



County of Fairfax, Virginia

June 17, 2015

STAFF REPORT

SPECIAL PERMIT SP 2014-LE-258

LEE DISTRICT

APPLICANT: Farah Ahktar
ABC Montessori, LLC

OWNERS: Farah Akhtar
Syed Tasneem Akhtar

SUBDIVISION: Near Franconia

STREET ADDRESS: 7420 Beulah Street,
Alexandria, 22315

TAX MAP REFERENCE: 91-3 ((1)) 23A

LOT SIZE: 1.5 acres

ZONING DISTRICT: R-1

ZONING ORDINANCE PROVISIONS: 8-305, 3-103

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

STAFF RECOMMENDATION:

Staff recommends approval of SP 2014-LE-258 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.

Erin M. Haley

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.

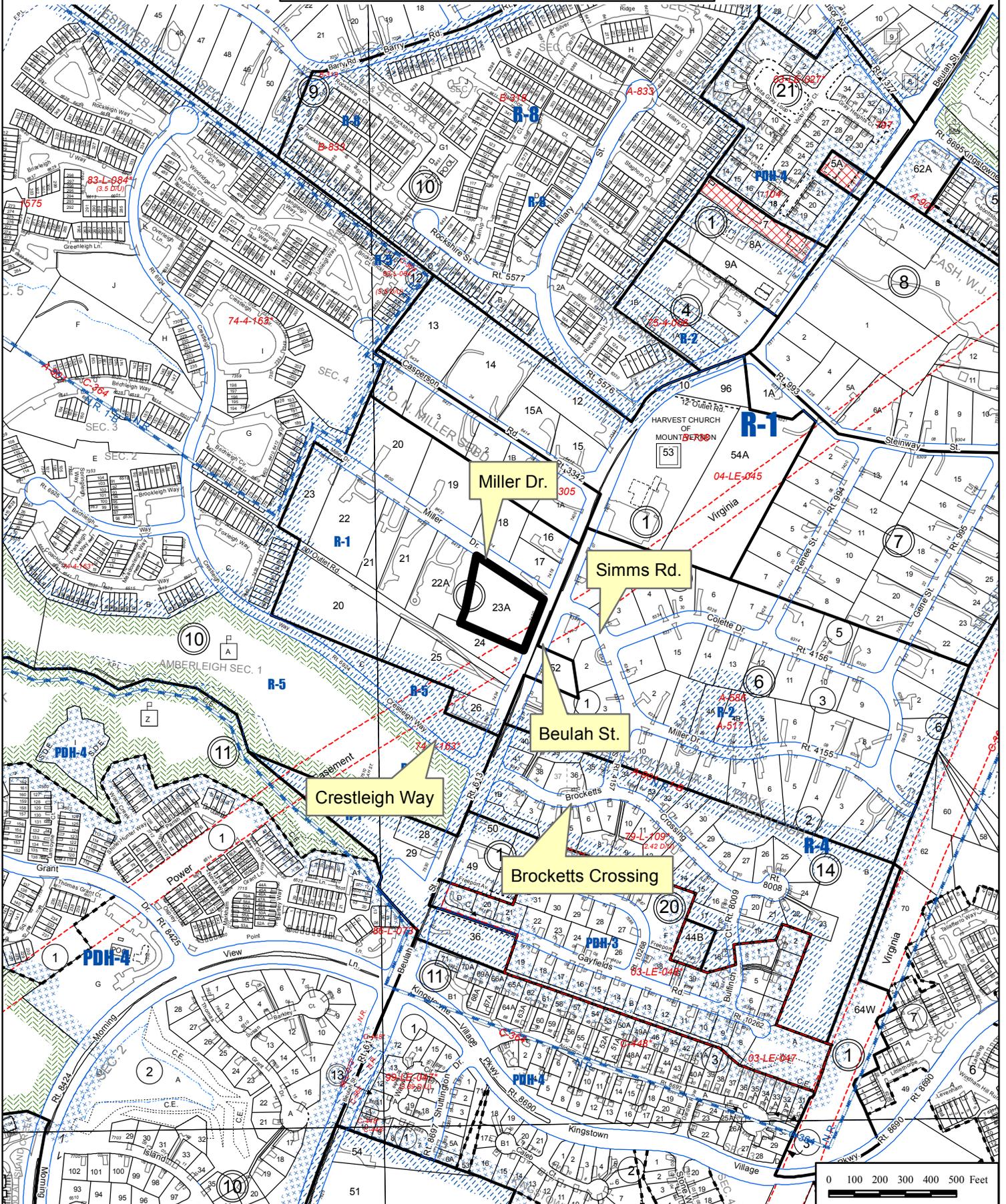
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

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**

Special Permit

SP 2014-LE-258

FARAH AKHTAR DBA ABC MONTESSORI, LLC



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, "Final House Location Survey, Property of Syed Tasneem Akhtar and Farah Akhtar," prepared by Fred Kendall Price, Land Surveyor, on June 6, 2014, as revised by Farah Akhtar through December 16, 2014, is included in the front of the staff report. Copies of the proposed development conditions, the statement of justification with select file photographs, and the affidavit are contained in Appendices 1 through 3, respectively.

