



APPLICATION ACCEPTED: September 19, 2014  
BOARD OF ZONING APPEALS: June 24, 2015 @ 9:00 a.m.

# County of Fairfax, Virginia

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June 17, 2015

## STAFF REPORT

**SPECIAL PERMIT NO. SP 2014-HM-212**

### HUNTER MILL DISTRICT

**APPLICANT:** Cecilia S. Holman  
Someplace Special Family Child Care

**OWNERS:** Cecilia S. Holman  
Rodger A. Holman

**SUBDIVISION:** Polo Fields, Section 3A

**STREET ADDRESS:** 2241 Halter Lane, Reston, 20191

**TAX MAP REFERENCE:** 16-4 ((9)) 186

**LOT SIZE:** 11,850 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-HM-212 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.**

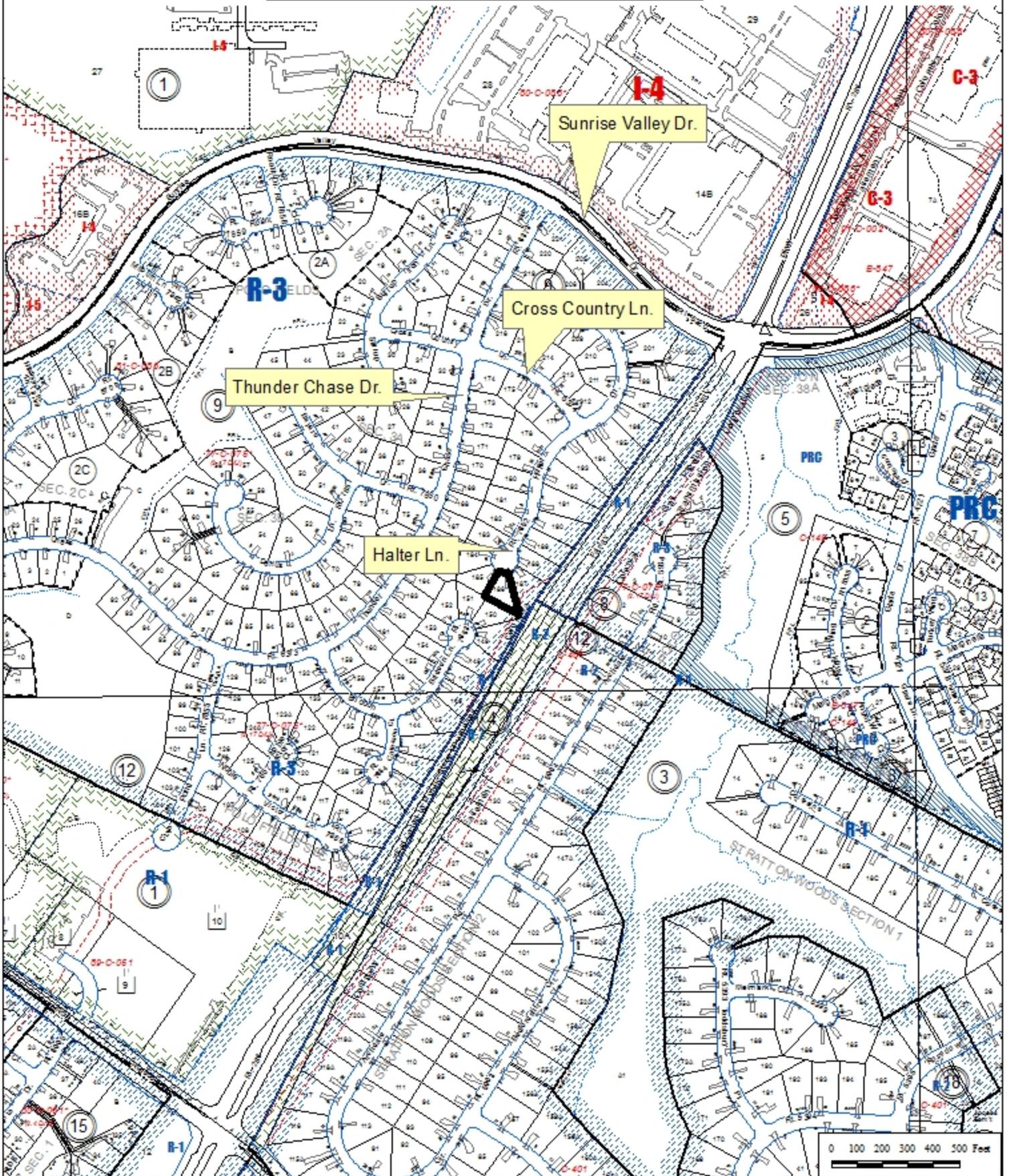


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Permit

SP 2014-HM-212

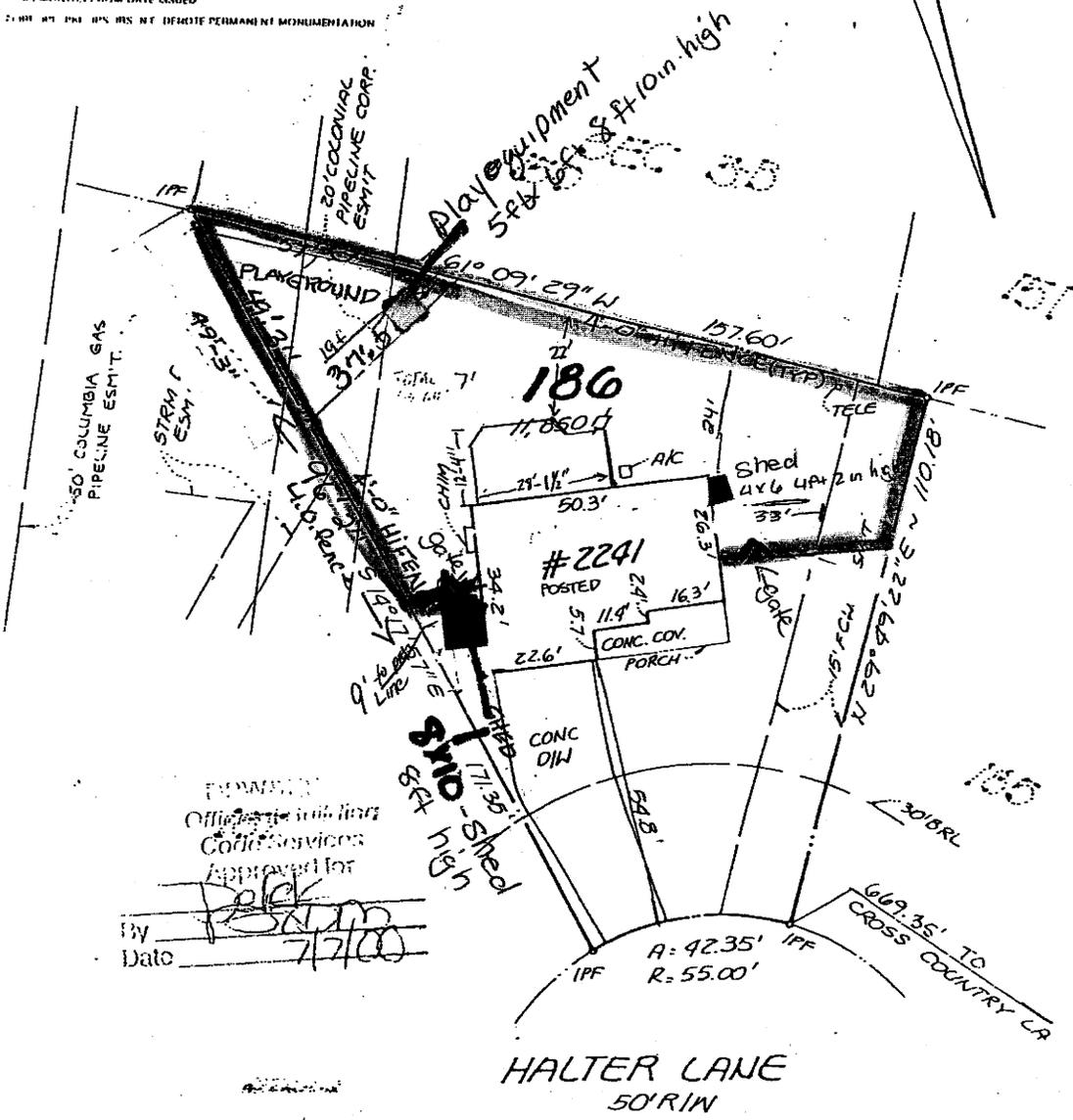
CECILIA S. HOLMAN / SOMEPLACE SPECIAL  
FAMILY CHILD CARE



