



County of Fairfax, Virginia

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

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Department of Planning & Zoning

JUN 02 2015

Zoning Evaluation Division

May 13, 2015

Gricelda Flores
Sunbeam Family Child Care
5815 Stream Pond Court
Centreville, VA 20120

Re: Special Exception Application SE 2014-SU-070

Dear Ms. Flores:

At a regular meeting of the Board of Supervisors held on May 12, 2015, the Board approved Special Exception Application SE 2014-SU-070 in the name of Gricelda Flores/Sunbeam Family Child Care. The subject property is located at 5815 Stream Pond Court, on approximately 1,606 square feet of land, zoned PDH-4 in the Sully District [Tax Map 54-3 ((23)) (15) 22]. The Board's action permits a home child care facility, pursuant to Sections 6-105, 6-106 and 8-305 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: "House Location Survey, Lot 22 – Section 15 – Phase 2, Sully Station", consisting of one sheet, as modified by Gricelda Flores, dated November 7, 2014, and as qualified by these development conditions.
2. A copy of these 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 of the home child-care facility shall not exceed 7:00 a.m. to 6:30 p.m., Monday through Friday.
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.

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>

6. A maximum of two non-resident employees, whether paid or not for their services, may be involved in the home child-care facility, with hours of attendance limited to between the hours of 7:00 am and 6:00 pm, Monday through Friday.
7. Children shall not be allowed to sleep in the small, enclosed room (formerly labeled as a Nap Room on Attachment 1), if it does not have an adequate emergency egress window, as determined by DPWES. Sleeping may be allowed in the larger, general-purpose room that features an adequate egress door and windows (now labeled as a play/nap room on Attachment 1).
8. Arrival and departure of children shall be staggered to ensure sufficient parking spaces are available to accommodate all drop-off/pick-up without affecting the ability of neighboring residents to park.
9. This Special Exception is contingent on the applicant's continued right to utilize the community parking area for the use of the home child-care facility.
10. There shall be no signage associated with the home child-care facility.
11. Approval of this use is contingent upon maintenance of a state license for the subject home child-care facility.

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

cc: Chairman Sharon Bulova
Supervisor Michael Frey, Sully 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-SU-070
 (Staff will assign)

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APR 02 2014

Zoning Evaluation Division
 10/20/14 Cf

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

APPLICANT	NAME Griselda Flores Sunbeam Family Child Care
	MAILING ADDRESS 5815 Stream Pond Ct Centerville Va 20120
	PHONE HOME () 703 302-3910 WORK () 703-362-5499
	PHONE MOBILE () 703-362-5499 EMAIL gigi34.f@hotmail.com
PROPERTY INFORMATION	PROPERTY ADDRESS 5815 Stream Pond Ct, Centerville Va 20120
	TAX MAP NO. (Map #) 054323150022 SIZE (ACRES/SQ FT) (Land Area) 1,606
	ZONING DISTRICT (Zoning Description) PBH-4 MAGISTERIAL DISTRICT (District Name) Sully
	ZONING ORDINANCE SECTION 8-305
SPECIAL EXCEPTION REQUEST INFORMATION	PROPOSED USE Home Child Care
AGENT/CONTACT INFORMATION	NAME Same As Above
	MAILING ADDRESS
	PHONE HOME () WORK ()
	PHONE MOBILE () EMAIL
MAILING	Send all correspondence to (check one): <input 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>Griselda Flores</u> <u>[Signature]</u> TYPE/PRINT NAME OF APPLICANT/AGENT SIGNATURE OF APPLICANT/AGENT</p> <p><u>Deborah Lesko-Pabutin</u> SE 2014-0200</p>	

DO NOT WRITE IN THIS SPACE

Date Application accepted: November 7, 2014 Application Fee Paid: \$ 435.00

SE 2014-SU-070

Zoning Application Closeout Summary Report

Printed: 5/18/2015

General Information

APPLICANT: GRICELDA FLORES / SUNBEAM FAMILY CHILD CARE
DECISION DATE: 05/12/2015
CRD: NO
HEARING BODY: BOS
SUPERVISOR DISTRICT:
ACTION: APPROVE
STAFF COORD: MICHAEL LYNSKEY
DECISION SUMMARY:

ON MAY 12, 2015, THE BOARD OF SUPERVISORS VOTED UNANIMOUSLY, ON A MOTION BY SUPERVISOR FREY, TO APPROVE SE 2014-SU-070, SUBJECT TO DEVELOPMENT CONDITIONS DATED APRIL 30, 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	1,606.00 SQ FEE

Tax Map Numbers

054-3- /23/15/0022-

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	1	1,605.98 SQ FEET				
TOTAL	0	0.00 SQ FEET				

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 04-30-2015

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
COPY SHALL BE POSTED	01-01-0001	0	N/A	0	01-01-0001
HOURS OF OPERATION	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
NUMBER OF EMPLOYEES	01-01-0001	0	N/A	0	01-01-0001
ENROLLMENT LIMITATIONS	01-01-0001	0	N/A	0	01-01-0001
PERMITS SHALL BE OBTAINED	01-01-0001	0	N/A	0	01-01-0001
PARKING	01-01-0001	0	N/A	0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	0	01-01-0001
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLAT:	01-01-0001	0	N/A	0	01-01-0001
BUILDING AND USE RESTRICTION	01-01-0001	0	N/A	0	01-01-0001