



County of Fairfax, Virginia

April 15, 2015

STAFF REPORT

SPECIAL PERMIT SP 2014-MV-194

MOUNT VERNON DISTRICT

APPLICANT: Uzma Naseer
d/b/a Little Stars Family Day Care

OWNERS: Shahid Munir
Uzma Naseer

SUBDIVISION: The Woodlands

STREET ADDRESS: 8133 Mount Vernon Highway,
Alexandria, 22309

TAX MAP REFERENCE: 101-2 ((17)) 3

LOT SIZE: 12,309 square feet

ZONING DISTRICT: R-3, HC

ZONING ORDINANCE PROVISIONS: 8-305, 3-303

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

STAFF RECOMMENDATION:

Staff recommends approval of SP 2014-HM-178 for the home child care facility with adoption of the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

Casey V. Gresham

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**

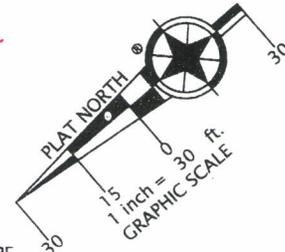


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

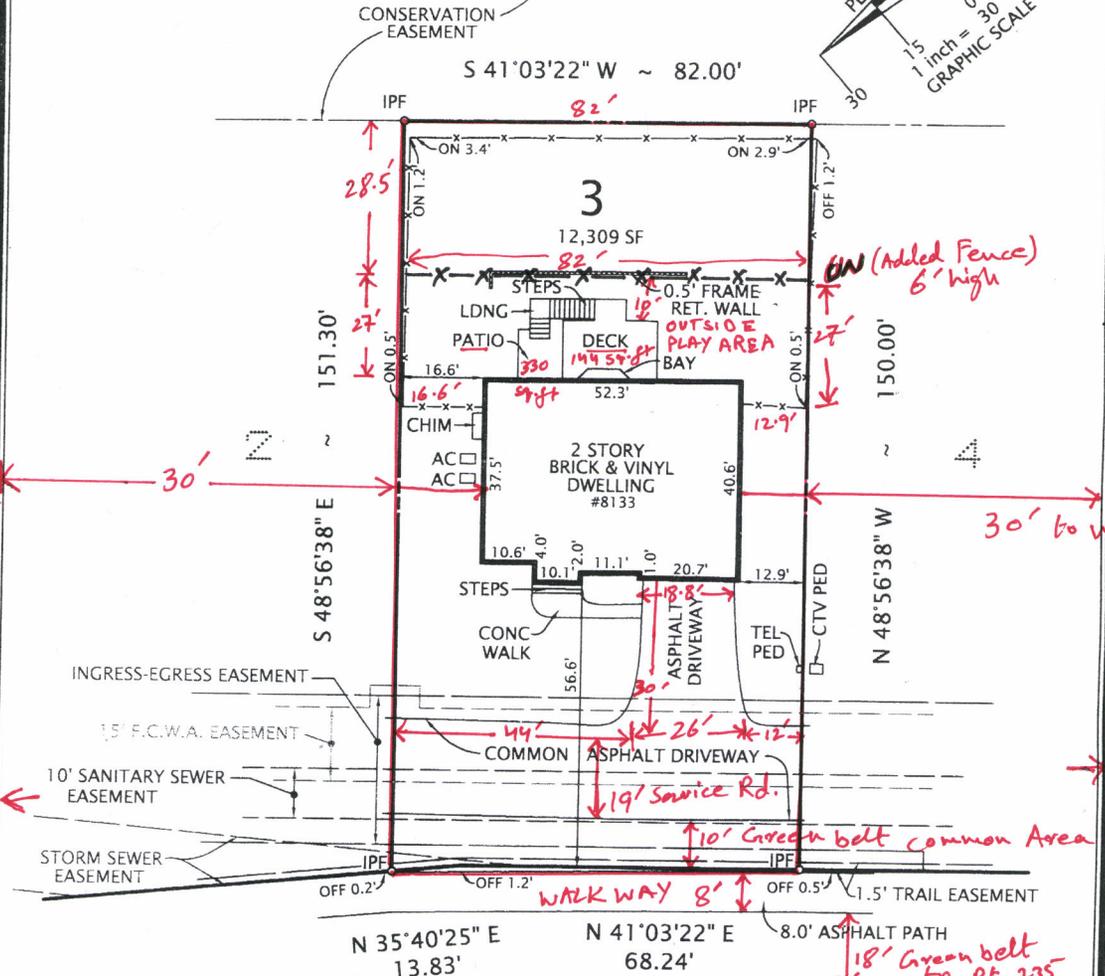
NOTES: 1. FENCES ARE FRAME.
2. UTILITIES ARE UNDERGROUND.

Revision 1

*PARCEL L-A
Wooded Area*



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*Uzma Nasceel
3/25/2014*

Next Home Structure

30' to next home

Dead End

Dead End

MOUNT VERNON HIGHWAY

VARIABLE WIDTH ~ STATE ROUTE #235

PLAT
SHOWING HOUSE LOCATION ON
LOT 3
THE WOODLANDS
(DEED BOOK 16137, PAGE 712)
FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT
SCALE: 1" = 30' JUNE 4, 2009

RECEIVED
Department of Planning & Zoning

MAR 28 2014

Zoning Evaluation Division

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE.

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



Lakeforest Title & Escrow Company
18310 MONTGOMERY VILLAGE AVENUE
SUITE 220
GATHERSBURG, MARYLAND 20879
301-590-0500

DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

CASE NAME: GOODIN ~ MUNIR

CASE NO: 6473-09

#90601008

"Existing" - Added Dimensions, boundary lines, distance to other properties measured in feet.

UN

SPECIAL PERMIT REQUEST

The applicant is seeking a special permit to allow a home child care facility for up to 12 children. A copy of the special permit plat, titled, "Plat Showing the House Location on, Lot 3, The Woodlands," prepared by George M. O'Quinn, L.S., on June 4, 2009, as revised by Uzma Naseer through March 25, 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 application property is a two story single-family detached dwelling. Vehicular access is provided via a private service drive. The applicant has provided letters from the other owners of the service drive indicating acceptance of the home child care use of the service drive for pick up and drop off of children. The rear yard is surrounded by a 6-foot tall wood fence. A deck is located to the rear of the dwelling. The applicant has play equipment in the rear yard.

The subject property and properties to the north, east, and south are zoned R-3. Properties to the north and south are developed as single family detached dwellings. The property to the east is private open space. The property to the west is zoned C-8 and developed with a commercial furniture store use.

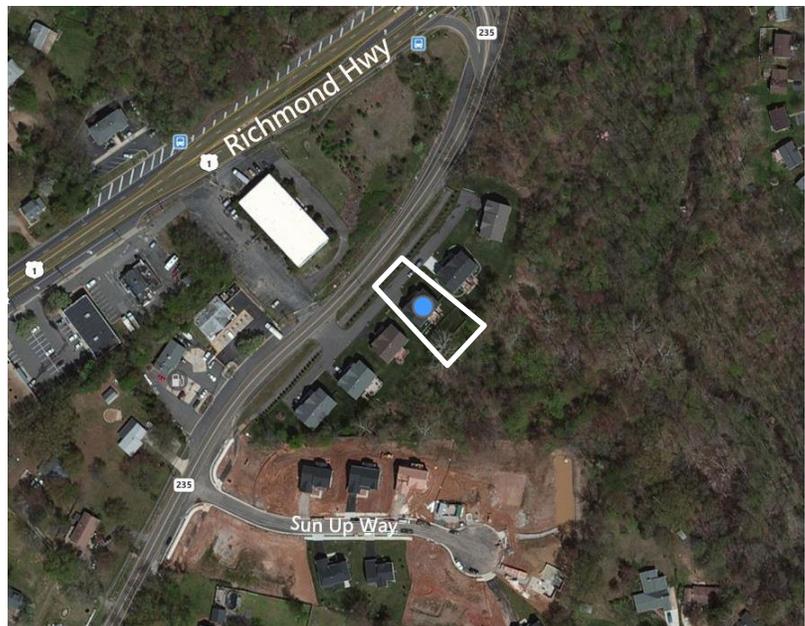


Figure 1: House Location
For illustrative purposes only

BACKGROUND

Fairfax County Tax Records indicate that the house was constructed in 2005 and purchased by the applicant in 2009.

