



APPLICATION ACCEPTED: January 7, 2015
BOARD OF ZONING APPEALS: April 1, 2015 @ 9:00 a.m.

County of Fairfax, Virginia

March 25, 2015

STAFF REPORT

SPECIAL PERMIT NO. SP 2015-LE-002

LEE DISTRICT

APPLICANT: Ana Maria Gonzalez

OWNERS: Pablo Gonzalez
Martin San Miguel

SUBDIVISION: Fairfield, Section 4

STREET ADDRESS: 8020 Ashboro Drive, Alexandria, 22309

TAX MAP REFERENCE: 101-1 ((3)) 156

LOT SIZE: 11,723 square feet

ZONING DISTRICT: R-3

ZONING ORDINANCE PROVISIONS: 3-303, 8-305

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

STAFF RECOMMENDATION:

Staff recommends approval of SP 2015-LE-002 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.

Kelly M. Atkinson, AICP

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.

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.

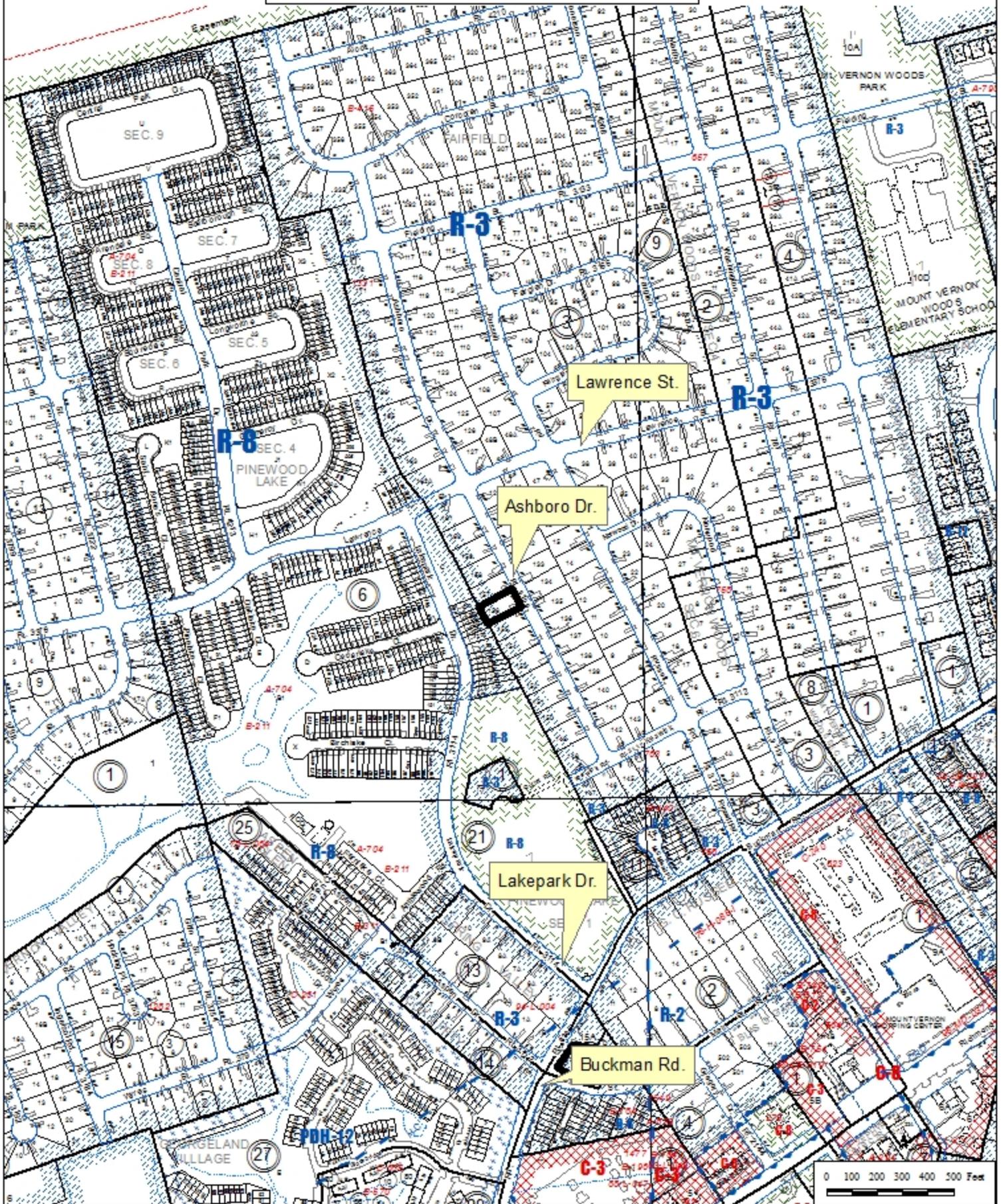
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government 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 2015-LE-002
ANA MARIA GONZALEZ



HOUSE LOCATION SURVEY

ADDRESS: 8020 ASHBORO DRIVE

THIS SURVEY IS NOT INTENDED TO BE USED AS AN AID FOR THE CONSTRUCTION OF FENCES AND/OR OTHER IMPROVEMENTS. FENCE LOCATIONS ARE APPROXIMATE AND DO NOT CERTIFY AS TO OWNERSHIP.

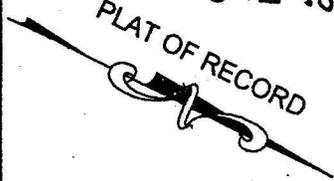
PINWOOD LAKE SECTION THREE

12/31/14

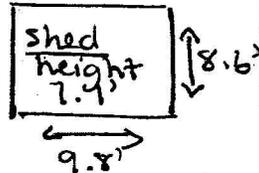
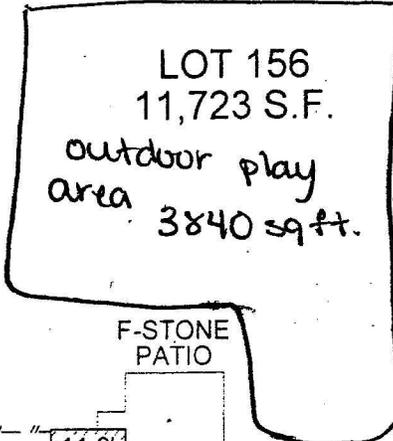
Analyz

Writing in blue are corrections / additions to the plat.

LOT 200 LOT 201 LOT 202 LOT 203 LOT 204 LOT 205



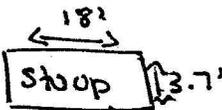
neighbors wood fence 7.8' →



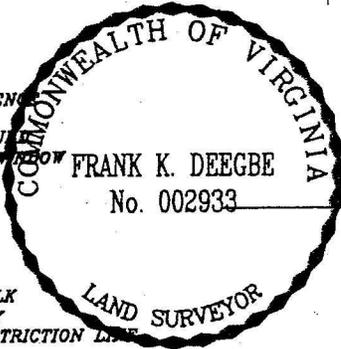
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Department of Planning & Zoning

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Zoning Evaluation Division LOT 155



- LEGEND**
- CLF - CHAIN LINK FENCE
 - WF - WOOD FENCE
 - IPF - IRON PIPE FOUNDATION
 - B/W - BAY OR BOX WINDOW
 - W/W - WINDOW WELL
 - ASPH - ASPHALT
 - BSMT - BASEMENT
 - CON - CONCRETE
 - D/W - DRIVEWAY
 - ST - STOOP
 - C/W - CONCRETE WALK
 - R/W - RIGHT OF WAY
 - BRL - BUILDING RESTRICTION LINE
 - O/H - OVER HANG
 - PLT - PLANTER



S63°49'30"W 146.21'

ASHBORO DRIVE
50' R/W

S26°10'30"E 80.00'

LOT 157

fence 3.6'

O/H WIRES
433.5' TO PI @ LAWRENCE ST.

