



APPLICATION ACCEPTED: May 9, 2014  
ADMIN. MOVED AT APPLICANTS REQUEST  
BOARD OF ZONING APPEALS: June 17, 2015 @ 9:00 a.m.

# County of Fairfax, Virginia

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June 10, 2015

## STAFF REPORT

**SPECIAL PERMIT NO. SP 2014-LE-064**

### LEE DISTRICT

**APPLICANT:** Christine Gabriel  
dba Christine's Child Homecare

**OWNERS:** Christine Gabriel  
Asefa Gabriel

**SUBDIVISION:** Ridge View, Section 1A

**STREET ADDRESS:** 5905 Ridge view Drive, Alexandria, 22310

**TAX MAP REFERENCE:** 82-3 ((10)) (F) 8

**LOT SIZE:** 13,667 square feet

**ZONING DISTRICT:** R-3

**ZONING ORDINANCE PROVISIONS:** 3-303, 8-305

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

### STAFF RECOMMENDATION:

Staff recommends approval of SP 2014-LE-064 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.

*Laura Arseneau*

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. 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.**

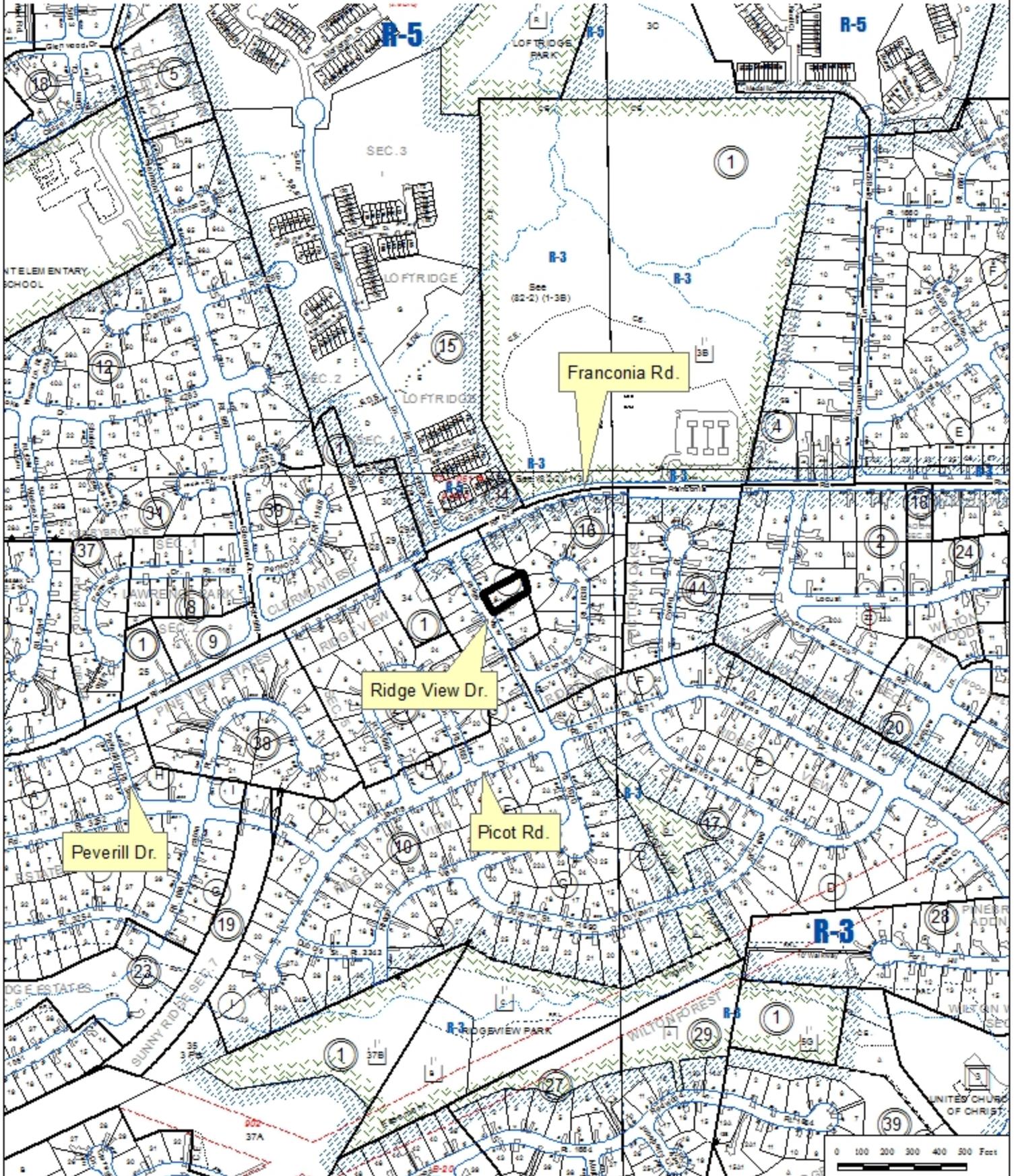


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Permit

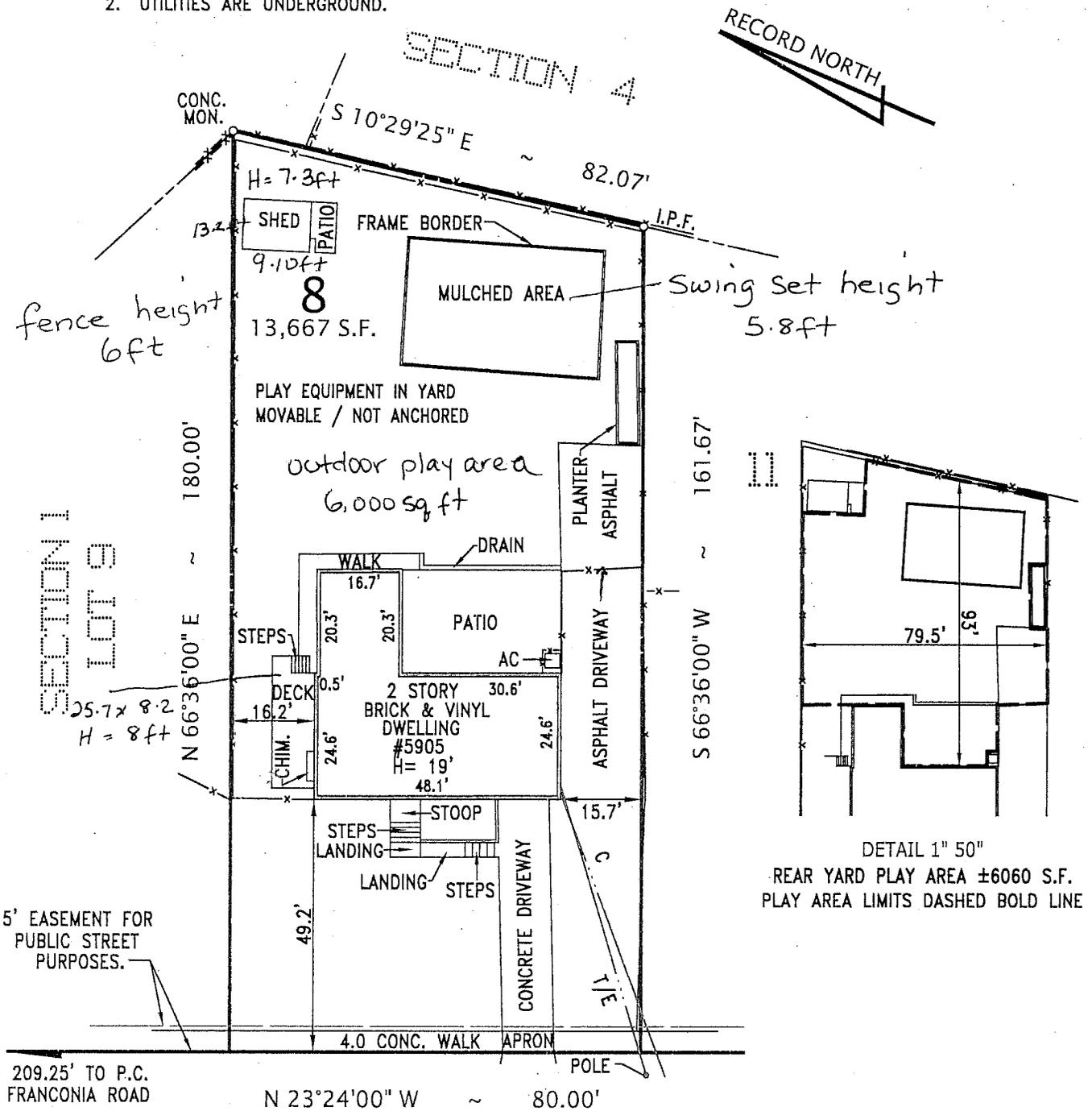
SP 2014-LE-064

CHRISTINE GABRIEL DBA CHRISTINE'S  
CHILD HOMECARE



COPYRIGHT ALTERRA SURVEYS, INC. - THIS IS A SERVICE DOCUMENT AND IS VALID FOR SIX MONTHS FROM DATE ISSUED.

- NOTES : 1. FENCES ARE FRAME - 6 FEET HIGH.  
 2. UTILITIES ARE UNDERGROUND.

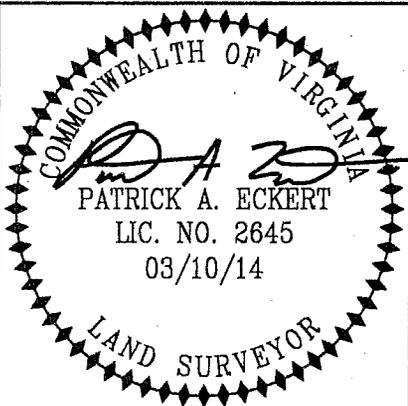


**RIDGE VIEW DRIVE**  
50' R/W

RECEIVED  
 Department of Planning & Zoning  
 MAR 14 2014  
 Zoning Evaluation Division

PLAT  
 SHOWING HOUSE LOCATION ON  
 LOT 8, BLOCK F, SECTION 1A  
**RIDGE VIEW**  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1" = 30' JULY 21, 2005

*Christine Gabriel*  
 5/9/14



THE POSITION OF THE EXISTING IMPROVEMENTS HAS BEEN ESTABLISHED BY AN ON SITE INSTRUMENT SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO VISIBLE ENCROACHMENTS.

PLAT PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PLAT IS SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD OR ESTABLISHED. NO CORNER MARKERS SET.

REQUESTED BY:  
 CHRISTINE GABRIEL

**ALTERRA SURVEYS, INC.**  
 11350 RANDOM HILLS ROAD #430  
 FAIRFAX, VIRGINIA 22030  
 TEL. NO. 703-520-1558  
 FAX NO. 703-995-4800  
 INBOX@ALTERRASURVEYS.COM

## 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 8, Block F, Section 1A, Ridge View,” prepared by Patrick A. Eckert, L.S., on March 10, 2014, as revised by the applicant Christine Gabriel on May 9, 2014, is included in the beginning 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 site is developed with a two story single family detached dwelling. A concrete walkway and stoop are located in the front yard. A concrete and asphalt driveway is located in the front yard and in the side yard of the dwelling. A patio, 7.3 foot high shed and outdoor play area are located in the rear yard of the dwelling. A deck is located 8.0 feet from the northern side yard lot line. A 6 foot high wood fence encloses the rear yard.

The site is located south of Franconia Road and west of Van Dorn Street. The subject property and surrounding properties are zoned R-3 and developed with single family detached dwellings.



Figure 1- Aerial View of Property

## BACKGROUND

Fairfax County Tax Records indicate that the single-family dwelling was constructed in 1959. The property was purchased by the owners in 2005.

- December 17, 2001: A building permit was obtained for the construction of a rear deck, but final inspection was never received (Appendix 4).
- December 2, 2014: A building permit was finalized for the installation of an emergency egress window in the basement.
- April 16, 2015: A building permit was finalized for the relocation of the stairs on the existing rear deck (the same deck mentioned above).

- May 22, 2015: A building permit was issued for the conversion of the existing attached garage to an office and storage room. Since this room is not used for the home child care, staff is proposing a development condition which ensures that a final inspection is obtained for this permit within 6 months of approval.

## **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 from 7:00 a.m. and 5:30 p.m., Monday through Friday. There is an existing staggered drop-off and pick-up schedule for the children. Currently, there are two assistants.

The home child care facility is operated in the basement of the dwelling, which has adequate emergency egress through an existing window. The enclosed play area is located in the rear yard. Photographs provided by the applicant show toys and play equipment located in this area.

