



County of Fairfax, Virginia

May 13, 2015

STAFF REPORT

SPECIAL PERMIT SP 2015-MA-027

MASON DISTRICT

APPLICANT: Gladis Santos Loch
Gladis Loch DayCare

OWNERS: Gladis S. Loch
Paulo V. Loch

SUBDIVISION: Woodley

STREET ADDRESS: 7013 Oak Ridge Road,
Falls Church, 22042

TAX MAP REFERENCE: 50-3 ((4)) 114

LOT SIZE: 19,915 square feet

ZONING DISTRICT: R-4

ZONING ORDINANCE PROVISIONS: 8-305, 3-403

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

STAFF RECOMMENDATION:

Staff recommends approval of SP 2015-MA-027 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.

Erin M. Haley

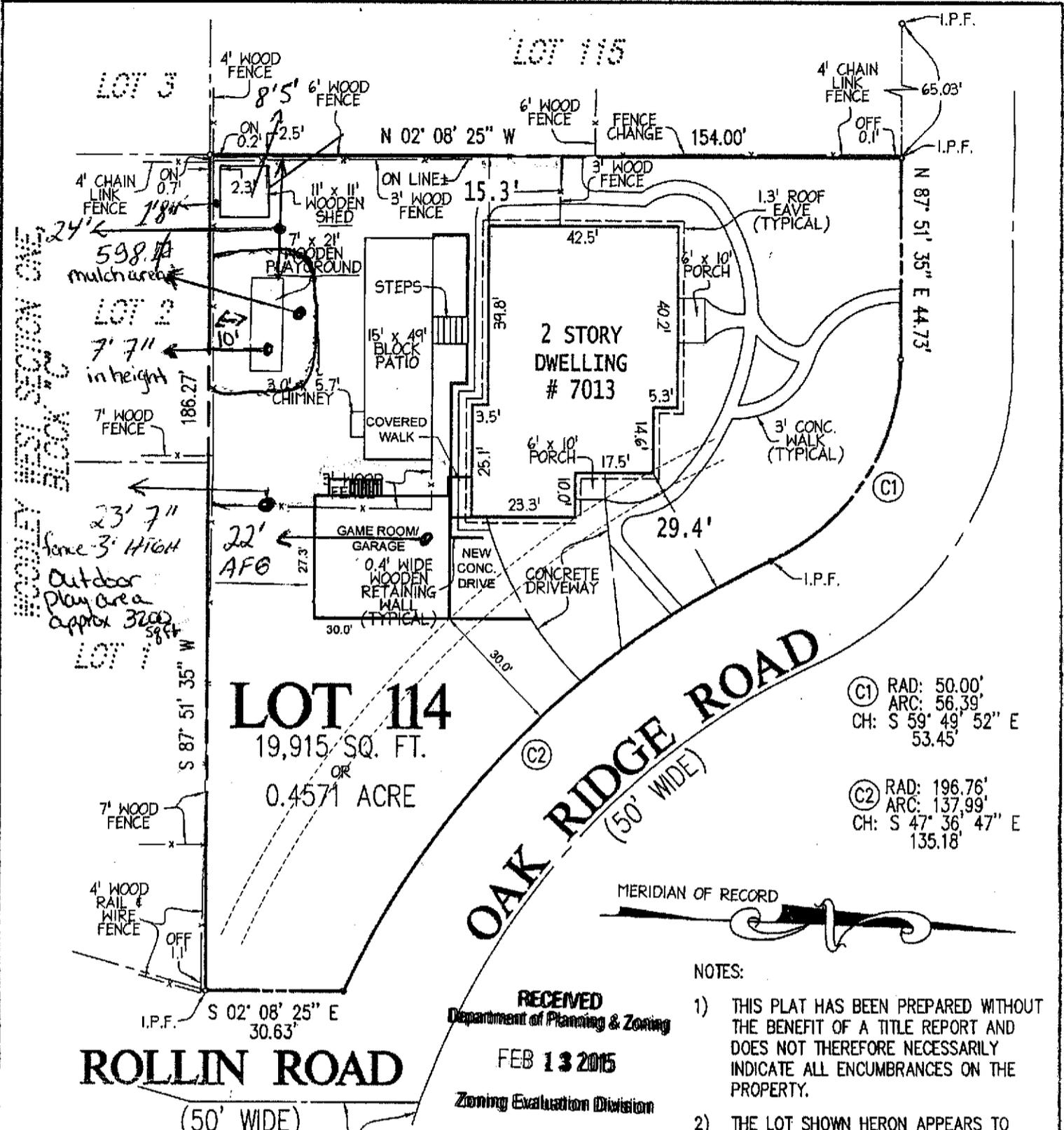
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