CHARACTER OF THE SITE AND SURROUNDING AREA

The application property is a two story single-family detached dwelling with a full basement. Vehicular access from Beulah Street is provided by a large circular concrete driveway that leads to the front entrance and to a four-car garage on the southern side of the house. A concrete walkway leads from the driveway to a flight of concrete stairs on the northern side of the

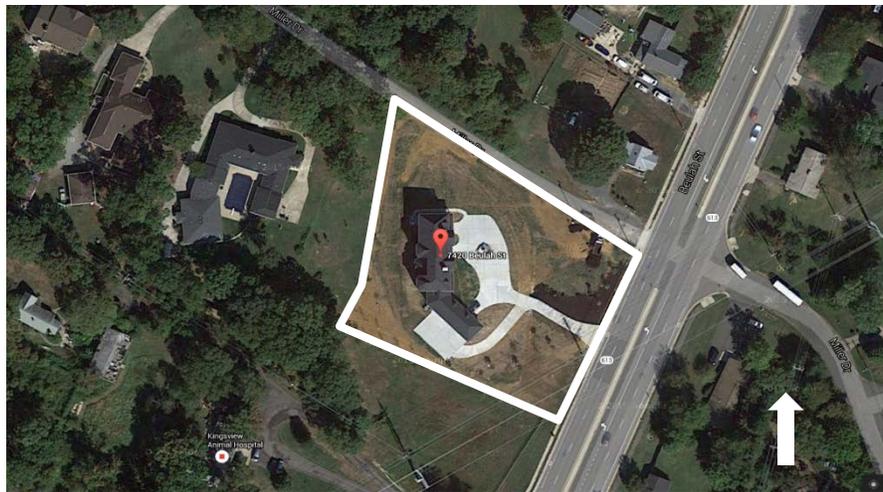


Figure 1: House Location
For illustrative purposes only

house that leads down to a patio at the walk-out entrance of the basement at the rear of the house. The applicant has play equipment in the rear yard for the children. A wood fence 4.0 feet in height runs along the western and southern property lines. A portion of a 100 foot wide VEPCO easement covers the southeastern corner of the property and a portion of a standard utility easement is located in the northeastern corner of the property. A private sanitary lateral easement 10.0 feet in width runs across the southern side yard of the property.

The subject property is located at the corner of Beulah Street and Miller Drive, a private gravel road. The subject property and the surrounding properties are zoned R-1. The properties to the west, north, and east are developed with single family detached dwellings. The property to the south is vacant land.

BACKGROUND

Fairfax County Tax Records indicate that the property was purchased by the applicant

in 2012. The house was constructed in 2014. The building permit information is included as Appendix 4.

Records indicate that no other special permit applications relating to a home child care facility have been heard by the Board of Zoning Appeals (BZA) in the surrounding area.

DESCRIPTION OF THE PROPOSED USE

The applicant requests approval of a special permit for a home child care facility for up to 12 children on-site at any one time between the hours of 7:30 a.m. and 5:30 p.m., Monday through Friday. The applicant has a staggered drop-off and pick-up time for the children. The applicant employs two full-time assistants.

The applicant holds a current Family Day Home License from the Commonwealth of Virginia, Department of Social Services, valid through January 1, 2016. The license permits a capacity of seven children, ages two months through 5 years, 11 months. Information about the state license indicates that her approved hours of operation are 7:00 a.m. to 6:00 p.m. A development condition has been proposed to require the applicant to amend her hours of operation to those approved with this special permit. A copy of the state home child care license information is included as Appendix 5.

The home child care facility is operated in the walk out basement of the dwelling. Napping occurs in the Activity Center as labeled on the floor plan provided with the applicant’s Statement of Justification. Adequate emergency egress is provided via the door to the outside. Parents drop the children off and pick them up at the basement entrance. The large playrooms in the basement as well as the yard are utilized for play. Pictures provided by the applicant show toys and play equipment located in these areas.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area IV, Springfield Planning District
Planning Sector: Beulah Community Planning Sector (S9)
Plan Map: Residential, 1-2 du/ac

Zoning District Standards

Bulk Standards (R-1)		
Standard	Required	Provided
Lot Size	36,000 sf.	1.5 acres

Bulk Standards (R-1)		
Standard	Required	Provided
Lot Width	Interior: 150 feet Corner: 175 feet	185.1 feet
Building Height	35 feet	33.7 feet
Front Yard	40 feet	Eastern: 116.8 feet Northern: 80.9 feet
Side Yard	20 feet	46.4 feet
Rear Yard	25 feet	47.4 feet

On-Site Parking and Site Circulation

The applicant has a large circular driveway with room for approximately 15 parking spaces that she utilizes for drop-off and pick-up of children. The applicant keeps the family vehicles in their four-car garage. No on-street parking is available. A condition has been included to ensure the driveway remain available during drop-off and pick-up times.

Zoning Inspections Branch Report (Appendix 6)

During the site visit, staff noted that the napping room did not have adequate emergency egress. The applicant agreed to move the napping to the room labeled as the “Activity Center” on the submitted floor plans where there is adequate emergency egress. The applicant provided an updated floor plan and photos showing the relocated sleeping cribs and cots. A development condition has been proposed to require all future napping to occur in the Activity Center.

Zoning Ordinance Requirements (Appendix 7)

- Sect. 8-006 General Special Permit Standards
- Sect. 8-303 All Group 3 Uses
- Sect. 8-305 Additional Standards for Home Child Care Facilities
- Sect. 10-103 Par. 6 Location Regulations

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

Standards 1 and 2 Comprehensive Plan/ Zoning District	The Comprehensive Plan recommends a residential, and the property is developed in accordance with the plan recommendation. The R-1 District permits a home child care facility as an accessory use with special permit approval.
Standard 3 Adjacent Development	No new construction is proposed. An outdoor play area with play equipment is found in the rear yard. The property is 1.5

	acres and is adjacent to a vacant lot to the south, a 1.5 acre property to the west and roads along the other two lot lines. In staff's opinion, the proposed use will not hinder or discourage the use or development of neighboring properties or negatively affect value.
Standard 4 Pedestrian/Vehicular Traffic	Arrival and departure times of the children are staggered, and in staff's opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood. The driveway is large and has abundant room for vehicles to turn around before exiting onto Beulah Street.
Standard 5 Landscaping/Screening	The play area is to the rear of the property. Due to a change in topography, it is well-screened from most points of view.
Standard 6 Open Space	There is no prescribed open space requirement in the R-1 District.
Standard 7 Utilities, Drainage, Parking, and Loading	There are no changes to the utilities and drainage serving the property. As previously discussed, the driveway would be used for parking for the home child care facility.
Standard 8 Signs	Sect. 10-103 of the Zoning Ordinance prohibits signs for home child care facilities.