The applicant holds a current Family Day Home License, effective for two years and which expires on September 20, 2016, from the Commonwealth of Virginia, Department of Social Services. The license lists the business hours 7:00 a.m. to 5:30p.m., Monday through Saturday. The license also permits a capacity of 12 children, from 1 month through 6 years, 11 months of age. Staff has proposed a development condition to restrict the operation from 7:00 a.m. to 5:30 p.m., Monday through Friday until a new state license is obtained for hours of operation from 7:00 a.m. to 5:00 p.m., Monday through Friday. A copy of the license is included as Appendix 5.

## **ANALYSIS**

### **Comprehensive Plan Provisions**

**Plan Area:** Area IV, Rose Hill Planning District  
**Planning Sector:** Wilton Woods Community Planning Sector (RH5)  
**Plan Map:** Residential, 2-3 du/ac

### **On-Site Parking and Site Circulation**

The existing driveway can accommodate approximately 6 cars. The applicant parks one car in the driveway during home child care hours. The two assistants use public transportation and do not drive to the site.

**Zoning Inspection Branch Comments (Appendix 6)**

During the inspection, it was found that there was not adequate emergency egress located in the basement which was also the sleeping area. The applicant received proper building permits and installed a window that meets the emergency egress requirements.

Staff also found that a bedroom in the basement (not part of the home child care) did not have adequate emergency egress. The applicant repurposed this room to an office and is no longer using it as a sleeping area. Staff also noted that a building permit would have been needed to convert the garage as mentioned above. The applicant has since obtained this permit and received a final inspection as noted in the history and background section of this report.

Staff found that an outdoor deck and stairs were obstructing one of the methods of egress from the basement located on the northern side of the house. The applicant reoriented the deck stairs so that they no longer obstruct the egress opening.

Lastly, staff found that there was front yard coverage that exceeded 30%. The applicant has removed part of the asphalt driveway to meet this provision. As of the publication of this report, all noted zoning and building code violations have been addressed.

**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

<b>Bulk Standards (R-3)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	10,500 sf	13, 667 sf
Lot Width	Interior: 80 feet	80 feet
Building Height	35 feet max.	19 feet
Front Yard	Min. 30 feet	49.2 feet
Side Yard	Min.12 feet	16.2 feet, 15.7 feet
Rear Yard	Min. 25 feet	> 25 feet

**Table for Accessory Structures**

Accessory Structure Setback Standards				
Structure	Yard	Minimum Yard Required	Existing Location	Permit Status
Shed	n/a	Under 8.5 feet in height	n/a	n/a

**General Standards for Special Permit Uses (Sect. 8-006)**

<b>Standards 1 and 2</b> Comprehensive Plan/ Zoning District	The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-3 District permits a home child care facility as an accessory use with special permit approval.
<b>Standard 3</b> Adjacent Development	No new construction is proposed. In staff’s opinion, the proposed use will not hinder or discourage use or development of neighboring properties or negatively affect value.
<b>Standard 4</b> Pedestrian/Vehicular Traffic	Arrival and departure times of the children are staggered and staff has proposed a development condition for the driveway to be made available for the home child care use. In staff’s opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.
<b>Standard 5</b> Landscaping/Screening	Existing fencing separates the play area from the neighbors.
<b>Standard 6</b> Open Space	There is no prescribed open space requirement in the R-3 District.
<b>Standard 7</b> Utilities, Drainage, Parking, and Loading	There are no changes to the utilities and drainage serving the property or use. As previously discussed, the driveway would be used for parking.
<b>Standard 8</b> Signs	Sect. 10-103 of the Zoning Ordinance prohibits signs for home child care facilities.

