



County of Fairfax, Virginia

July 15, 2015

STAFF REPORT

SPECIAL PERMIT SP 2015-SU-072

SULLY DISTRICT

APPLICANT: Farideh Bigdeli Arjomandi
Ferida's Home Day Care

OWNERS: Farideh Bigdeli
Parviz Arjomandi

SUBDIVISION: West Ox Cluster

STREET ADDRESS: 3042 Burchlawn St., Herndon, 20171

TAX MAP REFERENCE: 25-3 ((6)) 47

LOT SIZE: 8,560 square feet

ZONING DISTRICT: R-3C

ZONING ORDINANCE PROVISIONS: 8-305, 3-303, 8-914

SPECIAL PERMIT PROPOSAL: To permit a home child care facility and to permit a reduction in minimum yard requirements based on error in building location to permit an accessory storage structure to remain 2.5 feet from a side lot line and 3.2 feet from a rear lot line.

STAFF RECOMMENDATION:

Staff recommends approval of SP 2015-SU-072 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

Department of Planning and Zoning

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801

Fairfax, Virginia 22035-5509

Phone 703-324-1290 FAX 703-324-3924

www.fairfaxcounty.gov/dpz/



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 REQUEST

The applicant is seeking a special permit to allow a home child care facility for up to 12 children. The applicant is also requesting a reduction of minimum yard requirements based on error in building location to permit an accessory storage structure (shed) to remain 2.5 feet from a side lot line and 3.2 feet from the rear lot line. A copy of the special permit plat, titled, "Special Permit Plat, #3042 Burchlawn Street, Lot 47, Section 2, West Ox Cluster," by Michael L. Flynn, dated April 13, 2005, 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 split level single-family detached dwelling. An asphalt driveway provides access from Burchlawn Street. The rear yard contains a wood deck approximately 4.0 feet in height. Moveable play equipment is located in the rear yard. A shed approximately 10.5 feet in height and approximately 125 square feet in size is located in the southeastern corner of the rear yard. A playset approximately 5.5 feet in height is located in the southwestern corner of the rear yard. A wood fence approximately 4.0 feet in height encloses the rear yard. A portion of a storm drainage easement 15.0 feet in width runs along the northern side yard of the property.



Figure 1: House Location
For illustrative purposes only

The subject property and surrounding properties are zoned R-3 with cluster subdivision properties and developed with single-family detached houses.

BACKGROUND

Fairfax County Tax Records and building permit records indicate that the house was constructed in 1981 and purchased by the property owners in 2000.

In 1983, a building permit was obtained for the deck by the then property owner. In 2008, the applicant obtained a building permit and final inspection to enclose the carport and convert the space to a sitting room with a bathroom. Relevant building permit information is included in 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 currently employs herself and her husband as full-time employees and is not requesting any non-resident assistants.

The applicant holds a current Family Day Home License from the Commonwealth of Virginia, Department of Social Services, valid through February 20, 2016. The license permits a capacity of seven children, ages birth through 12 years, 11 months. The applicant's current state license permits the facility to operate from 7:30 a.m. to 5:30 p.m. Monday through Friday. A copy of the license information is included as Appendix 5.

The home child care facility is operated in the converted carport area of the dwelling which consists of one main play room and sleeping area, and a bathroom. All napping occurs in this room that has adequate emergency egress through a door to the outside. The rear yard is utilized for outdoor play. Pictures provided by the applicant show toys and play equipment located in this area.

The applicant also requests a reduction in yard requirements to allow her shed to remain 2.5 feet from the northern side lot line and 3.2 feet from the rear lot line. The applicant states that she hired a contractor to install the shed and was told that no permits were required.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area III, Upper Potomac Planning District
Planning Sector: Lee-Jackson Community Planning Sector (UP8)
Plan Map: Residential, 2-3 du/ac

Zoning District Standards

| Bulk Standards (R-3, cluster) | | |
|-------------------------------|--|---|
| Standard | Required | Provided |
| Lot Size | 8,500 sf. | 8,560 sf. |
| Lot Width | Interior: no requirement | 80.0 ft. |
| Building Height | 35 feet | Not provided |
| Front Yard | 20 feet | 27.5 ft. |
| Side Yard | 8 feet, but a total minimum of 20 feet | Eastern side: 14.4 ft. Western side: 9.4 ft. |
| Rear Yard | 25 feet | Approximately 50 ft. |

On-Site Parking and Site Circulation

The property has an asphalt driveway that provides approximately one to two parking spaces. In addition, on-street parking is available on Burchlawn Street. Parents conduct drop-off and pick-up activities at staggered times. A condition has been included to require the applicant to keep the driveway clear for the parents to use during all drop-off and pick-up times.