The subject property has received a final building permit and inspection for the existing deck and finished basement; the permit information is included as Appendix 4.

Records indicate that no other special permit applications relating to a home child care

facility 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 6:00 p.m., Monday through Friday. The applicant has a staggered drop-off and pick-up time for the children. The applicant employs one full-time and one part-time assistant.

The applicant holds a current Family Day Home License from the Commonwealth of Virginia, Department of Social Services, valid through December 3, 2015. The license permits a capacity of twelve children, ages one month through 12 years, 11 months. A copy of the state home child care licence information is included as Appendix 5.

The home child care facility is operated in the basement of the dwelling. Parents drop the children off in the rear yard at the walk out entrance to the basement. The children are cared for in the main room of the basement and nap in the bedroom, both of which have adequate emergency egress. The rear yard is utilized for outdoor play. Pictures provided by the applicant show toys and play equipment located in this area.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area IV, Mount Vernon Planning District
Planning Sector: Mount Vernon Community Planning Sector (MV7)
Plan Map: Residential Planned Community

Zoning District Standards

Bulk Standards (R-3)		
Standard	Required	Provided
Lot Size	11,500 s.f.	12,309 s.f.
Lot Width	80 ft.	82.07 ft.
Building Height	35 ft.	Not provided
Front Yard	30 ft.	56.6 ft.
Side Yard	12 ft.	12.9 ft. (western side yard) 16.6 ft. (eastern side yard)
Rear Yard	25 ft.	>25 ft.

On-Site Parking and Site Circulation

The applicant has a two car garage and a driveway with room for two parking spaces that she utilizes for drop-off and pick-up of children. In addition, the service drive has on-street parking available. A condition has been included to ensure the driveway remain available during drop-off and pick-up times.

Zoning Inspection Report

The Zoning Inspections Branch report is included in Appendix 6. During the site visit, staff found no areas of deficiency (see Appendix 6).

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 a residential use, and the property is developed in accordance with the plan recommendation. 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 small play equipment is found in the rear yard. In staff's opinion, the proposed use will not hinder or discourage the 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 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 a wood fence in the rear and side yards that provides screening to the outdoor play area.
Standard 6 Open Space	There is no prescribed open space required in the R-3 District.
Standard 7 Utilities, Drainage, Parking, and Loading	There are no changes to the utilities and drainage serving the property. As previously discussed, the driveway would be used for parking for the home child care facility.
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 lot size and bulk regulations 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 development conditions allow up to two non-resident employees.
Standard 2 Access and Parking	Arrival and departure times of the children are staggered and ample 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 wood fence in the rear and side yards that provides screening to the outdoor play area.
Standard 4 Submission Requirements	The applicant met all submission requirements for a home child care facility.
Standard 5 Code of Fairfax, Chapter 30 and Code of Virginia, Title 63.2, Chapter 17	The applicant holds a valid home child care license.

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 permit 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.
Part D Non-Resident Employee	The applicant is proposing two non-resident employees.

<p style="text-align: center;">Part E Provider is a Resident</p>	<p>The provider resides in the application property.</p>
<p style="text-align: center;">Part F Code of Fairfax, Chapter 30 and Code of Virginia, Title 63.2, Chapter 17</p>	<p>Chapter 30 of the Code of the County of Fairfax addresses home child care facilities and Title 63.2, Chapter 17 of the Code of Virginia addresses licensure and registration procedures. The applicant has a valid state home child care license.</p>
<p style="text-align: center;">Part G Increase in Children or Non-Resident Employee</p>	<p>The maximum number of children permitted by-right at any one time is seven in a single family detached dwelling and can be increased up to 12 children with special permit approval. The applicant requests special permit approval to permit a maximum of twelve children at any one time and two non-resident employees.</p>

CONCLUSION / RECOMMENDATION

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

Staff recommends approval of SP 2014-MV-194 for the home child care facility with 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. Applicable Building Permit
5. State Family Day Home License
6. Zoning Inspections Branch Comments
7. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-MV-194****April 15, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-MV-194 located at Tax Map 101-2 ((17)) 3 to permit a home child care facility pursuant to Section 8-305 and 6-305 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, Uzma Naseer, only, and is not transferable without further action of the Board, and is for the location indicated on the application, 8133 Mount Vernon Highway, and is not transferable to other land.
2. This special permit is granted only for the home child care use indicated on the plat titled, "Plat Showing the House Location on, Lot 3, The Woodlands," prepared by George M. O'Quinn, L.S., on June 4, 2009, as revised by Uzma Naseer through March 25, 2014, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit shall be posted in a conspicuous place on the property and be made available to all departments of the County of Fairfax during hours of operation.
4. The hours of operation of the home child care facility shall be limited to 7:00 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. Excluding the applicant's own children, the maximum number of children on site at any one time shall be twelve.
7. A maximum of two nonresident employees, whether paid or not for their services, may be involved in the home child care facility, limited to the hours of 7:00 a.m. to 6:00 p.m.
8. There shall be no signage associated with the home child care facility.
9. Any portions of the dwelling associated with the home child care facility that are 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.

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.

**STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITY**

UZMA NASEER's Family Home Child Care
8133 Mount Vernon Hwy.
Alexandria, VA 22309
703-619-7079 (H)
571-218-9727(C)
uzma@littlestarsfamilydaycare.com

Date: 03/25/2014

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

RECEIVED
Department of Planning & Zoning

MAR 28 2014

Zoning Evaluation Division

Re: Special Permit Application

Applicant: UZMA NASEER
Zoning Ordinance Section 8-305 for Home Child Care Facility
Section 8-004 of General Standards
Tax Map#: 101-2-17-000-3
Zoning District: MT. VERNON
Lot Size: 0.2826 Ac/12,309 SF

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 and live in with my husband in a single-family detached dwelling at 8133 Mount Vernon Highway in Alexandria, Virginia, 22309. The property is zoned R-3 and I understand that I need to seek approval of a special permit in order to operate a child care facility within my home. I am currently licensed by the State of Virginia to have 12 children age birth-to-12 years in my child care facility in my home. Below is the information about my child care facility's operations:

Hours of Operations. The child care is open from 7:00 AM to 6:00 PM, Monday through Friday.

Number of Children. I care for up to 12 children at any one time. This number does not include my zero children.

Employees. I have one none-resident assistant who works full-time and one helper (my husband) as part time non paid assistant.

Arrival Schedule. All of the children arrive between 7:00 and 10:00 AM, except one part time child, who goes to school three days a week, and does not arrive until 12:00 PM. (See attached schedule)

Departure Schedule. All of the children are picked up between 3:00 and 6:00 PM. (See attached schedule)

Area Served. Currently, most of the children live in the general vicinity of my neighborhood. Many of the children live in neighborhoods off of Mount Vernon and Richmond Highway. These parents drive their children to my house. As I noted, one of the child live next door. Their parents walk him to the day care. Overall my service area is mostly Mount Vernon, Fort Belvoir, and Alexandria.