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**



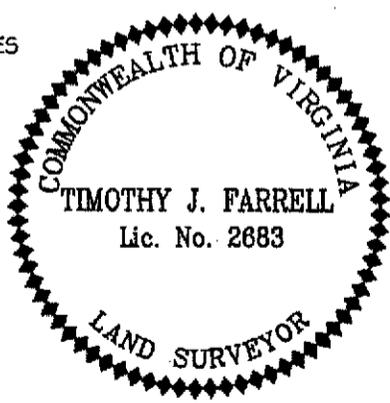
(C1) RAD: 50.00'
 ARC: 56.39'
 CH: S 59° 49' 52\" E
 53.45'

(C2) RAD: 196.76'
 ARC: 137.99'
 CH: S 47° 36' 47\" E
 135.18'



- NOTES:
- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
 - 2) THE LOT SHOWN HERON APPEARS TO PLOT IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS SHOWN ON F.E.M.A. MAP# 51059C0280E EFFECTIVE DATE: SEPTEMBER 17, 2010.
 - 3) THIS SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES (INCLUDING FENCES).
 - 4) LOCATION OF FENCES (IF ANY) ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
 - 5) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED BY PIN 050-3-04-0114.
 - 6) PROPERTY CORNERS NOT SET PER WAIVER REQUEST.
 - 7) EASEMENTS, B.R.L.S & MERIDIAN, IF SHOWN HEREON, ARE AS DELINEATED ON PLAT RECORDED IN DEED BOOK 801, PAGE 182 (UNLESS NOTED OTHERWISE).

RECEIVED
 Department of Planning & Zoning
 FEB 13 2015
 Zoning Evaluation Division



LEGEND:
 I.P.F. DENOTES IRON PIPE FOUND
 -X- DENOTES FENCE LINE

HOUSE LOCATION SURVEY
LOT 114
 SECTION TWO
WOODLEY SUBDIVISION
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

Chautard, 2-13-2015

B.W. SMITH AND ASSOCIATES, INC.				FIELD CREW: D. ARMSTRONG	
PROFESSIONAL LAND SURVEYING MANASSAS, VIRGINIA (703) 368-5866 www.bwsmithassoc.com					
DFT: J.Z.W. CHK: B.G.T. NO TITLE REPORT FURNISHED				JOB# 20141822	
SCALE= 1" = 30'				DATE: 08/14/14	

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, "House Location Survey, Lot 114, Section Two, Woodley Subdivision," prepared by Timothy J. Farrell, Land Surveyor, on August 14, 2014, as revised by Gladis Loch through February 13, 2015, 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 located at the corner of Oak Ridge Road and Rollin Road.

Vehicular access is provided by a concrete driveway to a two-car garage. Concrete walkways in the front yard bordering Oak Ridge Road lead to two entrances located at the front of the house. The entrance to the home child care facility is the walk out basement entrance located at the rear of the property. A

block patio, outdoor oven, playground and an accessory storage structure 8.5 feet in height

are located in the southern side yard which functions as a rear yard. The applicant has play equipment in the yard for the children. A wood fence varying in height from 3 feet to 6 feet in height encloses the functional rear yard.

The subject property and surrounding properties are zoned R-4 and developed as single family detached dwellings.

BACKGROUND

Fairfax County Tax Records indicate that the house was constructed in 1951 and remodeled in 2000 with an addition in 2003. The house was purchased by the current owners in 1996.

The applicant received building permits for an addition to the dwelling in 2003. Building permits for an attached two-story garage and game room with wet bar, deck and stairs



Figure 1: House Location
For illustrative purposes only

were obtained in 2014. Construction of the garage addition is ongoing as of this time. The relevant building 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 7:30 a.m. and 5:30 p.m., Monday through Friday. The applicant has a staggered drop-off and pick-up time for the children. The applicant employs two full-time assistants.

The applicant holds a current Family Day Home License from the Commonwealth of Virginia, Department of Social Services, valid through November 28, 2015. The license permits a capacity of seven children, ages birth through 3 years, 11 months. Information about the state license indicates that her approved hours of operation are 7:30 a.m. to 5:30 p.m. A copy of the state home child care licence information is included as Appendix 5.

The home child care facility is operated in the first floor of the dwelling in a playroom, bathroom, kitchen, and three of the bedrooms which are used for napping. All of these bedrooms contain adequate emergency egress. Parents drop the children off and pick them up at the walk out basement entrance. The functional 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 I, Jefferson Planning District
Planning Sector: Westlawn Community Planning Sector (JE3)
Plan Map: Residential 3-4 du/ac

Zoning District Standards

Bulk Standards (R- 4)		
Standard	Required	Provided
Lot Size	8,400 s.f.	19,915 s.f.
Lot Width	95 ft. (corner lot)	239.11 ft.
Building Height	35 ft.	Not provided

Bulk Standards (R- 4)		
Standard	Required	Provided
Front Yard	30 ft.	29.4 ft.*
Side Yard	10 ft.	15.3 ft. (western side yard) 22 ft. (southern side yard)

* Subject property received building permits in 2003 for an addition located 30 feet from the front lot line. The house location survey provided by the applicant, dated August 14, 2014, shows the area of the addition is located 29.4 feet from the front lot line. A development condition has been proposed requiring the applicant to acquire an administrative approval of the location of the addition from the Zoning Administrator within 12 months of approval of this special permit request.