Zoning Inspection Report (Appendix 6)

During the site visit, staff observed a number of building code issues that the applicant has agreed to address. A lock on a door to a room that previously was used for napping has a keyed double cylinder lock and did not have adequate emergency egress. The applicant has since moved all day care activity into the converted carport room that does have adequate egress directly to the outside. Also, the area in front of the electrical service panel was obstructed with storage. The applicant agreed to maintain a working area of a minimum of 3.0 feet around the panel. Although the deck received a building permit at the time of its construction, staff noted that some of the balusters do not meet today's required maximum space of 4.0 inches between each baluster. Though the applicant is not required to meet today's building standards, she has agreed to add additional balusters to the deck to retrofit it to meet today's standards. Staff anticipates that these items will be addressed before the public hearing and will provide an update to the Board.

Finally, staff noted that the current location and height of the shed does not meet Zoning Ordinance requirements. Sheds over 8.5 feet in height are required to be located outside of the minimum required side yard and located a distance equal to its height from the rear lot line. The applicant has requested approval of an error in building location for this structure as part of this application.

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 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. |
| Standard 3 Adjacent Development | No new construction is proposed. An outdoor play area with play equipment is found in the rear yard. In staff's opinion, the proposed use will not hinder or discourage the use or development of neighboring properties or negatively affect value. |
| 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. |
| Standard 5 Landscaping/Screening | There is an existing fence in the rear yard that provides screening to the outdoor play area. |
| Standard 6 Open Space | Open space is not a requirement in an R-3C zone. |
| 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-3 District under cluster regulations. 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 and two full-time resident employees. |
| Standard 2 Access and Parking | Arrival and departure times of the children are staggered and parking is available in driveway. 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 | There is an existing fence in the rear yard that provides screening to the outdoor play area. |
| Standard 4 Submission Requirements | The applicant met all submission requirements for a home child care facility. |
| Standard 5 Code of Fairfax, Chapter 30 and Code of Virginia, Title 63.2, Chapter 17 | The applicant has a valid home child care license. |

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

| | |
|--|---|
| Part A Maximum Number of Children | 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. |
| Part 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. |
| Part C No Exterior Evidence Except Play Equipment | There is no exterior evidence of the proposed use except play equipment. |
| Part D Non-Resident Employee | The applicant is proposing two full-time resident employees. |
| Part E Provider is a Resident | The provider is a resident. |
| Part F 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. |
| Part G Increase in Children or | The maximum number of children permitted by-right at any one time is seven in a single family detached dwelling and |

| | |
|-----------------------|--|
| Non-Resident Employee | 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 full-time resident employees. |
|-----------------------|--|

CONCLUSION / RECOMMENDATION

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

Staff recommends approval of SP 2015-SU-072 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. Relevant building permit information
5. State Family Day Home License
6. Zoning Inspections Branch Comments
7. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-SU-072****July 15, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2015-SU-072 located at Tax Map 25-3 ((6)) 47 to permit a home child care facility pursuant to Section 8-305 and 3-303, and to permit a reduction of the minimum yard requirements based on an error in building location pursuant to Section 8-914 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, Farideh Bigdeli Arjomandi, only, and is not transferable without further action of the Board, and is for the location indicated on the application, 3042 Burchlawn Street, and is not transferable to other land.
2. This special permit is granted only for the home child care use and the location of the accessory storage structure (shed) indicated on the plat titled, "Special Permit Plat, #3042 Burchlawn Street, Lot 47, Section 2, West Ox Cluster," by Michael L. Flynn, dated April 13, 2015, 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 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 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 dwelling that contains the child care facility shall be the primary residence of the applicant.
6. Excluding the applicant's own children, the maximum number of children on site at any one time shall be 12.
7. A maximum of two full-time non-resident employees, whether paid or not for their services, may be involved in the home child care facility, limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday.
8. There shall be no signage associated with the home child care facility.
9. All drop-off and pick-up activities shall occur in the driveway located on the subject property.
10. Any portions of the dwelling associated with the home child care facility that are used as a children's sleeping or rest area shall be located in a room with an

operable exterior window, door or similar device that provides for a means of escape and access for rescue in the event of an emergency. Such emergency escape and rescue openings shall be of the dimension and size specified by the Virginia Uniform Statewide Building Code.