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

<b>Standard 1</b> Lot Size and Bulk Regulations	The property conforms to the lot size and bulk regulations of the R-3 district. No exterior modifications are proposed with this application.
<b>Standard 2</b> Performance Standards	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
<b>Standard 3</b> 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)**

<b>Standard 1</b> Maximum of 12 Children & Non-Resident Employees	The applicant is proposing a maximum of 12 children at any one time, which does not exceed the maximum number of children permitted at any one time. The applicant requests two non-resident employees.
<b>Standard 2</b> Access and Parking	Arrival and departure times of the children are staggered and parking is available for six cars 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.
<b>Standard 3</b> Landscaping/Screening	An existing fence in the rear yard provides screening of the outdoor play area.
<b>Standard 4</b> Submission Requirements	The applicant submitted a house location survey in lieu of a special permit plat, which is a permissible alternative.
<b>Standard 5</b> Code of Fairfax Chapter 30 and Code of Virginia, Title 63.2, Chapter 17	The applicant has a valid home child care license through September 20, 2016, for 12 children from 7:00 a.m. to 5:30 p.m., Monday through Saturday. Staff has included a development condition to ensure that the hours of operation are Monday through Friday only, until a new license is obtained with hours of operation from 7:00 a.m. to 5:00 p.m., Monday through Friday.

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

<b>Part A</b> Maximum Number of Children	The maximum number of children permitted by-right at any one time is 7 in a single family detached dwelling. The applicant requests special permit approval to allow a maximum of 12 children at any one time.
<b>Part B</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.
<b>Part C</b> No Exterior Evidence Except Play Equipment	There is no exterior evidence of the proposed use except play equipment and toys.
<b>Part D</b> Non-Resident Employee	The applicant is proposing two non-resident employees and who may be at the home child care between 7:00 a.m. to 6:00 p.m., Monday through Friday.
<b>Part E</b> Provider is a Resident	The provider is a resident of the property.

<p><b>Part F</b> 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. A development condition has been added (Appendix 1) to ensure the home child care will continue to meet state license requirements.</p>
<p><b>Part G</b> Increase in Children or Non-Resident Employees</p>	<p>The maximum number of children permitted by-right at any one time is 7 in a single family detached dwelling and can be increased to up to 12 children with special permit approval. The applicant requests special permit approval to allow a maximum of 12 children at any one time and two non-resident assistants.</p>

## CONCLUSION/ RECOMMENDATION

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

Staff recommends approval of SP 2014-LE-064 for the home child care facility with the 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 with Select File Photographs
3. Applicant's Affidavit
4. Building Permit History
5. State Family Day Home License
6. Zoning Inspections Branch Comments
7. Applicable Zoning Ordinance Provisions

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**PROPOSED DEVELOPMENT CONDITIONS****SP 2014-LE-064****June 10, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-LE-064 located at Tax Map 82-3 ((10)) (F) 8 to permit a home child care facility pursuant to Sects. 3-303 and 8-305 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, Christine Gabriel dba Christine's Child Homecare and is not transferable without further action of the Board, and is for the location indicated on the application, 5905 Ridge View Drive, and is not transferable to other land.
2. This special permit is granted only for the home child care use indicated on the plat entitled "Plat, Showing House Location on Lot 8, Block F, Section 1A, Ridge View," prepared by Patrick A. Eckert, L.S., on March 10, 2014, as revised by the applicant Christine Gabriel on May 9, 2014, as revised by the applicant and approved with this application, as qualified by these development conditions.
3. A copy of the special permit 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.
4. The applicant shall continue to operate with the approved hours of operation, 7:00 a.m. to 5:30 p.m., but only Monday through Friday until an updated state license is obtained with hours of operation from 7:00 a.m. to 5:00 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 provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
7. A maximum of two non-resident employees 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 occur in the driveway.
9. There shall be no signage associated with the home child care facility.

10. The approval of the use is contingent upon maintenance of a state-issued family day home license that permits the number of children being cared for at the home child care facility.
11. Any portions of the dwelling associated with the home child care facility that is 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 applicant shall obtain and pass a final inspection for the conversion of a garage into office and storage space within 6 months of approval of this application.

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.

STATEMENT OF JUSTIFICATION

Christine's Child Home Care  
5905 Ridge View Drive  
Alexandria, Virginia 22310  
(703) 960 4147  
cgabriel723@gmail.com

RECEIVED  
Department of Planning & Zoning  
MAR 14 2014  
Zoning Evaluation Division

March 12, 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: Christine Gabriel  
Zoning Ordinance: Section 8-305 for Home Child Care Facility and  
Section 8-004 of General Standards  
Tax Map #: 0823-10F-0008  
Zoning District: R-3  
Lot Size: 13,676 square feet

To whom it may concern,

Please accept the following as my statements 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 5905 Ridge View Dr in Fairfax, Virginia with my husband, Asefa Gabriel, and two children, Seana and Hosanna Gabriel. I have an older daughter, Blen Gabriel, who attends Virginia Commonwealth University and comes home for one weekend a month and on breaks. The property is zoned R-3 and I understand that 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 12 children in my child care facility in my home. Below is information about my child care facilities operations:

**Hours:** The child care is open 7:00 AM to 5:30 PM, Monday through Friday.

**Number of Children:** I care for up to 12 children at one time. This number does not include my own two children.

**Employees:** I have one full-time assistant who works from 7:30 AM to 5:30 PM, Monday through Friday. Another part-time assistant works from 7:30 AM to 1:30 PM, Monday through Friday.

**Arrival Schedule:** Six of the children arrive between 7:00 AM and 7:45 AM. Three of the children arrive between 8:20 AM and 8:40 AM. Two of the children arrive between 9:10 and 9:30.

**Departure Schedule:** One child is picked up between 3:00 PM and 3:15 PM. Three children are picked up between 3:45 PM and 4:10 PM. Two children are picked up between 4:30 PM and 4:45 PM. Two children are picked up between 5:00 PM and 5:15 PM. Three children are picked up between 5:20 PM and 5:30 PM (See Attachment 1).

**Area Served:** Currently, most of the children live within a four mile radius of my neighborhood. These parents drive their children to my house.

**Operations:** I run my daycare center from the basement of my single-family detached home. It has a walk-out basement, which leads to the recreation area, where the children spend most of their day. This area is also used for nap time. It also consists of a half-kitchen, used for storing, warming food (microwave and toaster oven), refrigeration, freezing, washer/drier, a full bathroom, a storage room (where we store learning and playing materials, sleeping mats, cribs and seasonal activities), an office, and a locked utility closet. In the basement there is a bedroom that my eldest daughter Blen uses when she comes home from college on weekends and breaks; this room is inaccessible to the children and is separated by a wall and divider door from area children use. Attachment 2 is a floor plan that indicates the area that the daycare is located in. The house has total of 1,504 square feet living area; the day care operating area consists of approximately 752 square feet in total. (See Attachment 2 for daycare floor plan)

**Outdoor Play Area:** I use my fenced backyard as an outdoor play area for the children. The area is approximately 6,000 square feet, most of the yard is grassed, it has some mulched area. There is also some patio area that the children use for outdoor activities similar to painting drawing and chalk. On the mulched area there is a swing set, climb-n-crawl caterpillar, climb-n-slide set. The grassed area has playhouse, airplane seesaw, seasonal sand box and water table, picnic table, car roller there is also a boxed area that is used for gardening with the children. All the play equipment belongs to the daycare and this is the only outdoor area that the children play in. There is a locked shed that is used for storage this is inaccessible to the children. There is also a gated deck on the side of the yard this also is inaccessible to the children as well.