SEP 16 2014

Zoning Evaluation Division

PROPERTY BEING SURVEYED  
ALL DIMENSIONS ARE APPROXIMATE AND DO NOT CERTIFY OWNERSHIP  
THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON COMMUNITY  
MAP NO. 515525 0050D DATED 3-5-70  
COPYRIGHT 1996 RICE ASSOCIATES P.C. THIS IS A SERVICE DOCUMENT AND IS VALID FOR  
SIX MONTHS FROM DATE ISSUED  
DO NOT REMOVE OR DESTROY PERMANENT MONUMENTATION



OFFICIAL  
Office of the Chief  
Code Services  
Approved for  
By: [Signature]  
Date: 7/7/00

HALTER LANE  
50' R/W

- Fence - blue
- Playground - yellow
- Play equipment - pink

LOT 186, SEC. 3-A  
POLO FIELDS  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

HOUSE LOCATION

No Title Report Furnished

DATE: 6-20-90 SCALE: 1" = 30'  
DRAWN BY: CC CHECKED BY: GFLS/DES

RICE ASSOCIATES, P.C.

SPRINGFIELD, VIRGINIA  
PHONE 866-7770 FAX 866-3609

RGS-R R96-01834M  
HOLMAN / WORLDWIDE RELO.



## SPECIAL PERMIT REQUEST

The applicant is seeking a special permit to allow a home child care facility for up to 12 children. A copy of the special permit plat, titled “House Location, Lot 186, Sec. 3-A, Polo Fields,” prepared by Rice Associates, P.C., on June 20, 1996, as revised by the applicant Cecilia Holman on September 8, 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 driveway, walkway and a covered porch are located in the front yard. An 8 foot high accessory storage structure is located at the western side of the dwelling. A deck and the play area are located in the rear yard. The special permit plat shows an 8 foot 10 inch high play equipment ( an accessory structure) located in the rear yard, but the applicant chose to remove the structure in its entirety due to its deteriorating condition. A 4 foot high fence encloses the rear yard.



Figure 1- Aerial View of Property

A Colonial Pipeline Corporation easement is located in the rear yard. A Fairfax Water easement is located along the western property lines.

The site is located just west of the Fairfax County Parkway and south of Sunrise Valley Drive. The subject property and surrounding properties to the north, west and south are zoned R-3 and developed with single family detached dwellings. The property to the east is VDOT right-of-way for Fairfax County Parkway.

## BACKGROUND

Fairfax County Tax Records indicate that the single-family dwelling was constructed in 1987. The property was purchased by the owners in 1996.

On October 24, 2000, a building permit was obtained and a final inspection was passed for the construction of a deck with stairs in the rear yard.(Appendix 4).

On June 3, 2015, a building permit was issued for the construction and installation of an egress window and well in the basement (Appendix 4). A proposed development condition requires a final inspection will be obtained within 90 days of approval of the application.

## **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 6:30 a.m. and 5:00 p.m., Monday through Friday. There is an existing staggered drop-off and pick-up schedule for the children. Currently, there is one non-resident assistant but the applicant is requesting two.

The home child care facility is operated in the basement of the dwelling. The current day care and napping areas do not have emergency egress. However, the applicant is installing an egress 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 February 26, 2016, from the Commonwealth of Virginia, Department of Social Services. The license lists the business hours 7:15 a.m. to 5:00p.m., Monday through Friday. The license also permits a capacity of 12 children, from 1 month through 12 years, 11 months of age. A copy of the license is included as Appendix 5. A proposed development condition is included that ensures the applicant will operate with the currently approved state license hours until a new state license with revised hours as requested is obtained.

## **ANALYSIS**

### **Comprehensive Plan Provisions**

**Plan Area:** Area III, Upper Potomac Planning District  
**Planning Sector:** Reston Community Planning Sector (UP5)  
**Plan Map:** Residential, 2-3 du/ac

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

The existing driveway can accommodate approximately 6 cars. The applicant parks their one car in the driveway. The current employee and any future employees would park on Halter Lane.

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

During the inspection, staff found that the stairwell landing in the basement had a storage that obstructed the egress pathway. The applicant has remedied this concern and provided photographs (Appendix 6).

Staff found that the utility rooms contained storage items that obstructed access to the electrical panel and hot water heater. The applicant has removed the storage and provided photographs (Appendix 6).

**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

Bulk Standards (R-3)		
Standard	Required	Provided
Lot Size	10,500 sf	11, 850 sf
Lot Width	Interior: 80 feet	157.6 feet
Building Height	35 feet max.	Not provided
Front Yard	Min. 30 feet	54.8 feet
Side Yard	Min. 12 feet	12.0 feet <sup>1</sup> , 27 feet
Rear Yard	Min. 25 feet	27 feet

1. Aerial Photography demonstrates that the garage has existed in its current location since 1997. Therefore, the garage location has existed for longer than 15 years and is vested in its current location.

**Table for Accessory Structures**

Accessory Structure Setback Standards				
Structure	Yard	Minimum Yard Required	Existing Location	Permit Status
Shed	Side	12 feet	Under 8.5 feet in height	n/a
Deck	Rear	25 feet	22 feet <sup>1</sup>	Finalized

1-According to Sect. 2-412 a deck with no part of its floor over four feet in height can extend up to five feet into the minimum required rear yard.