11. The approval of the use is contingent upon maintenance of a state-issued family day home license that permits the number of children being cared for at the home child care facility.
12. The child care facility shall be operated in accordance with Chapter 30 of the County Code, entitled "Minimum Private School and Child Care Facility Standards".
13. All applicable permits and final inspections shall be obtained for the accessory storage structure (10.5 feet in height and approximately 125 square feet in size) within 180 days of the approval of this application.

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

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

Farideh Bigdeli
3042 Burchlawn Street
Oak Hill, Virginia 20171
(703) 391-6223

March 23, 2015

SP 2015-0012

Deborah Lesko Pemberton, Senior Applications Acceptance Planner
Special Projects/Applications Management Branch, ZED, DPZ
County of Fairfax
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

RECEIVED
Department of Planning & Zoning
MAR 25 2015
Zoning Evaluation Division

Re: Special Permit Application – Farideh Bigdeli Arjomandi

STATEMENT OF JUSTIFICATION EXPLAINING HOW THE ERROR IN BUILDING LOCATION OCCURRED

When we decided to convert our garage to a daycare we solicited several bids and decided to go with the lowest bidder with the understanding that he would construct a shed first for us to move our belongings from the garage to the shed before renovating the garage. Although, at first we were planning to purchase a 10'X12'X8.5' shed from Home Depot, the contractor convinced us that it would be less expensive for him to construct it. In fact when we filed for our petition we showed the standard 10'X12'X8.5' shed and when we applied for the permit the contractor assured us that we would not need to apply for a permit for a shed since it was only 8.5' in height and the area was less than 256 SF.

As it can be seen in our petition to the neighbors for converting the garage to a daycare and placing a shed on our backyard we were under the impression that we were following all the applicable rules. In fact our next door neighbor has a similar height shed next to ours with a similar height – please see a picture of it in Attachment III.

Given that the total cost of the shed indeed became over what we could have purchased from Home Depot and the less than desire workmanship of the shed we decide to hire a different contractor to remodel our garage to a daycare – Attachments IV and V are copies of petition and permits.

SINCERELY,

FARIDEH BIGDELI ARJOMANDI

F. Bigdeli

03/25/15

Farideh Bigdeli
3042 Burchlawn Street
Oak Hill, Virginia 20171
(703) 391-6223

March 23, 2015

~~S.P. 2015-0012~~

Deborah Lesko Pemberton, Senior Applications Acceptance Planner
Special Projects/Applications Management Branch, ZED, DPZ
County of Fairfax
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

RECEIVED
Department of Planning & Zoning
MAR 25 2015
Zoning Evaluation Division

Re: Special Permit Application – Farideh Bigdeli Arjomandi

Dear Ms. Pemberton:

We are in receipt of your letter dated February 19, 2015. Attached please find the following additional supporting documents referencing each deficient item:

Item 305.04 – Enclosed please find a check for \$475 to process “Error in Building Location.”

Item 305.20 – Enclosed please find ten (10) copies of the plat certified by a professional land surveyor, Michael L. Flynn, (Lic. No. 2489), with added information – please see Attachment I.

Item 305.22 – Please ^{see} the certified plat copies provided for Item 305.20 which includes heights of shed (H=10.5’), deck (H=4’) and fences (H=4’) shown on a certified plat.

Item 305.23 – Please see certified copies provided for Item 305.20 which includes distances of all structures to the Lot lines.

Item 305.24 – Please see certified copies provided for Item 305.20 which includes the area used for outdoor play area (the entire property is 8,560 SF of which the fenced backyard is close to 4000 SF).