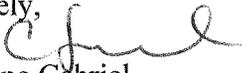
**Parking:** My driveway provides enough parking for six cars including our family car, which is used by me and is parked in the driveway. My husband's car is not present during daycare hours because he is at work. In addition, ample parking is located along the street in front of my house for parents. Our employees do not own cars, they use public transportation.

**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 onsite.

**Zoning Ordinance Compliance:** The proposed development conforms to the provision 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.

In conclusion, I am proposing no changes regarding our neither home nor daycare (interior or exterior).

Sincerely,

A handwritten signature in cursive script, appearing to read "Christine Gabriel".

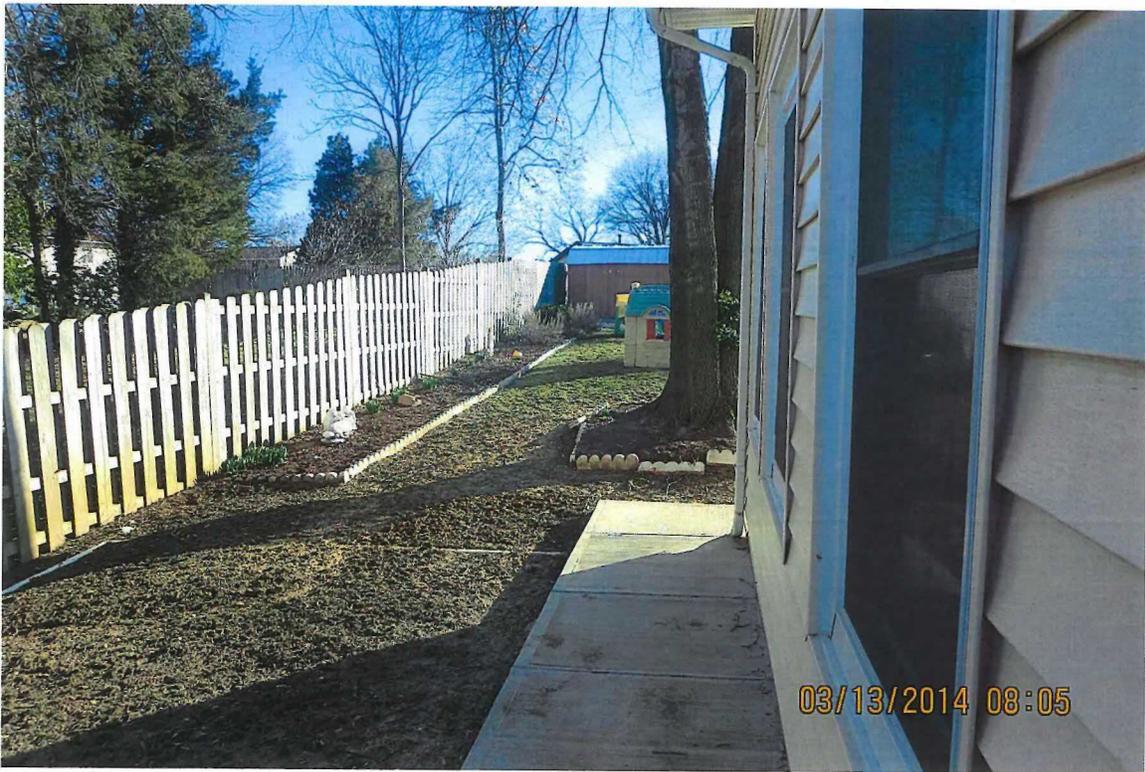
Christine Gabriel

Owner of Christine's Child Home Care

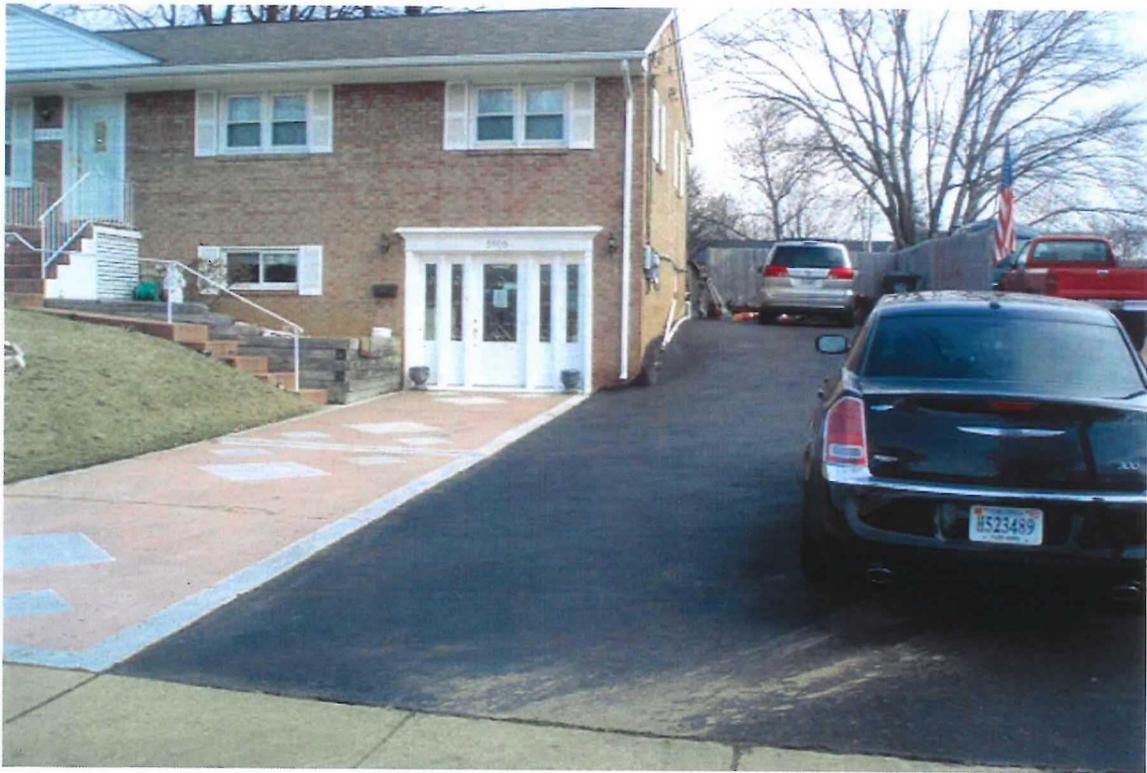


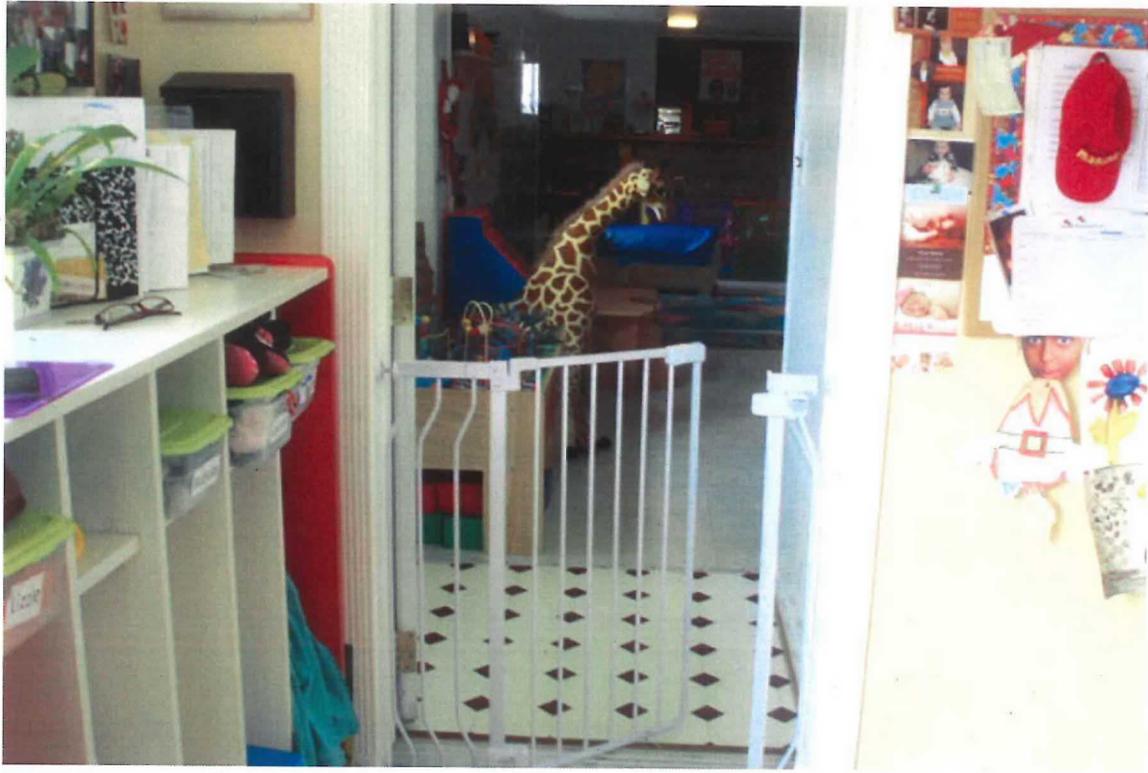




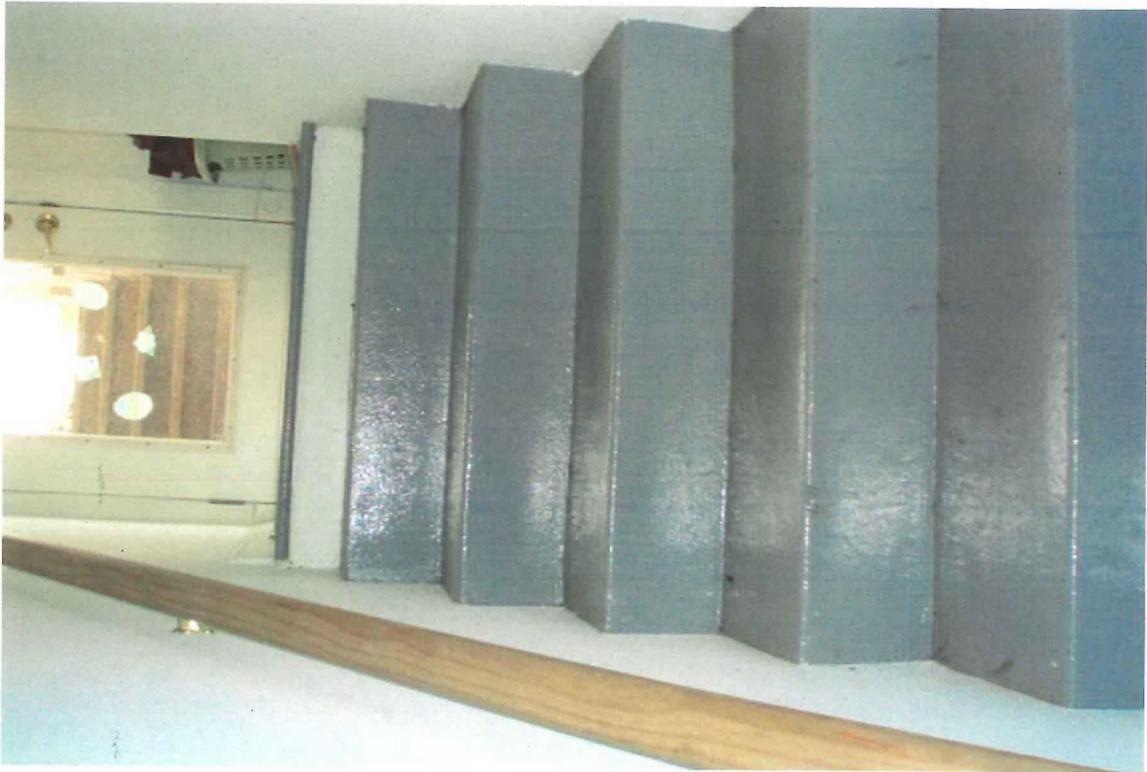
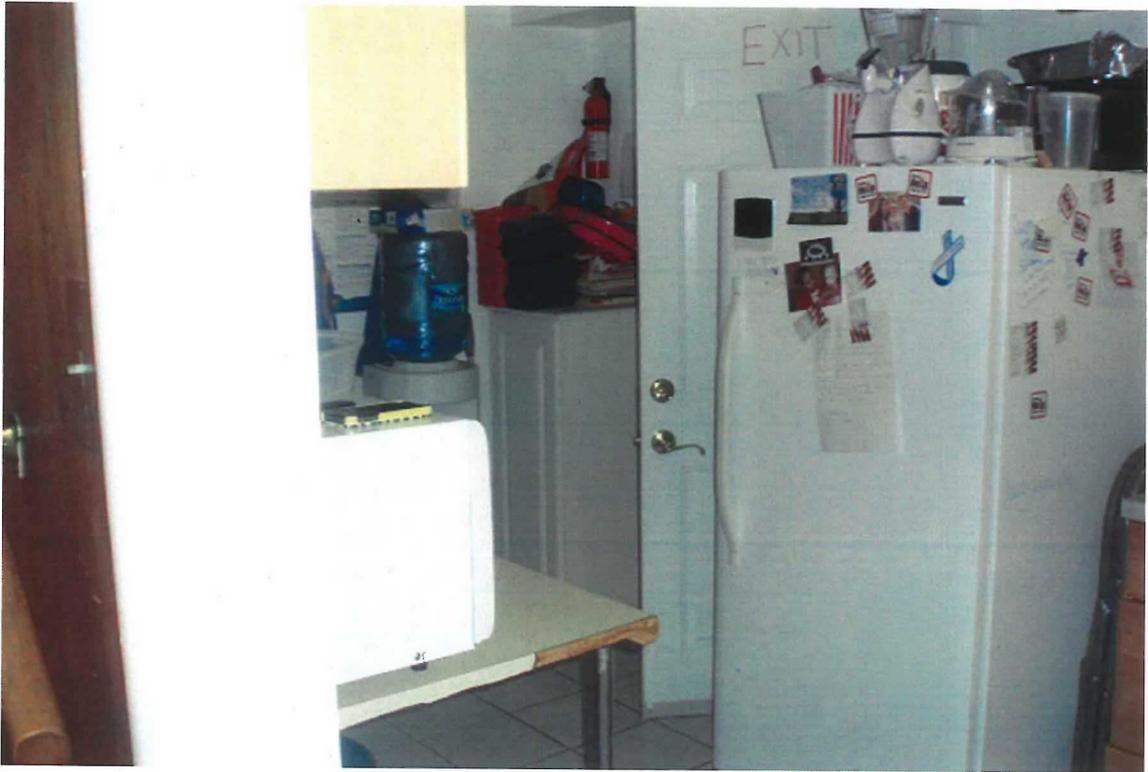
