DRAWN BY: RR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS ONLY, AND THE PROPERTY CORNERS HAVE NOT BEEN ESTABLISHED OR SET, UNLESS OTHERWISE NOTED. WE ASSUME NO RESPONSIBILITY, OR LIABILITY FOR ANY RIGHT-OF-WAYS ON THE RECORD OR EASEMENTS RECORDED OR UNRECORDED NOT APPEARING ON THE RECORDED PLAT OR MENTIONED IN THE DEED REFERED TO HEREON. NO TITLE REPORT WAS FURNISHED.

Frank K. Deegbe 8/21/14

PROFESSIONAL SEAL

DATE

LAND MARX, LLC.

9900-E GREENBELT ROAD SUITE 334
LANHAM, MD 20706
PHONE 301-368-1944
FAX 301-794-8751
LANDPRO@MAIL.COM

HOUSE LOCATION SURVEY FAIRFIELD

LOT 156, SECTION 4
BOOK 1545 PAGE 108
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 30' DATE: 8/20/14

FILE: #8020 ASHBORO DRIVE

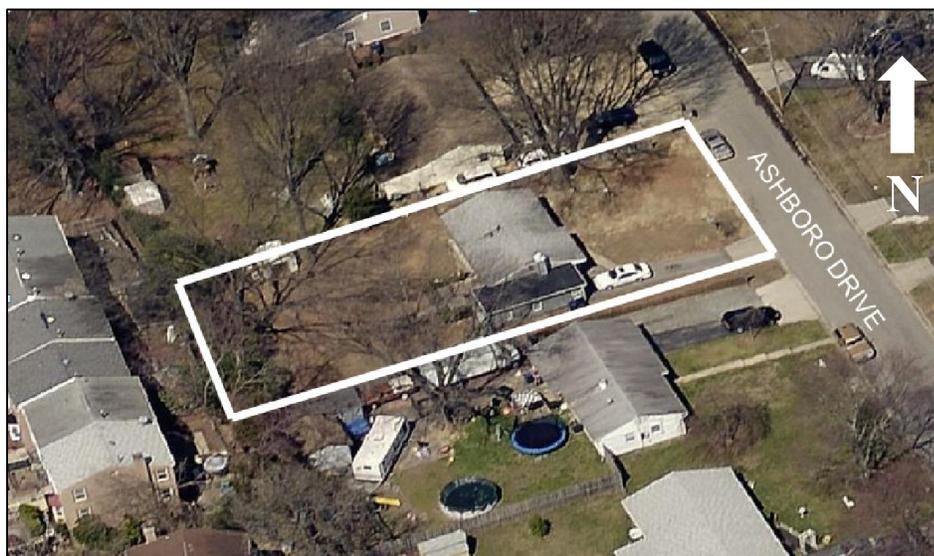
CASE: # VA14 5753

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 drawn by Ana Gonzalez on August 21, 2014, for Fairfield, Lot 156, Section 4, as revised through December 31, 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 11,723 square foot interior lot is developed with a one-story, single-family detached dwelling. A concrete walkway and stoop are located at the front of the dwelling. An asphalt driveway extends to Ashboro Drive. A flagstone patio, shed and trampoline are located in the backyard. A chain link and wood fence runs along the northern, southern and western property lines. A few mature trees exist in the front and rear yards.



The subject property and surrounding properties to the north, south and east are zoned R-3 and developed with single family detached dwellings. Property to the west is zoned R-8 and developed with single family attached dwellings.

Figure 1: Subject Property, Source: Fairfax County Pictometry 2013

Background and History

Fairfax County Tax Records indicate that the single-family dwelling was constructed in 1957 and purchased by the property owners in 2014. The applicant is currently renting the property. During review of this application, staff noted that a previous shed and carport have been enclosed into habitable living space, which is being used for a portion of the home child care facility. Upon further review, staff was unable to locate any approved building permits for this conversion. Staff notified the applicant and the applicant has since obtained building and electrical permits and final inspections (see Appendix 4 for a copy of the permits and final inspections). There are no complaints related to the property in Fairfax County files.

County databases indicate that a number of special permit requests related to home child care are located on nearby properties; however none of these are located in the immediate area. Please see Appendix 5 for a list of related nearby cases.

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 6:00 a.m. and 6:00 p.m., Monday through Friday. Since this application has been filed, the Applicant has revised both the hours and days of operation to those noted above. The applicant has a staggered drop-off and pick-up schedule for the children. One child arrives at 6:00 a.m., two children arrive at 7:00 a.m., one child arrives at 7:15 a.m., four children arrive at 7:30 a.m., and four children arrive at 8:00 a.m. For departure, four children leave at 3:00 p.m., two children leave at 3:30 p.m., and six children leave at 5:00 p.m. Currently, there are two assistants. One of these assistants is a resident and one is a non-resident.

The applicant holds a current Family Day Home License valid through July 19, 2015, from the Commonwealth of Virginia, Department of Social Services. The license permits a capacity of 7 children, from 2 months through 12 years, 11 months of age. The state license has approved hours of 6:00 a.m. – 5:00 p.m., 7 days a week. If this application is approved, the permit will need to be revised. A development condition has been included to ensure the approved hours of operation are reflected in the state license. A copy of the license is included as Appendix 6.

The home child care facility is operated in the first floor of the dwelling in an open floor plan which includes the play room, office/storage room, a dining area, living room, kitchen, two bedrooms and a bathroom. The first floor has two methods of egress; one is a doorway to the front yard and the other is a sliding glass door to the rear yard. The one bedroom and office/storage room used for sleeping also have adequate methods of egress via windows. Therefore, the home child care has adequate emergency egress.

