



County of Fairfax, Virginia

June 10, 2015

STAFF REPORT

SPECIAL PERMIT SP 2014-HM-247

HUNTER MILL DISTRICT

APPLICANT: Maria Guevara

OWNERS: Maria D Guevara
Heric J Guevarra Argeta

SUBDIVISION: Reston

STREET ADDRESS: 2247 Sanibel Drive,
Reston, 20191

TAX MAP REFERENCE: 17-3 ((4)) (8) 32

LOT SIZE: 5,390 square feet

ZONING DISTRICT: PRC

ZONING ORDINANCE PROVISIONS: 8-305, 6-303

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

STAFF RECOMMENDATION:

Staff recommends approval of SP 2014-HM-247 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

A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

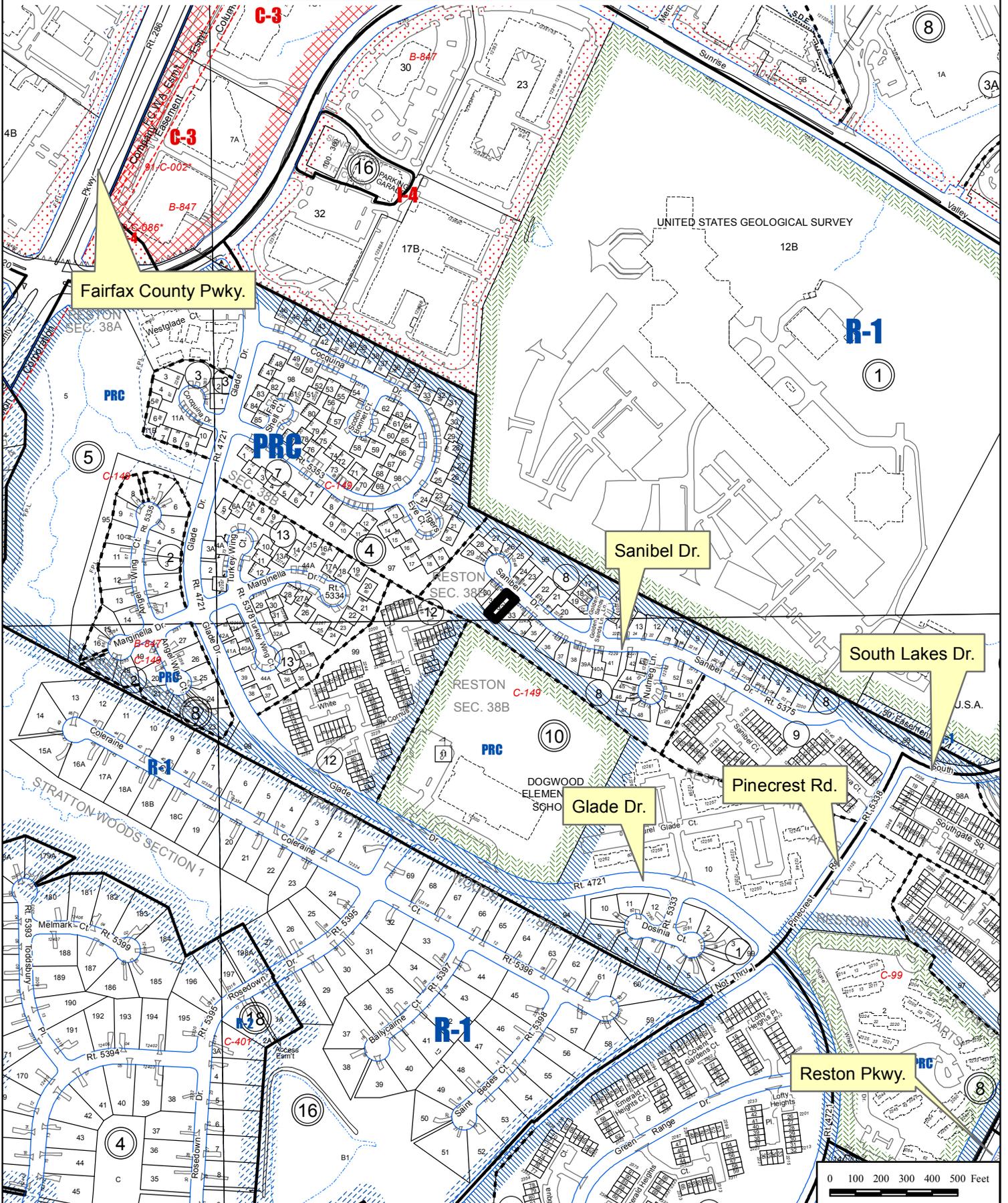
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

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**

Special Permit

SP 2014-HM-247

MARIA GUEVARA



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, "Plat Showing House Location on Lot 32, Block 8, Section 38-B of a Resubdivision of Reston," prepared by George M. O'Quinn, Land Surveyor, on August 28, 2014, as revised by Maria D. Guevara through November 13, 2014, 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 one story single-family detached dwelling with a full basement. Vehicular access from Sanibel Drive is provided by an asphalt driveway. A concrete walkway leads from the driveway to the front door. An open deck with stairs approximately 6.0 feet in height and approximately 220 square feet in size is located over a stone patio at the rear of the house. The applicant has play equipment in the rear yard for the children. A wood fence varying in height from 4.0 feet to 6.0 feet encloses the rear yard.

The subject property is located on Sanibel Drive, west of the intersection of South lakes Drive and Pinecrest Road. The subject property and the surrounding properties are zoned PRC. The property to the southeast is also developed as a single family detached dwelling. The properties to the northeast and northwest are developed with two-family houses. The property to the south is Reston Association-owned open space.



Figure 1: House Location
For illustrative purposes only

BACKGROUND

Fairfax County Tax Records indicate that the house was constructed in 1974 and purchased by the applicant in July, 2014.

The existing deck was constructed with a building permit and received final inspection in 2001. The 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 9 children on-site at any one time between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday. The applicant has a staggered drop-off and pick-up time for the children. The applicant employs one full-time assistant.