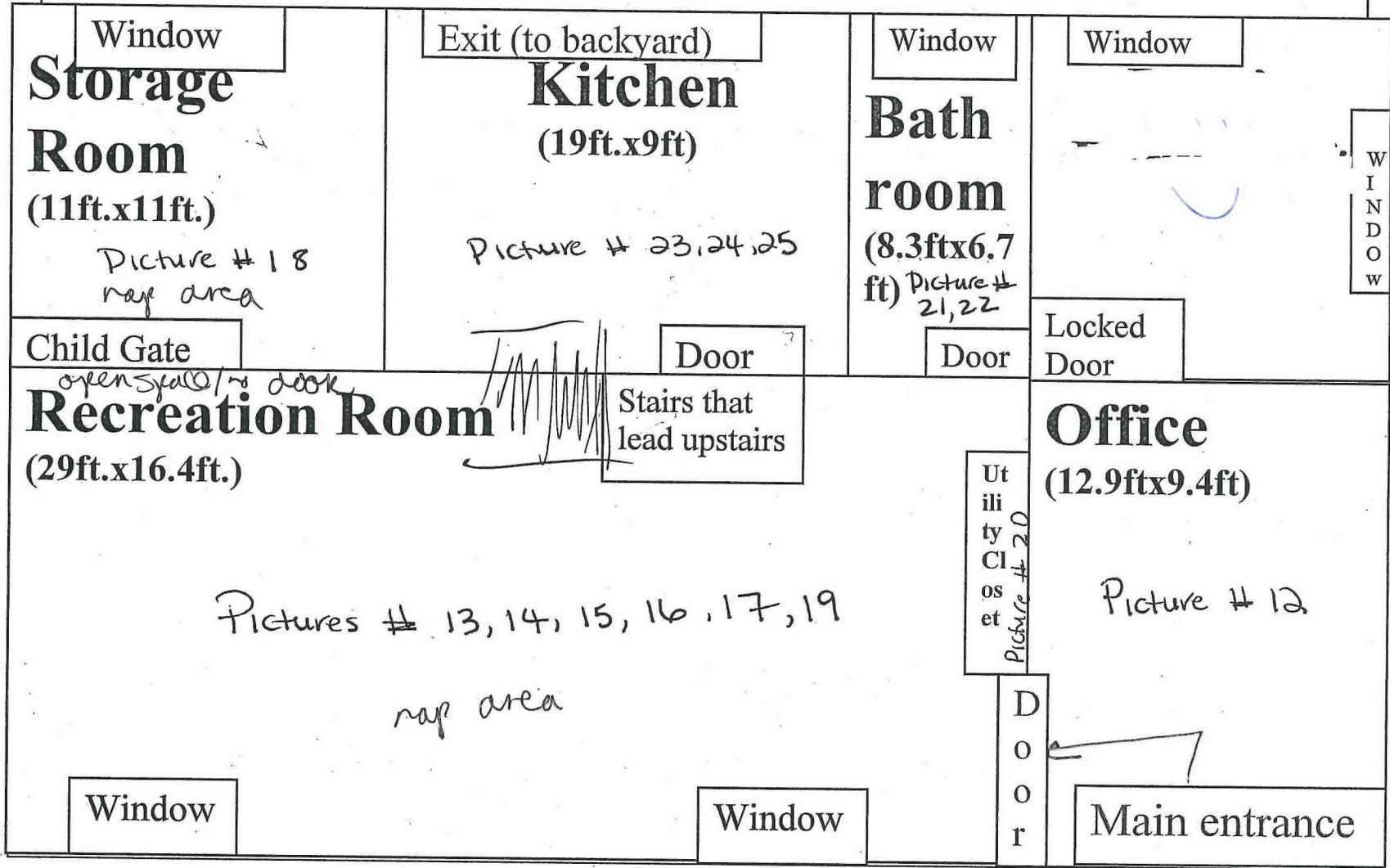








Attachment 2 for floor layout of daycare: Christine H. Gabriel



By Puller Model for Play Area

Unlabeled  
2 up stairs  
3 Furnishings

\*Blen's Room: This is the room my daughter uses as her bedroom when she comes home to visit from College on weekends and breaks. This room is never accessible to the children.

Window 52x20 56 is 6' high

19'  
Floor goes to upstairs etc.

RECEIVED  
Department of Planning & Zoning  
MAR 14 2014  
Zoning Evaluation Division

Application No.(s): SP 2014-LE-064  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

124810

DATE: 05/05/2014  
(enter date affidavit is notarized)

I, CHRISTINE H. GABRIEL, 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 <b>BOLD</b> above)
CHRISTINE H. GABRIEL d/b/a CHRISTINE'S CHILD HOME CARE	5905 RIDGEVIEW DR. ALEX VA 22310	APPLICANT/TITLE OWNER
ASEFA GABRIEL	5905 RIDGEVIEW DR ALEXANDRIA VA 22310	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).

Application No.(s): SP 2014-LE-064  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 05/05/14  
(enter date affidavit is notarized)

124810

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)

N/A

**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)

N/A

(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): SP 2014-LE-064  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 5/5/14  
(enter date affidavit is notarized)

124810

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**)

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.

Application No.(s):

SP 2014-LE-064

(county-assigned application number(s), to be entered by County Staff)

Page Four

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE:

5/5/14

(enter date affidavit is notarized)

124810

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): SP 2014-LE-064  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 5/5/14  
(enter date affidavit is notarized)

124810

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:

[Signature]  
(~~RAHMAN KHAN~~) [x] Applicant [ ] Applicant's Authorized Agent

NOTARY PUBLIC 7560785  
COMMONWEALTH OF VIRGINIA CHRISTINE H. GABRIEL  
(type or print first name, middle initial, last name, and title of signee)  
MY COMMISSION EXPIRES FEBRUARY 28, 2017

Subscribed and sworn to before me this 5 day of May, 2014, in the State/Comm. of Virginia, County/City of Fairfax.

[Signature]  
Notary Public

My commission expires: 02/28/2017



## Land Development Information History: ISIS - Building Permit - 01351B0620

### Permit Information

<b>Permit Id:</b>	01351B0620	<b>Application Date:</b>	2001-12-17	<b>Time:</b>	14:09:40
<b>Job Address:</b>	005905 RIDGE VIEW DR	<b>Tax Map:</b>	082-3 ((10)) (F) 0008		
<b>Subdivision:</b>	RIDGE VIEW, SEC 001A	<b>Permit Status:</b>	Initial/Approved (IA)		
<b>Trade Name:</b>	NA	<b>Subobj:</b>	181	<b>R/C:</b>	R
<b>Applicant Name:</b>	GEREMEW	<b>Bldg:</b>	NA	<b>Floor:</b>	NA
		<b>Suite:</b>	NA		

**Work Description:** SFD/BUILD DECK W/STAIRS N/HTUB PER CNTY DET

**Type Work:** Deck Only-Residential (A33)

**Building Use:** Single-Family, Detached Or Semi-Detached (010)

**Standard:** 0295

**Plan Number:** **Use Group:** R4 **Bldg Permit:** NA

**Permit Hold Date:** **By:** QNO: N-01-14379 **POF:** R

**Hold Release Date:** **By:** **Proffer:** **Pre-Const Meeting:** **Date:**

**Comments:** PERM AUTH AFFDVT ATTACHED

### Permit Status Summary

<b>Permit Status:</b>	Initial/Approved (IA)	<b>Real Estate:</b>	2001-12-17	<b>RSLT:</b>	APP	<b>BY:</b>	MCJ
<b>Applied Date:</b>	2001-12-17	<b>Zoning:</b>	2001-12-18	<b>RSLT:</b>	APP	<b>BY:</b>	JWC
<b>Issued Date:</b>	2001-12-18	<b>Grading / Drainage:</b>	2001-12-18	<b>RSLT:</b>	APP	<b>BY:</b>	RLW
<b>Paid Date:</b>	2001-12-18	<b>Final Inspection:</b>	2002-01-08	<b>RSLT:</b>	R	<b>BY:</b>	JAM
<b>Inspection Date:</b>	2002-01-10	<b>Final Inspection:</b>	2002-01-10	<b>RSLT:</b>	A	<b>BY:</b>	JAM
<b>Expiry Date:</b>	2002-06-18						