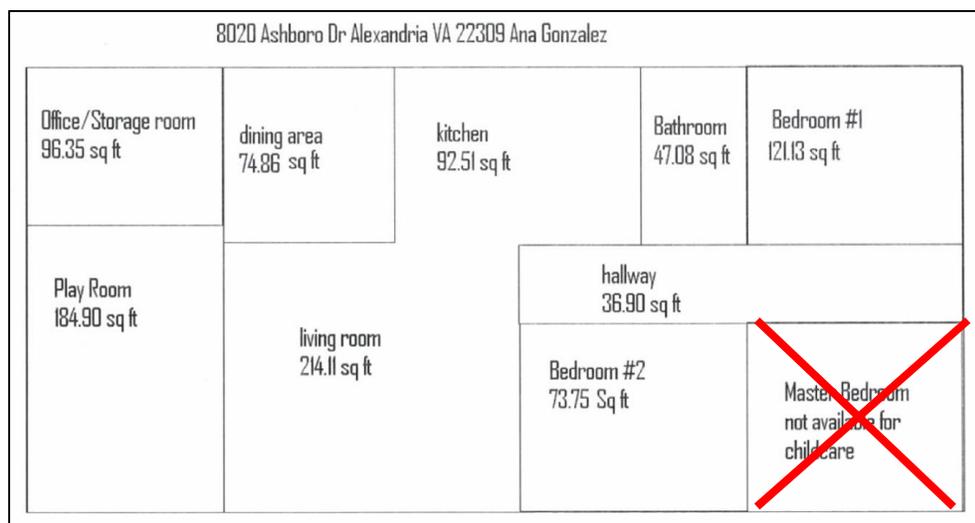


Figure 2: Home child care layout, Source: Applicant

The play area is located in the rear yard of the property. Pictures provided by the applicant show a basketball hoop and play equipment located in this area. The Applicant has also stated that she intends to purchase additional play equipment by this summer.

Analysis

Figure 3: Bulk Standards R-3		
Standard	Required	Provided
Minimum Lot Area	10,500 SF	11,723 SF
Minimum Lot Width	80 feet (interior)	80 feet
Maximum Building Height	35 feet	< 35 feet
Front	30 feet	42.6 feet
Side	12 feet	12.4 feet (south), 15.9 feet (north)
Rear	25 feet	72 feet

Comprehensive Plan Provisions

Plan Area: IV
Planning District: Mount Vernon
Plan Sector: Woodlawn Community Planning Sector, MV8
Plan Map: Residential, 2-3 du/acre

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)

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-3 District permits a home child care facility as an accessory use with special permit approval.
Standard 3 Adjacent Development	No new construction is proposed. An outdoor play area with play equipment is proposed in the rear yard of the property. In staff's opinion, the proposed home child care use will not hinder or discourage use or development of neighboring properties or value.

Standard 4 Pedestrian/Vehicular Traffic	Arrival and departure times of the children are staggered and staff has proposed a development condition requiring the driveway 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 vegetation and fencing that screens the play area from the neighbors.
Standard 6 Open Space	There is no prescribed open space requirement in the R-3 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 driveway would be used for parking.
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 meets the minimum lot size and bulk requirements for the R-3 district. No new construction or exterior modifications are proposed.
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 & Non-Resident Employee	The applicant is proposing a maximum of 12 children at any one time. The applicant requests one non-resident employee and one resident employee. These are full time employees.
Standard 2 Access and Parking	Arrival and departure times of the children are staggered with pick up and drop off provided by the applicant for all but two children from the same family. Parking is available in the driveway. In staff's opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.
Standard 3 Landscaping/Screening	There is existing vegetation and a fence in the rear yard that provide screening to the outdoor play area.
Standard 4 Submission Requirements	The applicant met all the submission requirements for a home child care facility.
Standard 5 Code of Virginia, Title 63.2, Chapter 17	The applicant has a valid home child care license. This license is currently for 7 children and will need to be amended upon approval of this special permit.

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 seven in a single family detached 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 movable play equipment and toys.
Part D Non-Resident Employee	The applicant requests one non-resident employee and one resident employee. These are full time employees.
Part E Provider is a Non-Resident	The provider is a resident.
Part F 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. This license is currently for 7 children and will need to be amended in the event this special permit is approved.
Part G Increase in Children or Non-Resident Employees	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 one non-resident employee.

On-Site Parking and Site Circulation

Vehicular access to the site is provided from Ashboro Drive. The parents and children use the walkway to the east of the primary dwelling to enter the home child care facility.

The existing driveway can accommodate two vehicles. The applicant and resident assistant park their personal vehicles along Ashboro Drive, while the non-resident assistant walks to the property. Since the applicant picks up and drops off all but two of the children from the same family in a 15 passenger van, this vehicle is parked in the driveway. Therefore, one additional driveway space is available to be used for drop-off and pick-up of children.

Zoning Inspection Branch Comments (Appendix 7)

On January 26, 2015, a site visit was conducted by the Zoning Evaluation and Zoning Inspection Branches. Staff found that an above ground free standing electrical outlet at the edge of the rear patio did not contain a proper weatherproofing enclosure and cover as well as secure support. Additionally, a trampoline, which is considered an accessory structure, is located in the right side of the rear yard.

The applicant has provided Staff with a photo, which demonstrates the trampoline now complies with all applicable minimum yard requirements. Additionally, the applicant has provided Staff with a photo showing the electrical outlet has been removed by a certified electrician.

Conclusion/ Recommendation

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

Staff recommends approval of SP 2015-LE-002 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 and Select File Photographs
3. Applicant's Affidavit
4. Building Permit
5. Similar Case History
6. State Family Day Home License
7. Zoning Inspections Branch Comments
8. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2015-LE-002****March 25, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2015-LE-002 located at Tax Map 101-1 ((3)) 156, 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. This approval is granted to the applicant, Ana Gonzalez, only, and is not transferable without further action of the Board, and is for the location indicated on the application, 8020 Ashboro Drive, and is not transferable to other land.
2. This special permit is granted only for the home child care use indicated on the plat drawn by drawn by Ana Gonzalez on August 21, 2014, for Fairfield, Lot 156, Section 4, as revised through December 31, 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 maximum hours of operation of the home child care facility shall be limited to 6:00 a.m. to 6:00 p.m., Monday through Friday.
5. The dwelling that contains the child care facility shall be the primary residence of the applicant.
6. The maximum number of children on site at any one time between Monday through Friday shall be twelve, excluding the applicant's own children.
7. A maximum of one nonresident employee and one resident employee, whether paid or not for their services, may be involved in the home child care facility, during 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 take place in the driveway.
9. Arrival and departure of children shall be staggered to ensure that the driveway will be available to accommodate pick-up/drop-off of children.
10. Any portions of the dwelling associated with the home child care facility that is used as a children's sleeping area shall be located in a room with proper emergency egress as defined by the Virginia Uniform Statewide Building Code.
11. There shall be no signage associated with the home child care facility.

12. 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.
13. The accessory storage structure shall remain locked during the hours of operation of 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.

Ana Gonzalez
 8020 Ashboro Dr
 Alexandria VA 22309

Proposed Arrival and Departure Schedule

Child	Arrival Time	Departure Time
1	7:00-7:15 AM	5:00-5:30 PM
2	7:00-7:15 AM	5:00-5:30 PM
3	6:00-6:15 AM	3:00-3:15 PM
4	7:30-7:45 AM	3:00-3:15 PM
5	7:30-7:45 AM	3:00-3:15 PM
6	7:30-7:45 AM	3:00-3:15 PM
7	8:00-8:15 AM	5:00-5:15 PM
8	8:00-8:15 PM	5:00-5:10 PM
9	8:00-8:15 AM	3:30-3:45 PM
10	8:00-8:15 AM	3:30-3:45 PM
11	7:15-7:30 AM	5:00-5:30 PM
12	7:30-7:45 AM	5:00-5:30 PM

Please keep in mind that I only accept kids with schedules that fit my schedule in order to be able to provide transportation to the children in my care. There will only be two children in my care that don't need transportation because their mother drives, and they are brothers and sisters.