The applicant holds a current Family Day Home License from the Commonwealth of Virginia, Department of Social Services, valid through July 15, 2015. The license permits a capacity of seven children, ages one month through 12 years, 11 months. Information about the state license indicates that her approved hours of operation are 6:00 a.m. to 6:00 p.m. A copy of the state home child care license information is included as Appendix 5.

The home child care facility is operated primarily on the first floor and in the walk out basement of the dwelling. Napping occurs in Room #1 and in the basement play area as labeled on the floor plan provided with the applicant's Statement of Justification. Adequate emergency egress is provided via a window in Room #1 and a door to the outside in the basement. Parents drop the children off and pick them up at the front entrance. The deck at the rear of the house as well as the yard are 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 III, Upper Potomac Planning District
Planning Sector: Reston Community Planning Sector (UP5)
Plan Map: Residential Planned Community

Zoning District Standards

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. The subject property was developed as part of an approved development plan.

On-Site Parking and Site Circulation

The applicant has a driveway with room for approximately 2 parking spaces that she utilizes for drop-off and pick-up of children. 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 Inspections Branch Report (Appendix 6)

After the site visit, staff could not confirm that a permit was obtained for one area of wiring in the basement. Staff is working with the applicant to verify that this wiring was properly installed and will confirm this information before the date of the hearing.

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)

<p>Standards 1 and 2 Comprehensive Plan/ Zoning District</p>	<p>The Comprehensive Plan recommends a planned community use, and the property is developed in accordance with the plan recommendation. The PRC District permits a home child care facility as an accessory use with special permit approval.</p>
<p>Standard 3 Adjacent Development</p>	<p>No new construction is proposed. An outdoor play area with play equipment is found on the rear deck and in the 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.</p>
<p>Standard 4 Pedestrian/Vehicular Traffic</p>	<p>Arrival and departure times of the children are staggered, and in staff’s opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.</p>
<p>Standard 5 Landscaping/Screening</p>	<p>There is existing vegetation in the yards that provides screening to the outdoor play area.</p>
<p>Standard 6 Open Space</p>	<p>There is no prescribed open space requirement in the PRC District.</p>
<p>Standard 7 Utilities, Drainage, Parking, and Loading</p>	<p>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.</p>
<p>Standard 8 Signs</p>	<p>Sect. 10-103 of the Zoning Ordinance prohibits signs for home child care facilities.</p>

Standards for all Group 3 Uses (Sect. 8-303)

<p>Standard 1 Lot Size and Bulk Regulations</p>	<p>The property was created as part of a planned low density residential community with an approved site plan. No new construction or exterior modifications are proposed.</p>
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<p>Standard 2 Performance Standards</p>	<p>The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.</p>
<p>Standard 3 Site Plan</p>	<p>Home child care facilities are not subject to the provisions of Article 17, Site Plans.</p>

Additional Standards for Home Child Care Facilities (Sect. 8-305)

<p>Standard 1 Maximum of 12 Children & Non-Resident Employee</p>	<p>The applicant is proposing a maximum of nine children at any one time. The development conditions allow up to two non-resident employees.</p>
<p>Standard 2 Access and Parking</p>	<p>Arrival and departure times of the children are staggered and sufficient 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.</p>
<p>Standard 3 Landscaping/Screening</p>	<p>There is existing vegetation in the rear yard that provides screening to the outdoor play area.</p>
<p>Standard 4 Submission Requirements</p>	<p>The applicant met all submission requirements for a home child care facility.</p>
<p>Standard 5 Code of Fairfax, Chapter 30 and Code of Virginia, Title 63.2, Chapter 17</p>	<p>The applicant holds a valid home child care license.</p>

Use Limitations (Par. 6 of Sect. 10-103)

<p>Part A Maximum Number of Children</p>	<p>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 nine children at any one time.</p>
<p>Part B Licensed Provider/Primary Residence</p>	<p>The applicant is a state licensed home child care provider and the subject property is the provider's primary residence.</p>
<p>Part C No Exterior Evidence Except Play Equipment</p>	<p>There is no exterior evidence of the proposed use.</p>
<p>Part D Non-Resident Employee</p>	<p>The applicant is proposing one non-resident employee.</p>

<p>Part E Provider is a Resident</p>	<p>The provider resides in the application property.</p>
<p>Part F Code of Fairfax, Chapter 30 and Code of Virginia, Title 63.2, Chapter 17</p>	<p>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.</p>
<p>Part G Increase in Children or Non-Resident Employee</p>	<p>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 nine children at any one time and one non-resident employee.</p>

CONCLUSION / RECOMMENDATION

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

Staff recommends approval of SP 2014-HM-247 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 Information
6. Zoning Inspections Branch Comments
7. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-HM-247****June 10, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-HM-175 located at Tax Map 17-3 ((4)) (8) 32 to permit a home child care facility pursuant to Section 8-305 and 6-303 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, Maria Guevara, only, and is not transferable without further action of the Board, and is for the location indicated on the application, 2247 Sanibel Drive, and is not transferable to other land.
2. This special permit is granted only for the home child care use indicated on the titled, "Plat Showing House Location on Lot 32, Block 8, Section 38-B of a Resubdivision of Reston," prepared by George M. O'Quinn, Land Surveyor, on August 28, 2014, as revised by Maria D. Guevara through November 13, 2014, 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 7:00 a.m. to 6:00 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 nine.
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 7:00 a.m. to 6:00 p.m, Monday through Friday.
8. All pick-up and drop-off of children shall take place within the driveway.
9. There shall be no signage associated with the home child care facility.
10. 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.

11. 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.

NOV 14 2014

Zoning Evaluation Division

**STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITY**

Name: MARIA GUEVARA

Address: 2247 SANIBEL DR. RESTON VA. 20191

Tax Map #: 0173-04080032

Phone #: 703 843 8357

E-mail address: amayaloty@gmail.com

Date: 11/14/2014

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

Re: Special Permit Application

Applicant: MARIA GUEVARA

Zoning Ordinance Section 6-304 for Home Child Care Facility

Section 9-006 of General Standards

Tax Map #: 0173-04080032

Zoning District: PRC

Lot Size: 5390 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 town house a dwelling at 2247 SANIBEL DR. RESTON VA 20191 in Fairfax, Virginia with my husband and one daughter.