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

Standard 1 Lot Size and Bulk Regulations	The property meets the lot size and bulk regulations for the R-1 District. No new construction or exterior modifications are proposed.
Standard 2 Performance Standards	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
Standard 3 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)

Standard 1 Maximum of 12 Children & Non-Resident Employee	The applicant is proposing a maximum of 12 children at any one time. The development conditions allow up to two non-resident employees.
Standard 2 Access and Parking	Arrival and departure times of the children are staggered and sufficient parking is available in the driveway with room to turn around before existing onto Beulah Street. In staff's opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.
Standard 3 Landscaping/Screening	The play area is to the rear of the property. Due to a change in topography, it is well-screened from most points of view.

<p>Standard 4 Submission Requirements</p>	<p>The applicant met all submission requirements for a home child care facility.</p>
<p>Standard 5 Code of Fairfax, Chapter 30 and Code of Virginia, Title 63.2, Chapter 17</p>	<p>The applicant holds a valid home child care license.</p>

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

<p>Part A Maximum Number of Children</p>	<p>The maximum number of children permitted by-right at any one time is seven in a single family detached dwelling. The applicant requests special permit approval to permit a maximum of 12 children at any one time.</p>
<p>Part B Licensed Provider/Primary Residence</p>	<p>The applicant is a state licensed home child care provider and the subject property is the provider’s primary residence.</p>
<p>Part C No Exterior Evidence Except Play Equipment</p>	<p>There is no exterior evidence of the proposed use.</p>
<p>Part D Non-Resident Employee</p>	<p>The applicant is proposing two non-resident employees.</p>
<p>Part E Provider is a Resident</p>	<p>The provider resides in the application property.</p>
<p>Part F Code of Fairfax, Chapter 30 and Code of Virginia, Title 63.2, Chapter 17</p>	<p>Chapter 30 of the Code of the County of Fairfax addresses home child care facilities and Title 63.2, Chapter 17 of the Code of Virginia addresses licensure and registration procedures. The applicant has a valid state home child care license.</p>
<p>Part G Increase in Children or Non-Resident Employee</p>	<p>The maximum number of children permitted by-right at any one time is seven in a single family detached dwelling and can be increased up to 12 children with special permit approval. The applicant requests special permit approval to permit a maximum of 12 children at any one time and two non-resident employees.</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-258 for the home child care facility with adoption of the proposed development conditions contained in Appendix 1.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

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

APPENDICES

1. Proposed Development Conditions
2. Applicant's Statement of Justification and Select File Photographs
3. Applicant's Affidavit
4. Applicable Building Permit Information
5. State Family Day Home License Information
6. Zoning Inspections Branch Comments
7. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-LE-258****June 17, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-LE-258 located at Tax Map 91-3 ((1)) 23A to permit a home child care facility pursuant to Section 8-305 and 3-103 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, Farah Akhtar, only, and is not transferable without further action of the Board, and is for the location indicated on the application, 7420 Beulah Street, and is not transferable to other land.
2. This special permit is granted only for the home child care use indicated on the titled, "Final House Location Survey, Property of Syed Tasneem Akhtar and Farah Akhtar," prepared by Fred Kendall Price, Land Surveyor, on June 6, 2014, as revised by Farah Akhtar through December 16, 2014, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit shall be posted in a conspicuous place on the property and be made available to all departments of the County of Fairfax during hours of operation.
4. The hours of operation of the home child care facility shall be limited to 7:30 a.m. to 5:30 p.m., Monday through Friday.
5. The applicant shall amend her state-issued family day home license to make the approved hours of operation consistent with the hours of operation in Development Condition 4.
6. The dwelling that contains the child care facility shall be the primary residence of the applicant.
7. Excluding the applicant's own children, the maximum number of children on site at any one time shall be 12.
8. A maximum of two nonresident employees, whether paid or not for their services, may be involved in the home child care facility, limited to the hours of 7:00 a.m. to 6:00 p.m, Monday through Friday.
9. All pick-up and drop-off of children shall take place within the driveway.
10. There shall be no signage associated with the home child care facility.

11. Any portions of the dwelling associated with the home child care facility that are used as a children's sleeping area shall be located in a room with proper emergency egress as defined by the Virginia Uniform Statewide Building Code.
12. The approval of the use is contingent upon maintenance of a state-issued family day home license that permits the number of children being cared for at the home child care facility.

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

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall take effect upon adoption of a resolution of approval by the Board of Zoning Appeals.

NOV 20 2014

Zoning Evaluation Division

Attachment 2

Written Statement of Justification

Please accept the following as my statement of justification for a special permit for a home child care in my home. I own and live in a detached single family home located 7420 Beulah Street, Alexandria, Va., 22315. The property is zoned R-1 and I understand I need to seek approval of a special permit in order to operate a child care facility within my home. I am currently licensed by the State of Virginia to have seven (7) children in my child day care facility in my home. Below is additional information about my child care facility:

- A. Hours of Operations: 7:30 AM to 5:30 PM, Monday through Friday
- B. Number of Children: I currently care for six (6) children, but requesting to care for up to twelve (12) children at any one time. I do not have any of my own children.
- C. Employees/Assistant: I have one (1) full-time assistant and one (1) part-time assistant. The part-time assistant works from 9:00 AM to 1:00 PM, Monday through Friday.
- D. Arrival Schedule: 7:45 AM – 8:00 AM (4 children); 8:00 AM – 8:30 AM (2 children)
11:45 PM – 12:00 PM (1 PT child)

Departure Schedule: 4:30 PM – 4:45 PM (3 children); 4:45 PM – 5:00 PM (3 children)
11:45 PM – 12:00 PM (1 PT child)
- E. General Area Served: Various areas of Alexandria/Franconia and Springfield
- F. Access to the facility: As stated above, my child day care facility is a detached single family
- G. Home, with extra-long circular driveway. Generally, parents drive to the child day care facility with ample parking for over fifteen (15) cars simultaneously and bring the children to the back of the house to enter the child day care. The pathway from the driveway to the back of the house is all concrete for convenience and safety.
- H. General Operations: Child day care facility is setup in the basement of the house with over 2,000 square feet of space, exclusively for the child day care facility. There is additional five thousand square feet above ground used for living space.
- I. Outdoor Play area: I use portion of my rear yard for outdoor play for the children.
- J. Homeowner Association: My residence including the child day care facility is NOT part of any Homeowner Association and therefor no additional approval is needed.