**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 three 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 February 26, 2016, for 12 children from 7:15 a.m. to 5:00 p.m., Monday through Friday. A proposed development condition is included that ensures the applicant will operate with the currently approved state license hours until a new state license with revised hours as requested is obtained.

**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 three 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.
<b>Part F</b> Code of Fairfax, Chapter 30 and Code of Virginia, Title 63.2, Chapter 17	Chapter 30 of the Code of the County of Fairfax addresses home child care facilities and Title 63.2, Chapter 17 of the Code of Virginia addresses licensure and registration procedures. The applicant has a valid state home child care license. A development condition has been added to ensure the home child care will continue to meet state license requirements.

<p style="text-align: center;"><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 three non-resident assistants.</p>
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## CONCLUSION/ RECOMMENDATION

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

Staff recommends approval of SP 2014-HM-212 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-HM-212****June 17, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-HM-212 located at Tax Map 16-4 ((9)) 186 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, Cecilia S. Holman, and is not transferable without further action of the Board, and is for the location indicated on the application, 2241 Halter Lane, 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 "House Location, Lot 186, Sec. 3-A, Polo Fields," prepared by Rice Associates, P.C., on June 20, 1996 as revised by the applicant Cecilia Holman on September 8, 2014, 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, 7:15 a.m. to 5:00 p.m., Monday through Friday. The applicant will operate with the currently approved state license hours until a new state license with revised hours of 6:30 a.m. to 5:00 p.m., Monday through Friday is obtained.
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 three 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. The applicant shall obtain all permits and final inspections relating to the installation of the window in the basement within 90 days of approval of this special permit.

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  
For Home Child Care Facility

Cecilia S. Holman  
2241 Halter Lane  
Reston, A 20191  
703-481-2973  
[kdsrme@verizon.net](mailto:kdsrme@verizon.net)

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MAR 31 2014  
Zoning Evaluation Division

March 19, 2014

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

Re: Special Permit Application  
Applicant: Cecilia S. Holman  
Zoning Ordinance Section 8-305 for Home Child Care Facility  
Section 8-004 for General Standards  
Tax Map #: 0164 09 0186  
Zoning District – Hunter Mill  
Lot Size – 11,850

To whom it may concern,

Please accept the following as my statement of justification for a special permit for a home child care facility in my home, I own and live in a detached dwelling at 2241 Halter Lane. The property is zoned R- 3 (residential 3 DU/AC) and I understand I need to seek approval for a special permit in order to operate a child care facility within my home. Below is information about my childcare operations:

Hours – My childcare is open from 7:15 am – 5:00 pm

Number of Children – I care for up to 12 children at any one time. This number does not include my children, because they are all grown up.

Employees – I have 1 assistant who works full time and 1 who works as an “as needed” basis. The as needed assistant is my daughter (Allison), who lives in my home and is only a few hours per month. Allison work full time, and is gone most days during daycare hours.

Arrival time – 12 children arrive between 7:15am – 8:30 am. Out of the 12 children, only 4 are single family children.

Departure time – 12 children leave between 4:15 and 5:00.

Most of my children live in the Reston area, I have 1 neighborhood family, and 1 family from Centreville.

Operations – As I stated, my house is a single family detached dwelling. It has 3 finished levels, top level is 4 bedrooms and 2 full bathrooms. Children do not go up on that level. The main level has a kitchen, living room, dining room, and family room. Children come on this level to go to and from the daycare area, to go outside and to watch TV on very rare occasions, and use bathroom if babies are sleeping. The bottom level is finished for the daycare rooms. There is 2 large rooms, a playroom, the other room is used for a baby sleep room, eating area, craft area, bathroom/changing area.

The house has      square feet. The following rooms are where I conduct the daycare: bottom level/basement. These rooms are 817 square feet 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.

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 modifications.

Outdoor Play Area – I use my backyard for outdoor play for the children. The area is approximately 4500 square feet. The outdoor play area consists of a wooden climber, Little Tikes climbing toys, small bikes, teeter tauter, log cabin, trucks, balls, slides.

Parking – I use my driveway to park my family cars. My parents park in my drive way or in front of my house on the street.

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

In conclusion, I am proposing that I am granted the special permit to care for 12 children. I have been in business for 25 years, in this home 18 years. I am considerate of all of my neighbors, not taking the children out in the back yard until after 9:30 am/10:00am. Not allowing my parents to park in front of my neighbors driveways.

Sincerely,

Cecilia (CeCe) Holman  
Owner of Someplace Special Family Children Home

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**Item 5.05** - I have 4 families that have 2 children each. I have 1 part time child who only Tuesday, Thursday and Friday. I have a total of 7 drop off trips in the morning from 7:15 until 8:15 and sometimes later. On the 3 days I have my part time child I have 8 drop offs.

I have a total of 7 pickups each evening, first child leaves about 4:15/30, all others leave by 5:00. On the 3 days I have my part time child I have 8 pickups.

My parents park in my drive way, or in front of my house.

**Item 305.02** - Floor plan of daycare rooms - Page attached also with pictures.

**Item 305.20** - attached

**Item 305.22** - Shed #1 (by garage) - The shed is 8' x 10' and is 8' high. This shed is 9 feet from property line.

Shed #2 (on other side of house) - The shed is 4' x 6' and is 4'2" high. This shed is 24' to the back property line; and 23' to the side property line.

Wooden playground equipment is 5' x 6' and is 8'1" high. The actual height of the playground is 7'6" tall, there is a bar that goes up to the 8'1". See picture. The wooden playground equipment is 8' from the back property line on the right side and 19' from the property line on the left side. **Picture attached**

The height of the fence is 4 feet to the top railing and 4' 6" to the top of the post.  
**Pictures attached.**

**Item 305.23** - done on plat

**305.24** - The playground is inside the fence and is marked in yellow.

**305.26** - signature - done

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## Arrival Schedule and Departure Schedule