The property is zoned PRC and I understand I need to seek approval of a Special Permit in order to operate a child care facility within my home. I am currently licensed by the State of Virginia to have 7 children in my Child Care facility in my home.

Below is information about my child care facilities operations:

Hours. The child care is open from 7:00 am to 6:00pm

Number of Children. I currently care for 7 children. I propose to care for a maximum of 9 children at any one time. This number does not include my own one children.

Employees. I have one assistant who works full time.

Arrival Schedule: Four of the children arrive between 7:00 AM and 8:00 AM, Three of the children will walk a block with their parents to our house.

Departure Schedule: Three children will be picked up between 3:00 PM and 4:00 PM. Four children will leave between 4:00 PM and 5:00 PM (*please see page 4 or ATTACHMENT 1A with my proposed arrival and Departure Schedule for all proposed 12 children*)

Parking. I use my driveway to park my family car. My parents park next to my car. In addition, ample parking is available along the streets in front of my house for the parents and employees.

Area Served. Currently, most of the children live in the general vicinity of my neighborhoods. Many of the children live in neighborhoods in Reston. These parents drive with their children to my house. As I noted, three of the children live in the immediate area. Their parents walk them to the day care.

Operations. As I stated, my house is a single-family detached dwelling. It is a walk-out basement, which is where the children spend most of their time.

On the first floor, I use:

- Kitchen (9ft. x 10 ft.)
- Dining area (10ft. x14ft.) of the house for meals and snack,
- Breakfast room (8ft. x 9ft.) ,
- Living room (14ft. x 21ft.),
- Bedroom #1 (13ft. x 14ft.) for baby sleep,
- Bedroom#2 or master (not use for daycare purpose),
- Bedroom #3 (not use for daycare purpose),
- Restroom (5ft. x 8ft.)
- Deck (10ft. x 22 ft.) from the ground level has 8ft 7inches of height. from the deck riel to the lot line has 5ft.

On basement, I use:

- Play room (15ft. x 22 ft.) for activities like paint/read/tv etc.,
- Bedroom #4 (10ft. x 12ft.) for nap time,
- Bedroom #5 (16ft. x 10ft.) for children play instruments,
- Restroom (5ft. x 8ft.)
- Storage: 15.6 x 17.6 (not use for daycare purpose).

Outdoor play area (back yard): (21ft. x 40ft.) I use all for outdoor activities.

Patio under deck: (9ft. x 22ft.) has 5ft. and 9 inch to the lot line.

Fence: 131 lineal feet (locate on the back of house)

Height of fence (Facing front of house):

- Left side 6ft. , Gate door: 6ft.
- Right side 6 ft (first 14feet), and 4ft. (the rest 37feet), Gate door: 6 ft.
- Back fence: 4 ft. of height.

Please see page 5 or ATTACHMENT 3A and 3B is a floor plan/layout that indicates the areas where the day care is operating. Photos of all rooms, outside and inside of house is in a Disc. The house has 1776 square feet. The kitchen, dining rooms, bedrooms, deck and basement area where I conduct the day care consist of approximately 1496 square feet in total.

Hazardous or Toxic Substances. The house and yard are free from hazardous or toxic substances. No hazardous materials will be generated, utilized, stored, treated , and/or disposed of on site.

Outdoor Play Area. I use my deck and backyard for outdoor play for the children. The area is approximately 938 square feet. There is a fence around this area.

Zoning Ordinance compliance. The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards or, if any waiver, exception or variance is sought, such request has been specifically noted with the justification for such modification.

For these reasons, I believe that my proposed home day care facility will not impact my neighbors in any negative way.

In conclusion, I am proposing no changes to the outside appearance of my home. I propose no addition and no signs regarding the day care. Adequate parking is available for my parents, employees and my family. For these reasons, I believe that my proposed home day care facility will not impact my neighbors in any negative way.

Sincerely,

Maria Guevara
Tel.703 843 8357
amayaloly@gmail.com

ATTACHMENT 1A

PROPOSED SCHEDULE FOR ARRIVAL AND DEPARTURE.

PROPOSED ARRIVAL SCHEDULE

Child	7:00am – 7:30am	7:30am – 8:00am	8:00am – 8:30am	8:30am – 9:00am
1	X			
2	X			
3	X			
4		X		
5		X		
6			X	
7			X	
8				X
9				X