On-Site Parking and Site Circulation

The applicant has a two car garage and a driveway with room for approximately four parking spaces. In addition, on-street parking is available. A condition has been included to ensure the driveway remain available during drop-off and pick-up times.

Zoning Inspection Report (Appendix 6)

The Zoning Inspections Branch report is included in Appendix 6. During the site visit, staff found that an existing patio, shed, and mulched play area may exceed the allowed maximum rear yard coverage. However, since the property is a corner lot, the functional rear yard is actually a side yard under the Zoning Ordinance. Therefore, there is no maximum allowed yard coverage.

Zoning Ordinance Requirements (Appendix 7)

- 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-4 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 functional 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	Arrival and departure times of the children are staggered, and in staff’s opinion, the proposed use is not hazardous and

Traffic	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 requirement in the R-4 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-4 District except as indicated in the zoning district standards table. 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 12 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.
Part E Provider is a Resident	The provider resides in the application property.
Part F Code of Fairfax, Chapter 30 and 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.
Part G Increase in Children or Non-Resident Employee	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 12 children at any one time and two non-resident employees.

CONCLUSION / RECOMMENDATION

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

Staff recommends approval of SP 2015-MA-027 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 Information
5. State Family Day Home License
6. Zoning Inspections Branch Comments
7. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2015-MA-027****May 13, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2015-MA-027 located at Tax Map 50-3 ((4)) 114 to permit a home child care facility pursuant to Section 8-305 and 3-403 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, Gladis Santos Loch, only, and is not transferable without further action of the Board, and is for the location indicated on the application, 7013 Oak Ridge Road, 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, "House Location Survey, Lot 114, Section Two, Woodley Subdivision," prepared by Timothy J. Farrell, Land Surveyor, on August 14, 2014, as revised by Gladis Loch through February 13, 2015, 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 7:30 a.m. to 5:30 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 7:30 a.m. to 5:30 p.m.
8. There shall be no signage associated with the home child care facility.
9. The accessory storage structure shall remain locked during the hours of operation of the home child care facility.
10. Within 12 months of approval of this special permit request, the applicant shall acquire administrative approval from the Zoning Administrator for the location of the dwelling 29.4 feet from the front lot line, or otherwise bring the location of the dwelling into conformance with Zoning Ordinance requirements.

11. 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.
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.

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.

Gladis Santos Loch
7013 Oak Ridge Road
Falls Church, VA 22042
Gladis.Loch@gmail.com

December 23, 2014

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

Re: Special Permit Application
Applicant: Gladis Santos Loch
Zoning Ordinance Section 8-305 for Home Child Care Facility and Section 8-004 of General Standards
Tax Map #: 0503 04 0114
Zoning District: R4, Woodley District
Lot Size: 19,915 square feet

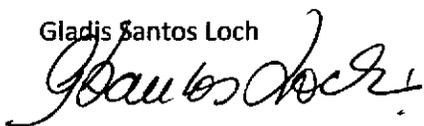
To Whom It May Concern,

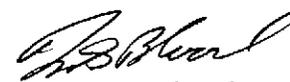
Please accept the following as my statement of justification for a special permit for a home child care facility in my home. I own and live in a single-family detached dwelling at 7013 Oak Ridge Road in Falls Church, Virginia 22042 with my husband and two children, 16 and 20. The property is zoned R-4 and I understand I need to seek approval for a special permit in order to continue to operate a child care facility within my home. I am currently licensed by the State of Virginia, Family Day Care License # FDH 945083-L106, last renewed on December 2, 2014 for up to 12 children capacity for both Genders, age range Birth through 3 years of age. Below is the information regarding my Child Care facilities operations:

- A. Hours:** Child Care is open from 7:30 AM to 5:30 PM, Monday through Friday.
- B. Number of Children:** Up to 12 children full time.
- C. Employees:** Two full-time Assistants.
- D. Schedule:** *Drop-off* between 7:30 and 8:30 AM daily & *Pick-up* between s 5:00 and 5:30 PM daily.
- E.** Children are both Fairfax and Arlington Counties.
- F.** Parents drive to the facility, and park in front of the house (Street) or in the driveway.
- G.** 2 story single family home, total lot size of 19,915 square feet; total house size of 4,200 square feet; 1,017 of which is dedicate for Child Care purposes. Designated area includes playroom, full bathroom, kitchen, laundry, and 3 bedrooms as shown in the attached Map.
- H.** The outdoor play area is located on the property directly behind the Day Care play room; there is a designated door for entrance and exit from Day Care area.
- I.** Single Home Dwelling with no Homeowners Association.