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 Department of Planning & Zoning

FEB 27 2015

Zoning Evaluation Division

Changes made 12/31/14 Ana maria Gonzalez
Anayz

- A. Hours of Operation
7:00 AM to 9:30 PM Monday-Sunday
- B. The estimated number of children will be 12 in all. The largest number present would be 12 children including when there is a transition time. There will most likely be 7-8 preschool children during the day and no more than 3-4 infants at once.
- C. I will have up to 3 employees that will work full-time.
- D. The estimated times for children to come to care in the AM is around 7:00 AM and the time they will go home is around 3-5 PM. That would be the times that most children will come and go.

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JAN 05 2015

Zoning Evaluation Division

- E. All children will be from the Woodlawn, and Mount Vernon area.
- F. All children are picked up and dropped off by provider excluding 2 children from the same parent. She takes the bus. If they do have transportation for the day they will be allowed to park in the driveway or in front of the street, which isn't dangerous for the kids because it is a non-busy street.
- G. The dwelling is 1248 sq ft, and approximately 939 sq ft will be used for child care services. The whole dwelling will be used for the child care facility; the only bedroom that won't be available is the master bedroom. The office room will be used as a storage room for the extra toys of the children, mats. The play room, approximately 184.90 sq feet, will be used mainly for infants because it has gates to block off access to the kitchen; I feel it is safer for them. The living room approximately 214.11 sq feet will be used for space for the preschool children to be during free play time. Bedroom #1 is set up with tables and chairs for children to do group activities and art activities, which is approximately 121.13 sq feet.. The bathroom is available for adults and all children whom are being potty trained and is approximately 47.08 sq ft..The hall way is approximately 36.90 sq ft. The additional room labeled as room #2 will be the room used for story time. I have set up a big mat on the floor for children to sit on during story time. The kitchen will be used to prepare snacks and meals for the children and is approximately 236.65 sq ft.. During nap time all the children will be able to sleep in the rooms including the two bedrooms, play room, and living room. For meal and snack times I have high chairs and a table specialized for children to have snack. The table is easily movable which is put into place for meal times and is removed to a side for additional space when needed for children to move freely.
- H. The backyard will all be available to use as outdoor play area. I will provide the children with a playground when the summer comes. Meanwhile, during good winter days we will take children to the park, (Old Mill Run Park) in a 15 passenger van that I the provider have to transport the children.
- I. My neighborhood does not have a homeowner's association fee, I have attached the note from my landlord granting permission to use the dwelling as a child care facility.

12/31/14

I Ana Gonzalez am applying for a special permit at 8020 Ashboro Dr. Alexandria VA 22309. The proposed development conforms to the provisions of all applicable ordinances, regulations, and adopted standards



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JAN 05 2015
Zoning Evaluation Division

12/31/14

I Ana Gonzalez, applying for a special permit on 8020 Ashboro Dr, Alexandria VA, 22309, am not aware of any hazardous items or tanks on the property. I do not intend on keeping or using any on the property at any given time.

Ana Gonzalez

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Department of Planning & Zoning
JAN 05 2015
Zoning Evaluation Division

12/17/14

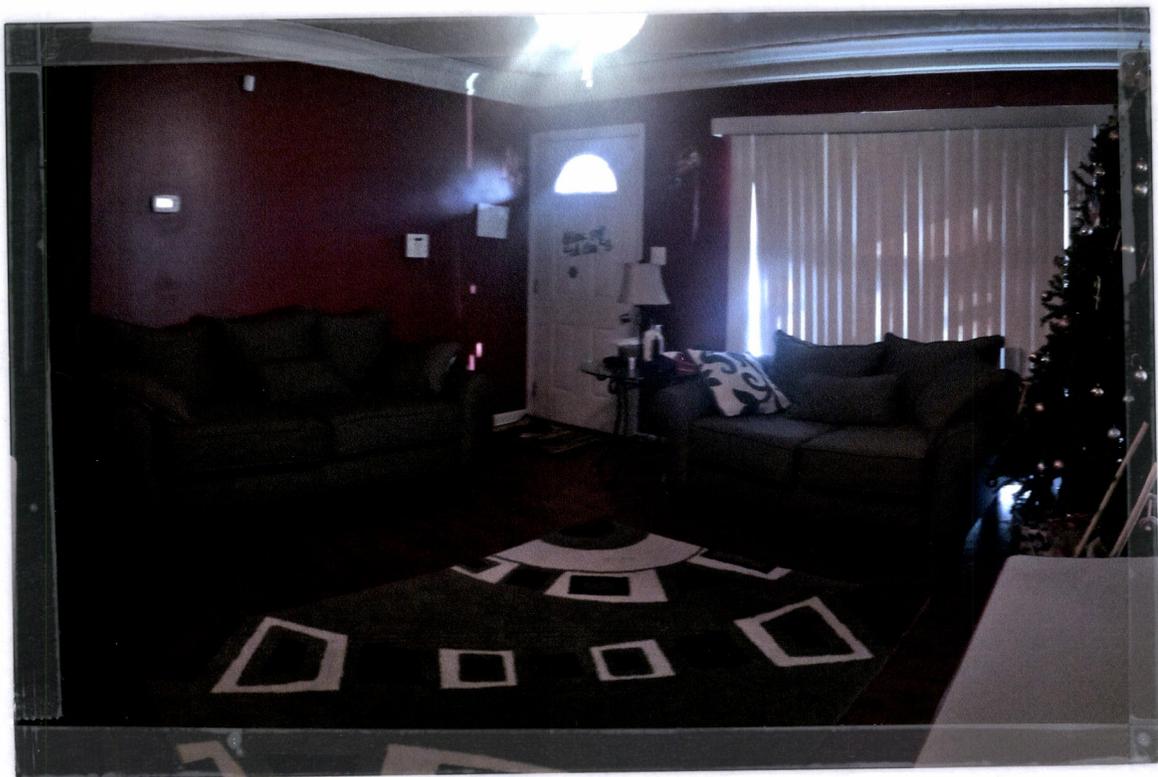
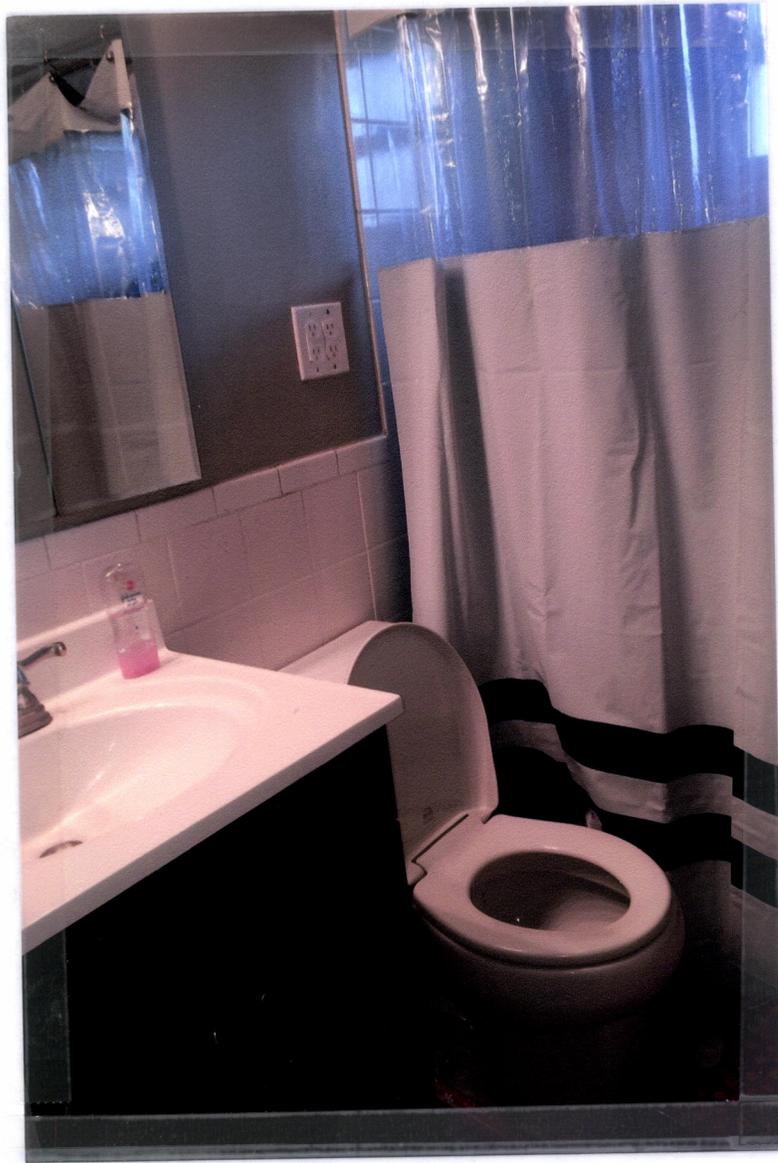
I Ana Gonzalez, certify that I will do everything to the best of my ability to satisfy the general standards of the special permit. I will provide adequate space for the children in my care to play and interact. I believe my child care business will not cause traffic problems in my neighborhood because I provide transportation for each child in care excluding 2 children from the same family. I will not post any signs on or around the house to promote my child care business. When a parent is to bring their child to my care I will allow them to park in the driveway to safely bring the children in. I believe I have measured and documented all the measurements to the best of my ability in the attachments provided. I assure that I will be taking care of children in the proposed dwelling and at no other home, only if there is an emergency or a field trip will the children not be at the proposed home. If I am granted permission to watch 12 children, at no time will I allow there to be over the granted amount.