PROPOSED DEPARTURE SCHEDULE

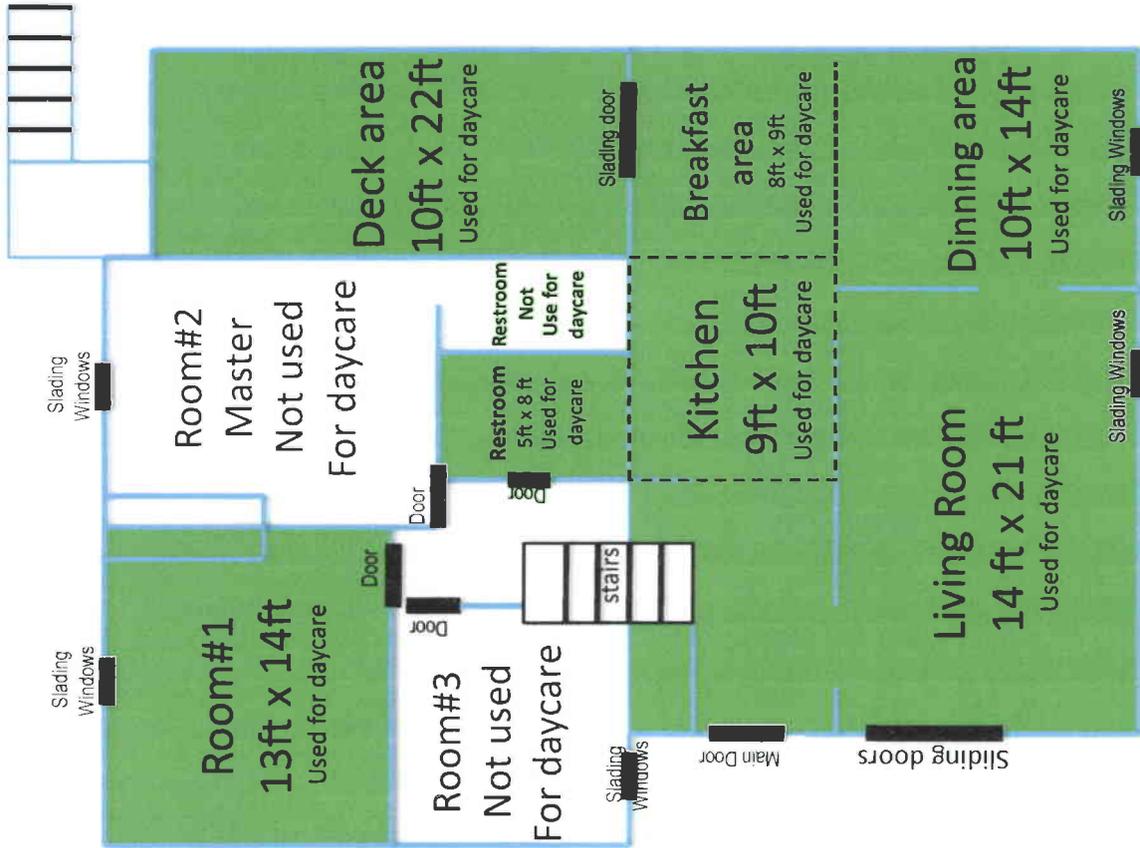
Child	3:00pm – 3:30pm	3:30am – 4:00am	4:00am – 4:30am	4:30am – 5:00am
1	X			
2	X			
3		X		
4		X		
5		X		
6			X	
7			X	
8				X
9				X