### Owner Information

<b>Leasee:</b>		<b>Corp:</b>	
<b>Owner:</b>	GERESU GEREMEW	<b>Job Magisterial Dist:</b>	Lee
<b>Address:</b>	05905 RIDGE VIEW DR	<b>Planning Dist:</b>	Rose Hill
<b>City:</b>	ALEXANDRIA	<b>State:</b>	VA

Zip: 22310

Subcensus Tract: 207.01

Phone:

**Contractor Information**

Name: OWNER

Master:

Address: 00000

BPOL Licnese: 0

City: State: Zip: 0

State License: 0

Phone:

Trade Reg.: 0

**Building Permit**

**Building Plan Review**

Estimated Cost: 5400

Sewer Water Code: 1

Use Group: (01) R4

Sewer Shed: N1

Type Const: (01) Combustible/Unprotected (5B)

Model Group:

Plan Received: 2001-12-17

Review Time:

Review Started: 2001-12-17

Results: NRQ

Review Completed:

Engineer: SY

Comments:

**Totals Fee Area**

Type of Construction	Fee	Fee Rate
Combustible/Unprotected (5B)	210	0.054

Total	210
Filing Fee	56.00
Total Fee	56.00
Amount paid	56.00

**Real Estate Review**

**Building**

Units: 0

Kitchens: 0

Baths: 0

Half Baths: 0

Bedrooms: 0

Rooms: 0

Stories:

Basement:

Ext Walls:

Int Walls:

Roofing:

Flooring:

Base Fin:

Fuel/Heat:

Fuel System:

**Building Height:** 0 **Fireplace:** 0

**Building Area:** 0

**Owner of Record:** GERESU GEREMEW

#### Review Data

**Date To:** 2001-12-17

**Date From:** 2001-12-17

**Results:** APP

**Reviewer:** MCJ

**Comments:**

#### Zoning Review

##### Review Data

**Date To:** 2001-12-18

**Date From:** 2001-12-18

**Results:** APP

**Reviewer:** JWC

**Comments:**

#### Grading / Drainage Review

##### Review Data

**Date To:** 2001-12-18

**Date From:** 2001-12-18

**Results:** APP

**Reviewer:** RLW

**Comments:**

### Inspections

#### Inspection - FTGD - 999998

**Req Taken:** 2001-12-18

**Phone:**

**Time:** 21:50:12

**Floor:** NA

**Sched For:** 2001-12-19

**Suite/Area:** NA

**Assigned To:** A53

**Comments:**

**Branch:** 4

**Req Taken By:** VR2

**Requested By:** FROM VRU

**Ovrd:**

**Rpt Br:** 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FTGD		2001-12-19	MST	C	A	N		N			00:00:00	00:00:00	00:00:00	2

**Inspection - FTGD - 999997**

**Req Taken:** 2001-12-26 **Phone:**  
**Time:** 13:21:03 **Floor:** NA  
**Sched For:** 2001-12-27 **Suite/Area:** NA  
**Assigned To:** A53 **Comments:**  
**Branch:** 4 **Req Taken By:** UK  
**Requested By:** KIRK **Ovrd:**  
**Rpt Br:** 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FTGD		2001-12-27	JLR	C	A	N		N			00:00:00	00:00:00	00:00:00	1

**Inspection - FINB - 999996**

**Req Taken:** 2002-01-07 **Phone:**  
**Time:** 08:21:27 **Floor:** NA  
**Sched For:** 2002-01-08 **Suite/Area:** NA  
**Assigned To:** A51 **Comments:**  
**Branch:** 4 **Req Taken By:** MK  
**Requested By:** CRAIG **Ovrd:**  
**Rpt Br:** 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FINB		2002-01-08	JAM	C	R	N		N			00:00:00	00:00:00	00:00:00	3

**Inspection - FRM - 999995**

**Req Taken:** 2002-01-07 **Phone:**  
**Time:** 08:21:27 **Floor:** NA  
**Sched For:** 2002-01-08 **Suite/Area:** NA  
**Assigned To:** A51 **Comments:**  
**Branch:** 4 **Req Taken By:** MK  
**Requested By:** CRAIG **Ovrd:**  
**Rpt Br:** 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FRM		2002-01-08	JAM		C	N		N			00:00:00	00:00:00	00:00:00	0

**Inspection - FINB - 999994**

**Req Taken:** 2002-01-09 **Phone:**  
**Time:** 11:02:33 **Floor:** NA  
**Sched For:** 2002-01-10 **Suite/Area:** NA  
**Assigned To:** A51 **Comments:**  
**Branch:** 4 **Req Taken By:** CAS  
**Requested By:** KIRK **Ovrd:**  
**Rpt Br:** 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FINB		2002-01-10	JAM	C	A	N		N			00:00:00	00:00:00	00:00:00	1

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## Land Development Information History: FIDO - MISC R - 143030062

### Permit Information

<b>Permit Number:</b>	143030062	<b>Application Date:</b>	
<b>Permit Type:</b>	MISCELLANEOUS BUILDING WK RES	<b>Tax Map:</b>	082-3 ((10)) (F) 0008
<b>Job Address:</b>	005905 RIDGE VIEW DR ALEXANDRIA , VA 22310-2053	<b>Permit Status:</b>	Finalized
<b>Location:</b>		<b>Bldg:</b>	<b>Floor:</b> <b>Suite:</b>
		<b>Permit Fee:</b>	
<b>Subdivision:</b>	RIDGE VIEW		
<b>Magisterial District:</b>	LEE		
<b>Subcensus Tract:</b>			
<b>AP (Tenant) Name:</b>			
<b>Work Description:</b>	INSTALLING EGRESS WINDOW IN FINISH BASEMENT AS PER PLANS		
<b>Type of Work:</b>	MISCELLANEOUS		
<b>Building Use:</b>	SFD - SINGLE FAMILY DWELLING		
<b>Standard:</b>	IR09 - IRC 2009		
<b>Plan Number:</b>	W-14-5398		
<b>Parent Permit:</b>			
<b>ISIS Permit:</b>			
<b>Type of Const:</b>	VB		
<b>Use Group:</b>	R5		
<b>Comments:</b>			

Link to FIDO record : [143030062](#)

### Owner Information

**Owner:** GABRIEL ASEFA  
**Address:** 5905 RIDGE VIEW DR  
**City:** ALEXANDRIA **State:** VA  
**Zip:** 22310

**Contractor Information**

**Name:** OWNER IS CONTRACTOR  
**Address:**  
**City:** **State:** VA **Zip:**  
**Trade Name:**

**BPOL License:****State License:****Trade Reg.:****Applicant Information****Applicant:****Address:****City:** **State:** **Zip:****Other Contact Information****Contact:****Address:****City:** **State:** **Zip:****Inspections****Inspection - R FINAL - FINAL INSPECTION - 6550580**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2014-12-02	DONALD CASSEDY	N	Passed	NO	1 window in front of house

**Reviews****Review - BUILDING - (BUILDING REVIEW) - 2382538**

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2014-10-31	DERRICK HEATH	Y	Approved

**Review - SITEPERMIT - (SITE PERMITS REVIEW) - 2382539**

Review Type	Review Date	Reviewer	Started	Status
SITEPERMIT	2014-10-31	SHERRY SHEPARD	Y	Approved

**Review - ZONING - (ZONING REVIEW) - 2382540**

Review Type	Review Date	Reviewer	Started	Status
ZONING	2014-10-31	REBECCA GOODYEAR	Y	Approved

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## Land Development Information History: FIDO - DECK - 150910087