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

In conclusion, I am proposing to continue my home child care facility, which currently only has six (6) full-time children and one (1) part-time child. With this request, I like to increase the number of children for care at any one time to twelve (12).

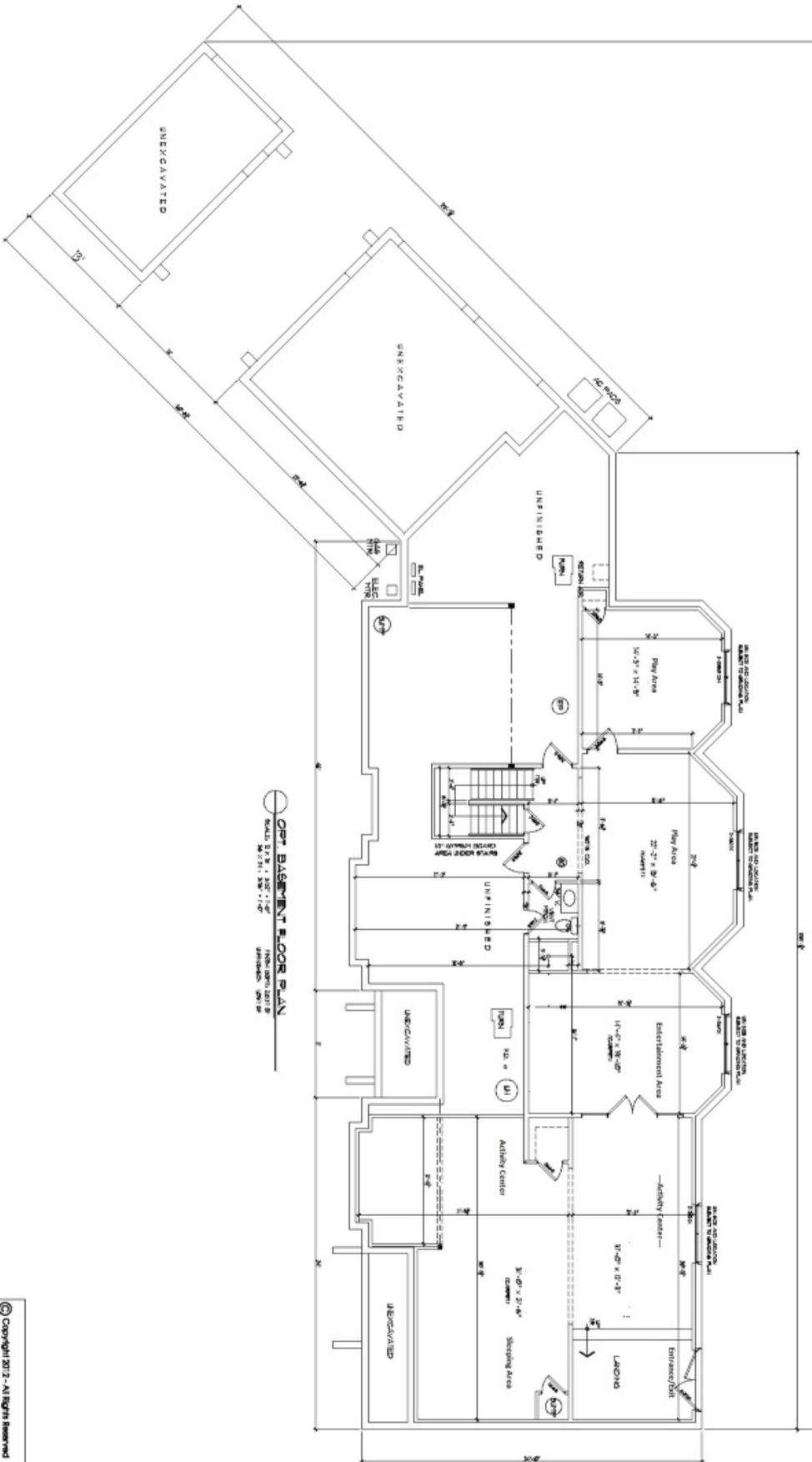
Written Statement of Justification (cont')

- I. **There are no hazardous or toxic substances including gasoline in the house. There are some cleaning supplies in the house, out of reach of children and locked in a cabinet.**
- II. **This property conforms to the provisions of all applicable ordinance, regulations and adopted standards.**
 - a. **An internal fence of 4 feet high will be added in the backyard adjacent to the patio to create a 20 feet by 20 feet or 400 square feet play area.**

RECEIVED
Department of Planning & Zoning

DEC 17 2014

Zoning Evaluation Division



OPT. BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 DATE: 10/15/13

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 Botero Homes, LLC.

Botero
 HOMES, LLC.