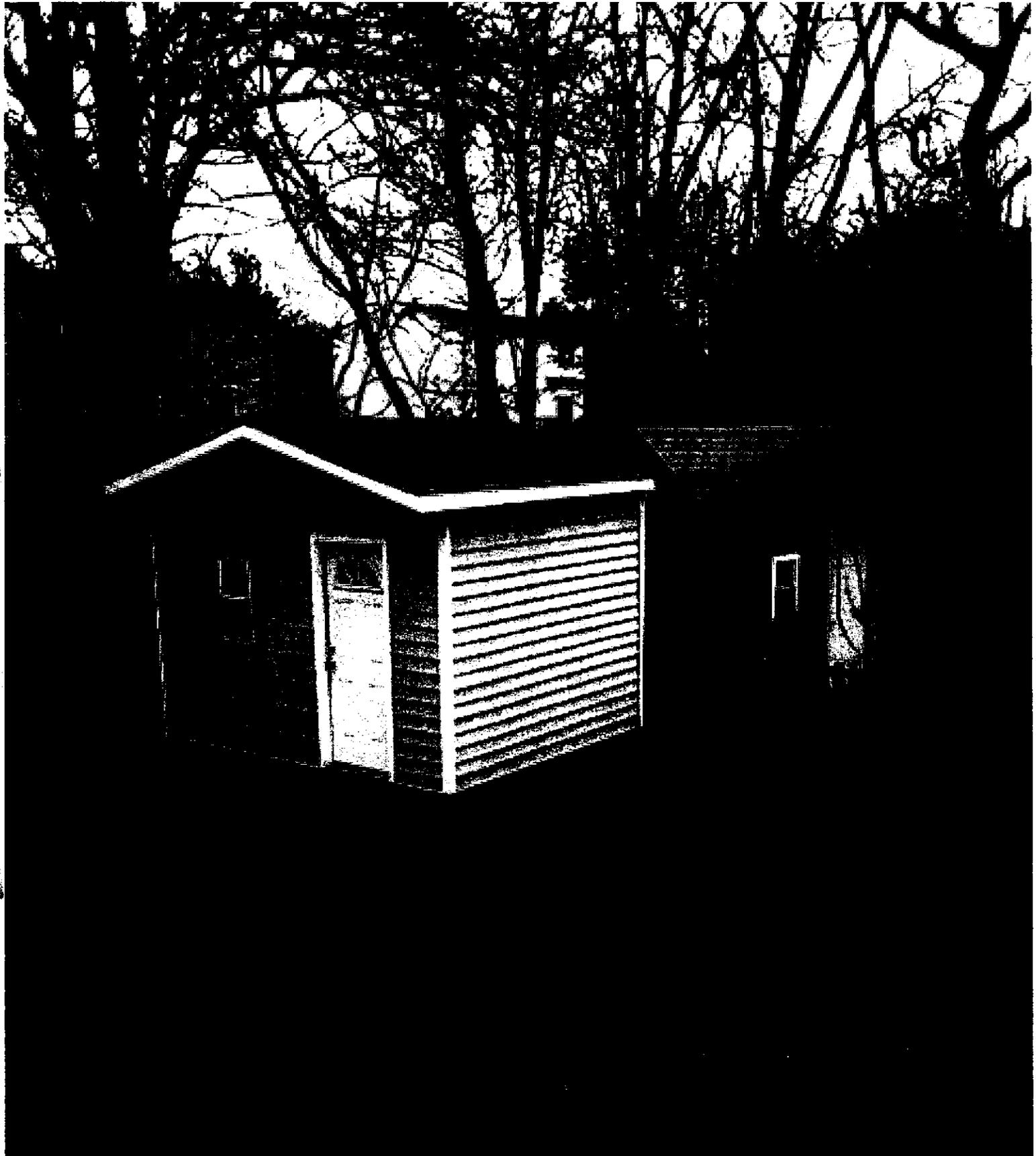
Item 305.26 – Please see certified provided for Item 305.20.

Item 911.00 – Please see certified revised plat provided for Item 305.20. In talking with Ms. Debora Lesko Pemberton, the 8.5X11 plat would suffice given we spent over \$1,350 to the engineering firm and they wanted us to print the plat.