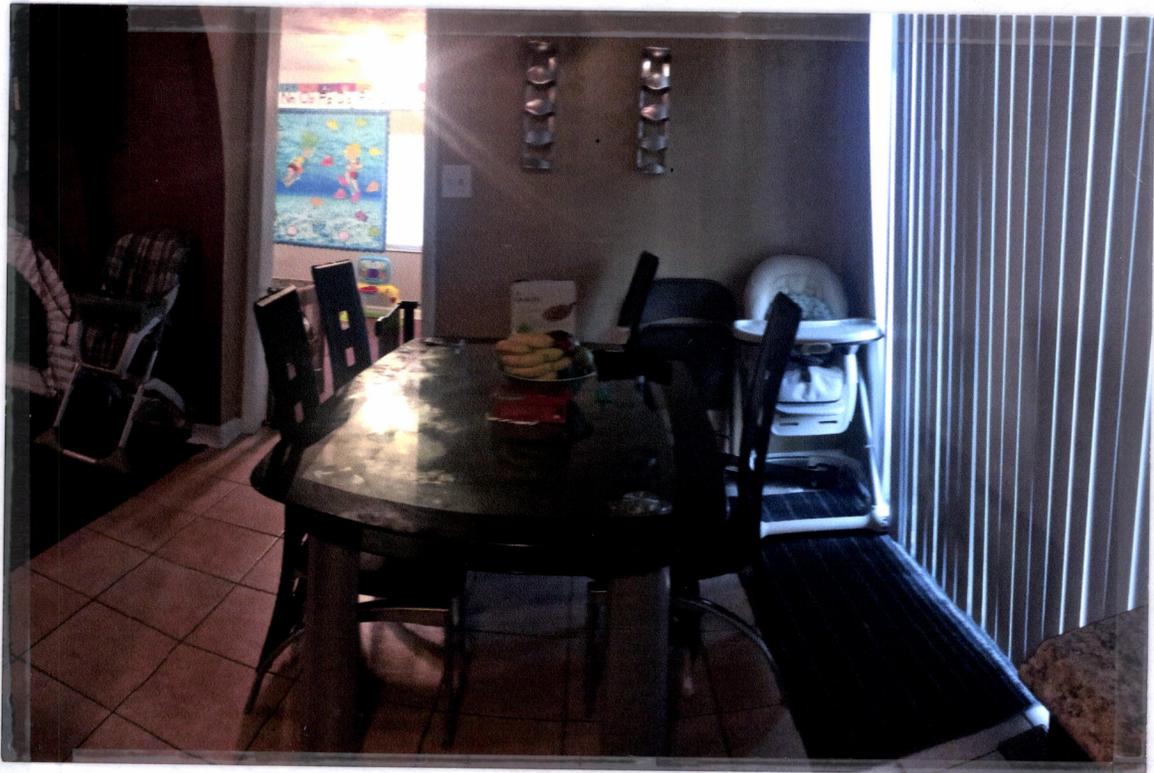
Sincerely,

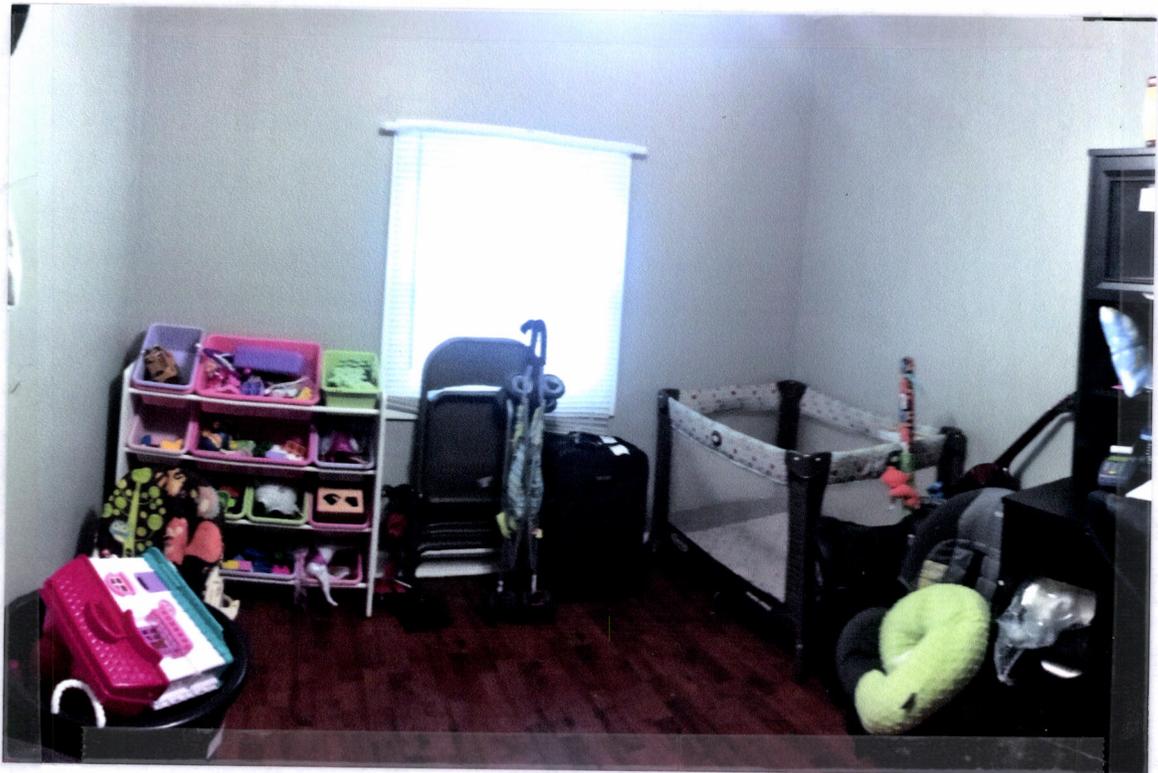
Ana Gonzalez

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Zoning Evaluation Division



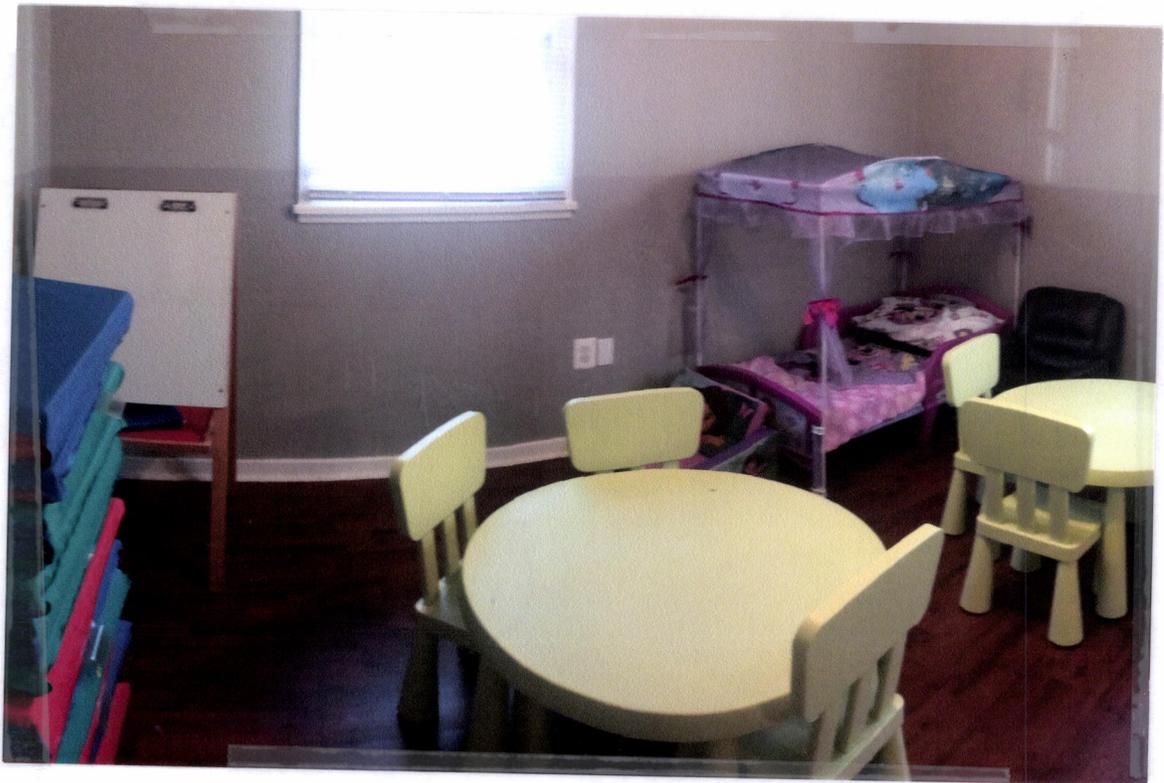
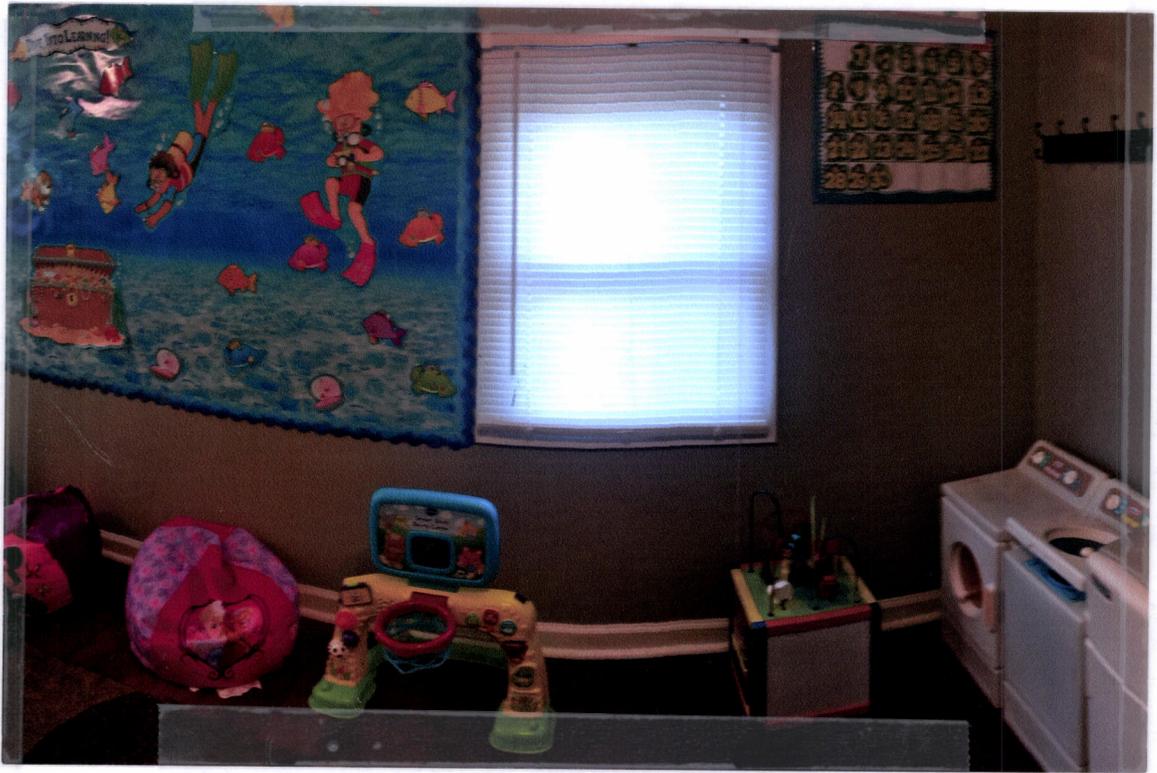


















Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 12/17/14
(enter date affidavit is notarized)

127977

I, Ana Gonzalez, 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 BOLD above)
Ana Gonzalez	8020 Ashboro Dr. Alexandria VA 22309	Applicant, lessee
Pablo Gonzalez	8020 Ashboro Dr. Alexandria VA 22309	Title owner
Martin Sanmiguel	8020 Ashboro Dr. Alexandria VA 22309	Title owner

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 12/17/14
(enter date affidavit is notarized)

127977

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

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 12/17/14
(enter date affidavit is notarized)

127977

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)

n/a

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

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 12/17/14
(enter date affidavit is notarized)

127977

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 12/17/14
(enter date affidavit is notarized)

127977

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)

Applicant [Signature] [] Applicant's Authorized Agent

Ana m. Gonzalez
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 17 day of December, 2014, in the State/Comm. of Virginia, County/City of Fairfax.