### Arrival Schedule

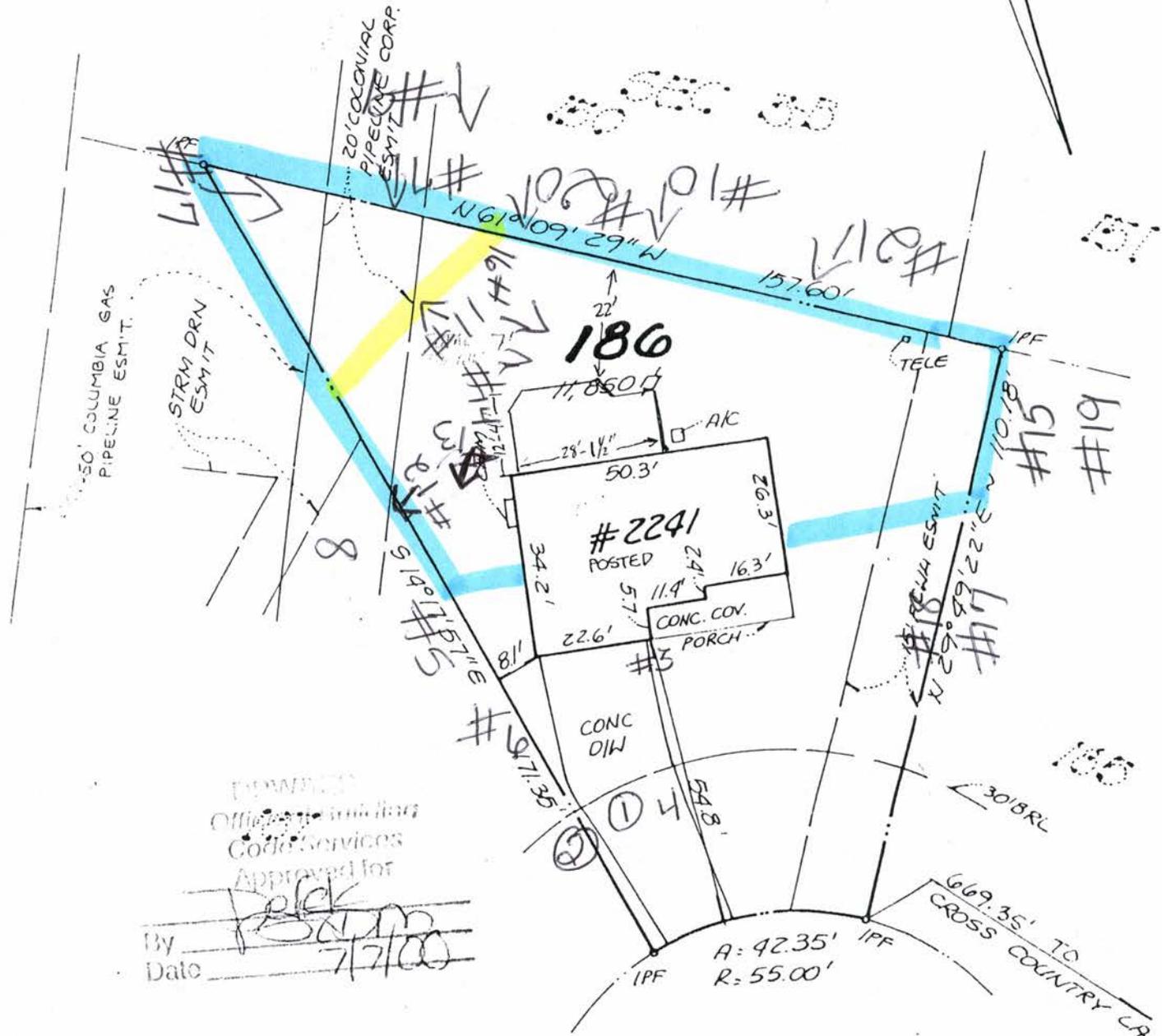
Child	7:00 – 7:45 AM	7:45 – 8:00 AM	8:00 – 8:30 AM	9:00 – 9:15 AM
1	715			
2	715	4:15		
3	715	4:45		
4	730	6:45		
5	730			
6	740			
7	740			
8	745			
9	8:00	8:00		
10	8:00	8:00		
11	8:15		8:15	
12	745 (w/Thur)			

### Departure Schedule

Child	2:45 – 4:15 PM	4:15 – 4:30 PM	4:30 – 5:00 PM	5:00 – 5:30 PM
1	4:50		4:50	
2	4:50		4:45	
3			4:45	
4			4:40	
5			4:40	
6			4:55	
7			4:55	
8			4:30	
9			4:50	
10			4:50	
11			5:00	5:00
12			5:00	5:00

1. TO BE USED BY OTHERS.  
 2. NOT TO BE USED FOR ANY CONSTRUCTION (INCLUDING FENCES).  
 3. LOCATION OF FENCES IF SHOWN ARE APPROXIMATE AND DO NOT CERTIFY OWNERSHIP.  
 4. THIS PROPERTY IS SHOWN ON ASSESSMENT MAP NO. 016-4-09-00-0186  
 5. THIS PROPERTY IS LOCATED IN F.L.A. ZONE X AS SHOWN ON COMMUNITY  
 MAP NO. 515525 00500 DATED 3-5-90  
 6. COPYRIGHT 1986 RICE ASSOCIATES, P.C. THIS IS A SERVICE DOCUMENT AND IS VALID FOR  
 SIX MONTHS FROM DATE ISSUED.  
 7. ALL DIMENSIONS, UNLESS NOTED, DENOTE PERMANENT MONUMENTATION.

Pictures



ENGINEER'S  
 Office: [unclear]  
 Code Services  
 Approved for  
 By: [Signature]  
 Date: 7/7/00

HALTER LANE  
50' R/W

Pictures

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LOT 186, SEC. 3-A  
 POLO FIELDS

[Faint text, possibly a stamp or additional notes]

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front of house  
from street



vehicles in driveway  
front of house





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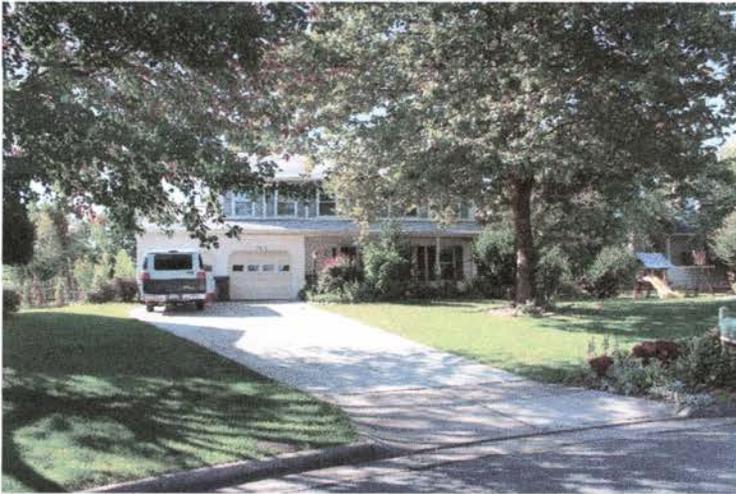
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Foyer