SPECIAL PERMIT STATEMENT OF JUSTIFICATION

This attached application meets the standards and guidelines outlined in the zoning ordinance. The current home daycare has been operating out of the specified location (3042 Burchlawn St, Herndon, VA 20171) since 2004. The daycare has followed all Fairfax County guidelines and requirements, and has been in harmony with the general purpose and intent of the zoning district regulations. The pedestrian and vehicular traffic associated with the daycare will be minimal, and will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. There will be no structural changes to the dwelling that will hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. The applicant will comply with required landscaping and screening in accordance with the provisions of Article 13, Landscaping and Screening, in the Zoning Ordinance. Open space, adequate utility, drainage, parking, loading, and other necessary facilities are in accordance with the provisions of Article 11. There are currently no signs being used by the daycare, however if in the future signs are used, they will meet the regulations provided in Article 12, Signs, in the Zoning Ordinance.

- A. Hours of operation: 7:30AM – 5:30PM
- B. Estimated number of children and largest number present at any one time: Currently, 9; Permit allows 12.
- C. Proposed number of employees/attendants/teachers: 2 full-time (including applicant)
- D. Drop-off time: Two children arrive at 7:30 AM, three arrive at 8:00 AM, and four arrive at 8:30 AM. Pick-up time is a range: 4:30 PM – 5:30 PM, with the largest number of pick-ups at 5:00 PM.
- E. General area which will be served: Two children live in the neighborhood (within walking distance) of the home daycare. The remaining children live in neighboring towns: Reston, Herndon, Oak Hill, and Leesburg.
- F. One set of parents walk their two children to the home daycare. The remaining parents drive to the daycare, and park in the driveway and/or in front of the home.
- G. The dwelling is a split level single family home. The primary area within the dwelling that is used for child care is the attached playroom (approximately 309 square feet). The room has a separate entrance and bathroom.
- H. The fenced backyard of the home serves as an outdoor play area, and includes a playground and large grass yard. Weather permitting, the children play outside daily and can access the outdoor play area through a sliding door located in the dining room.



ATTACHMENT III

**FOX RUN HOMEOWNERS ASSOCIATION
APPLICATION FOR EXTERIOR MODIFICATION**

APPLICANT'S NAME: FARIDEH BIGDELI / PARVIZ ARTOMANDI
 ADDRESS OF PROPOSED CHANGE: 3042 BURCH LAWN ST
 HOME PHONE: (703) 391-6223 WORK PHONE: (703) 307-7747
 FIRST SUBMITTAL: YES NO RESUBMITTAL: YES NO

INSTRUCTIONS TO APPLICANT:

1. Consult the Covenants and ARB Rules for specific requirements for each proposed change.
2. Submit application form, drawings, and other required documents in duplicate to:

**Fox Run Homeowners Association
C/o SFMC, Inc.
12084 Cadet Court
Manassas, Virginia 20109**

3. All alterations except paint changes and storm door/windows require a house location survey indicating the location of the proposed changes.

Describe Proposed Changes (attach additional sheets if needed):

- CONVERTING MY GARAGE TO A SITTING ROOM - REPLACING THE GARAGE DOOR WITH A FRENCH DOOR AND ADDING A BATH ROOM PLUS A CLOSET. PLEASE SEE THE ATTACHED CONCEPTIONAL PLAN. THE TRIMS FOR THE DOOR AND WINDOWS WILL BE THE SAME AS THE REST OF THE HOUSE
 - PLACE A 10X12X8' SHED ON THE SOUTHEAST CORNER OF THE BACK YARD 3-4 FEET FROM THE FENCE - TAN COLOR VINYL SIDING WITH FRONT EXTENDED PEAK ROOF. SEE THE ATTACHED BLUE PRINTS PLEASE

Obtain signatures of property owners who will be most affected by the change:

Acknowledgement of at least four property owners who are most affected because they are adjacent and/or have a view of the change is needed. Your signature indicates an awareness of the applicant's intent and does not constitute nor indicate approval or disapproval.