Operations. As I stated, my house is a single-family detached dwelling. It has three stories with 5 bed rooms and 4.5 bath rooms, two car garages, big drive way, patio, deck and big back yard with 6 feet tall fence all around. Parents use left side walk way to get to the fenced back yard door and then pass the outdoor play area to get to the walk-out finished basement door to drop off or pick up children. My home basement includes separate eating room, sleeping room, rest room, storage/utility room and large living room. I use the kitchen and dining area of the house (located on the ground floor) for preparation of meals and snacks and family room as activity area(See photographs in the CD). Attached is a floor plan that indicates the areas where the day care is located and children spend most of the time during in care. The house has 3,488 square feet and basement has 1,723 ^{Additional} square feet.

UN

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

Zoning Ordinance Compliance. The existing/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 been specifically noted with the justification for such modification.

My home child care facility with twelve children will not create an adverse impact to the neighborhood. Our home is in a small community of only six (6) homes off the service drive for Mt. Vernon Highway. Across Mt. Vernon Highway are the commercial or industrial uses with no screening (The Antique Store and & 7-Eleven next to the store) See attached pictures in CD.

Our community is separated from the homes to the rear of us by a very wide wooded area with a deep ravine in the middle as can be seen in the pictures and on the aerial photograph attached is called Parcel A which is owned by Woodland owner. Our neighbors have been supportive of my child care facility since I began in 2009. I will submit letters from all the neighbors. One of the children under my care lives next door. My sister lives in another of these six homes. There have never been any complaints about my facility. I follow state and county guidelines strictly and every three months State inspections is done and monthly food inspection is done at my child care home with no violations.

UN

Outdoor Play Area. I use my backyard for outdoor play for the children. The area is approximately 2,214 square feet. The outdoor play area consists of: Patio, back yard with slides, swings, two doll houses, sand pane, kids chairs and tables, two benches, basketball kids post, cars, bi-cycles, balls etc.. 2,337 additional sq. feet Back yard is not in use.

UN

Parking. I use my two garages to park my family two cars. My driveway provides enough parking for four cars. In addition, ample parking is available along the privately owned service road (dead end on both sides of the street) in front of my house on both side of the drive way. I believe that this parking will be adequate for the parents dropping off and picking up their children (See attached pick-up/ Drop-off Schedule), as well as for my one helper who doesn't drive and uses public transportation.

Please note from the pick-up/ Drop-off schedule the arrival and departure of the children are staggered, therefore, there is seldom more than two parents dropping off their children at one time. However, should a third parent arrive, there is ample parking on the street. This additional traffic has not and will not create any impact on the motoring public. The service drive in front of our house serves only our community's six homes and always empty during operation of my home childcare. For these reasons, I believe that my existing/proposed home day care facility will not impact my neighbors in any negative way.

All of my daycare parents drive from the local areas except one who are my next door neighbors so they walk over.

In conclusion, I am requesting an approval of this Special Permit for 12 children for this facility. I am in child care business since 2000 and have state license at this location since July, 2009. I believe my family home day care fulfills the requirements of Zoning Board, county, state and federal guide lines and laws and provides quality child care in this area. This Quality child care support children's early learning and development to help them succeed in school and in life.

Sincerely,

Uzma Naseer
Uzma Naseer 3/25/14

Owner of Home Child Care Facility located at:
8133 Mount Vernon Highway, Alexandria, VA

UN

CHILD ARRIVAL AND DEPARTURE SCHEDULE

RECEIVED
Department of Planning & Zoning

MAR 28 2014

Zoning Evaluation Division

Child Arrival/ Drop-off Schedule:

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

Child Departure/ Pick-up Schedule:

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

UN

MAR 28 2014

Zoning Evaluation Division

ATTACHMENT 3

ZONING ORDINANCE GENERAL STANDARDS FOR A SPECIAL PERMIT

I UZMA NASEER, am running my Family Home Child Care Facility since my husband and I purchased this property on 07/19/2009. My FHD is licensed by the State of Virginia and follows all state laws and local county laws governing home child care facilities including Chapter 30 of the Fairfax County Code. I have never crossed the limit of 12 children in my care; full time or part time at any time. In the future in no event shall the maximum number of children permitted at any one time.

By looking at my home, no one know if there is a child care facility because there aren't any exterior appearance or signs, other than play equipment in the back yard, that show that a home child care facility is being operated within my house. I have one paid helper working operational hours of 7:00 am to 6:00 pm daily and additionally my husband is unpaid part time helper. I have 8-to-10 parking spot in-front of our home (on the drive way and service road) and never been fully used in the past six years.

As noted in the traffic analysis, the arrival and departure of the children are staggered, therefore, there is seldom more than two parents dropping off their children at one time. However, should a third parent arrive, there is ample parking on the street. This additional traffic has not and will not create any impact on the motoring public. The service drive in front of our house serves only our community's six homes and always empty during operation of my home childcare. For these reasons, I believe that my existing/proposed home day care facility will not impact my neighborhood in any negative way.

The State inspected my facility couple of weeks ago and found no violations. As can be seen from the pictures on the CD, the area of our home used for the child care is lighted and airy with full windows in all activity areas and the sleeping area as well. These windows open directly to the patio/back yard in the back with no need for window wells.

I am serving my community and surrounding areas with determination and peacefully without harming and displeasing anyone. All past parents and current parents of the children are always happy with my services and love me for the quality care I provide to their children. Each one of them recommended new parents for my child care and I have excellent references form them. Most of them still visit me time to time. Parents prefer to keep their children for maximum time in my care due to my excellent and devoted services. I take pride in providing quality child care in this area and serve my neighborhood fellow citizens.

1. My existing/proposed use at my home is/ shall be in harmony with the adopted comprehensive plan.
2. The existing/proposed use of space for my day care facility shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The existing/proposed home use is 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 is such that the use is not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

4. The existing/proposed use is that the pedestrian and vehicular traffic associated with such use is not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

5. My daycare use is in accordance with the BZA's standards. In addition I agree and will act upon the Board of Zoning Appeals shall require landscaping and screening in accordance with the provisions of Article 13, Landscaping and Screening, in the Zoning Ordinance.

6. Open space has already been 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 exiting/proposed use is provided. Parking and loading requirements are in accordance with the provisions of Article 11.

8. Signs shall be regulated by the provisions of Article 12, Signs, in the Zoning Ordinance; however, the Board of Zoning Appeals may impose more strict requirements for a given use than those set forth in this Ordinance. My existing family home day care facility shall be in compliance with above at all times.

Uzma Naseer



By: UZMA NASEER & SHAHID MUNIR
(APPLICANT/ PROPERTY OWNER NAME and SIGNATURES)

3/25/2014
(DATE)

