-0001
HEALTH DEPARTMENT APPROVAL REQUIRED	01-01-0001	0	NON-RUP	0	01-01-0001

12/9/2014