*Note - if you do have some problem with this application please notify the ARB within seven days after signing. If we do not hear from you within this period we will assume there are not problems.

| NAME | LOT NO. | I acknowledge that I have been advised of this change |
|----------------------|-----------|---|
| <u>Lizhu</u> | <u>99</u> | <u>[Signature]</u> |
| <u>Janet</u> | <u>48</u> | <u>[Signature]</u> |
| <u>Moungga Kusan</u> | <u>80</u> | <u>[Signature]</u> |
| <u>[Signature]</u> | <u>46</u> | <u>Barry J. Jockner</u> |

Estimated Start Date: AFTER ARB APPROVAL Estimated Completion Date: TWO WEEK AFTER APPROVAL
 (Allow 45 Days for ARB approval prior to start date)

1. Nothing herein contained shall be construed to represent that alterations to land or building in accordance with these plans, shall not violate any of the provisions or building and zoning codes of Fairfax County, to which the above property is subject. Further, nothing herein contained shall be construed as a waiver or modification of any said restriction.

8' x 12' Classic, light gray vinyl siding, gambrel roof, black shingles with optional gable vents



Why Vinyl?

Combine enduring beauty with lifetime durability, add in maintenance free and you have our best seller!

- Industry's first unbreakable 40" double door with keyed lock entry
- Maintenance free titanium enhanced trim
- New and improved fixed sash window(s) with FREE window box & shutters
- 6' & 8' wide = 2" x 4" PT floor joists, 16" on center
- 10' & 12' wide = 2" x 6" PT floor joists, 16" on center
- All backed by Sheds USA Lifetime Warranty

Choose Your Shed Model, Size & Wall Height

THE HIDEAWAY



THE CLASSIC



THE HORIZON



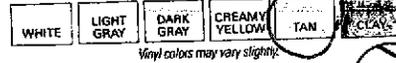
includes double door on end wall

VINYL SHED SIZE & PRICE

| SHED MODEL & SIZE (W x D) | SKU #934-888 | | SKU #934-954 | |
|---------------------------|-----------------|-----------------|-----------------|-----------------|
| | 6' wall (RS-PT) | 7' wall (RS-PT) | 6' wall (RS-PT) | 7' wall (RS-PT) |
| HIDEAWAY | 6' x 6' | \$1,729 | \$1,969 | |
| | 6' x 8' | \$1,819 | \$2,069 | |
| | 8' x 8' | \$1,949 | \$2,219 | |
| | 8' x 10' | \$2,199 | \$2,499 | |
| | 10' x 10' | \$2,629 | \$2,999 | |
| CLASSIC | 8' x 12' | \$2,549 | \$2,909 | |
| | 8' x 14' | \$2,999 | \$3,419 | |
| | 8' x 16' | \$3,299 | \$3,759 | |
| | 10' x 12' | \$3,099 | \$3,499 | |
| | 10' x 14' | \$3,559 | \$4,059 | |
| | 10' x 16' | \$3,849 | \$4,389 | |
| | 12' x 12' | \$3,559 | \$4,059 | |
| | 12' x 14' | \$3,959 | \$4,509 | |
| | 12' x 16' | \$4,329 | \$4,939 | |
| | 12' x 20' | \$5,219 | \$5,949 | |
| HORIZON | 8' x 12' | \$2,649 | \$3,009 | |
| | 8' x 14' | \$3,099 | \$3,519 | |
| | 8' x 16' | \$3,399 | \$3,859 | |
| | 10' x 12' | \$3,199 | \$3,599 | |
| | 10' x 14' | \$3,659 | \$4,159 | |
| | 10' x 16' | \$3,949 | \$4,489 | |
| | 12' x 12' | \$3,659 | \$4,159 | |
| | 12' x 14' | \$4,059 | \$4,609 | |
| 12' x 16' | \$4,429 | \$5,039 | | |
| 12' x 20' | \$5,319 | \$6,049 | | |

Choose Your Features

FREE Siding Color



FREE Roof Style



FREE Shingle Color



Choose Your Options

WALL HEIGHT



6' Wall...see price chart



7' Wall...see price chart

FLOOR UPGRADES

Great Deal!