RECEIVED
Department of Planning & Zoning

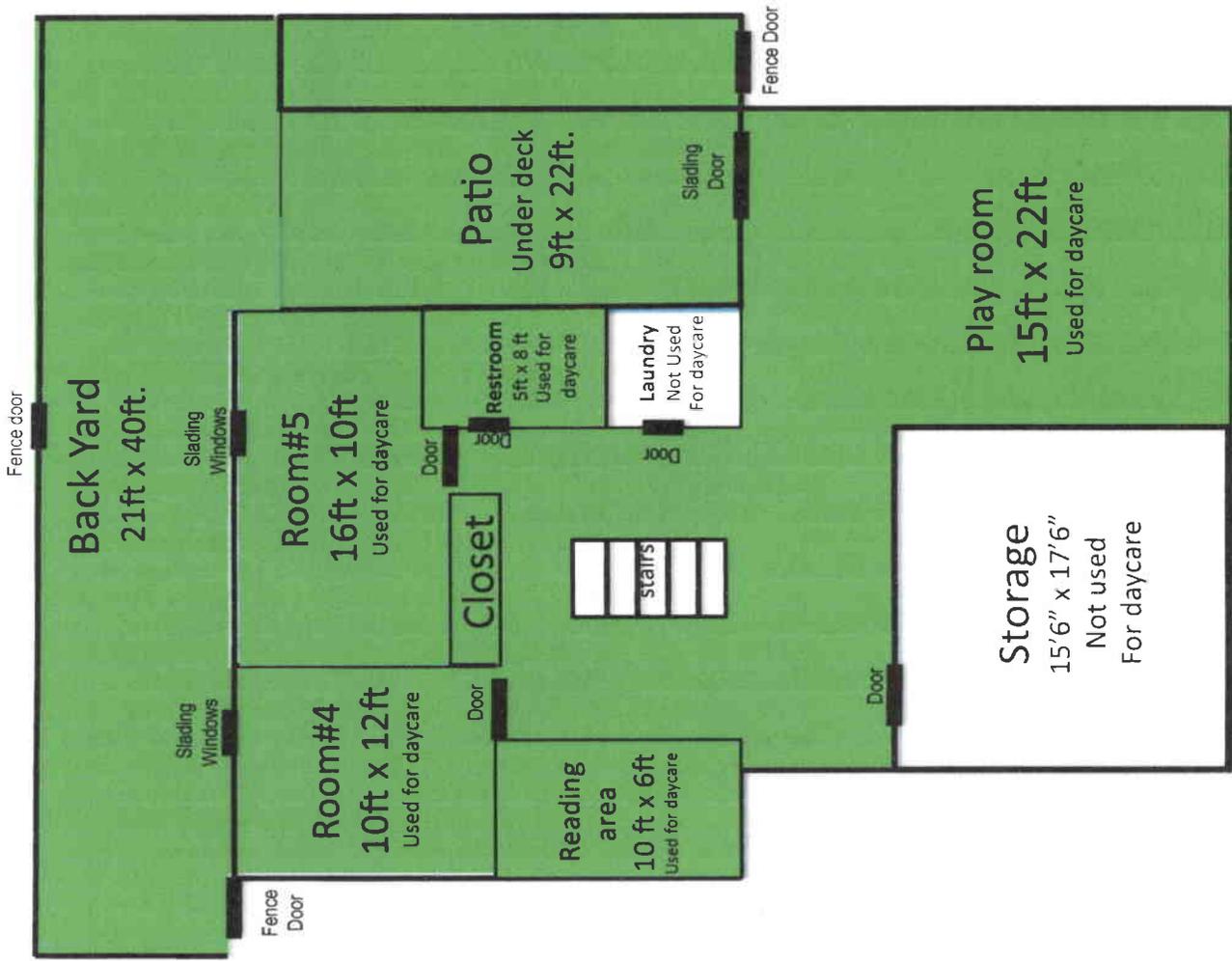
NOV 14 2014

Zoning Evaluation Division

GREEN AREA IS USED TO DAYCARE PURPOSE



FIRST FLOOR



BASEMENT

ATTACHMENT 3A

OUTDOOR PHOTOS

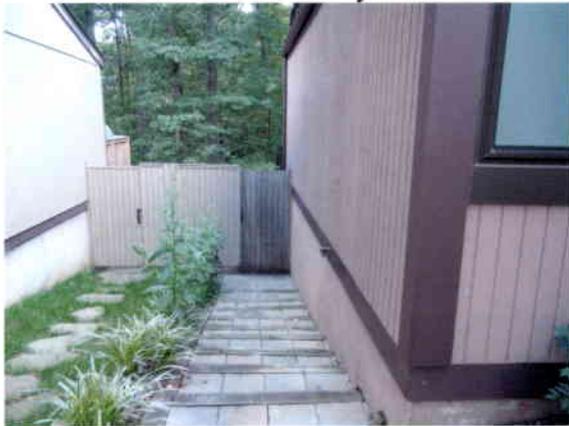
Front of house



Main entrance



Left side access backyard



Right side access backyard



Sanibel Dr. Access to house



Front of house street Sanibel Dr.



ATTACHMENT 4A

FIRST FLOOR PHOTOS

Main entrance



Main entrance access to living room



Hall way



Kitchen



Living Room



ATTACHMENT 4B

Dining Room



Bedroom #2



Restroom #1



STATE OF TEXAS
COUNTY OF DALLAS
FILED FOR RECORD
2014 OCT 15 PM 4:15
BY: [Signature]

ATTACHMENT 5A

BASEMENT PHOTOS

Reading space



Access to bedroom 4 and 5, restroom #3



Bedroom #4



Bedroom #5 (instruments playroom)



ATTACHMENT 5B

Playroom



Restroom#3



Restroom#3

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 12-17/14
 (enter date affidavit is notarized) 127654

I, Maria Guevara, 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)
Maria D. Guevara	2247 Sanibel Dr. Reston VA 20191	Applicant / co-title owner
Herick J Argueta Guevara	2247 Sanibel Dr. Reston VA. 20191	co-title 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).


 FORM SP/VC-1 Updated (7/1/06)

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 12-17-14
(enter date affidavit is notarized)

127654

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)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 12/17/14
(enter date affidavit is notarized)

127654

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)

N/A

(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)

N/A

(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.

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SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 12/17/14
(enter date affidavit is notarized)

127654

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: 12/17/14
(enter date affidavit is notarized)

127654

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.

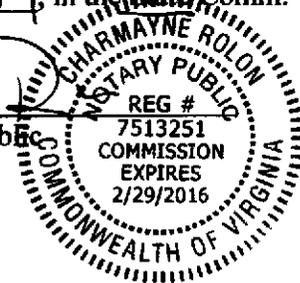
WITNESS the following signature:

(check one) M Gucciana
 Applicant [] Applicant's Authorized Agent

M G Maria Gucciana
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 17th day of December 2014 in the State/Comm. of Virginia, County/City of Fairfax.

Charmayne Rolon
Notary Public



My commission expires: 2/29/16

BUILDING PERMIT AMENDMENT APPLICATION

FAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES
 PERMIT APPLICATION CENTER

12055 Government Center Parkway, 2nd Floor
 Fairfax, Virginia 22035-5504

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

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

JOB LOCATION PERMIT # 01331B0770
ADDRESS 2247 SANIBEL DR.
LOT # 32 **BUILDING**
FLOOR **SUITE**
SUBDIVISION ROSTON Sec 3FB BLK P
TENANT'S NAME ROBERT C. WEBSTER

OWNER INFORMATION OWNER TENANT
NAME ROBERT C. WEBSTER
ADDRESS 2247 SANIBEL DR.
CITY ROSTON **STATE** VA **ZIP** 20191
TELEPHONE 703 8601618

APPLICANT

ESTIMATED COST OF CONSTRUCTION \$ 4000.00
 (Cost of change, not total construction costs)

AMENDMENT REQUESTED

- CHANGE HOUSE TYPE
 FROM _____ TO _____
- RELOCATE HOUSE ON LOT
- FINISH BASEMENT
- ADD DECK/PORCH/SUNROOM
- ADD GARAGE
- ADD CARPORT
- DELETE
- CHANGE MECHANICS' LIEN INFORMATION
 DESIGNATED MECHANICS' LIEN AGENT:
 NAME _____
 ADDRESS _____

NONE DESIGNATED PHONE _____

OTHER (PLEASE SPECIFY) Amend to add CHANGE

LOCATION OF STAIRS AND LANDING
Change from Co. Detail to Plans.

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]
 Signature of Owner or Agent
11/29/01
 Date
ROBERT C. WEBSTER OWNER
 Printed Name and Title

(Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

AMENDED

PERMIT # 01331B0770

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY
PLAN # W-01-07835
TAX MAP # 017-3104129/003

ROUTING	DATE	APPROVED BY
ZONING	<u>11-29-01</u>	<u>SS</u>
SITE PERMITS	<u>11-29-01</u>	<u>[Signature]</u>
SANITATION		
HEALTH DEPT.		
BUILDING REVIEW	<u>12-3-01</u>	<u>[Signature]</u>

AMOUNT DUE = \$ 20.20

APPROVED FOR ISSUANCE OF AMENDMENT
 (LOG OUT)
 BY S. Y. DATE 12/13/01

ZONING REVIEW ZONING CLASS FR

YARDS:	REMARKS
FRONT <u>7C</u>	<u>add stairs and landing</u>
FRONT <u>7C</u>	
L SIDE <u>5.8</u>	
R SIDE <u>4.5</u>	
REAR <u>15</u>	

GRADING AND DRAINAGE REVIEW
 SOILS # _____ A B C
 HISTORICAL DISTRICT _____
 AREA TO BE DISTURBED (SQ FT ADDED THIS AMEND) _____
 IMPERVIOUS AREA (SQ FT ADDED THIS AMEND) _____
 PLAN # _____ APPR. DATE _____

STAMPS FF Over
 (See reverse side of application)

REMARKS @p/ct attached

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)