Subject Property Address: 8133 MOUNT VERNON HWY, ALEXANDRIA, VA, 22309



Picture #1: FRONT VIEW



Picture # 2: Right Side from Service Road



Picture # 3: Left Side View



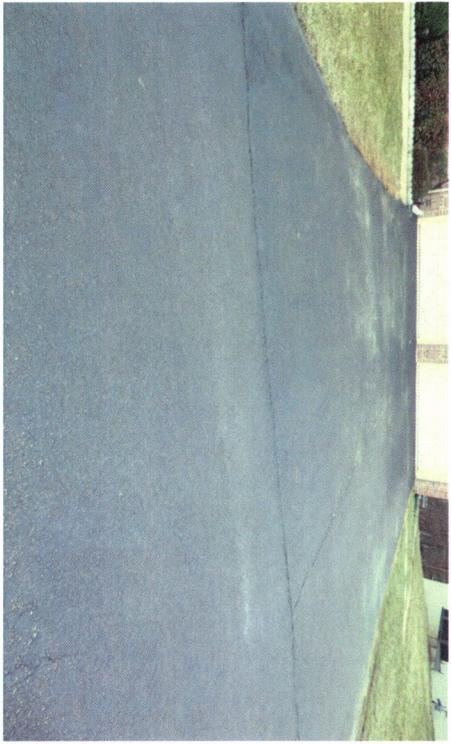
Picture # 4: Right Side View



Picture # 5: Right side Service Road view from the Drive Way



Picture # 6: Left side Service Road view from the Drive Way



Picture # 7: Drive Way view from the Service Road



Picture # 8: Back view with a Fenced Yard



Picture # 9: Back Yard Door used by Parents to Drop off and pick up



Picture # 10: Back Yard entrance view



Picture # 11: Kids Play Area View with Kids Safety Fence



Picture # 12: Rest of the back yard View



Picture # 13: Back Yard Play Area



Picture # 14: Patio and Deck View



Picture # 15: Basement Entrance View



Picture # 16: Right Side Play Area View



Picture # 17: Basement Entrance Sliding door view



Picture # 18: Exit view



Picture # 19: Back view into Parcel A, trees



Picture # 20: Right Side View with Fence and 2nd gate



Picture # 21: Top view of right side from the Deck



Picture # 22: Top view of the left side from the Deck



Picture # 23: Basement Activity room in Daycare with full size window



Picture # 24: Basement Activity room 2nd pic



Picture # 25: Basement Hall way to eating room in Daycare



Picture # 26: Basement Study Area in daycare



Picture # 27: Daycare Cubby Area in the Basement by the entrance door



Picture # 28: Daycare Library & Entertainment Area



Picture # 29: Activity Center in Daycare



Picture # 30: Ground floor Stairs entrance door



Picture # 31: Sleeping room entrance door in Basement



Picture # 32: Separate Sleeping Area in Basement



Picture # 33: Activity area 3 and storage room entrance



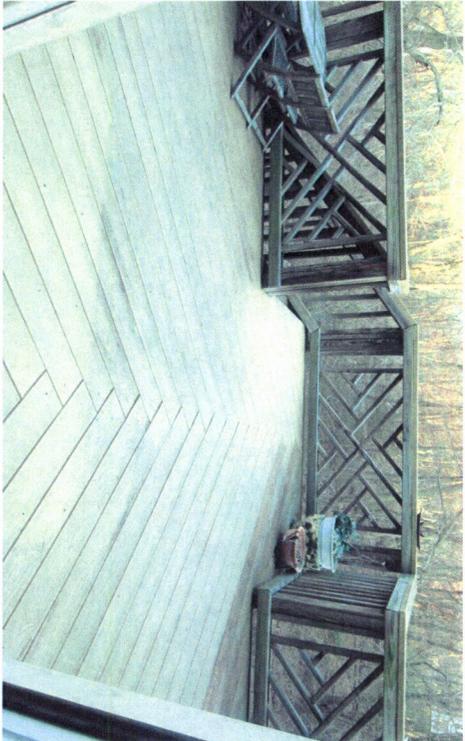
Picture # 34: Changing Area in the basement



Picture # 35: Bathroom in the basement



Picture # 36: Bathroom pic 2 in the basement



Picture # 51: Deck view from the door



Picture # 52: Family room entrance from the Deck



Picture # 53: Ground floor Entrance view

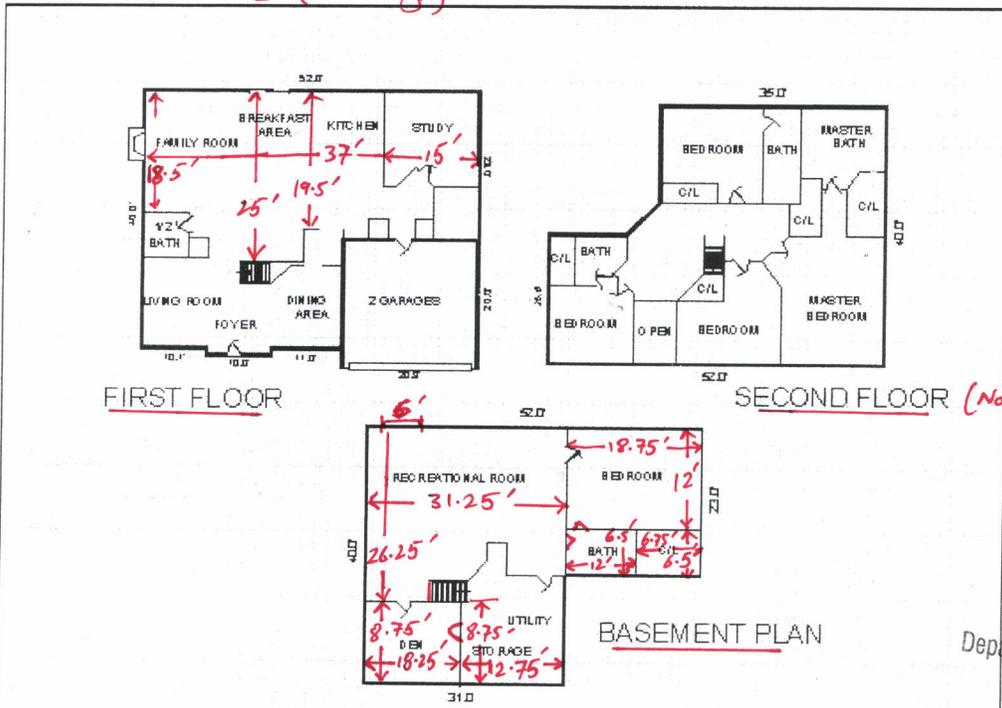


Picture # 54: Ground floor Main door

FLOORPLAN

Borrower: SHAHID MUNIR File No.: 6630783 66233803
 Property Address: 8133 MT VERNON HIGHWAY Case No.:
 City: ALEXANDRIA State: VA Zip: 22309-1913
 Lender: WELLS FARGO BANK, NA

Room Dimensions (Existing)



FIRST FLOOR

SECOND FLOOR (Not included)

BASEMENT PLAN

Comments:

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 Department of Planning & Zoning
 MAR 28 2014
 Zoning Evaluation Division

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
CLA1	First Floor	1735.9	1735.9
CLA2	Second Floor	1752.5	1752.5
BSMT	Basement	1723.0	1723.0
GAR	Garage	417.0	417.0
Net Livable Area		(Rounded)	3488

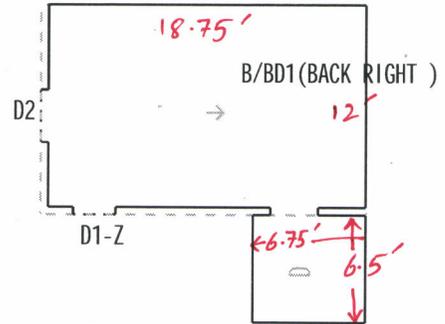
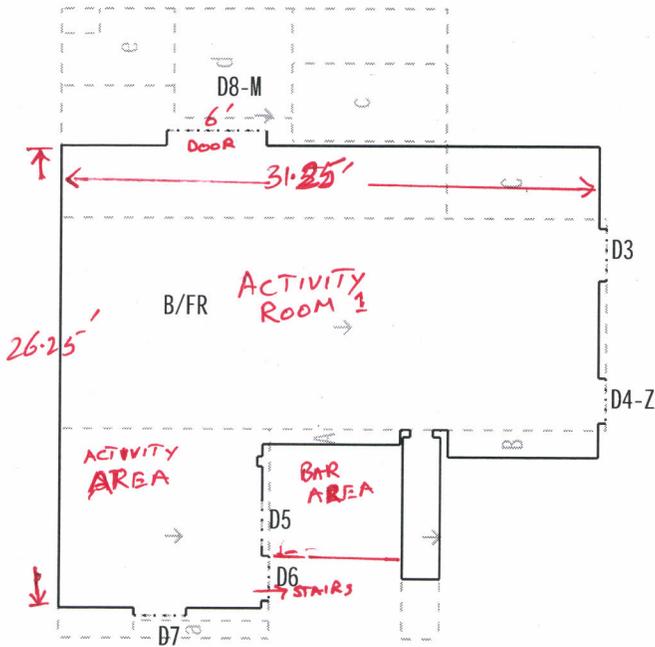
LIVING AREA BREAKDOWN			
	Breakdown	Subtotals	
First Floor	1.0 x 10.0	10.0	
0.5 x	0.0 x 0.1	1.1	
	31.1 x 40.0	1244.0	
	0.2 x 23.0	4.6	
	20.7 x 23.0	476.1	
Second Floor	20.0 x 40.0	800.0	
0.5 x	5.0 x 5.0	12.5	
	20.0 x 35.0	700.0	
	12.0 x 20.0	240.0	
9 Items	(Rounded)	3488	

