



# 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

Azeb Idris  
6132 Summer Park Lane  
Alexandria, VA 22315

RECEIVED  
Department of Planning & Zoning

APR 16 2015

Zoning Evaluation Division

Re: Special Exception Application SE 2014-LE-027

Dear Ms. Idris:

At a regular meeting of the Board of Supervisors held on January 13, 2015, the Board approved Special Exception Application SE 2014-LE-027 in the name of Azeb Idris. The subject property is located at 6132 Summer Park Lane, on approximately 2,475 square feet of land, zoned PDH-4 and NR in the Lee District [Tax Map 91-3 ((11)) (11) 59]. 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 59 Section 11, Kingstowne," prepared by Alterra Surveys, Inc., as revised by the applicant, Azeb Idris, on June 10, 2014, 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 7:00 a.m. to 6:00 p.m.
4. The dwelling that contains the home child care facility shall be the primary residence of the provider.

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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](mailto:clerktothebos@fairfaxcounty.gov)

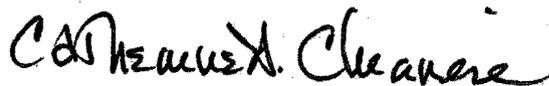
<http://www.fairfaxcounty.gov/bosclerk>

5. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
6. A maximum of two nonresident employees, whether paid or not for their services, may be involved in the home child care facility, and limited to the hours of 7:00 a.m. to 6:00 p.m.
7. All pickup and drop off of children shall take place in the two assigned parking spaces, which shall be reserved exclusively for that purpose during operating hours of the home child-care facility. Arrival and departure of children shall be staggered to ensure that the assigned parking spaces are available to accommodate drop-off/pick-up of children.
8. There shall be no signage associated with the home child care facility.
9. All outdoor play equipment shall conform to all applicable state regulations and standards.
10. 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.
11. The approval of the use is contingent upon the applicant's continued right to utilize the community play area, parking spaces or other common amenities necessary for the operation of the home child care facility.

This approval, contingent on the above noted conditions, shall not relieve the application from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this Special Exception shall take effect upon approval by the Board of Supervisors.

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

SE 2014-LE-027  
January 14, 2015

-3-

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](http://www.fairfaxcounty.gov/dpz/zoning/applications)

APPLICATION No: SE 2014-LE-027

(Staff will assign)  
**RECEIVED**  
 Department of Planning & Zoning

**MAY 16 2014**

Zoning Evaluation Division

**APPLICATION FOR A SPECIAL EXCEPTION**

(PLEASE TYPE or PRINT IN BLACK INK)

<b>APPLICANT</b>	NAME <b>Azeb Idris</b>	
	MAILING ADDRESS 6132 Summer Park La Alexandria, VA 22315	
	PHONE HOME (703 ) 719-5537	WORK ( )
	PHONE MOBILE (703 ) 850-5422	
<b>PROPERTY INFORMATION</b>	PROPERTY ADDRESS 6132 Summer Park La Alexandria, Va 22315	
	TAX MAP NO. 091311110059	SIZE (ACRES/SQ FT) 2475
	ZONING DISTRICT PDH-4 NR <input checked="" type="checkbox"/>	MAGISTERIAL DISTRICT Lee <input checked="" type="checkbox"/>
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A	
<b>SPECIAL EXCEPTION REQUEST INFORMATION</b>	ZONING ORDINANCE SECTION 8-305	
	PROPOSED USE Home Daycare Facility	
<b>AGENT/CONTACT INFORMATION</b>	NAME N/A	
	MAILING ADDRESS	
	PHONE HOME ( )	WORK ( )
	PHONE MOBILE ( )	
<b>MAILING</b>	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant -or- <input type="checkbox"/> Agent/Contact	
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p><u>Azeb Idris</u> <u>[Signature]</u>          TYPE/PRINT NAME OF APPLICANT/AGENT SIGNATURE OF APPLICANT/AGENT</p>		

DO NOT WRITE IN THIS SPACE

Deborah Lesholubutun

Date Application accepted: 6/10/14

Application Fee Paid: \$ 435.00

SE 2014-0122  
6/10/14  
URS

# SE 2014-LE-027

## Zoning Application Closeout Summary Report

Printed: 3/4/2015

### General Information

**APPLICANT:** AZEB IDRIS  
**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-027 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	2,475.00 SQ FEE

### Tax Map Numbers

091-3- /11/11/0059-

### Approved Land Uses

**Zoning District: PDH- 4**

APPROVED RESIDENTIAL DEVELOPMENT				APPROVED NON-RESIDENTIAL DEVELOPMENT		
<u>LAND USE</u>	<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	1	2,475.00 SQ FEET				
<b>TOTAL</b>						

**Approved Development Conditions**

DEVELOPMENT 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
SIGNAGE	01-01-0001	0	N/A	0	01-01-0001
OTHER - LAND USE	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