

## **Development Conditions**

**SE 2014-SU-061**

**February 3, 2015**

If it is the intent of the Board of Supervisors to approve SE 2014-SU-061, located at 4611 Deerwatch Drive, Tax Map 44-2 ((22)) 53, for a home child care facility of up to twelve children and up to two assistants, pursuant to Sects. 6-105, 6-106 and 8-305 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval 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: "House Location Survey Deerwatch Drive, Lot 53, Section 1, Walney Village" consisting of one sheet prepared by Dominion Surveyors, Inc, and dated March 20, 2006, 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.
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.
7. All pick up and drop off of children shall take place in the driveway and/or in the parking spaces on Deerwatch Drive.
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. Approval of this use is contingent upon maintenance of a state license for the Home Child Care facility for the children on-site.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by the Board.

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.