Uzma Naseer
 3/25/14

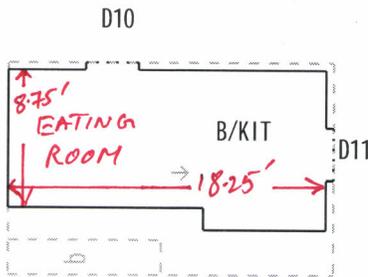
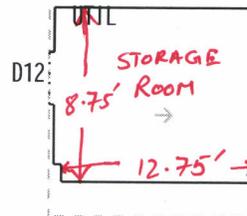
Page 2 of 7
 Revision 1

MEASURE #9374993	MEAS DATE: 03/24/14	STORE-ORDER: ST4638-216345	SALESPERSON: CCU3DA	PAGE: 1/1
CALC DATE: 03/25/14 09:06:43	CUSTOMER: MUNIR, SHAHID	LINE ITEM #1	MATERIAL: CPT	12'0 NO PM
ADDRESS: 8133 MOUNT VERNON HWY	CITY: ALEXANDRIA	MEAS BY 1112	HOME 703-608-5988	BUS 703-605-4693
SITE TYPE: RESIDENTIAL	MATERIAL ACCESS: EASY	NEW PAINT: N	HEAT: Y	ELEC: Y
PETS: N	RESTRICTED PARKING: N	ELEVATOR: N		
EMPTY GARAGE: N	PAVED: N	FURNITURE MOVE: N	APPLIANCE MOVE: N	REMOVAL: N
DISPOSAL:				
APPLIANCES: 1	FURNITURE: HEAVY	COVING: 0	CAPPING: 0	SPINDLES: 0
STAIRS: 0	YR BUILT: 1975			

BASEMENT PLAN (Existing)



CUSTOMER ACKNOWLEDGED THAT THEY DID NOT WANT THE FOLLOWING ROOMS MEASURED: B/BTH, BEDROOM, STAIRS



Signed:

RECEIVED
Department of Planning & Zoning
MAR 28 2014
Zoning Evaluation Division

Uzma Naseed 3/25/2014

Page 3 of 7

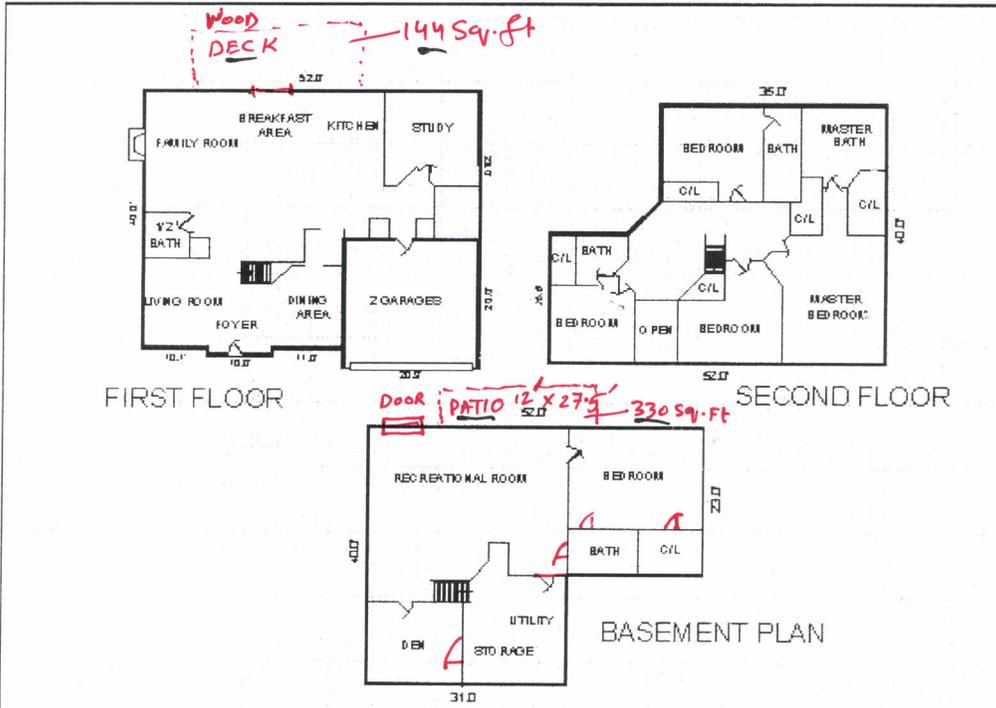
DOOR	WIDTH	OTHER-SIDE	HEIGHT-DIFF	DOOR TYPE	TRANS	CLEARANCE	DOOR	WIDTH	OTHER-SIDE	HEIGHT-DIFF	DOOR TYPE	TRANS	CLEARANCE		
1	2'6"	B/BTH	CER	EVEN	REG	WD MARBL	1+"	7	3'0"	KITCH	VNYL	EVEN	REG	WD METAL	1+"
2	3'0"	B/FR	CPT	EVEN	REG	WD	1+"	8	5'10"	PORCH	WOOD	EVEN	SLIDE	GLS METAL	1+"
3	3'0"	B/BD1	CPT	EVEN	REG	WD	1+"	9	2'8"	B/FR	CPT	EVEN		METAL	"
4	2'6"	B/BTH	CER	EVEN	REG	WD MARBL	1+"	10	3'0"	B/FR	CPT	EVEN	REG	WD METAL	1+"
5	2'8"	bar a	CER	EVEN		METAL	"	11	3'0"	UTIL	CMNT	EVEN	REG	WD METAL	1+"
6	2'6"	LANDI	CPT	EVEN	REG	WD	1+"	12	3'0"	KITCH	VNYL	EVEN	REG	WD	1+"

Revision 2

FLOORPLAN

Borrower: SHAHID MUNIR File No.: 6630783 66233803
 Property Address: 8133 MT VERNON HIGHWAY Case No.:
 City: ALEXANDRIA State: VA Zip: 22309-1913
 Lender: WELLS FARGO BANK, NA

Wood Deck - 144 sq.ft
 PATIO - 330 sq.ft



Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1735.9	1735.9
GLA2	Second Floor	1752.5	1752.5
BSMT	Basement	1723.0	1723.0
GAR	Garage	417.0	417.0
Net LIVABLE Area		(Rounded)	3488

LIVING AREA BREAKDOWN				
	Breakdown		Subtotal	
First Floor				
	1.0	× 10.0	10.0	
	0.5	× 0.0	× 0.1	1.1
	31.1	× 40.0	1244.0	
	0.2	× 23.0	4.6	
	20.7	× 23.0	476.1	
Second Floor				
	20.0	× 40.0	800.0	
	0.5	× 5.0	× 5.0	12.5
	20.0	× 35.0	700.0	
	12.0	× 20.0	240.0	
9 Items	(Rounded)		3488	

RECEIVED
 Department of Planning & Zoning
 MAR 28 2014
 Zoning Evaluation Division