Front Porch



Front of house

#3

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#2



Front of House

#4

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Front of house



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Living room

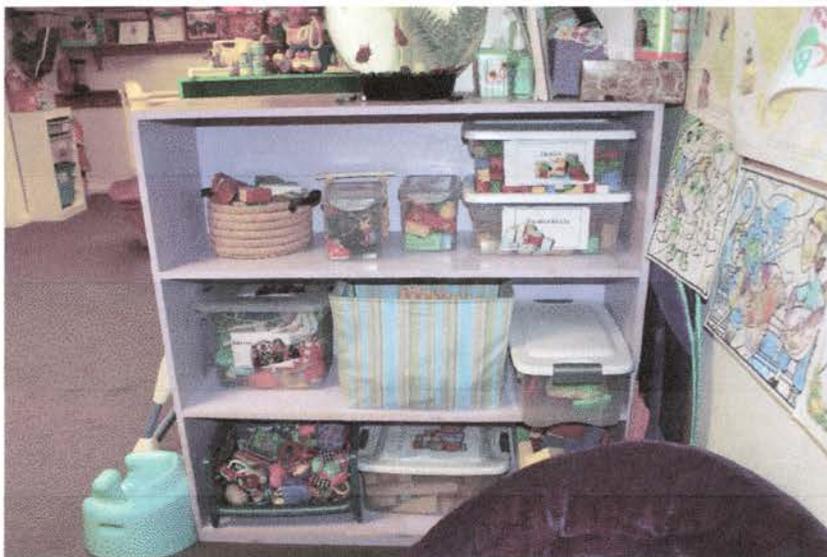


Down the stairs into the daycare room



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Play room



Play room



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Cubbies



Food area



Sleep room/Eating area



Bathroom cubbies

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Changing table (with leprechaun feet)



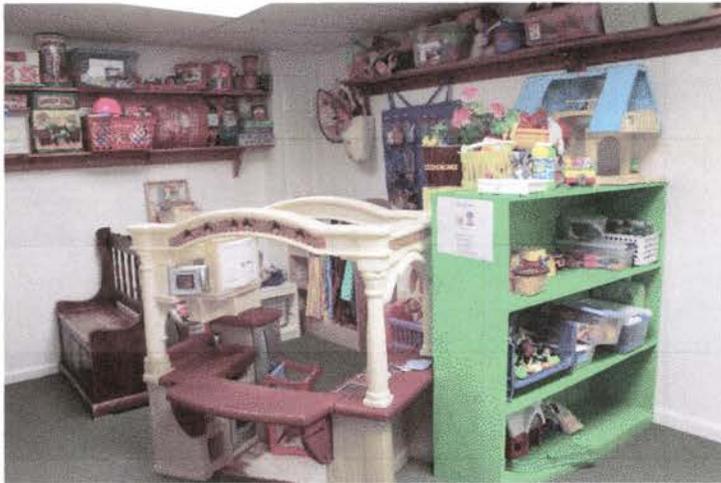
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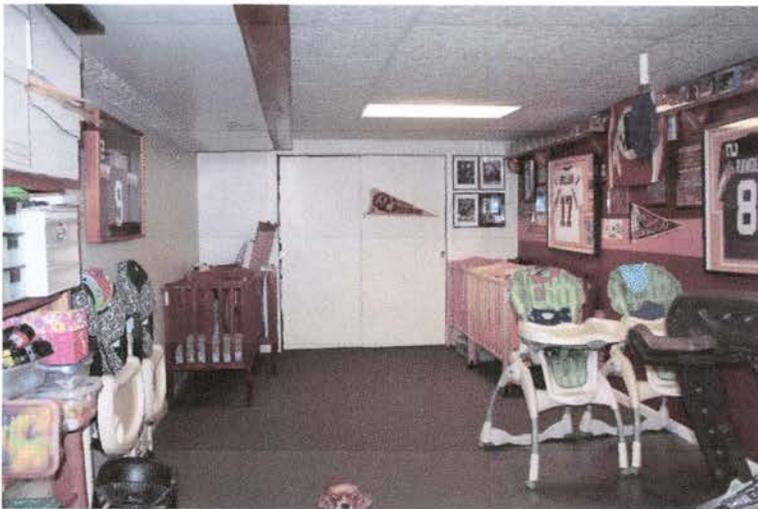
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Sleep room  
craft room  
eating area





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#5

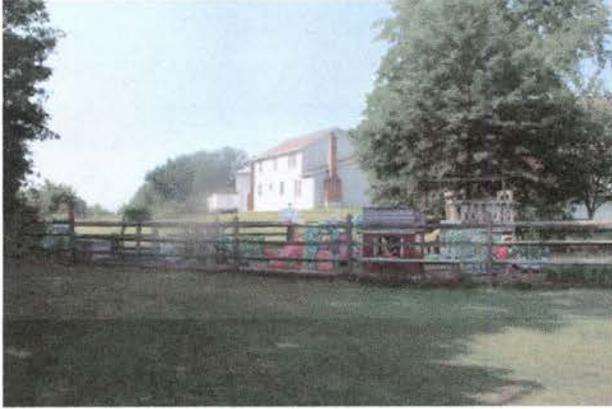
Side of house



#6

Another view of the side of my hosue

7



10

8



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11



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12



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15

Back yard from left side



Back yard from right side

17



Play ground



16

Back yard from right side near play ground

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17

Other side of my house



18

Side of my house



19

Looking into my back yard from my neighbors house (right side)

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20



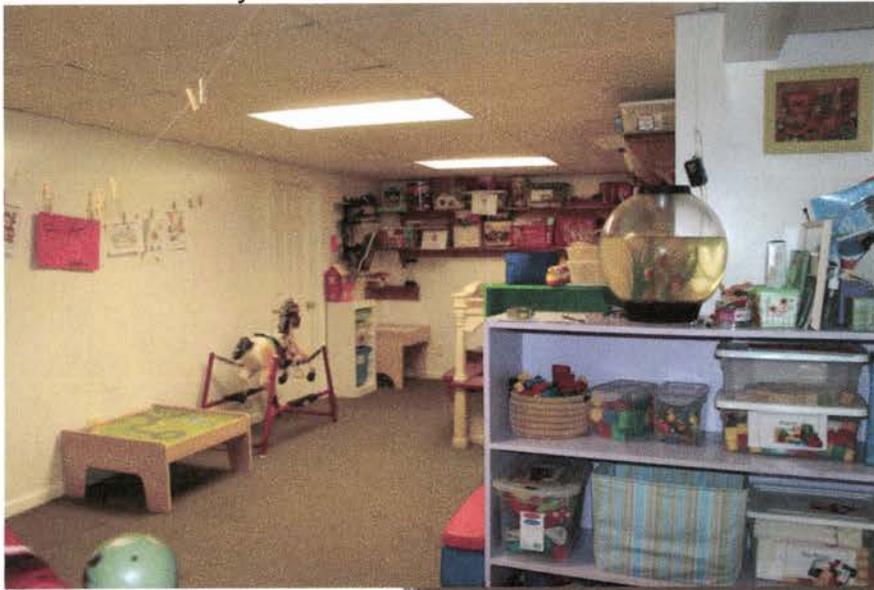
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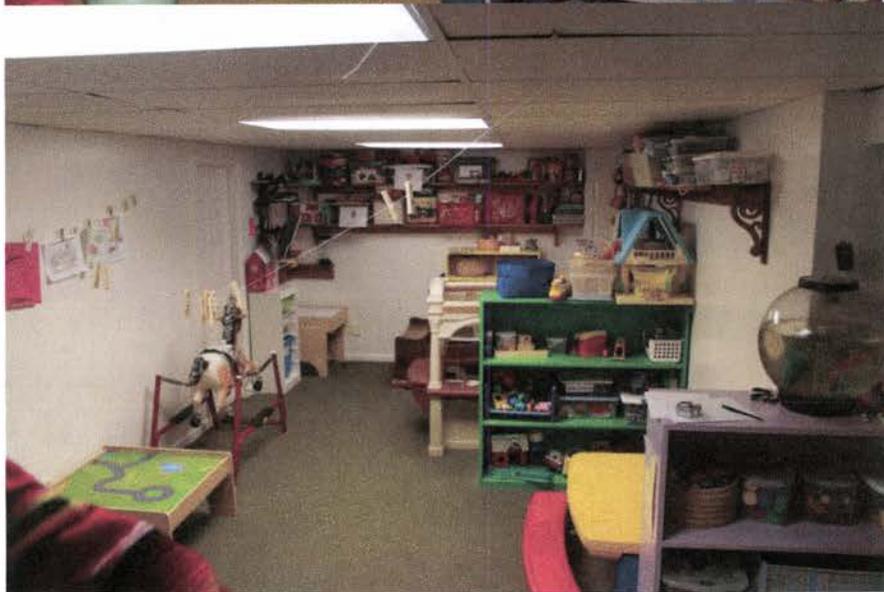
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Item 305.02 - Daycare room from stairs