Sincerely,

Gladis Santos Loch




My Commission
expires April 20, 2017



Gladis Santos Loch
7013 Oak Ridge Road
Falls Church, VA 22042
Gladis.Loch@gmail.com

December 23, 2014

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

Special Permit Application
Applicant: Gladis Santos Loch
Zoning Ordinance Section 8-305 for Home Child Care Facility and Section 8-004 of General Standards
Tax Map #: 0503 04 0114
Zoning District: R4, Woodley District
Lot Size: 19,915 square feet

To Whom It May Concern,

I am pleased to submit herein for your review my application for the special permit for a Home Child Care facility in my home located at 7013 Oak Ridge Road in Falls Church, Virginia 22042. I take this opportunity to confirm that I am currently licensed by the State of Virginia, Family Day Care License # FDH 945083-L106, last renewed on December 2, 2014 for up to 12 children capacity for both Genders, age range Birth through 3 years of age. Based on this existing license, my Home Day Care is currently filled to capacity of 12 children, therefore I would kindly request that this application be expedited to ensure approval of the Special Permit is approved by January 31, 2015 to avoid any disruption in the Child Care Center and/or the lives of parents and children I currently support.

Enclosed please find a check in the amount of \$435.00 for the application fee. Should you have any questions, or require any additional information, please do not hesitate to contact me via e-mail at gladis.loch@gmail.com or by phone at 703-573-0958. In the meantime, thank you for your consideration of this application.

Sincerely,

Gladis Santos Loch



My Commission expires
April 20, 2017



Gladis Santos Loch
7013 Oak Ridge Road
Falls Church, VA 22042
Gladis.Loch@gmail.com

Subject: Home Child Care Special Application

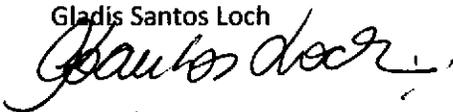
Reference: Scheduling Authorization

December 23, 2014

I understand that my application for a home child care facility will be reviewed by the Applications Acceptance Branch in the Department of Planning and Zoning (DPZ). Once my application is deemed acceptable and forwarded to the Special Permit and Variance Branch in DPZ, a hearing date will be determined. Due to the volume of special permit and variance applications currently being submitted, I understand and agree that the public hearing for my request may be scheduled outside the 90-day timeframe typical for such applications.

Sincerely,

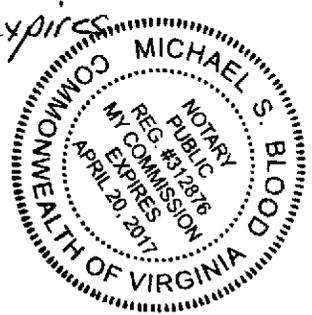
Gladis Santos Loch



December 23, 2014



My Commission expires
April 20, 2017



Gladis Santos Loch
7013 Oak Ridge Road
Falls Church, VA 22042
Gladis.Loch@gmail.com

To Whom It May Concern,

Please accept this as our statement that the property located at 7013 Oak Ridge Road, Falls Church, Virginia 22042, location of the Home Day Care is owned by Paulo Valberto Loch and Gladis Santos Loch.

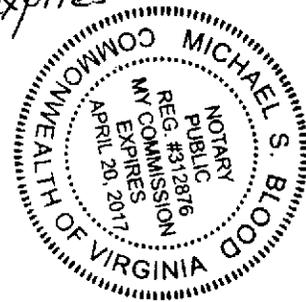
Sincerely,


Gladis Santos Loch


Paulo Valberto Loch

December 23, 2014


My Commission expires
April 20, 2017



Gladis Loch Day Care

Special Permit Application Corrections

Item #5.06

At the Gladis Loch Daycare, we do not access neighborhood playground or areas. Our facility is entirely on the grounds of 7013 Oak Ridge Road, Falls Church, VA, 22042. The childcare facility is located in Fairfax County, in the development known as the Woodley Subdivision, Mason District, Fairfax County, Virginia, Lot #114, and Section Two.

RECEIVED
Department of Planning & Zoning W
FEB 03 2015
Zoning Evaluation Division

Gladis Loch Day Care

Special Permit Application Corrections

Item #5.08

There are no known hazardous or toxic substances stored, generated, utilized, treated, or disposed on this site. Therefore, we have NO storage tanks or containers on the grounds.

**RECEIVED
Department of Planning & Zoning**

FEB 03 2015

Zoning Evaluation Division

Gladis Loch Day Care

Special Permit Application

Item #5.09

Our site at 7013 Oak Ridge Road, Falls Church, VA 22042 conforms to the provisions of all applicable ordinances, regulations, and adopted standards for the exception or variance which we are seeking. We are not making modifications the general property requirements. We are asking for the exception to continue keeping twelve children in the current day care.