Uzma Naseer
 3/25/14

Page 4 of 7
 Revision 3

**AN AFFIDAVIT FOR THIS CASE
HAS NOT BEEN APPROVED BY THE
OFFICE OF THE COUNTY ATTORNEY
AT THE TIME OF PUBLISHING**

To JoEllen
9/8/14

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: September, 2014
(enter date affidavit is notarized)

I, Jane Kelsey, Jane Kelsey & Associates, Inc., 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)
Uzma Naseer d/b/aFuture Stars Family Daycare	8133 Mount Vernon Highway Alexandria, VA 22309	Applicant
Uzma Naseer	"	Co-Title Owner
Shahib Munir	"	Co-Title Owner
Jane Kelsey & Associates, Inc.	4041 Autumn Court Fairfax, VA 22030	Agent for Applicant
Jane Kelsey	"	Agent for Applicant
Bruce E. Kelsey	"	Agent for Applicant

(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)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: September 8 2014
(enter date affidavit is notarized)

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Sole Proprietorship: Uzma Naseer d/b/a Little Stars Family Daycare
8113 Mount Vernon Highway
Alexandria, VA 22309

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)

Uzma Naseer, Sole Owner

x

(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: September 8 2014
(enter date affidavit is notarized)

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

NONE

(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**)

(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)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: September 8 2014
(enter date affidavit is notarized)

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

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

Page _____ of _____

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

DATE: September 8, 2014
(enter date affidavit is notarized)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Jane Kelsey & Associates, Inc.
4041 Autumn Court
Fairfax, VA 22030

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 THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Jane Kelsey

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

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 THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: September 8, 2014
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

Applicant Applicant's Authorized Agent

Jane Kelsey
Jane Kelsey, President, Jane Kelsey & Associates, Inc.

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

Subscribed and sworn to before me this 8th day of September 2014, in the State/Comm. of Virginia, County/City of Fairfax.

Amy L. Bain
Notary Public

My commission expires: 4/30/16





Land Development Information History: ISIS - Building Permit - 06030B0040

Welcome EHALEY | logout

Permit Information

Permit Id: 06030B0040 Application Date: 2006-01-30 Time: 08:08:47
 Job Address: 008133 MOUNT VERNON HY Tax Map: 101-2 ((17)) 0003
 Subdivision: THE WOODLANDS Permit Status: Initial/Approved (IA)
 Trade Name: NA Subobj: 181 R/C: R
 Applicant Name: GEORGE KERSADI Bldg: NA Floor: NA Suite: NA
 Work Description: SFD/BLD 2 LEVEL DECK W/ LANDING AND STAIRS/
 Type Work: Deck Only-Residential (A33)
 Building Use: Single-Family, Detached Or Semi-Detached (010)
 Standard: IR00
 Plan Number: Use Group: R5 Bldg Permit: NA
 Permit Hold Date: By: QNO: W-06-00456 POF: J
 Hold Release Date: By: Proffer: Pre-Const Meeting: Date:
 Comments: NO HOT TUB/PER PLAN

Permit Status Summary

Permit Status:	Initial/Approved (IA)	Building Plan Review:	2006-01-30 RSLT: APP BY: MNC
Applied Date:	2006-01-30	Real Estate:	2006-01-30 RSLT: APP BY: XJM
Issued Date:	2006-01-30	Business Licensing:	2006-01-30 RSLT: APP BY: GMZ
Paid Date:	2006-01-30	Zoning:	2006-01-30 RSLT: APP BY: BMC
Inspection Date:	2006-02-22	Grading / Drainage:	2006-01-30 RSLT: APP BY: AAW
Expiry Date:	2006-07-30	Licensing:	2006-01-30 RSLT: APP BY: GMZ
		Final Inspection:	2006-02-22 RSLT: A BY: XBW

Owner Information

Leasee: Corp:
 Owner: GOODIN ARIC Job Magisterial Centreville

Address: 08133 MOUNT VERNON HY
 City: ALEXANDRIA State: VA
 Zip: 22306
 Phone: 0

Dist:
 Planning Dist:
 Subcensus Tract: 0.00

Contractor Information

Name: GLK CONST
 Address: 07558 GREATSWAN CT
 City: ALEX State: VA Zip: 22306
 Phone: 0

Master:

BPOL Licnese: 189614
 State License: 85865
 Trade Reg.: 0

Building Permit

Building Plan Review

Estimated Cost: 10000
 Use Group: (01) R5
 Type Const: (01) Combustible/Unprotected
 (5B)

Sewer Water Code: 1
 Sewer Shed: N1

Model Group:

Plan Received: 2006-01-30
 Review Started: 2006-01-30
 Review Completed: 2006-01-30
 Review Time: 00:00:00
 Results: APP
 Engineer: MNC

Comments:

Totals Fee Area

Type of Construction	Fee	Fee Rate
Combustible/Unprotected (5B)	320	0.060

Total	320
Filing Fee	65.00
Total Fee	65.00
Amount paid	65.00

Real Estate Review

Building Units: 0
 Kitchens: 0
 Baths: 0
 Basement:
 Ext Walls:
 Int Walls:
 Roofing:

Half Baths:	0	Flooring:	
Bedrooms:	0	Base Fin:	
Rooms:	0	Fuel/Heat:	
Stories:		Fuel System:	
Building Height:	0	Fireplace:	0
Building Area:	0		

Owner of Record: ARIC GOODIN

Review Data

Date To: 2006-01-30
Date From: 2006-01-30
Results: APP
Reviewer: XJM

Comments:

Business Licensing Review

Review Data

Date To: 2006-01-30
Date From: 2006-01-30
Results: APP
Reviewer: GMZ

Comments:

Zoning Review

Review Data

Date To: 2006-01-30
Date From: 2006-01-30
Results: APP
Reviewer: BMC

Comments:

Grading / Drainage Review

Review Data

Date To: 2006-01-30
Date From: 2006-01-30
Results: APP
Reviewer: AAW

Comments:

Licensing Review

Review Data

Date To: 2006-01-30
 Date From: 2006-01-30
 Results: APP
 Reviewer: GMZ
 Comments:

Inspections

Inspection - FTGD - 999998

Req Taken: 2006-02-07 Phone: 7036265262
 Time: 22:02:19 Floor: NA
 Sched For: 2006-02-08 Suite/Area: NA
 Assigned To: A53 Comments:
 Branch: 4 Req Taken By: VR2
 Requested By: FROM VRU Ovrd:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FTGD		2006-02-08	XBW	C	A	N					00:00:00	00:00:00	00:00:00	1

Inspection - FTGD - 999997

Req Taken: 2006-02-08 Phone: 7036265262
 Time: 23:17:07 Floor: NA
 Sched For: 2006-02-09 Suite/Area: NA
 Assigned To: A53 Comments:
 Branch: 4 Req Taken By: VR2
 Requested By: FROM VRU Ovrd:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FTGD		2006-02-09	XBW	C	A	N					00:00:00	00:00:00	00:00:00	1

Inspection - FRM - 999996

Req Taken: 2006-02-09 Phone: 7036265262
 Time: 19:04:01 Floor: NA
 Sched For: 2006-02-10 Suite/Area: NA
 Assigned To: A53 Comments:

Branch: 4 Req Taken By: VR2
 Requested By: FROM VRU Ovr:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FRM		2006-02-10	XRR	C	A	N					00:00:00	00:00:00	00:00:00	1

Inspection - FRM - 999995

Req Taken: 2006-02-12 Phone: 7036265262
 Time: 22:43:43 Floor: NA
 Sched For: 2006-02-13 Suite/Area: NA
 Assigned To: A53 Comments:
 Branch: 4 Req Taken By: VR2
 Requested By: FROM VRU Ovr:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FRM		2006-02-13	XRR	C	A	N					00:00:00	00:00:00	00:00:00	1