Picture #1



Picture #2

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Zoning Evaluation Division

Daycare room from wall facing stairs



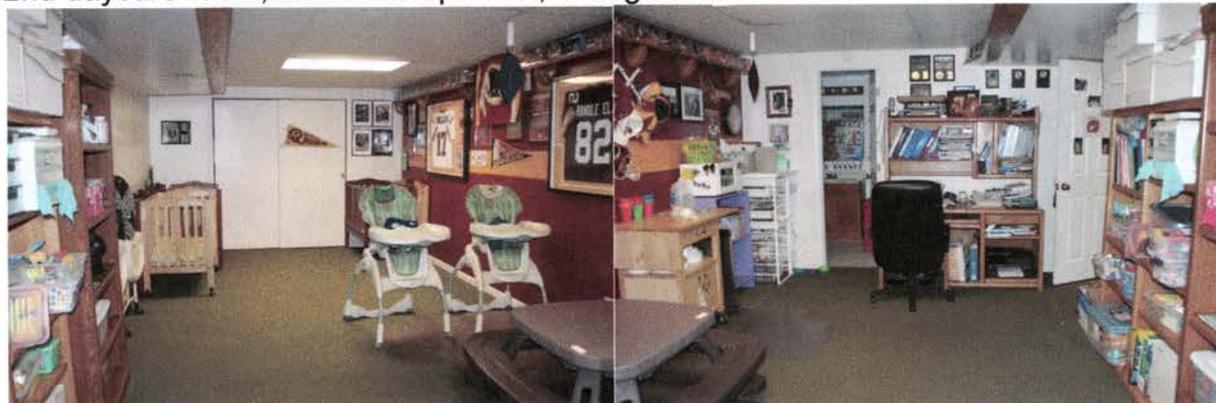
Picture #3

Going up the stairs



Picture #4

2nd daycare room; babies sleep room; eating area



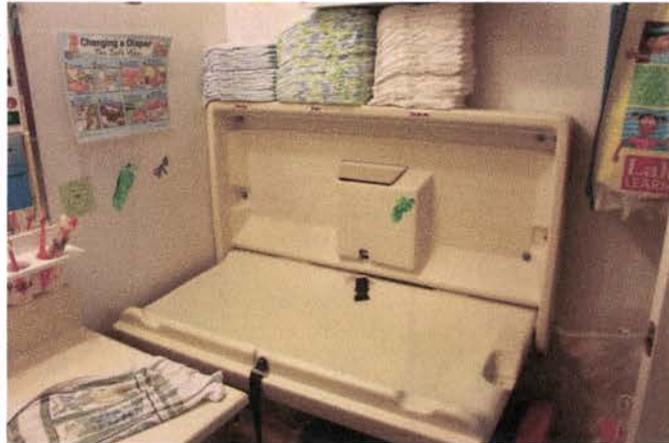
Picture #5 + 6

RECEIVED  
Department of Planning & Zoning  
SEP 16 2014  
Zoning Evaluation Division

Bathroom/changing room



#7



#8



#9

RECEIVED  
Department of Planning & Zoning  
SEP 16 2014  
Zoning Evaluation Division