[Signature]
Notary Public

My commission expires: May 31, 2017



JK

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

Page _____ of _____

Special Permit/Variance Attachment to Par. 1(a)

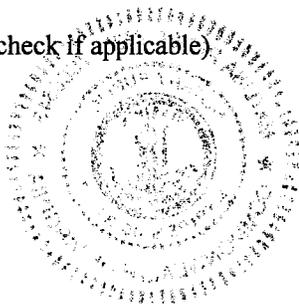
DATE: 12/17/14
(enter date affidavit is notarized)

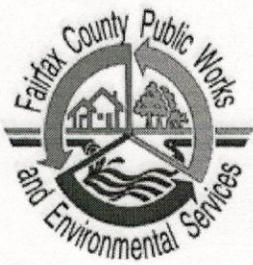
(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship 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)
And Gonzalez	8020 Ashboro Dr Alexandria VA 22309	Applicant, lessee
Pablo Gonzalez	8020 Ashboro Dr Alexandria VA 22309	title owner
Martin San Miguel	8020 Ashboro Dr Alexandria VA 22309	title owner

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Permit/Variance Attachment to Par. 1(a)" form.





BUILDING PERMIT

ELECTRIC RESIDENTIAL

Appendix 4

Permit Number: 150550182
Parent Permit: 150550164
Job Address: 8020 Ashboro Dr
Alexandria, VA 22309-1306

Issued Date: 02/24/2015
Tax Map ID: 101-1 / 03 / / 0156

Owner/Tenant:
SAN MIGUEL MARTIN
8020 Ashboro Dr
Alexandria, Va 22309

Contractor:
OWNER IS CONTRACTOR

Structure: SINGLE FAMILY DWELLING

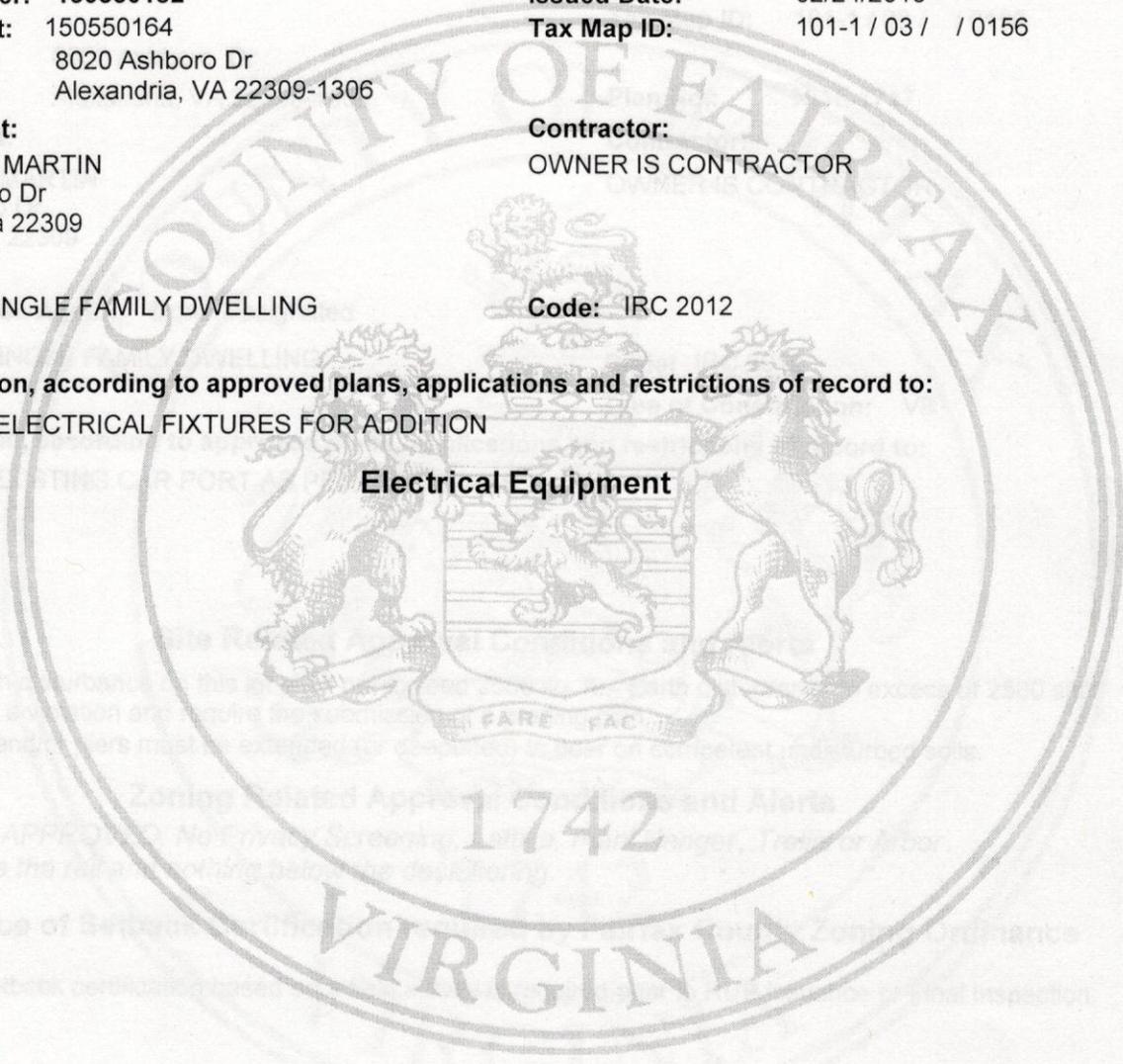
Code: IRC 2012

Has permission, according to approved plans, applications and restrictions of record to:

INSTALLING ELECTRICAL FIXTURES FOR ADDITION

Electrical Equipment

10 Fixtures



BUILDING OFFICIAL

- A copy of this building permit must be posted at the construction site for the duration of the permit.
- This permit does not constitute approval from your homeowners' association and its related covenants.
- This permit will expire if work does not commence in six months or if work is suspended for six months.
- The permit holder is responsible for contacting the county when stages of construction are reached that require inspections. To schedule inspections call our inspections office at **703-631-5101, TTY 711** during business hours or our automated inspection system at **703-222-2474**. Inspections may also be scheduled online at www.fairfaxcounty.gov/fido.
- For questions regarding this permit call the Permit Application Center at **703-222-0801, TTY 711**.
- Call Miss Utility before you dig at **811**.