APPROVED

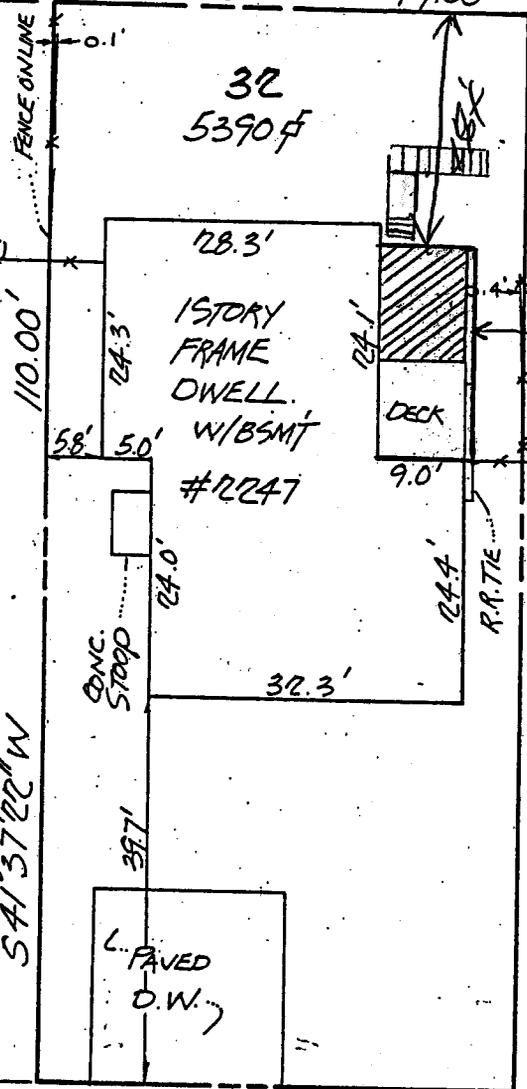
FOOTINGS AND PIERS MUST BE PLACED ON COMPETENT MATERIAL

FOOTINGS AND PIERS MUST BE PLACED ON COMPETENT MATERIAL

11-29-01

PARCEL 99

N48°22'38"W 49.00'



NOTICE REQUIRED

Contractors shall notify operators who maintain underground utility lines in the area of proposed excavation at least two working days, but not more than 10 days prior to commencement of excavation or excavation in accordance with Section 10(a) of Chapter 52 of the County Code. Names and telephone numbers of all underground utility lines in Fairfax County shall be provided. These numbers may also be used to send notification notices as required by Section 13(b) of Chapter 52 of the Code.

- Columbia Gas Pipeline Co. 753-6115
- Plantation Pipeline Co. 790-9350
- Colonial Pipeline Co. 273-5225
- Commonwealth Tel. Co. (703) 770-3118
- Tri-County Electric Co-op. (703) 777-2041
- Fairfax Church Water Service (703) 322-0800
- Fairfax City Water Service 273-7900
- Town of Vienna Water Service 924-5927 ex 241
- Town of Herndon BFW 437-1000
- Washington Sea Light Co.
- Trancon Gas Pipeline Co.
- Chesapeake & Pot. Tel. Co.
- Va. Elec. & Power Co.
- Fairfax Co. Water Authority
- Fairfax Co. San. Sewer Div.
- Prince William Elec. Co-op.
- Columbia Gas of Va.
- A.T.&T. Co.

MISS UTILITY (301) 559-0100

DPW&ES Office of Building Code Services

Approved for Rebuild deck-existing By: DW Date: 11-27-01

Approved for proposed location of building as shown. Final approval subject to wall check

APR 28 1983

Philip G. Yates Zoning Administrator

14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

REVIEWED SECTION 8, P.A.D.

APPROVED

11-27-01

S48°22'38"E 49.00'

SANIBEL DRIVE (50' WIDE)

[Signature]
Zoning Administrator

APPROVED

DIVISION OF DESIGN REVIEW

By: [Signature]

Date: 4-28-83

HOUSE LOCATION SURVEY

LOT 32, RESUB. OF BLOCK 8

SECTION 38-B

RESTON

CENTREVILLE DISTRICT

DPW&ES Office of Building Code Services

FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20' DATE: APRIL 27, 1982

Approved for Add Landings & Change Streets By: DW Date: 11-29-01

CHARLES R. JOHNSON

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS

SUITE 21 11250 ROGER BACON DRIVE RESTON, VIRGINIA 22090

CERTIFIED CORRECT

[Signature]

L.S. NO. 1144

COMMONWEALTH OF VIRGINIA

CHARLES R. JOHNSON

CERTIFICATE No. 1144

CERTIFIED LAND SURVEYOR

THE LOCATIONS OF ALL THE EXISTING IMPROVEMENTS ON THIS PROPERTY HAVE BEEN CAREFULLY SHOWN BY A TRANSIT-TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.

NO TITLE REPORT FURNISHED

BUILDING PERMIT APPLICATION

FAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES
 PERMIT APPLICATION CENTER

12055 Government Center Parkway, 2nd Floor
 Fairfax, Virginia 22035-5504

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

PERMIT # 01331B0770

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY

PLAN # N
 TAX MAP # 07F3-04080032

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

ROUTING	DATE	APPROVED BY
LICENSING		
ZONING	<u>11-27-01</u>	<u>[Signature]</u>
SITE PERMITS	<u>11-27-01</u>	<u>[Signature]</u>
HEALTH DEPT.		
BUILDING REVIEW		
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE \$ 5600
 FILING FEE - \$ _____
 AMOUNT DUE = \$ _____

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 S.Y. DATE 11/27/01

ZONING REVIEW
 USE SFD
 ZONING DISTRICT PCC HISTORICAL DISTRICT _____
 ZONING CASE # _____

GROSS FLOOR AREA OF TENANT SPACE
 YARDS: FRONT AC GARAGE 1 2 3
 FRONT AC OPTIONS YES NO
 L SIDE 5' REMARKS Deck Repair
 R SIDE 5' New Decking & Railing
 REAR 23' 10' x 22'

GRADING AND DRAINAGE REVIEW
 SOILS # _____ A B C
 AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT) _____
 IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) _____
 PLAN # _____ APPR. DATE _____

STAMPS FF (over)
 (See reverse side of application)