11150 Street 188 Road
 Lot 100, Botero, VA, 22024
 Project No. 1301-001-1302
 10/15/13
 (757) 253-1322
 (757) 253-1323

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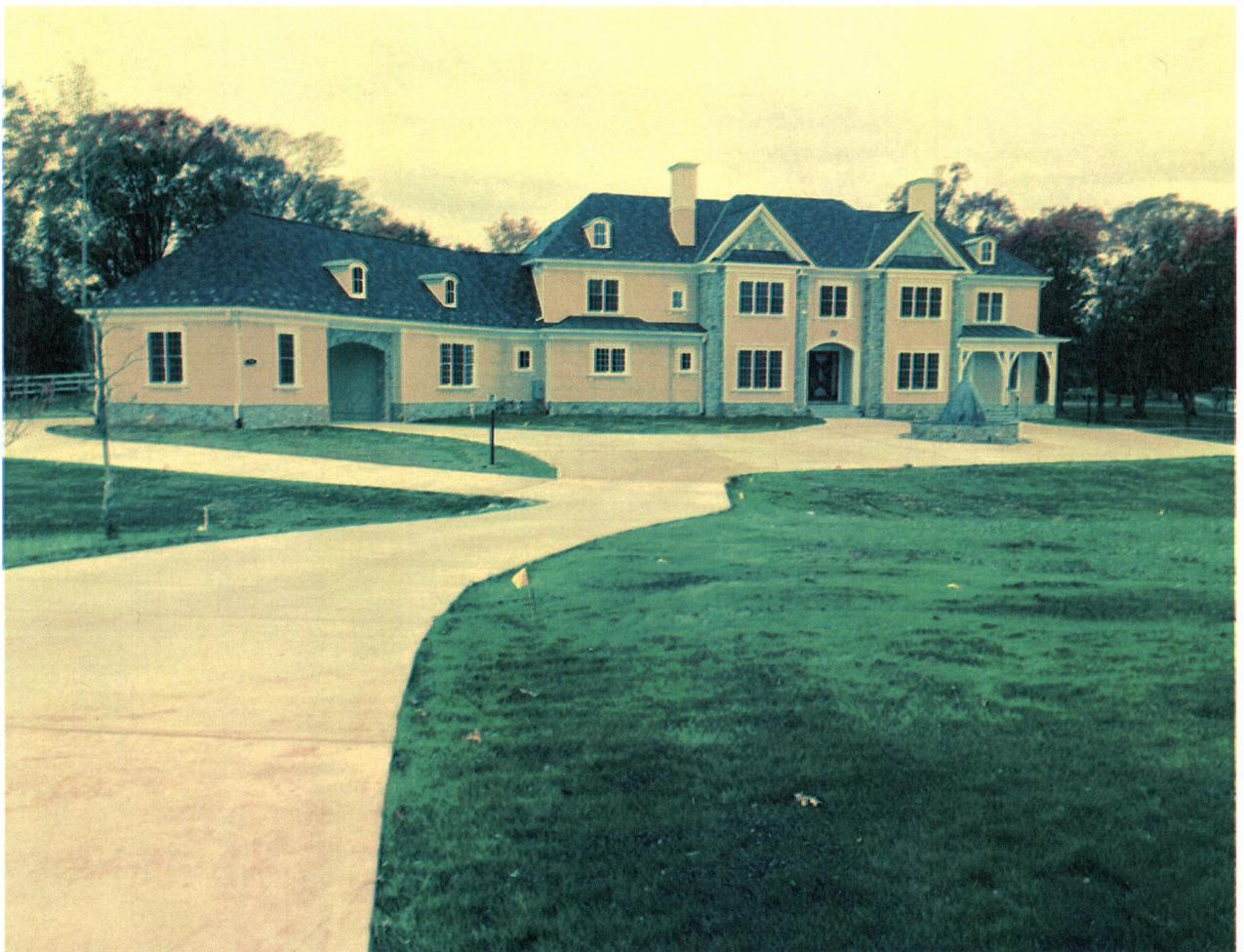
GENERAL NOTES
 1. All dimensions are in feet and inches.
 2. All walls are 1/2" thick unless otherwise noted.
 3. All doors are 36" wide unless otherwise noted.
 4. All windows are 48" wide unless otherwise noted.
 5. All windows are 60" high unless otherwise noted.
 6. All windows are 60" wide unless otherwise noted.
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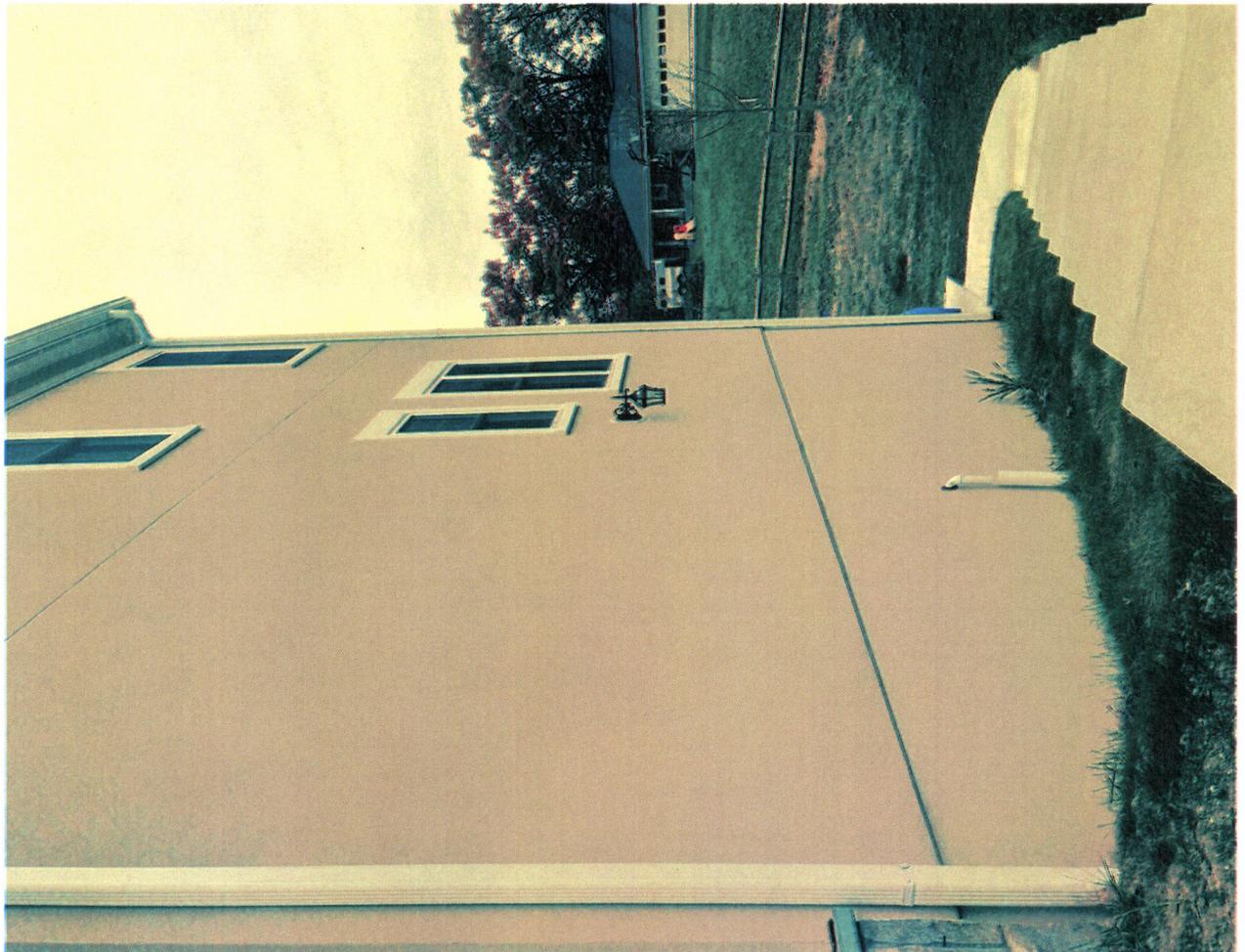
PROJECT NAME:
 ENGLISH
 MANOR III