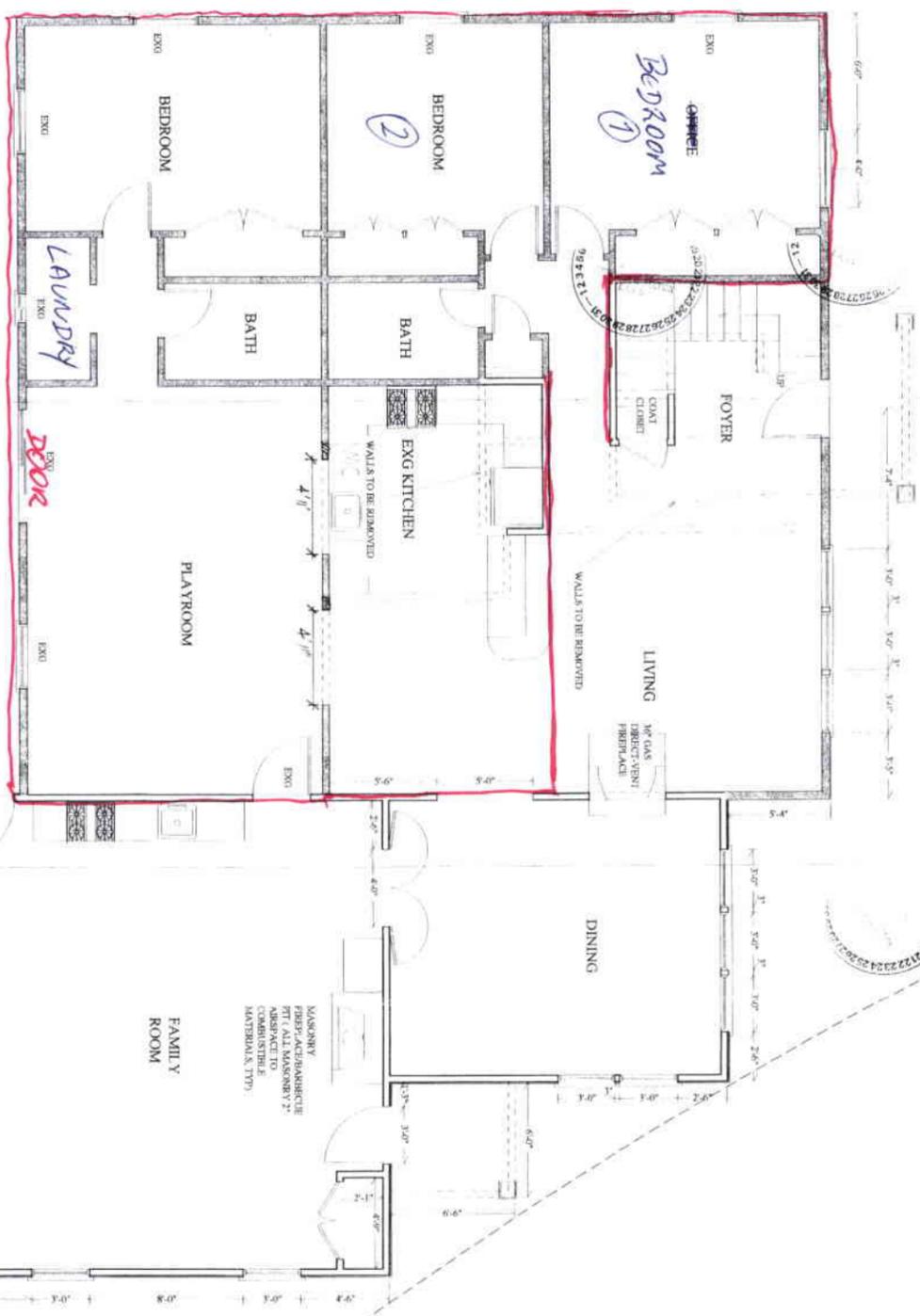
**RECEIVED
Department of Planning & Zoning**

FEB 03 2015

Zoning Evaluation Division

DAY CARE AREA
HIGHLIGHTED IN RED
@ 1,017 square feet

*Paulo v. hoch and
Gilda's Bankos hoch own
The property*



DI FIRST FLOOR PLAN

1/4" = 1' - 0"



*As per contract
7/15/03
7/15/03
7/15/03*

FIRST FLOOR PLAN

7/15/03

LOCH RESIDENCE

7013 OAK RIDGE RD., FALLS CHURCH, VA

703 5730958 - 12-23-14

COPYRIGHT The drawings and specifications and the ideas, designs and arrangements represented thereby are and shall remain the property of the Designer (ARTISAN Residential Design) No part hereof shall be copied, disclosed to others or used in connection with any work or project or by any other person for any purpose other than for the specific project for which they have been prepared and developed without the written consent of the Designer. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

ARTISAN
RESIDENTIAL DESIGN

317 Franklin Avenue
Silver Spring, MD 20901
MI 495 1094

SHEET NUMBER
1

Property Outdoor Photos

12/22/14



Playground

12/22/14



Parking Area

12/22/14



Kitchen

12/22/14



Playroom

12/22/14



Bathroom

12/22/14



Bedroom #1

12/22/14



Laundry Room

12/22/14



Bedroom #2

12/22/14



Bedroom #3 and Changing Area

12/22/14



SP 2015-MA-027

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 3/3/15
 (enter date affidavit is notarized)

128593

I, Giladis S. Koch, 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)
Giladis S. Koch	7013 OAK RIDGE Rd Falls Church VA 22042	OWNER/ applicant
a/b/a Giladis Koch Day Care	" "	" "
PAULO V. KOCH	" "	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).