Item 305.22 - Deck



6' 2" Top of rail

3' 3" - base of deck

4' 6" Top of post

4" high Railing

Item 305.22 - Fence



RECEIVED  
Department of Planning & Zoning

SEP 16 2014

Zoning Evaluation Division

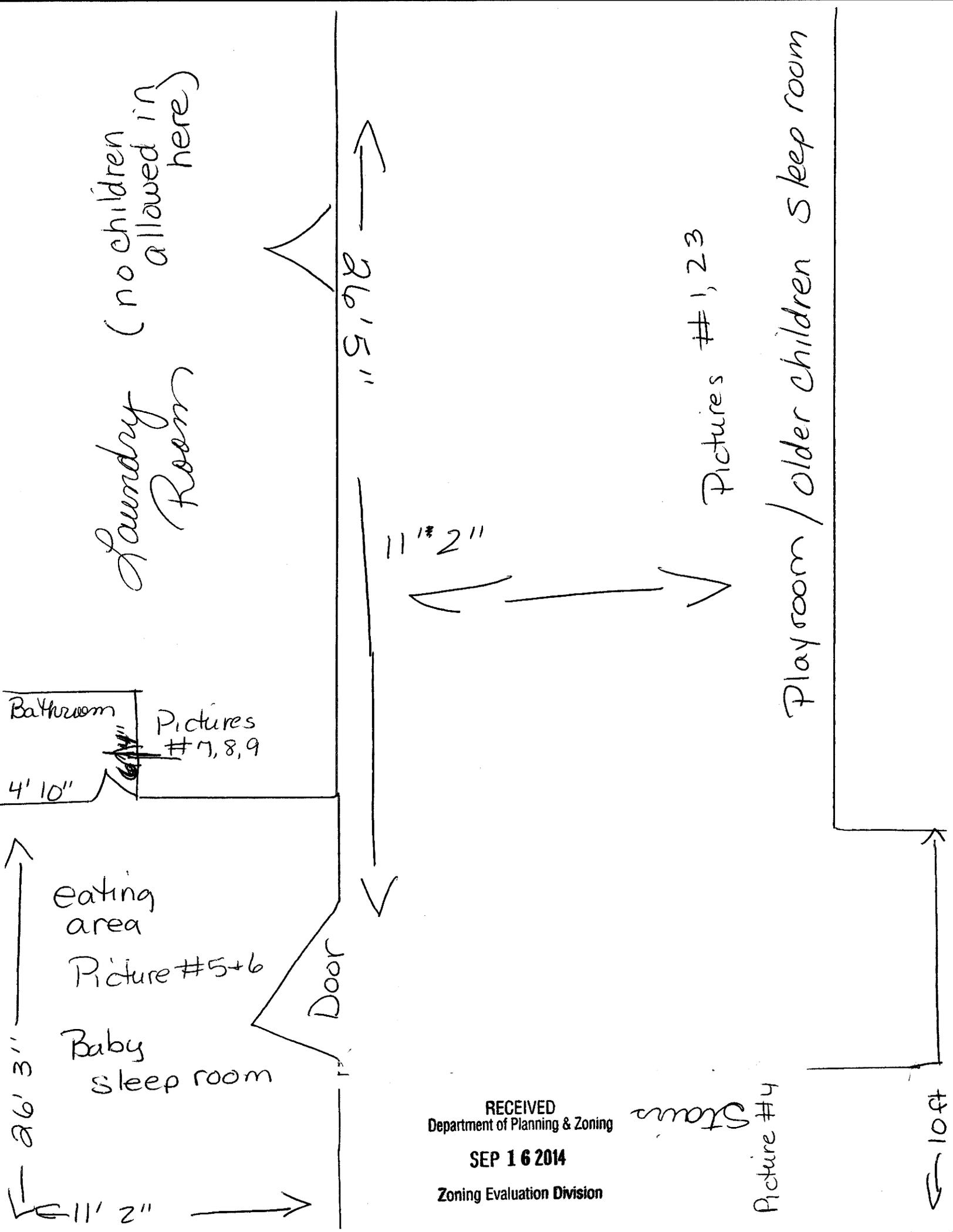
Play equipment



8'1"

7'6"

RECEIVED  
Department of Planning & Zoning  
SEP 16 2014  
Zoning Evaluation Division



Laundry Room (no children allowed in here)

Bathroom  
4' 10"

Pictures #7, 8, 9

26' 3"

Eating area  
Picture #5+6

Baby sleep room

Door

11' 2"

11' 2"

Pictures #1, 2, 3

Playroom / older children sleep room

10ft

RECEIVED  
Department of Planning & Zoning

SEP 16 2014

Zoning Evaluation Division

Stairs

Picture #4

SP 2014-HM-212

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: Sept. 28, 2013  
(enter date affidavit is notarized)

I, Cecilia S. Holman, 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:

125070

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)
Cecilia S. Holman Some place Special Family Childcare	2241 Halter Ln Reston, VA 20191	self/Applicant Title Owner
Rodger A. Holman		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).

CAB

Application No.(s): SP 2014-HM-212  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: Sept. 28, 2013  
(enter date affidavit is notarized)

125070

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-HM-212

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE:

Sept. 28, 2013

(enter date affidavit is notarized)

125070

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.

SP 2014-HM-212

Application No.(s):

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

Page Four

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: Sept. 28, 2013  
(enter date affidavit is notarized)

125070

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-HM-212  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: Sept. 28, 2013  
(enter date affidavit is notarized)

125070

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)

Cecilia S. Holman  
 Applicant [ ] Applicant's Authorized Agent

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

Subscribed and sworn to before me this 28 day of September 2013, in the State/Comm. of Virginia, County/City of Fairfax.

Robert Wyatt Harrison  
Notary Public

My commission expires: 9-30-2013



CAB



## Land Development Information History: ISIS - Building Permit - 00189B0950

### Permit Information

<b>Permit Id:</b>	00189B0950	<b>Application Date:</b>	2000-07-07	<b>Time:</b>	14:12:43
<b>Job Address:</b>	002241 HALTER LA	<b>Tax Map:</b>	016-4 ((09)) 0186		
<b>Subdivision:</b>	POLO FIELDS	<b>Permit Status:</b>	Initial/Approved (IA)		
<b>Trade Name:</b>	NA	<b>Subobj:</b>	181 R/C: R		
<b>Applicant Name:</b>	RODGER HOLMAN	<b>Bldg:</b>	NA	<b>Floor:</b>	NA
<b>Suite:</b>	NA				
<b>Work Description:</b>	SFD/BUILD DECK PER COUNTY DETAIL//BKC				
<b>Type Work:</b>	Deck Only-Residential (A33)				
<b>Building Use:</b>	Single-Family, Detached Or Semi-Detached (010)				
<b>Standard:</b>	0295				
<b>Plan Number:</b>	<b>Use Group:</b> R4 <b>Bldg Permit:</b> NA				
<b>Permit Hold Date:</b>	<b>By:</b> QNO: W-00-04712 <b>POF:</b> J				
<b>Hold Release Date:</b>	<b>By:</b> Proffer: <b>Pre-Const Meeting:</b> <b>Date:</b>				
<b>Comments:</b>	WITH STAIRS NO HOT TUB//BKC				

### Permit Status Summary

<b>Permit Status:</b>	Initial/Approved (IA)	<b>Real Estate:</b>	2000-07-07	<b>RSLT:</b>	APP	<b>BY:</b>	BKC
<b>Applied Date:</b>	2000-07-07	<b>Zoning:</b>	2000-07-07	<b>RSLT:</b>	APP	<b>BY:</b>	SS
<b>Issued Date:</b>	2000-07-13	<b>Grading / Drainage:</b>	2000-07-07	<b>RSLT:</b>	APP	<b>BY:</b>	DM
<b>Paid Date:</b>	2000-07-13	<b>Building Plan Review:</b>	2000-07-13	<b>RSLT:</b>	APP	<b>BY:</b>	LWM
<b>Inspection Date:</b>	2000-10-24	<b>Final Inspection:</b>	2000-10-19	<b>RSLT:</b>	R	<b>BY:</b>	SFG
<b>Expiry Date:</b>	2001-01-13	<b>Final Inspection:</b>	2000-10-24	<b>RSLT:</b>	A	<b>BY:</b>	SFG

### Owner Information

<b>Leasee:</b>		<b>Corp:</b>	
<b>Owner:</b>	HOLMAN RODGER A	<b>Job Magisterial Dist:</b>	Centreville
<b>Address:</b>	02241 HALTER LA		

City: RESTON State: VA Zip: 20191  
 Planning Dist: Upper Potomac  
 Subcensus Tract: 812.01

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: 2500 Sewer Water Code: 1  
 Use Group: (01) R4 Sewer Shed: N1  
 Type Const: (01) Combustible/Unprotected (5B)

**Model Group:**

Plan Received: 2000-07-07 Review Time: 00:00:00  
 Review Started: 2000-07-07 Results: APP  
 Review Completed: 2000-07-13 Engineer: LWM