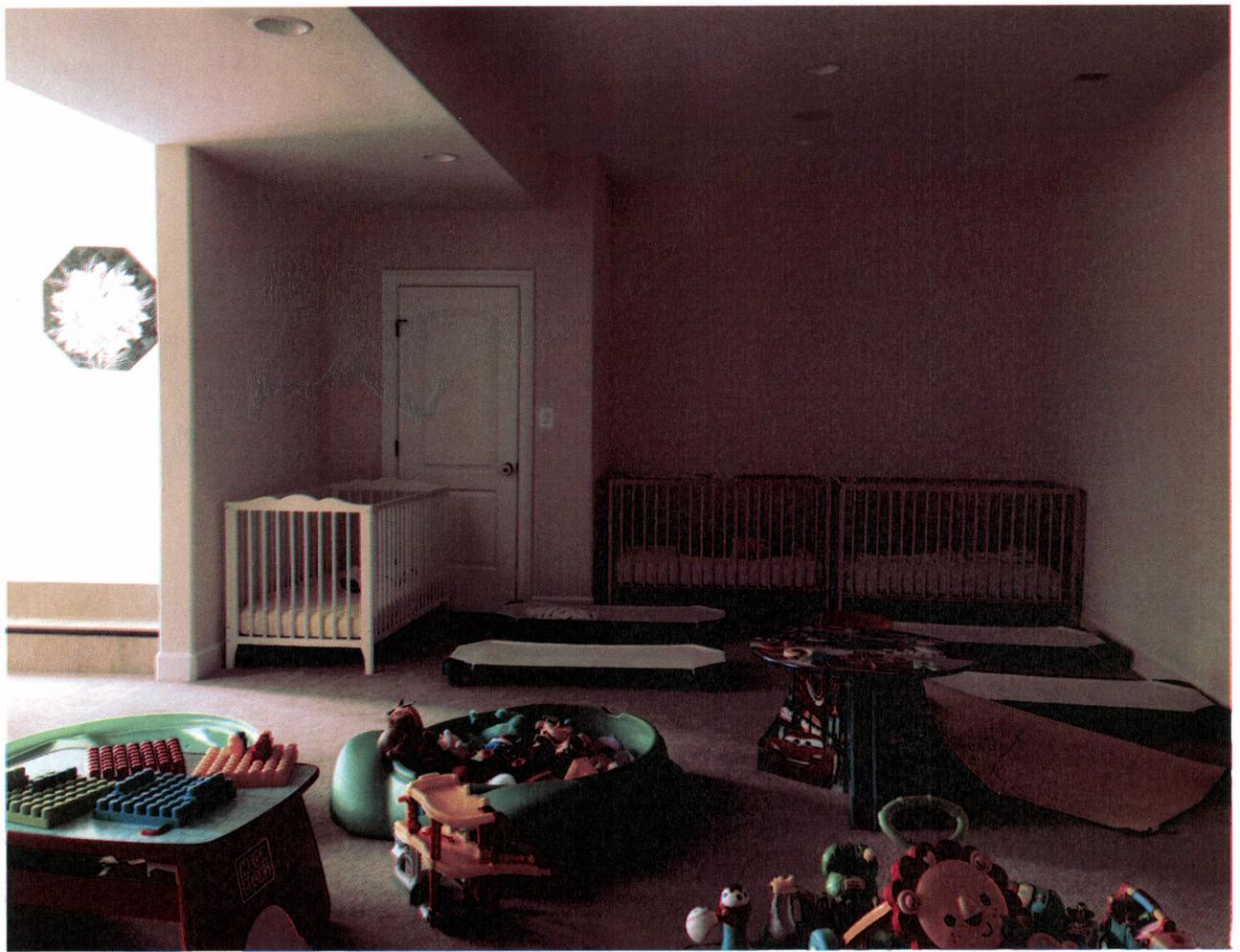
PROJECT TYPE:
 BEULAH I

DATE:	10/15/13
SCALE:	1/8" = 1'-0"
PROJECT:	ENGLISH MANOR III
DATE:	10/15/13
SCALE:	1/8" = 1'-0"
PROJECT:	ENGLISH MANOR III
DATE:	10/15/13
SCALE:	1/8" = 1'-0"
PROJECT:	ENGLISH MANOR III