(Handwritten signature/initials)

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 3-3-15
(enter date affidavit is notarized)

128593

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)

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)

(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: 3-3-15
(enter date affidavit is notarized)

128593

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)

(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): _____
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DATE: 3-3-15
(enter date affidavit is notarized)

128593

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: 3-3-15
(enter date affidavit is notarized)

128593

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:

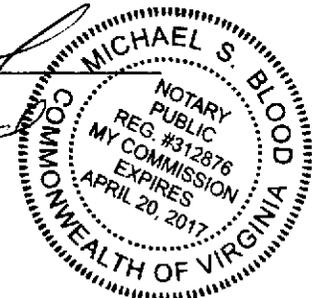
(check one) Gladis doch
 Applicant [] Applicant's Authorized Agent

Gladis S. doch
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 3 day of March 2015, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 20 April 2017

Michael S. Blood
Notary Public
Michael S. Blood



[Handwritten signature]

BUILDING PERMIT APPLICATION

FAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES
FAIRFAX APPLICATION CENTER

Government Center Parkway, 2nd Floor
 Fairfax, Virginia 22035-5504

Telephone: 703-222-0801
 Web site: <http://www.co.fairfax.va.us/dpwes>

PERMIT # 03202 B0270
 FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY

PLAN # R-03-00883
 TAX MAP # 050-3-04-0114

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN
 (PLEASE PRINT OR TYPE)

JOB LOCATION

ADDRESS 7013 OAK RIDGE RD
 LOT # 114 Section BUILDING _____
 FLOOR 2 SUITE _____
 SUBDIVISION WOODLEY
 TENANT'S NAME PAULO V. LOCH

OWNER INFORMATION

OWNER TENANT
 NAME PAULO V. LOCH
 ADDRESS 7013 OAK RIDGE RD
 CITY FALLS CHURCH STATE VA ZIP 22042
 TELEPHONE 703 573 0958

CONTRACTOR INFORMATION

SAME AS OWNER
 CONTRACTORS MUST PROVIDE THE FOLLOWING:
 COMPANY NAME _____
 ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 TELEPHONE _____
 STATE CONTRACTORS LICENSE # _____
 COUNTY BPOL # _____

APPLICANT

DESCRIPTION OF WORK

2ND STOREY OVER EXISTING
43 x 41
1ST STOREY ADDITION
41 x 25 \$ open price
 HOUSE TYPE RAMBLER
 ESTIMATED COST OF CONSTRUCTION 10,000.00
 BLDG AREA (SQ FT OF FOOTPRINT) 2,320
 USE GROUP OF BUILDING _____
 TYPE OF CONSTRUCTION _____
 SEWER SERVICE PUBLIC SEPTIC OTHER
 WATER SERVICE PUBLIC WELL OTHER
 OTHER PLEASE SPECIFY _____

DESIGNATED MECHANICS' LIEN AGENT

(Residential Construction Only)
 NAME _____
 ADDRESS _____
 NONE DESIGNATED PHONE _____

CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS

# KITCHENS _____	EXTER. WALLS _____
# BATHS _____	INTER. WALLS _____
# HALF BATHS _____	ROOF MATERIAL _____
# BEDROOMS _____	FLOOR MATERIAL _____
# OF ROOMS _____	FIN. BASEMENT _____ %
# STORIES _____	HEATING FUEL _____
BUILDING HEIGHT <u>13'</u>	HEATING SYSTEM _____
BUILDING AREA _____	# FIREPLACES _____
BASEMENT _____	

ROUTING

ROUTING	DATE	APPROVED BY
LICENSING		
ZONING	<u>2-21-03</u>	<u>Tom Aida</u>
SITE PERMITS/RMP	<u>2-21-03</u>	<u>Paulo Loch</u>
HEALTH DEPT.		
BUILDING REVIEW		
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE \$ _____
 FILING FEE - \$ _____
 AMOUNT DUE = \$ 272.70

BUILDING PLAN REVIEW

REVIEWER _____ # OF HOURS _____
 REVISION FEES \$ _____
 FIRE MARSHAL FEES \$ _____
 FIXTURE UNITS _____ PLAN LOC: J R

APPROVED FOR ISSUANCE OF BUILDING PERMIT

(LOG OUT)
 BY _____ DATE _____

ZONING REVIEW

USE SFD R-4
 ZONING DISTRICT _____ HISTORICAL DISTRICT _____
 ZONING CASE # _____

GROSS FLOOR AREA OF TENANT SPACE

YARDS: <u>30</u>	GARAGE 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>
FRONT <u>55</u>	OPTIONS YES <input type="checkbox"/> NO <input type="checkbox"/>
FRONT <u>112</u>	REMARKS <u>Build 2 story</u>
L SIDE <u>60</u>	<u>Add over existing</u>
R SIDE <u>15</u>	<u>1st level & 1st addn</u>
REAR <u>15</u>	<u>in front per plans #2</u>

GRADING AND DRAINAGE REVIEW

SOILS # 41125 A B
 AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT) 22748
 IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) 8250
 PLAN # _____ APPR. DATE _____

STAMPS

(See reverse side of application)

REMARKS

Plat attached
need soil id
& need plat
99294 B0030

NOTARIZATION (if required)

State (or territory or district) of _____
 County (or city) of _____, to wit: I, _____ a _____
 Notary Public in the State and County aforesaid, do certify that

whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.