Inspection - FINB - 999994

Req Taken: 2006-02-20 Phone: 7036265262
 Time: 19:19:31 Floor: NA
 Sched For: 2006-02-21 Suite/Area: NA
 Assigned To: A53 Comments:
 Branch: 4 Req Taken By: VR2
 Requested By: FROM VRU Ovr:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FINB		2006-02-22	XBW	C	A	N		N			00:00:00	00:00:00	00:00:00	1

Contact Fairfax County: [Phone](#), [Email](#) or [Twitter](#) | Main Address: 12000 Government Center Parkway, Fairfax, VA 22035
 Technical Questions: [Web Administrator](#)

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[Awards](#)|[FOIA](#)|[Mobile](#)|[Using this Site](#)|[Web Disclaimer & Privacy Policy](#)|[Get Adobe Reader](#)
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Land Development Information History: FIDO - FINISHBSMT - 060397986

 Welcome EHALEY | [logout](#)
Permit Information

Permit Number:	060397986	Application Date:	
Permit Type:	FINISHED BASEMENT RESIDENTIAL	Tax Map:	101-2 ((17)) 0003
Job Address:	008133 MOUNT VERNON HY ALEXANDRIA , VA 22309-0000	Permit Status:	Finalized
Location:		Bldg:	Floor: Suite:
Subdivision:		Permit Fee:	\$65.00
Magisterial District:	MOUNT VERNON		
Subcensus Tract:			
AP (Tenant) Name:	NAN		
Work Description:	SFD/FINISH BASEMENT W/BDRM,W/WTBR/NO KITCHEN S1 PER PLANS S1P2AUTHORIZ AFFIDAVIT ATTACHED		
Type of Work:	FINISHED BASEMENT		
Building Use:	SFD - SINGLE FAMILY DWELLING		
Standard:	IR00 - IRC 2000		
Plan Number:	W-06-00619		
Parent Permit:	NA		
ISIS Permit:	06039B0100		
Type of Const:	VB		
Use Group:	R5		
Comments:			

 Link to FIDO record : [060397986](#)
Owner Information

Owner:	GOODIN ARIC L
Address:	8133 MOUNT VERNON HY

Contractor Information

City: ALEXANDRIA State: VA
 Zip: 22309

Name: OWNER IS CONTRACTOR

Phone: (703)360-1514 X

Address:

City: State: VA Zip:

Phone: (999)999-9999 x0000

Trade Name:

BPOL License:

State License:

Trade Reg.:

Applicant Information

Applicant: SEOK JAE MAENG

Address:

City: State: Zip:

Phone:

Other Contact Information

Contact: SEOK JAE MAENG

Address:

City: State: Zip:

Phone:

Inspections

Inspection - R FINAL - FINAL INSPECTION - 2893744

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2006-04-11	ROBERT ROGERS	N	Failed	NO	COMBUSTION AIR

Inspection - R FINAL - FINAL INSPECTION - 2893744

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2006-04-11	ROBERT ROGERS	N	Failed	NO	COMBUSTION AIR

Inspection - R FINAL - FINAL INSPECTION - 2900955

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

Inspection - R FINAL - FINAL INSPECTION - 2895655

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2006-04-18	BRYANT WILKERSON	N	Passed	NO	15FBA

Inspection - R FINAL - FINAL INSPECTION - 2895655

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2006-04-18	BRYANT WILKERSON	N	Passed	NO	15FBA

Inspection - R FRAMING - FRAMING INSPECTION - 2523861

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2006-02-22	BRYANT WILKERSON	N	Passed	NO	Certified Engineer Number: Mechanical Indicator: Inspection Branch: 4 Building Permit:

Reviews

Review - BUILDING - (BUILDING REVIEW) - 693868

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2006-02-08	GLENN JEMMOTT	Y	Conditional Approval

Review - SITEPERMIT - (SITE PERMITS REVIEW) - 693869

Review Type	Review Date	Reviewer	Started	Status
SITEPERMIT	2001-01-01		Y	Incomplete

Review - REALESTATE - (REAL ESTATE REVIEW) - 693870

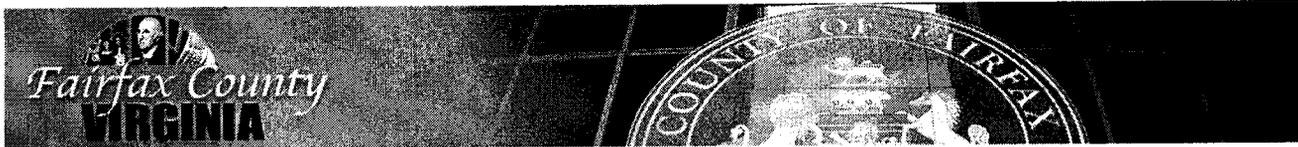
Review Type	Review Date	Reviewer	Started	Status
REALESTATE	2006-02-08		Y	Approved

Review - ZONING - (ZONING REVIEW) - 693871

Review Type	Review Date	Reviewer	Started	Status
ZONING	2006-02-08		Y	Approved

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Land Development Information History: ISIS - Building Permit - 05035B0700

Welcome EHALEY | [logout](#)

Permit Information

Permit Id:	05035B0700	Application Date:	2005-02-04	Time:	16:16:53
Job Address:	008133 MOUNT VERNON HY	Tax Map:	101-2	((17))	0003
Subdivision:	THE WOODLANDS	Permit Status:	Initial/Approved (IA)		
Trade Name:	CASSEL GLEN	Subobj:	181 R/C: R		
Applicant Name:	KELLIE BUROW	Bldg:	NA	Floor:	NA Suite: NA
Work Description:	SFD/ST. ELIZABETH ELEV A REV/ 2CAR SL/ WALK				
Type Work:	Build New Structure (N01)				
Building Use:	Single-Family, Detached Or Semi-Detached (010)				
Standard:	0295				
Plan Number:	0971-SD-01-3 Use Group: R4 Bldg Permit: NA				
Permit Hold Date:	By: QNO: R-02-00950 POF: R				
Hold Release Date:	By: Proffer: M Pre-Const Meeting: N Date:				
Comments:	REPLC 04197B0550/CANCLD IN ERR//				

Permit Status Summary

Permit Status:	Initial/Approved (IA)	Business Licensing:	2004-07-15	RSLT:	APP	BY:	EF
Applied Date:	2005-02-04	Public Works:	2004-07-15	RSLT:	APP	BY:	RM
Issued Date:	2005-02-04	Building Plan Review:	2004-07-16	RSLT:	APP	BY:	JAJ
Inspection Date:	2005-03-30	Zoning:	2004-07-16	RSLT:	APP	BY:	SS
Expiry Date:	2005-08-04	Grading / Drainage:	2004-07-16	RSLT:	APP	BY:	LCC
		Licensing:	2004-07-27	RSLT:	APP	BY:	AAW
		Real Estate:	2005-02-04	RSLT:	APP	BY:	HF
		Final Inspection:	2005-03-29	RSLT:	C	BY:	GWK
		Final Inspection:	2005-03-30	RSLT:	A	BY:	RLG

Owner Information

Leasee: Corp:
 Owner: MCSHAY MT VERNON MEWS LLC Job Magisterial Dist: Centreville
 Address: 06212 B OLD FRANCONIA RD Planning Dist: Upper Potomac
 City: ALEXANDRIA State: VA Subcensus Tract: 0.00
 Zip: 22310
 Phone: 7037199805

Contractor Information

Name: MCSHAY HOMES INC Master:
 Address: 06212 B OLD FRANCONIA RD BPOL Licnese: 38203
 City: ALEXANDRIA State: VA State License: 43314
 Zip: 22310 Trade Reg.: 0
 Phone: 7037199805