REMARKS _____

JOB LOCATION
 ADDRESS 2247 SANIBEL DR
 LOT # 32 BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION Reston, Sec 38B Bk 8
 TENANT'S NAME ROBERT C. WEBSTER

OWNER INFORMATION OWNER TENANT
 NAME ROBERT C. WEBSTER
 ADDRESS 2247 SANIBEL DR
 CITY RESTON STATE VA ZIP 20191
 TELEPHONE 703 860-1618

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

APPLICANT [Signature]

DESCRIPTION OF WORK
Deck Repair - Bulky Deck

HOUSE TYPE _____
 ESTIMATED COST OF CONSTRUCTION \$4000.00
 BLDG AREA (SQ FT OF FOOTPRINT) _____
 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 _____	HEATING SYSTEM _____
BUILDING AREA _____	# FIREPLACES _____
BASEMENT _____	

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] Signature of Owner or Agent
11/27/01 Date

ROBERT C. WEBSTER OWNER
 Printed Name and Title

(Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

NOTARIZATION (if required)

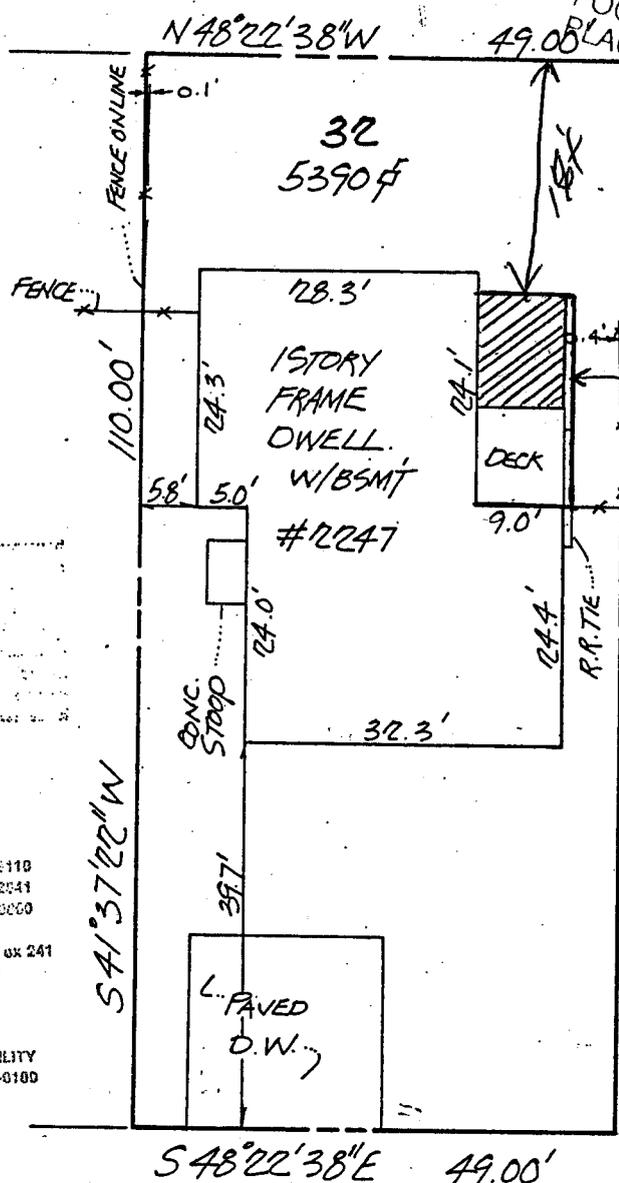
State (or territory or district) of _____
 County (or city) of _____, to wit:
 I, _____
 a Notary Public in the State and County aforesaid, do certify that

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)

PARCEL 99



FOOTINGS AND PIERS MUST BE PLACED ON COMPETENT MATERIAL.

NOTICE REQUIRED

Contractors shall notify operators who maintain underground utility lines in the area of proposed excavation at least two working days, but not more than 10 days prior to commencement of excavation or construction in accordance with Section 10(a) of Chapter 52-10 of the Code. Names and telephone numbers of operators of underground utility lines in Fairfax County are listed in the Code. These numbers may also be used to search for utility lines as required by Section 10(b) of Chapter 52-10 of the Code.

- Columbia Gas Pipeline Co. 780-0115
- Plantation Pipeline Co. 780-0539
- Colonial Pipeline Co. 278-1128
- Commonwealth Tel. Co. (703) 770-1110
- Tri-County Electric Co-op. (703) 77-2841
- Fairfax County Water Service (703) 222-0000
- Fairfax City Water Service 278-7700
- Town of Vienna Water Service (822) 5507 ex 241
- Team of Northern NVW 427-4000
- Washington Gas Light Co.
- Transco Gas Pipeline Co.
- Chesapeake & Pot. Tel. Co.
- Va. Elec. & Power Co.
- Fairfax Co. Water Authority
- Fairfax Co. Sewer Div.
- Prince William Gas Co-op.
- Columbia Gas of Va. A.T.&T. Co.

MISS UTILITY (301) 559-0100

DPW&ES
Office of Building
Code Services
Approved for

Rebuild deck - KRISIA
By: Paul Johnson
Date 11-27-01

Approved for proposed location of building as shown. Final approval subject to well check.

APR 28 1983

SANIBEL DRIVE
(50' WIDE)

Philip G. Yates
Zoning Administrator

APPROVED

Paul Johnson
Zoning Administrator

APPROVED

HOUSE LOCATION SURVEY
LOT 32, RESUB. OF BLOCK 8
SECTION 38-B
RESTON

DIVISION OF
DESIGN REVIEW

By: Paul Johnson
Date: 4-28-83

FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=20' DATE: APRIL 27, 1982

CHARLES R. JOHNSON

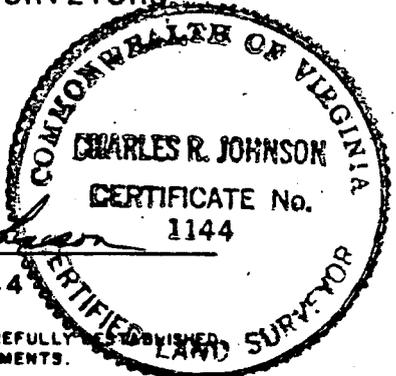
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS

SUITE 21
11250 ROGER BACON DRIVE
RESTON, VIRGINIA 22090

CERTIFIED CORRECT

Charles R. Johnson

L.S. NO. 1144



THE LOCATIONS OF ALL THE EXISTING IMPROVEMENTS ON THIS PROPERTY HAVE BEEN CAREFULLY DETERMINED BY A TRANSIT-TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.