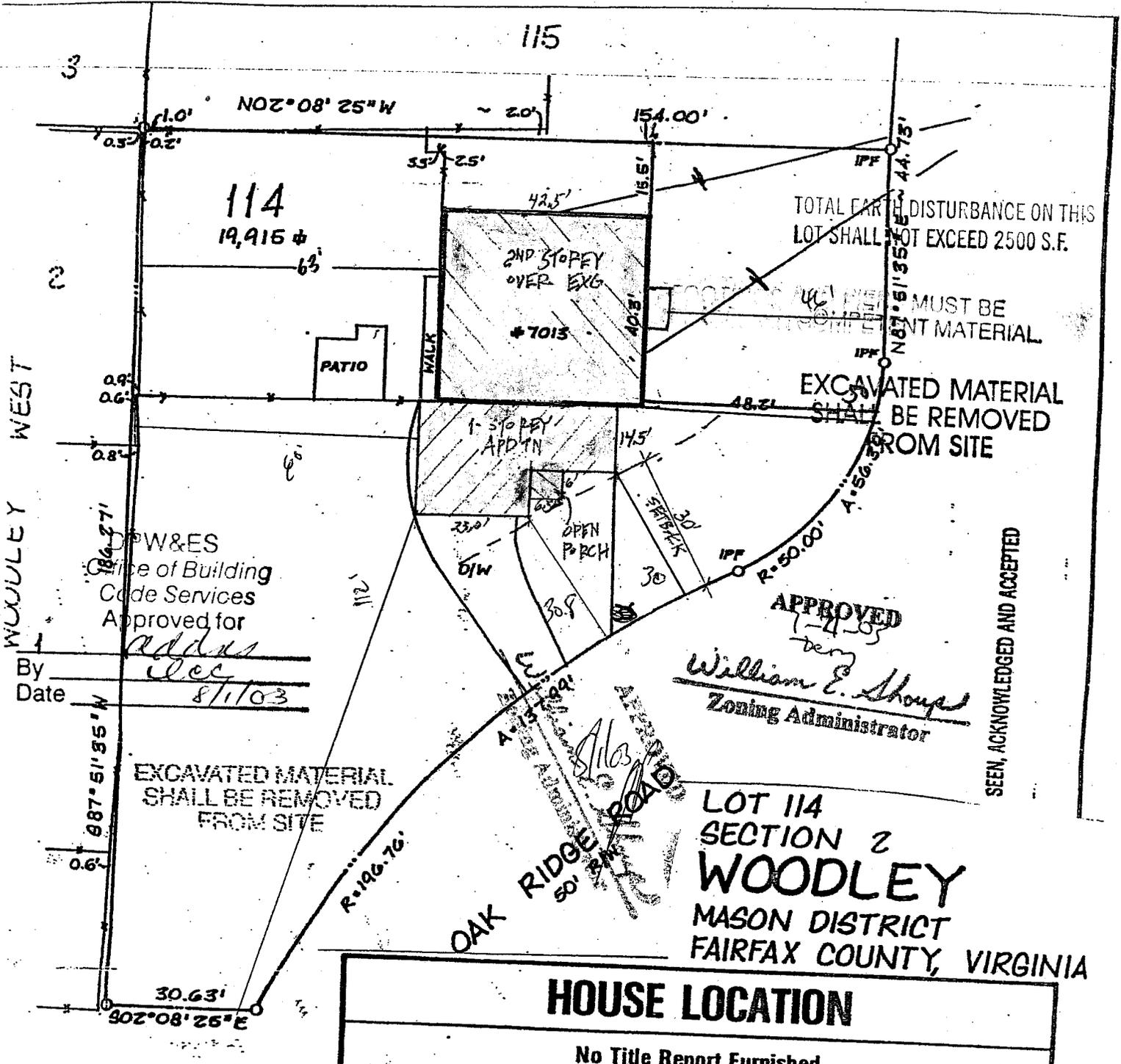
Given under my hand this _____ day of _____, 20____ My
 commission expires the _____ day of _____, 20____.

