



County of Fairfax, Virginia

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

January 14, 2015

Susana Maria Trupo
D/B/A Island Creek Day Care
7753 Effingham Square
Alexandria, VA 22315

Re: Special Exception Application SE 2014-LE-030

Dear Ms. Trupo:

At a regular meeting of the Board of Supervisors held on January 13, 2015, the Board approved Special Exception Application SE 2014-LE-030 in the name of Susana Maria Trupo - Island Creek Day Care. The subject property is located at 7753 Effingham Square, on approximately 1,760 square feet of land, zoned PDH-4 and NR in the Lee District [Tax Map 90-4 ((11)) (1) 138]. The Board's action permits a home child care facility, pursuant to Section 6-105 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted only for the home child care use as indicated on the Special Exception plat approved with the application, entitled: "Lot 138, Section 1, Island Creek," prepared by George M. O'Quinn on April 16, 2009, as qualified by these development conditions.
2. A copy of the Special Exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
3. The hours of operation for the home child care facility shall not exceed 6:30 a.m. to 6:30 p.m.
4. The dwelling that contains the home child care facility shall be the primary residence of the provider.

RECEIVED
Department of Planning & Zoning

APR 16 2015

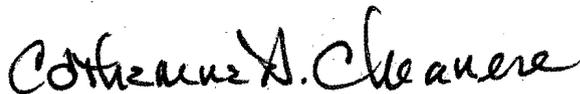
Zoning Evaluation Division

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

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

5. This Special Exception is granted only for the home child care use as indicated on the Special Exception plat approved with the application, entitled: "Lot 138, Section 1, Island Creek," prepared by George M. O'Quinn on April 16, 2009, as qualified by these development conditions.
6. A copy of the Special Exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
7. The hours of operation for the home child care facility shall not exceed 6:30 a.m. to 6:30 p.m.
8. The dwelling that contains the home child care facility shall be the primary residence of the provider.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

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



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

APPLICATION No: SE 2014-LE-030
(Staff will assign)

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Department of Planning & Zoning

MAR 27 2014

Zoning Evaluation Division

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

| | | | |
|---|---|--|-----------------------------------|
| APPLICANT | NAME | Susana Maria Trupo - Island Creek Day Care | |
| | MAILING ADDRESS | 7753 Effingham Sq, Alexandria VA 22315 | |
| | PHONE HOME (703) | 3104378 | WORK (703) 3104378 |
| | PHONE MOBILE (703) | 3417824 | |
| PROPERTY INFORMATION | PROPERTY ADDRESS | 7753 Effingham Sq, Alexandria VA 22315 | |
| | TAX MAP NO. | 0904-11010138 | SIZE (ACRES/SQ FT) 1.760 Sq Ft |
| | ZONING DISTRICT | PDH 4 | MAGISTERIAL DISTRICT Lee |
| | PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: | | |
| | | | |
| SPECIAL EXCEPTION REQUEST INFORMATION | ZONING ORDINANCE SECTION | 8-305 | |
| | PROPOSED USE | Home Child Care | |
| AGENT/CONTACT INFORMATION | NAME | | |
| | MAILING ADDRESS | | |
| | PHONE NUMBER | HOME | WORK |
| | PHONE NUMBER | MOBILE | |
| MAILING | Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant -or- <input type="checkbox"/> Agent/Contact | | |
| The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application. | | | |
| Susana Maria Trupo | | | |
| TYPE/PRINT NAME OF APPLICANT/AGENT | | SIGNATURE OF APPLICANT/AGENT | |

Deborah Leona Suberstein

SE 2014-0193

MPC
6/18/14

DO NOT WRITE IN THIS SPACE

Date application accepted: June 18, 2014

Application Fee Paid: \$ 435.00

SE 2014-LE-030
Zoning Application Closeout Summary Report

Printed: 3/4/2015

General Information

APPLICANT: SUSANA MARIA TRUPO - ISLAND CREEK DAY CARE
 DECISION DATE: 01/13/2015
 CRD: NO
 HEARING BODY: BOS
 SUPERVISOR DISTRICT:
 ACTION: APPROVE
 STAFF COORD: MICHAEL VAN ATTA
 DECISION SUMMARY:
 ON JANUARY 13, 2015, THE BOARD UNANIMOUSLY APPROVED SE2014-LE-030 ON A MOTION BY SUPERVISOR MCKAY SUBJECT TO DEVELOPMENT CONDITIONS DATED JANUARY 9, 2015.

Zoning Information

| Existing Zoning | | Proposed Zoning | | Approved Zoning | |
|-----------------|-------------|-----------------|-------------|-----------------|-----------------|
| <u>DISTRICT</u> | <u>AREA</u> | <u>DISTRICT</u> | <u>AREA</u> | <u>DISTRICT</u> | <u>AREA</u> |
| | | | | PDH- 4 | 1,760.00 SQ FEE |

Tax Map Numbers

090-4- /11/01/0138-

Approved Land Uses

Zoning District: PDH- 4

| <u>LAND USE</u> | APPROVED RESIDENTIAL DEVELOPMENT | | | APPROVED NON-RESIDENTIAL DEVELOPMENT | | |
|-----------------|----------------------------------|------------------|------------------------|--------------------------------------|------------------|------------|
| | <u>DWELLING</u> UNITS | <u>LAND AREA</u> | <u>NO. OF</u> ADU'S | <u>GFA</u> | <u>LAND AREA</u> | <u>FAR</u> |
| CHCR/HOME | | 2,475.00 SQ FEET | | | | |
| TOTAL | | | | | | |

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 01-09-2015

| <u>DEVELOPMENT CONDITION</u> | <u>DUE</u> | <u>TRIG #</u> | <u>TRIG EVENT</u> | <u>CONTRIB</u> | <u>EXPIR DTE</u> |
|------------------------------|------------|---------------|-------------------|----------------|------------------|
| OTHER - GENERAL | 01-01-0001 | 0 | N/A | 0 | 01-01-0001 |
| KISS AND RIDE / DROP OFF | 01-01-0001 | 0 | N/A | 0 | 01-01-0001 |
| HOURS OF OPERATION | 01-01-0001 | 0 | N/A | 0 | 01-01-0001 |
| NUMBER OF EMPLOYEES | 01-01-0001 | 0 | N/A | 0 | 01-01-0001 |
| OUTDOOR PLAY AREA | 01-01-0001 | 0 | N/A | 0 | 01-01-0001 |
| OTHER - LAND USE | 01-01-0001 | 0 | N/A | 0 | 01-01-0001 |
| SIGNAGE | 01-01-0001 | 0 | N/A | 0 | 01-01-0001 |
| ENROLLMENT LIMITATIONS | 01-01-0001 | 0 | N/A | 0 | 01-01-0001 |
| COPY SHALL BE POSTED | 01-01-0001 | 0 | N/A | 0 | 01-01-0001 |