Fairfax County, Virginia

BUILDING PERMIT

RESIDENTIAL ADDITION

Permit Number: 150550164

Issued Date: 02/24/2015

Tax Map ID: 101-1 / 03 / 0156

Job Address: 8020 Ashboro Dr
Alexandria, VA 22309-1306

Plan No.: N-15-1717

Owner/Tenant:

SAN MIGUEL MARTIN
8020 Ashboro Dr
Alexandria, Va 22309

Contractor:

OWNER IS CONTRACTOR

Mechanic's Lien Agent: None Designated

Structure: SINGLE FAMILY DWELLING

Code: IRC 2012

Group: R5

Type of Construction: VB

Has permission, according to approved plans, applications and restrictions of record to:
ENCLOSING EXISTING CAR PORT AS PER CO DETAILS

Site Related Approval Conditions and Alerts

- Total earth disturbance on this lot shall not exceed 2500 sq. ft. - Earth disturbance in excess of 2500 shall constitute a violation and require the submission of a grading plan.
- Footings and/or piers must be extended (or deepened) to bear on competent undisturbed soils.

Zoning Related Approval Conditions and Alerts

*OPEN DECK APPROVED: No Privacy Screening, Lattice, Plant Hanger, Trellis or Arbor.
Nothing above the rail and nothing below the deck flooring.*

Notice of Setback Certification required by Fairfax County Zoning Ordinance

- A setback certification based on a field survey is required prior to RUP issuance or Final Inspection.

BUILDING OFFICIAL

- A copy of this building permit must be posted at the construction site for the duration of the permit.
- This permit does not constitute approval from your homeowners' association and its related covenants.
- This permit will expire if work does not commence in six months or if work is suspended for six months.
- The permit holder is responsible for contacting the county when stages of construction are reached that require inspections. To schedule inspections call our inspections office at **703-631-5101, TTY 711** during business hours or our automated inspection system at **703-222-2474**. Inspections may also be scheduled online at www.fairfaxcounty.gov/fido.
- For questions regarding this permit call the Permit Application Center at **703-222-0801, TTY 711**.
- Call Miss Utility before you dig at **811**.



Home Living Here Doing Business Visiting Departments & Agencies

Search Site:

Go Advanced Search

homepage > fairfax inspections database online_fido > property browser

Property Browser

Please note: If your browser is Internet Explorer 11 (IE11) and you cannot view our permit records on this site, it may be due to an issue with your browser. If so, we apologize for the inconvenience and we are working to upgrade our system to accommodate the newest version of IE11. In the meantime, using IE11 you can still access our records following a few alternate viewing steps.

Search By * Address Parcel Street Number 8020

Street Name * ashboro

Search

Total: 1 records

8020 ASHBORO DR,ALEXANDRIA

8020 ASHBORO DR,ALEXANDRIA

+ Parcels

- Permits/Licenses

901791228 ELECTRIC R

150550164 ADDITION R

150550182 ELECTRIC R

31644 FPCP OFC

+ Complaints

Permit # 150550164

Permit

Inspection

Review

Inspections

Inspection	Insp #	Scheduled Date	Completed Date	Inspector	Status
FINAL INSPECTION #1	6656569	03/06/2015	03/09/2015	DILRAJ SIDHU	Failed
FINAL INSPECTION #2	6667359	03/12/2015	03/12/2015	DILRAJ SIDHU	Passed
FOOTING INSPECTION #1	6656566				None
FRAMING INSPECTION #1	6656567				None
INSULATION INSPECTION #1	6656568				None

Use the Property Browser form to view a graphical representation of all records in your database associated with specific addresses or parcels. Records that can be associated with addresses or parcels include permits, licenses, cases, customer service calls, and other parcels or addresses.

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Technical Questions: [Web Administrator](#)

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Website Feedback



Language Translations



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homepage > fairfax inspections database online, fido > property browser

Property Browser

Please note: If your browser is Internet Explorer 11 (IE11) and you cannot view our permit records on this site it may be due to an issue with your browser. If so, we apologize for the inconvenience and we are working to upgrade our system to accommodate the newest version of IE11. In the meantime, using IE11 you can still access our records following a few alternate viewing steps

Search By * Address Parcel Street Number 8020

Street Name * ashboro

Search

Total: 1 records

8020 ASHBORO DR, ALEXANDRIA

Parcels

Permits/Licenses

901791228 ELECTRIC R

150550164 ADDITION R

150550182 ELECTRIC R

31644 FPCP OFC

Complaints

8020 ASHBORO DR, ALEXANDRIA

Permit # 150550182

Permit

Inspection

Review

Inspections

Inspection	Insp #	Scheduled Date	Completed Date	Inspector	Status
RES ELECTRICAL CONCEALMENT INSPECTION #1	6656574				None
FINAL INSPECTION #1	6656573	03/12/2015	03/12/2015	DILRAJ SIDHU	Passed

Use the Property Browser form to view a graphical representation of all records in your database associated with specific addresses or parcels. Records that can be associated with addresses or parcels include permits, licenses, cases, customer service calls, and other parcels or addresses.

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Technical Questions: [Web Administrator](#)

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Website Feedback



Language Translations

SIMILAR CASE HISTORY

- SP 83-V-084 – Fairfax County Tax Map 101-2 ((1)) 17
- SP 84-L-014 – Fairfax County Tax Map 101-3 ((1)) 17
- SP 84-L-061 – Fairfax County Tax Map 101-2 ((1)) 12A
- SP 93-L-003 – Fairfax County Tax Map 101-2 ((4)) 37A
- SP 94-L-074 – Fairfax County Tax Map 101-2 ((1)) 12A

Search for Child Day Care

[Return to Search Results](#) | [New Search](#) |

Ana Gonzalez

8020 Ashboro Drive

ALEXANDRIA, VA 22309

(571) 241-4685

Facility Type: Family Day Home

License Type: Conditional

Expiration Date: July 19, 2015

Business Hours: 6:00 AM - 5:00 PM
Monday - Sunday

Capacity: 7

Ages: 2 months - 12 years 11 months

Inspector: Sarah Marbert
(703) 479-4678



County of Fairfax, Virginia

Appendix 7

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

Date: January 29, 2015

To: Kelly Atkinson, Staff Coordinator
Zoning Evaluation Division

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

Subject: Home Child Care Facility SP 2014-LE-002

Applicant: Ana Maria Gonzalez
8020 Ashboro Drive, Alexandria, Virginia 22309
Fairfield Section 4, Lot 156
Tax Map ref#: 101-1 ((3)) 156
Zone District: R-3
ZIB #: 2015-0041

*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.
 - *An above ground free standing electrical outlet at the edge of a concrete patio in the rear yard which is not enclosed in a weatherproof enclosure or cabinet and was missing a weatherproof cover and, at the time, was allowing the rain to enter the outlet box. The support for this outlet was a plastic pole and does not provide a ridged and secure support to protect from accidental damage.*

8020 Ashboro Drive

January 29, 2015

- 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.
- Other
- Structures comply with the Zoning Ordinance.
 - *An accessory structure, trampoline, is located in the right side of the rear yard.*

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.

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.