(Notary Signature)

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Signature of Owner or Agent Paulo V. Loch Date 02-21-03

Printed Name and Title PAULO V. LOCH - OWNER
 (Notarization of signature is required if owner is listed as the contractor and is not present at time of application)



HOUSE LOCATION

No Title Report Furnished

DATE: 4-15-96
DRAWN BY: BCS
SCALE: 1" = 30'
CHECKED BY: MRC

RICE ASSOCIATES, P.C.
SPRINGFIELD, VIRGINIA
PHONE 866-7770 FAX 866-3609 960883

ROLLIN ROAD
50' R/W

10-26-99

Zip: 22042

Contractor Information

Phone: (703)928-5224 x

Name: OWNER IS CONTRACTOR

Address:

City: State: VA Zip:

Phone: (999)999-9999 x0000

Trade Name:

BPOL License:

State License:

Trade Reg.:

Applicant Information

Applicant: FOX

Address: 110 GREAT FALLS STREET

City: FALLS CHURCH State: VA
Zip: 22046

Phone: (703)928-7097 x

Other Contact Information

Contact:

Address:

City: State: Zip:

Phone:

Inspections

Inspection - R WATERPRF - WATERPROOFING INSPECTION - 6688184

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R WATERPRF	2014-11-11	SUSAN WEYANT	N	Passed	NO	13520-norman j cohen-soil tech incl/damproofing/draintile/backfill

Inspection - R FOOTING - FOOTING INSPECTION - 6507521

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FOOTING	2014-10-16	SUSAN WEYANT	N	Passed	NO	13520-norman j cohen-soil tech incl//

Inspection - R WALL - WALL CONCEALMENT INSPECTION - 6688183

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R WALL	2014-10-20	SUSAN WEYANT	N	Passed	NO	13520-norman j cohen-soil tech incl//

Inspection - R SLAB - SLAB INSPECTION - 6688185

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R SLAB	2014-11-11	SUSAN WEYANT	N	Passed	NO	13520-norman j cohen-soil tech incl/garage

Inspection - R FRAMING - FRAMING INSPECTION - 6507522

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2015-02-27	GEORGE FORD	N	Passed	NO	

Inspection - RINSLATION - INSULATION INSPECTION - 6661506

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
RINSLATION	2015-03-03	BRYANT WILKERSON	N	Passed	NO	

Inspection - RINSLATION - INSULATION INSPECTION - 6507523

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
RINSLATION	2015-03-02	AARON MORGAN	N	Failed	NO	Need to call in Mechanical inspection and have heat load paperwork on site.

Inspection - R FINAL - FINAL INSPECTION - 6507524

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

Reviews**Review - BUILDING - (BUILDING REVIEW) - 2390906**

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2014-12-08	NORM CARLSON	Y	Approved

Review - BUILDING - (BUILDING REVIEW) - 2367501

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2014-09-18	NORM CARLSON	Y	Approved

Review - SITEPERMIT - (SITE PERMITS REVIEW) - 2367500

Review Type	Review Date	Reviewer	Started	Status
SITEPERMIT	2014-09-16	SHERRY SHEPARD	Y	Approved

Review - ZONING - (ZONING REVIEW) - 2367499

Review Type	Review Date	Reviewer	Started	Status
ZONING	2014-09-11	CLAUDIA VILLABONA	Y	Failed

Review - ZONING - (ZONING REVIEW) - 2367518

Review Type	Review Date	Reviewer	Started	Status
ZONING	2014-09-16	REBECCA GOODYEAR	Y	Approved

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

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VIRGINIA DEPARTMENT OF SOCIAL SERVICES

Gladis Loch

7013 Oak Ridge Road

FALLS CHURCH, VA 22042

(703) 573-0958 Facility Type: [Family Day Home](#)License Type: [One Year](#)[Expiration Date](#): Nov. 28, 2015Business Hours: 7:30 - 5:30
Monday - Friday

Capacity: 7

Ages: Birth - 3 years 11 months

Inspector: Ann Dramstad
(703) 314-0860 



County of Fairfax, Virginia

MEMORANDUM

Date: April 29, 2015

To: Erin Haley, Senior Staff Coordinator
Zoning Evaluation Division

From: Dawn Curry
Senior Zoning Inspector
Zoning Inspection Branch

Subject: Home Child Care Inspection – SP 2015-MA-027

Applicant: Gladis Santos Loch, Gladis Loch Daycare
7013 Oak Ridge Road, Falls Church, Virginia 22042
Woodley, Lot 114, Sec 2
Tax Map# 50-3 ((04)) 114
Zoning District: R-4
Magisterial District: Providence
ZIB# 2015- 0175
Date of Inspection: April 22, 2015

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. (32-12-30.)
- 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.

Department of Planning and Zoning
Zoning Administration Division
Zoning Inspections Branch
12055 Government Center Parkway, Suite 829
Fairfax, Virginia 22035-5508
Phone 703-324-4300 FAX 703-324-1343
www.fairfaxcounty.gov/dpz/



- Electrical hazards identified shall be abated in accordance with the Virginia Uniform Statewide Building Code.
- 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.
- Structures comply with the Zoning Ordinance.
 - * This property had children's play equipment w/mulched area (approx. 598 sq. ft.) & brick paver patio (approx. 735 sq. ft.) that may exceed the 30 percent of the minimum required rear yard coverage.

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.

Sect. 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.