Building Permit

Building Plan Review

Estimated Cost: 120000 Sewer Water Code: 1
 Use Group: (01) R4 Sewer Shed: N1
 Type Const: (01) Combustible/Unprotected (5B)
 Model Group:
 Plan Received: 2004-07-15 Review Time: 00:00:00
 Review Started: 2004-07-15 Results: APP
 Review Completed: 2004-07-16 Engineer: JAJ

Comments: FEE O/R FULL FEE PD ON ORG

Totals Fee Area

Type of Construction	Fee	Fee Rate
Combustible/Unprotected (5B)	7581	0.054

Total	7581
Filing Fee	0.00
Total Fee	0.00
Amount paid	0.00

Real Estate Review

Building Units: 1 Basement: BF
 Kitchens: 1001 Ext Walls: BR
 Baths: 1003 Int Walls: DW

Half Baths:	1001	Roofing:	AS
Bedrooms:	1004	Flooring:	HW
Rooms:	1014	Base Fin:	OT
Stories:	02	Fuel/Heat:	GS
Building Height:	32	Fuel System:	HA
Building Area:	2527	Fireplace:	1

Owner of Record: MCSHAY MT VERNON MEWS LLC

Review Data

Date To: 2005-02-04

Date From: 2005-02-04

Results: APP

Reviewer: HF

Comments:

Business Licensing Review

Review Data

Date To: 2004-07-15

Date From: 2004-07-15

Results: APP

Reviewer: EF

Comments:

Zoning Review

Review Data

Date To: 2004-07-16

Date From: 2004-07-16

Results: APP

Reviewer: SS

Comments:

Grading / Drainage Review

Review Data

Date To: 2004-07-16

Date From: 2004-07-16

Results: APP

Reviewer: LCC

Comments:

Public Works Review

Review Data

Date To: 2004-07-15
 Date From: 2004-07-15
 Results: APP
 Reviewer: RM
 Comments:

Licensing Review

Review Data

Date To: 2004-07-27
 Date From: 2004-07-27
 Results: APP
 Reviewer: AAW
 Comments:

Inspections

Inspection - FTGH - 999995

Req Taken: Phone: 0
 Time: Floor: NA
 Sched For: Suite/Area: NA
 Assigned To: Comments:
 Branch: Req Taken By:
 Requested By: Ovrdr:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FTGH		2004-09-27	NNN	C	A	N		N		0033999	00:00:00	00:00:00	00:00:00	1

Inspection - WAL - 999994

Req Taken: Phone: 0
 Time: Floor: NA
 Sched For: Suite/Area: NA
 Assigned To: Comments:
 Branch: Req Taken By:
 Requested By: Ovrdr:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
WAL		2004-09-29	NNN	C	A	N		N		0033999	00:00:00	00:00:00	00:00:00	1

Inspection - WPF - 999993

Req Taken: Phone: 0
 Time: Floor: NA
 Sched For: Suite/Area: NA
 Assigned To: Comments:
 Branch: Req Taken By:
 Requested By: Ovrd:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
WPF		2004-10-06	NNN	C	A	N		N		0033999	00:00:00	00:00:00	00:00:00	1

Inspection - SLBB - 999992

Req Taken: Phone: 0
 Time: Floor: NA
 Sched For: Suite/Area: NA
 Assigned To: Comments:
 Branch: Req Taken By:
 Requested By: Ovrd:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
SLBB		2004-10-25	NNN	C	A	N		N		0033999	00:00:00	00:00:00	00:00:00	1

Inspection - SLBG - 999991

Req Taken: Phone: 0
 Time: Floor: NA
 Sched For: Suite/Area: NA
 Assigned To: Comments:
 Branch: Req Taken By:
 Requested By: Ovrd:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
SLBG		2004-10-27	NNN	C	A	N		N		0033999	00:00:00	00:00:00	00:00:00	1

Inspection - FRM - 999998

Req Take
 Time:
 Sched Fc
 Assignec
 Branch:
 Requeste

Phone: 7038563278

Floor: NA

Suite/Area: NA

Comments:

Req Taken By: HB

Ovrd:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FRM		2005-02-14	MNC	C	R	N					00:00:00	00:00:00	00:00:00	1

Inspection - FRM - 999997

Req Taken: 2005-02-15

Phone: 7038563278

Time: 12:30:43

Floor: NA

Sched For: 2005-02-16

Suite/Area: NA

Assigned To: A53

Comments:

Branch: 4

Req Taken By: UK

Requested By: BERNIE

Ovrd:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FRM		2005-02-16	MNC	C	A	N					00:00:00	00:00:00	00:00:00	1

Inspection - SLBS - 999990

Req Taken:

Phone: 0

Time:

Floor: NA

Sched For:

Suite/Area: NA

Assigned To:

Comments:

Branch:

Req Taken By:

Requested By:

Ovrd:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
SLBS		2005-03-18	NNN	C	A	N		N		0033999	00:00:00	00:00:00	00:00:00	1

Inspection - FINB - 999989

Req Taken: 2005-03-28 Phone: 7037250829
 Time: 10:02:40 Floor: NA
 Sched For: 2005-03-29 Suite/Area: NA
 Assigned To: A53 Comments:
 Branch: 4 Req Taken By: VR2
 Requested By: FROM VRU Ovr:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FINB		2005-03-29	GWK		C						00:00:00	00:00:00	00:00:00	0

Inspection - FINB - 999988

Req Taken: Phone: 0
 Time: Floor: NA
 Sched For: Suite/Area: NA
 Assigned To: Comments:
 Branch: Req Taken By:
 Requested By: Ovr:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FINB		2005-03-30	RLG	C	A	N		N			00:00:00	00:00:00	00:00:00	1

Inspection Requests

Inspection Request - RTNB - 999998

Branch: 4 Request Date: 2005-02-15
 Floor: NA Request Time: 12:30:43
 Suite Area: NA Req Taken By: UK
 Requestor Name: BERNIE Inspection Date: 2005-02-16
 Requestor Phone: 7038563278 Inpsection Type: RTNB
 Contractor Name: MCSHAY P/C:
 Contractor Phone: 7037199805 Inpsector Assigned: A53
 Printed Date: 2005-02-16

Comments:

INSULATION

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VIRGINIA DEPARTMENT OF
SOCIAL SERVICES**Uzma Naseer**

8133 Mount Vernon Highway

ALEXANDRIA, VA 22309

(703) 619-7079 Facility Type: [Family Day Home](#)License Type: [One Year](#)[Expiration Date](#): Dec. 3, 2015Business Hours: 6am - 6pm
Monday - Friday

Capacity: 12

Ages: 1 month - 12 years 11 months

Inspector: Mayasah Thomas
(703) 309-9307 



County of Fairfax, Virginia

MEMORANDUM

Date: March 11, 2015

To: Erin Haley, Planner II
Zoning Evaluation Division

From: Amy Moxley
Senior Zoning Inspector
Zoning Inspection Branch

Subject: Home Child Care – SP 2014-MV-194

Applicant: Uzma Naseer,
8133 Mount Vernon Hwy Alexandria VA 22309
The Woodlands, Lot 3
Tax Map# 101-2 ((17)) 3
Zoning District: R-3
Magisterial District: Mount Vernon
ZIB # 2015-0093
Date of Inspection: March 11, 2015

KEY: A “✓” mark in a box indicates that the item was deficient. An unmarked box indicates that no violation was found.

- 1. An operable smoke alarm shall be provided outside of each sleeping area, with at least one such device on each floor.
- 2. 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.
- 3. 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.

- 4. Electrical hazards identified shall be abated in accordance with the Virginia Uniform Statewide Building Code.
- 5. 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.
- 6. 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.
- 7. 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.

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