### Permit Information

**Permit Number:** 150910087      **Application Date:**  
**Permit Type:** DECK      **Tax Map:** 082-3 ((10)) (F) 0008  
**Job Address:** 005905 RIDGE VIEW DR      **Permit Status:** Finalized  
 ALEXANDRIA , VA 22310-2053      **Bldg:**      **Floor:**      **Suite:**  
**Location:**      **Permit Fee:**  
**Subdivision:** RIDGE VIEW  
**Magisterial District:** LEE  
**Subcensus Tract:**  
**AP (Tenant) Name:**  
**Work Description:** relocate stairs on existing deck per county details  
**Type of Work:** DECK  
**Building Use:** SFD - SINGLE FAMILY DWELLING  
**Standard:** IR12 - IRC 2012  
**Plan Number:** N-15-2276  
**Parent Permit:**  
**ISIS Permit:**  
**Type of Const:** VB  
**Use Group:** R5  
**Comments:**

**Link to FIDO record :**      [150910087](#)

### Owner Information

**Owner:** GABRIEL ASEFA

**Address:** 5905 RIDGE VIEW DR  
**City:** ALEXANDRIA **State:** VA  
**Zip:** 22310

**Contractor Information**

**Name:** OWNER IS CONTRACTOR  
**Address:**  
**City:** **State:** VA **Zip:**  
**Trade Name:**

**BPOL License:****State License:****Trade Reg.:****Applicant Information****Applicant:****Address:****City:** **State:** **Zip:****Other Contact Information****Contact:****Address:****City:** **State:** **Zip:****Inspections****Inspection - R FINAL - FINAL INSPECTION - 6706366**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2015-04-16	DONALD BOLT	N	Passed	NO	

**Inspection - R FINAL - FINAL INSPECTION - 6691749**

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

**Inspection - R FOOTING - FOOTING INSPECTION - 6691750**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FOOTING	2015-04-16	DONALD BOLT	N	Passed	NO	

**Inspection - R FRAMING - FRAMING INSPECTION - 6691751**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING			N	None	NO	Auto Finalization

**Reviews****Review - SITEPERMIT - (SITE PERMITS REVIEW) - 2417731**

Review Type	Review Date	Reviewer	Started	Status
SITEPERMIT	2015-04-01	ONJALI MCEACHIN	Y	Approved

**Review - ZONING - (ZONING REVIEW) - 2417730**

Review Type	Review Date	Reviewer	Started	Status
ZONING	2015-04-01	TONY MOORE	Y	Approved

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## Land Development Information History: FIDO - INT ALT R - 151340107

### Permit Information

**Permit Number:** 151340107      **Application Date:**  
**Permit Type:** INTERIOR ALT. RESIDENTIAL      **Tax Map:** 082-3 ((10)) (F) 0008  
**Job Address:** 005905 RIDGE VIEW DR      **Permit Status:** Permit Issued  
 ALEXANDRIA , VA 22310-2053      **Bldg:**      **Floor:**      **Suite:**  
**Location:**      **Permit Fee:** \$108.00  
**Subdivision:** RIDGE VIEW  
**Magisterial District:** LEE  
**Subcensus Tract:**  
**AP (Tenant) Name:**  
**Work Description:** CONVERT EXISTING GARAGE TO OFFICE AND STORAGE ROOM / WORK WAS DONE WITHOUT PERMIT.  
**Type of Work:** INTERIOR WORK  
**Building Use:** SFD - SINGLE FAMILY DWELLING  
**Standard:** IR12 - IRC 2012  
**Plan Number:** W-15-2859  
**Parent Permit:**  
**ISIS Permit:**  
**Type of Const:** VB  
**Use Group:** R5  
**Comments:**

Link to FIDO record : [151340107](#)

### Owner Information

**Owner:** GABRIEL ASEFA  
**Address:** 5905 RIDGE VIEW DR  
**City:** ALEXANDRIA **State:** VA  
**Zip:** 22310

### Contractor Information

**Name:** OWNER IS CONTRACTOR **BPOL License:**  
**Address:** **State License:**  
**City:** **State:** VA **Zip:** **Trade Reg.:**  
**Trade Name:**

### Applicant Information

**Applicant:**  
**Address:**  
**City:** **State:** **Zip:**

### Other Contact Information

**Contact:**  
**Address:**  
**City:** **State:** **Zip:**

### Inspections

#### Inspection - R FINAL - FINAL INSPECTION - 6753348

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

#### Inspection - R FRAMING - FRAMING INSPECTION - 6753349

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

### Reviews

#### Review - BUILDING - (BUILDING REVIEW) - 2435283

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2015-05-28	DERRICK HEATH	Y	Approved

#### Review - BUILDING - (BUILDING REVIEW) - 2431848

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2015-05-22	DERRICK HEATH	Y	Failed

#### Review - ZONING - (ZONING REVIEW) - 2431849

Review Type	Review Date	Reviewer	Started	Status
ZONING	2015-05-22	MARIE LANGHORNE	Y	Approved

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VIRGINIA DEPARTMENT OF  
SOCIAL SERVICES

HOME ABOUT US ABUSE & NEGLECT ADOPTION & FOSTER CARE ADULT & CHILD CARE ASSISTANCE CHILD SUPPORT COMMUNITY SUPPORT CAREERS

**Christine Gabriel**

5905 Ridge View Drive

ALEXANDRIA, VA 22310

(703) 960-4147

Facility Type: [Family Day Home](#)License Type: [Two Year](#)[Expiration Date](#): Sept. 20, 2016Business Hours: 7:00 am - 5:30 pm  
Monday - Saturday

Capacity: 12

Ages: 1 month - 6 years 11 months

Inspector: Anailim Dally  
(703) 577-0270



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** September 3, 2014

**TO:** Laura Gumkowski, Staff Coordinator  
Zoning Evaluation Division  
Fairfax County Department of Planning and Zoning

**FROM:** Chuck Cohenour  
Senior Zoning Inspector  
Zoning Inspections Branch

**SUBJECT:** Home Child Care Application

**APPLICANT:** Christine Gabriel  
5905 Ridge View Drive, Alexandria, Virginia  
Ridgeview Section 1A, Block F, Lot 8  
Tax Map Ref #: 83-3((10F)) 8  
Zoning District: R-3  
Mail Log Assignment: 2014-LE-0299

*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.)

- *The child care facility has two below grade windows in the "RECREATION ROOM" which is also used for sleeping purposes. The windows in the Recreation Room are 52" x 25" in total size with 4.3 square feet of openable area. The sill height for these windows is 56" from the floor. Additionally, one means of egress for this room is through the "OFFICE".*
- *The applicant has one bedroom labeled "BLEND'S ROOM". One means of egress from this room is through the "OFFICE" and the only window in this sleeping room is not of sufficient size to be considered an egress window.*
- *Most importantly, each of these rooms used for sleeping purposes does not provide two means of egress, including one means of egress that leads directly to the outside, as required by the Virginia Uniform Statewide Building Code (VUSBC 32-12-30).*

*Note: The room shown as "STORAGE ROOM" on the floor plan, contained cribs and children's toys. The applicant advises that the room is only used to store the cribs. While the storage of the*

*cribs in this room would not be a violation of the Virginia Residential Code, this room should not be used for sleeping purposes.*

- 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.

- The floor plan depicts an exit to the outside from the "KITCHEN" to the backyard. This exit leads directly onto a small landing that is also the entrance to the stair case leading to an above grade deck. The area between the deck stairway railing and the side of the house is 19" which is not of sufficient width to allow a continuous and unobstructed path of egress. The exterior landing is required to "have a minimum dimension of 36 inches in the direction of travel" (R311.3 Floors and Landings at exterior doors).*

- 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.

- The front yard coverage by both driveways is 45' 2" x 28' 7" or 1,291 square feet.*

- A building permit would have been required to convert the garage into an office and bedroom and for the addition to the rear of the single family dwelling.*

cc: Street File

**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.