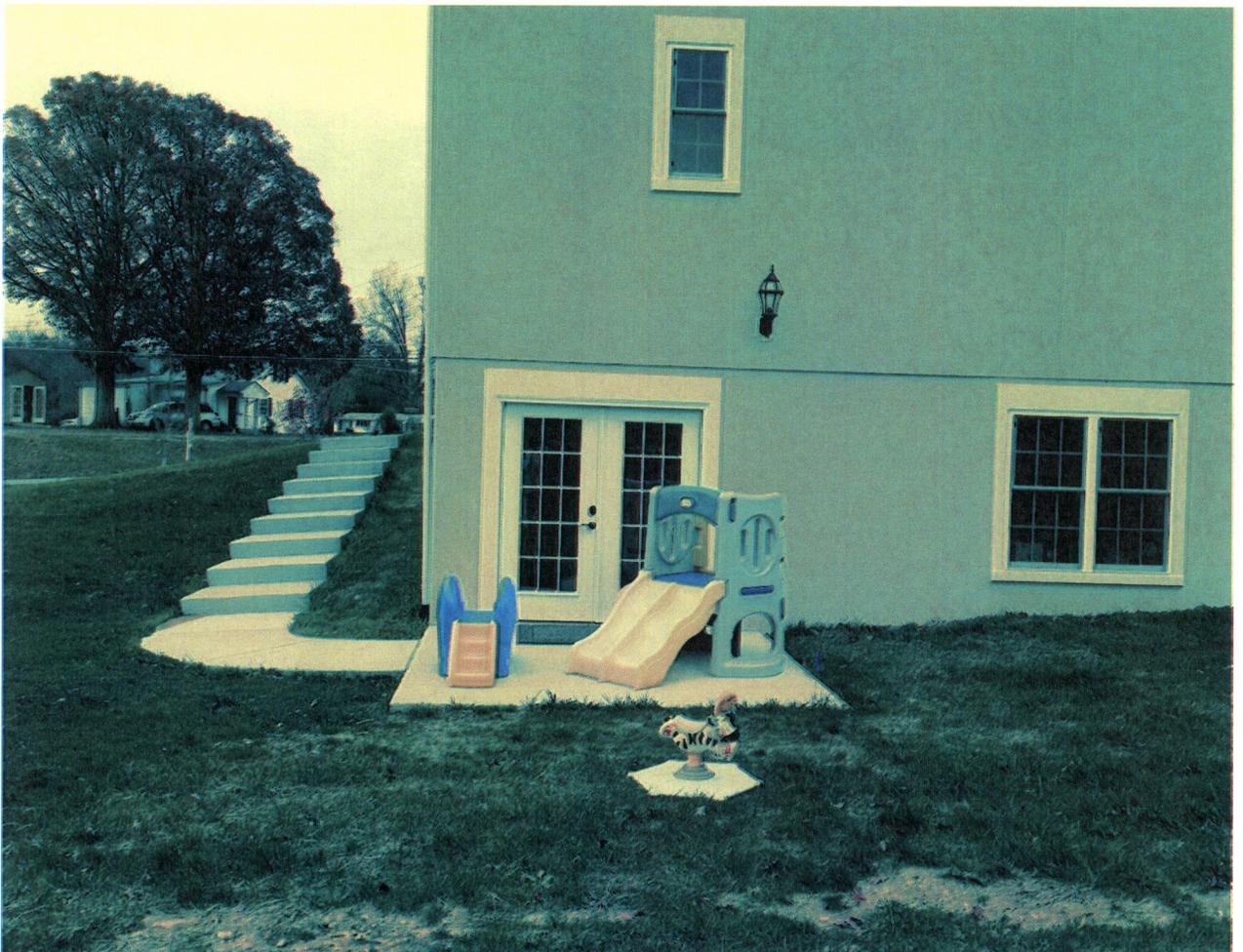
Opt. Basement Plan
 3/16" x 1/4" - 3/8" x 5/8"
 3/16" x 1/4" - 1/2" x 1 1/2"























Application No.(s): SP 2014-LE-258
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/18/2014
 (enter date affidavit is notarized) 127696

I, Farah Akhtar, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print must be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Farah Akhtar dba ABC Montessori, LLC	7420 Beulah Street Alexandria, Va. 22315	Applicant/Title Owner
	7420 Beulah Street Alexandria, Va. 22315	Owner
Syed Tasneem Akhtar	7420 Beulah Street Alexandria, Va. 22315	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): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/18/2014
(enter date affidavit is notarized)

127494

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)

ABC Montessori, LLC
7420 Beulah Street
Alexandria, Va. 22315

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)

Farah Akhtar
Syed T. Akhtar

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

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

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/18/2014
(enter date affidavit is notarized)

127696

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

N/A

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

N/A

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/18/2014
(enter date affidavit is notarized)

127696

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

--NONE--

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/18/2014
(enter date affidavit is notarized)

127494

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) Farah Akhtar
 Applicant [] Applicant's Authorized Agent

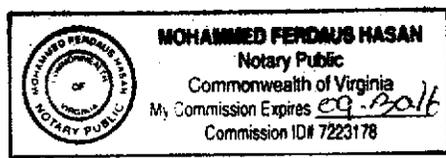
FARAH AKHTAR
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 18th day of November 2014, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

[Signature]
Notary Public

My commission expires: 09/30/2016

[Signature]




Land Development Information History: FIDO - NEW SFD - 130300212
Permit Information

Permit Number:	130300212	Application Date:	
Permit Type:	NEW SINGLE FAMILY DWELLING	Tax Map:	091-3 ((01)) 0023A
Job Address:	007420 BEULAH ST ALEXANDRIA , VA 22315-3534	Permit Status:	Finalized
		Bldg:	Floor: Suite:
		Permit Fee:	\$558.05
Location:			
Subdivision:			
Magisterial District:	LEE		
Subcensus Tract:			
AP (Tenant) Name:			
Work Description:	new sfd english manor III with finished basement with wet bar no 2nd kitchen / no bedroom (1st permit off masterfile 201300053)		
Type of Work:	NEW SINGLE FAMILY DWELLING		
Building Use:	SFD - SINGLE FAMILY DWELLING		
Standard:	IR09 - IRC 2009		
Plan Number:	R-13-1077		
Parent Permit:			
ISIS Permit:			
Type of Const:	VB		
Use Group:	R5		
Comments:			

 Link to FIDO record : [130300212](#)
Owner Information

Owner: AKHTAR SYED TASNEEM
 Address: 6809 SIGNATURE CIR
 City: ALEXANDRIA State: VA
 Zip: 22310

Contractor Information

Name: BOTERO HOMES LLC BPOL License:
 Address: 11150 SUNSET HILLS ROAD State License:
 City: RESTON State: VA Zip: Trade Reg.:
 20190-0000
 Trade Name:

Applicant Information

Applicant: FARMER
 Address: 3900 JERMANTOWN RD
 City: FAIRFAX State: VA Zip:
 22030

Other Contact Information

Contact: COMMONWEALTH LAND
 TITLE OLD REPUBLIC
 NATIONAL TITLE INS
 Address: 5875 TRINITY PW 7960
 DONEGAN DR #247
 City: CENTREVILLEMANANSSAS
 State: VAVA Zip:
 2012022030

Inspections

Inspection - R FOOTING - FOOTING INSPECTION - 6122778

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FOOTING	2013-06-21	SUSAN WEYANT	N	Passed	NO	041455-kishore k kotha-ecs/

Inspection - R FOOTING - FOOTING INSPECTION - 6023560

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

Inspection - R FINAL - FINAL INSPECTION - 6316636

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2014-04-08	JAMES ROWLANDS	N	Passed	NO	

Inspection - R FINAL - FINAL INSPECTION - 6304429

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2014-04-03	CRAIG LEECH	N	Failed	NO	courtesy walk with contractor finish all items and recall

Inspection - R FINAL - FINAL INSPECTION - 6023561

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2014-03-20	RANDOLPH BOWMAN	N	Failed	NO	Not ready for inspection. Need 6 inch fall within first 10 feet grading from house. Need to add inside ejector pump to plumbing permit. No history of san sewer inspection. According to J Smith, he did not inspect san sewer, just tap and lateral to center of road between lanes. May need video of sewer. Missing handrail at stairs. Outside receptacles not rated weather resistant. ECT.

Inspection - R ROUTINE - ROUTINE INSPECTION - 6122788

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R ROUTINE	2013-06-21	SUSAN WEYANT	N	Passed	NO	041455-kishore k kotha-ecs/concrete encased grounding electrode

Inspection - R ROUTINE - ROUTINE INSPECTION - 6114751

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R ROUTINE	2013-08-16	JACK SMITH	N	Passed	NO	windbracing - ok,

Inspection - R WALL - WALL CONCEALMENT INSPECTION - 6122789

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R WALL	2013-07-01	SUSAN WEYANT	N	Passed	NO	041455-kishore k kotha-ecs/

Inspection - R SLAB - SLAB INSPECTION - 6122794

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R SLAB	2013-08-05	SUSAN WEYANT	N	Passed	NO	041455-kishore k kotha-ecs/basement/garage/stoop

Inspection - R WATERPRF - WATERPROOFING INSPECTION - 6122791

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R WATERPRF	2013-07-11	SUSAN WEYANT	N	Passed	NO	041455-kishore k kotha-ecs/draintile/backfill

Inspection - R WATERPRF - WATERPROOFING INSPECTION - 6122790

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R WATERPRF	2013-07-11	SUSAN WEYANT	N	Passed	NO	041455-kishore k kotha-ecs/draintile/backfill

Inspection - RINSULATION - INSULATION INSPECTION - 6149792

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
RINSULATION	2013-09-24	JACK SMITH	N	Passed	NO	

Inspection - R FRAMING - FRAMING INSPECTION - 6114750

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2013-09-17	JACK SMITH	N	Passed	NO	

Inspection - R FRAMING - FRAMING INSPECTION - 6023562

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2013-08-16	JACK SMITH	N	Cancelled	NO	

Reviews**Review - SITEPERMIT - (SITE PERMITS REVIEW) - 2193663**

Review Type	Review Date	Reviewer	Started	Status
SITEPERMIT	2013-05-03	GARNET WELLS	Y	Approved

Review - WASTEWATER - (WASTEWATER REVIEW) - 2220350

Review Type	Review Date	Reviewer	Started	Status
WASTEWATER	2013-05-14	RHONDA WHITNEY	Y	Approved

Review - ZONING - (ZONING REVIEW) - 2193662

Review Type	Review Date	Reviewer	Started	Status
ZONING	2013-04-24	CLAUDIA VILLABONA	Y	Approved

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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VIRGINIA DEPARTMENT OF
SOCIAL SERVICES**Farah Akhtar**

7420 Beulah Street

ALEXANDRIA, VA 22315

(703) 922-2989 Facility Type: [Family Day Home](#)License Type: [One Year](#)[Expiration Date](#): Jan. 1, 2016Business Hours: 7:00 AM - 6:00 PM
Monday - Friday

Capacity: 7

Ages: 2 months - 5 years 11 months

Inspector: Anailim Dally
(703) 577-0270 



County of Fairfax, Virginia

MEMORANDUM

Date: May 6, 2015

To: Erin Haley, Planner III
Zoning Evaluation Division

From: Amy Moxley
Senior Zoning Inspector
Zoning Inspection Branch

Subject: Home Child Care – SP 2014-LE-258

Applicant: Farah Akhtar,
7420 Beulah St, Alexandria, VA 22315
Near Franconia, Parcel 23A
Tax Map# 91-3 ((1)) 23A
Zoning District: R-1
Magisterial District: Lee
ZIB # 2015-0195
Date of Inspection: April 30, 2015

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 of each sleeping area, with at least one such device on each floor.
- 2. All exit stairs, interior or exterior, shall be in good repair and shall be provided with handrails and guard rails as required by the Virginia Uniform Statewide Building Code.
- 3. All egress pathway and exit doors shall be unlocked in the direction of egress and free from obstructions that would prevent their use, including debris, storage, and accumulations of snow and ice.

- 4. Electrical hazards identified shall be abated in accordance with the Virginia Uniform Statewide Building Code.
- 5. Extension cords, temporary wiring, and flexible cords shall not be substituted for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings, or floors, or under doors or floor coverings, or be subject to environmental or physical damage.
- 6. A working space of not less than 30 inches in width, 36 inches in depth, and 78 inches in height shall be provided in front of the electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space.
- 7. 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 bottom of the window in the sleeping room is 6' from the floor. Applicant was advised that she must use another room with proper egress for sleeping. Applicant will provide pictures when this work has been completed.
- 8. Structures comply with the Zoning Ordinance.

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.