**Comments:**

**Totals Fee Area**

Type of Construction	Fee	Fee Rate
Combustible/Unprotected (5B)	369	0.054

Total	369
Filing Fee	56.00
Total Fee	56.00
Amount paid	56.00

**Real Estate Review**

Building Units: 0 Basement:  
 Kitchens: 0 Ext Walls:  
 Baths: 0 Int Walls:  
 Half Baths: 0 Roofing:  
 Bedrooms: 0 Flooring:  
 Rooms: 0 Base Fin:  
 Stories: Fuel/Heat:

**Building Height:** 0  
**Building Area:** 0

**Fuel System:**  
**Fireplace:** 0

**Owner of Record:** HOLMAN RODGER A

**Review Data**

**Date To:** 2000-07-07

**Date From:** 2000-07-07

**Results:** APP

**Reviewer:** BKC

**Comments:**

**Zoning Review**

**Review Data**

**Date To:** 2000-07-07

**Date From:** 2000-07-07

**Results:** APP

**Reviewer:** SS

**Comments:**

**Grading / Drainage Review**

**Review Data**

**Date To:** 2000-07-07

**Date From:** 2000-07-07

**Results:** APP

**Reviewer:** DM

**Comments:**

**Inspections**

**Inspection - FTGD - 999998**

**Req Taken:** 2000-08-17

**Phone:**

**Time:** 14:27:04

**Floor:** NA

**Sched For:** 2000-08-18

**Suite/Area:** NA

**Assigned To:** A32

**Comments:**

**Branch:** 4

**Req Taken By:** HB

**Requested By:** ROGER

**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		2000-08-18	XJW	C	A	N		N			00:00:00	00:00:00	00:00:00	1

**Inspection - FRM - 999997**

**Req Taken:** 2000-09-05 **Phone:**  
**Time:** 23:09:56 **Floor:** NA  
**Sched For:** 2000-09-06 **Suite/Area:** NA  
**Assigned To:** A32 **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
FRM		2000-09-06	CRO	C	A	N		N			00:00:00	00:00:00	00:00:00	1

**Inspection - FINB - 999996**

**Req Taken:** 2000-10-18 **Phone:**  
**Time:** 10:29:26 **Floor:** NA  
**Sched For:** 2000-10-19 **Suite/Area:** NA  
**Assigned To:** A32 **Comments:**  
**Branch:** 4 **Req Taken By:** CAS  
**Requested By:** HOLMAN **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		2000-10-19	SFG	C	R	N		N			00:00:00	00:00:00	00:00:00	1

**Inspection - FINB - 999995**

**Req Taken:** 2000-10-22 **Phone:**  
**Time:** 22:36:52 **Floor:** NA  
**Sched For:** 2000-10-23 **Suite/Area:** NA  
**Assigned To:** A32 **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
FINB		2000-10-24	SFG	C	A	N		N			00:00:00	00:00:00	00:00:00	1

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
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**Contact Us:** [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)  
**Phone:** **County Main Number** - 703-FAIRFAX (703-324-7329), TTY 711 | [County Phone Listing](#)

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## Land Development Information History: FIDO - MISC R - 151520142

### Permit Information

<b>Permit Number:</b>	151520142	<b>Application Date:</b>	
<b>Permit Type:</b>	MISCELLANEOUS BUILDING WK RES	<b>Tax Map:</b>	016-4 ((09)) 0186
<b>Job Address:</b>	002241 HALTER LA  RESTON , VA 20191-5824	<b>Permit Status:</b>	Permit Issued
<b>Location:</b>		<b>Bldg:</b>	<b>Floor: Suite:</b>
<b>Subdivision:</b>	POLO FIELDS	<b>Permit Fee:</b>	
<b>Magisterial District:</b>	HUNTER MILL		
<b>Subcensus Tract:</b>			
<b>AP (Tenant) Name:</b>			
<b>Work Description:</b>	install egress window and well in basement		
<b>Type of Work:</b>	MISCELLANEOUS		
<b>Building Use:</b>	SFD - SINGLE FAMILY DWELLING		
<b>Standard:</b>	IR12 - IRC 2012		
<b>Plan Number:</b>	W-15-3146		
<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 : [151520142](#)

### Owner Information

**Owner:** HOLMAN RODGER A  
**Address:** 2241 HALTER LN

**City:** RESTON **State:** VA **Zip:** 20191

#### Contractor Information

**Name:** CONNECTIVITY SOLUTIONS  
INC

**Address:** 103A CARPENTER DRIVE

**City:** STERLING **State:** VA **Zip:** 20164-0000

**Trade Name:**

**BPOL License:**

**State License:**

**Trade Reg.:**

#### Applicant Information

**Applicant:** AHMAD

**Address:** 103A CARPENTER DR

**City:** ATERLING **State:** VA **Zip:** 20164

#### Other Contact Information

**Contact:**

**Address:**

**City:** **State:** **Zip:**

#### Inspections

##### Inspection - R FINAL - FINAL INSPECTION - 6759666

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

#### Reviews

##### Review - BUILDING - (BUILDING REVIEW) - 2438435

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2015-06-03	DERRICK HEATH	Y	Approved

##### Review - BUILDING - (BUILDING REVIEW) - 2437499

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2015-06-03	DERRICK HEATH	Y	Failed

##### Review - SITEPERMIT - (SITE PERMITS REVIEW) - 2437500

Review Type	Review Date	Reviewer	Started	Status
SITEPERMIT	2015-06-03	SARON GETAHUN	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

**Cecilia Holman**

2241 Halter Lane

RESTON, VA 20191

(703) 481-2973

Facility Type: [Family Day Home](#)License Type: [Two Year](#)[Expiration Date](#): Feb. 26, 2016Business Hours: 7:15am - 5:00pm  
Monday - Friday

Capacity: 12

Ages: 1 month - 12 years 11 months

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



# County of Fairfax, Virginia

## MEMORANDUM

Date: May 29, 2015

To: Laura Arseneau, Staff Coordinator  
Zoning Evaluation Division

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

Subject: Home Child Care Facility (HCCF)  
Special Exception # SP 2014-HM-212

Applicant: Cecilia S. Holman, Someplace Special Family Child Care  
2241 Halter Lane, Reston, Virginia 20191  
Legal Description: POLO FIELDS, LT 186 SEC 3A  
Tax Map Ref: 16-4 ((9)) 186  
Zoning District: R-3  
Lot Size: 11,850 square feet  
ZIB# 2015-0152

On May 5, 2015, an inspection was conducted by Zoning/Property Maintenance Inspector Bruce Miller of the property located at 2241 Halter Lane, Reston, Virginia 20191. The Inspector was accompanied by Staff Coordinator Laura Arseneau 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.

**Comment: The stairwell landing in the basement contains a bin storage system. There must be a minimum clear area of 3 feet at the landing.**

- 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.

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.

Comment: Storage adjacent to electrical service equipment must be removed or relocated so as to provide a working space of not less than 30 inches in width, 36 inches in depth, and 78 inches in height.

- 7. Other Building Code issues:

Comment: Storage adjacent to mechanical equipment must be removed or relocated a as to provide a clear space of not less than 36 around the equipment.

- 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.