NO TITLE REPORT FURNISHED

**BUILDING
 PERMIT APPLICATION**

APPLICATION NO
 19
 Date

JOB LOCATION

Street 2247 SAINBEE DRIVE
 Building _____ Floor _____ Suite _____
 Subdivision SAINBEE
 Tenants Name TOM F HALL

DO NOT WRITE IN THIS SPACE

Permit No. 13-01-018-001
 Map Reference 13-01-018-001
 Building Permit No. _____ Control No. _____
 Std. 131 Mag. 6 Plan 11 Census _____

OWNER

Name TOM F HALL
 Address (Mailing) 2247 SAINBEE DRIVE
 City ROSEMOUNT State VA Zip 22091
 Telephone 703-800-8563

CONTRACTOR

Company Name _____
 Master _____
 Address _____
 City _____ State _____ Zip _____
 Telephone _____ License No. _____
 State Contractors License No. _____
 County Business Account No. _____

For REPLACEMENT OF EXISTING DECK

ROUTING

Description _____

	Date	Approved By:
Health Review		
Site Review	<u>4-11-03</u>	<u>[Signature]</u>
Zoning Review	<u>4-2-03</u>	<u>[Signature]</u>
Sanitation Review		
Building Review	<u>4-01-03</u>	<u>[Signature]</u>
Fire Review		

Model/Use _____
 Sewage: Public Community Septic Tank None
 WATER: Public Individual Well None
 N-New D-Demolish
 R-Alter or Repair M-Move
 A-Add To O-Other

REMARKS:

BUILDING DESCRIPTION QUANTITY
 # Units _____
 # Stories _____
 # Rooms _____
 # Bedrooms _____
 # To be Added _____
 # Baths _____
 # Half Baths _____
 # Kitchens _____
 # Fireplaces _____
 Basement _____
 % Basements to Finish _____

BUILDING DIMENSIONS			
No. Stories	Width	Depth	Sq. Ft.
		X	=
		X	=
		X	=
		X	=

Use Group of Building _____
 Type of Construction _____
 Building Area _____
 Estimated Const. Cost 4500.00

ZONING REVIEW
 Zoning Proffers Building _____
 Zoning Class _____
 Zoning Case # _____

BUILDING CHARACTERISTICS
 Building Height _____
 Exterior Walls _____
 Interior Walls _____
 Roofing Material _____
 Flooring Material _____
 Heating Fuel _____
 Heating System _____

GRADING AND DRAINAGE REVIEW
 Soils _____
 Historical _____
 Plan # _____
 Retaining Wall _____

YARDS Front Front Left Side Right Side Rear
16' between buildings

REMARKS Repton, Plat 32, Blk. 8, Sec. 35-1B
Enlarge existing deck

FOR COUNTY USE ONLY:

Date 4-28-03 By [Signature]
 Approved for Issuance of Building Permit

Fee _____
 Filing Fee _____
 Amount Due _____

The request for and use of personal information on this form is subject to the provisions of the Privacy Protection Act of 1976 and the Freedom of Information Act.
 I hereby certify that I have authority and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. He/She and the company or organization named and represented herein is duly registered or exempt from registration in accord with the provisions of Chapter 7 of the Code of Virginia.
 Signature of Owner or Agent _____ Date _____ Notary Signature _____ Date _____

VIRGINIA DEPARTMENT OF
SOCIAL SERVICES**Maria Guevara**

2247 Sanibel Drive

RESTON, VA 20191

(703) 843-8357 Facility Type: [Family Day Home](#)License Type: [One Year](#)[Expiration Date:](#) July 15, 2015Business Hours: 6:00am - 6:00pm
Monday - Friday

Capacity: 7

Ages: 1 month - 12 years 11 months

Inspector: Mary J. Wizbicki
(703) 479-4707 



County of Fairfax, Virginia

MEMORANDUM

Date: May 29, 2015

To: Erin Haley, Staff Coordinator
Zoning Evaluation Division

From: Bruce Miller, Zoning/Property Maintenance Inspector *BM*
Zoning Inspections Branch

Subject: Home Child Care Facility (HCCF)
Special Exception # SP 2014-HM-247

Applicant: Maria Guevara
2247 Sanibel Drive, Reston, Virginia 20191
Legal Description: RESTON, LT 32 BLK 8 SEC 38B
Tax Map Ref: 17-3 ((4)) (8) 32
Zoning District: PRC
Lot Size: 5,390 square feet
ZIB# 2015-0101

On April 23, 2015, an inspection was conducted by Zoning/Property Maintenance Inspector Bruce Miller of the property located at 2247 Sanibel Drive, Reston, Virginia 20191. The Inspector was accompanied by Staff Coordinator Erin Haley and the applicant.

*KEY: A "✓" mark in a box indicates that the item was deficient.
An unmarked box indicates that no violation was found.*

- 1. An operable smoke alarm shall be provided outside (or inside) of each sleeping area, with at least one such device on each floor.
- 2. 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.
- 3. 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; and should not require a key or special knowledge to open.
- 4. Electrical hazards identified shall be abated in accordance with the Virginia Uniform Statewide Building Code.

Comment: There is no record of an Electrical Permit for the yellow electrical wire in the basement with a date stamp of 1/13/10.

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/



Maria Guevara
2247 Sanibel Drive, Reston, Virginia 20191
May 29, 2015
Page 2

- 5. 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.
- 6. 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.
- 7. Other Building Code issues:
- 8. Structures comply with the Zoning Ordinance.

Photographs attached.

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.