- **Tough Floor II** (All sizes)
- NEW! 2" x 6" pressure treated floor joists
- NEW! 12" on center spacing
- Pressure treated plywood floor

Just \$149

DOOR UPGRADES

Exchange Standard 40" Wide Unbreakable Double Door:

- 54" Wide Unbreakable Double Door\$99
- 66" Wide Unbreakable Double Door\$169
- 66" Wide Easy Glide Roll-up Overhead Door\$449
- 96" Wide Easy Glide Roll-up Overhead Door\$499

MORE OPTIONS

- Save** Value Package A: Work Bench, Shelf & Gable Vents\$119
- Value Package B: Work Bench, Shelf & Storage Loft\$169
- Window Screen (each)\$19
- Gable Vents (pair)\$29
- Ramp ___ 4' Long ___ 6' Long heavy duty\$59 / 119
- Shelf (1" x 12" x 7' long)\$39
- Storage Loft (4' deep)\$79
- Work Bench (2' deep x 7' 5" long)\$69
- Upgrade to Functional Sash Window(s) (each)\$59
- Anchor Kit\$120

Some optional features have specific requirements based on the shed size and style. Sheds USA will review your order and contact you with any exceptions to your selected options.



Low monthly payments available with credit approval on The Home Depot Consumer Credit Card. See store for details.

No one puts more into a shed.™

Fairfax County, Virginia
Department of Public Works and Environmental Services
Permit Application Center
12055 Government Center Parkway
Fairfax, Virginia 22035-5504

ELECTRIC RESIDENTIAL

Permit Number: 81990198

Issue Date: 07/17/2008

Parent Permit: 81990194

Tax Map ID: 025-3 / 06 / / 0047

Job Address: 3042 Burchlawn St
Herndon, VA20171-2315

Tenant Name:

Issued To:

BIGDELI FARIDEH ARJOMANDI PARVIZ
3042 Burchlawn St
Herndon, Va 20171
(703)391-6223

Contractor:

OWNER IS CONTRACTOR

Structure: SINGLE FAMILY DWELLING

Code:

HAS PERMISSION, ACCORDING TO APPROVED PLANS, APPLICATION AND RESTRICTIONS OF RECORD
TO: INSTALL NEW ELEC WORK FOR INTER ALTER

Electrical Equipment

14 Circuits

**P
E
R
M
I
T**

81990198

025-3

Note to Property Owner: In accordance with Chapter 102 of the Code of the County of Fairfax, the property address must be displayed on the property in such a manner as to be visible from the public right of way. A copy of the building permit shall be posted on the construction site for public inspection until the work is completed.

Prior to beginning construction, contact your Homeowners' Association regarding any restrictive covenants governing property improvements. Sometimes, covenants may be more restrictive than the Fairfax County Code. Furthermore, requirements of covenants are not addressed by the issuance of your building permit.

The permittee is required to notify all utilities before commencing any underground construction and must receive the proper clearances from the utilities as prescribed in the Code of the County of Fairfax. (Miss Utility - 1-800-257-7777)

BUILDING OFFICIAL



To Schedule an Inspection:

Internet - www.fairfaxcounty.gov/fido
Call Center - 703-222-0455

AIRS - 703-222-2474
TTY, VA Relay - 711

FEB 10 2015

Attached is the explanation and completion of the deficient items noted in the previous Zoning Evaluation Division letter: *(attached)*

Item 1.00: Four copies of the application with the business name alongside applicants name provided.

Item 3.00: Pictures of all required areas are printed and provided.

Item 4.00: All owners have signed and form is notarized. The business name has also been added to the forms.

Item 5.08: Not applicable to the property used for the business.

Item 6.00: The applicant, Farideh Bigdeli Arjomandi, is the owner of the property, along with her husband, Parviz Arjomandi. A consent letter is attached noting Parviz Arjomandi as the co-owner of the property, authorizing the home to be used for the home daycare. This consent has also been notarized.

ADDITIONAL SUBMISSION REQUIREMENTS:

Item 305.02: Completed and attached.

Item 305.20: Completed and attached.

Item 305.22: Height of Shed= 10' 6", Height of Deck= 3' 1", Height of Fence= 4' 2", Height of Swing set= 5' 6", Height of the seat of the Swing set to the ground= 1' 2", Distance of swing set to lot line= 8' 4" and 10' 4"

Item 305.23: Distance of Shed to lot line= 3' 7" and 3' 5".

Item 305.24: Play area is located in the back yard with dimensions of 400 sqft.

Item 305.26: Completed and signed.

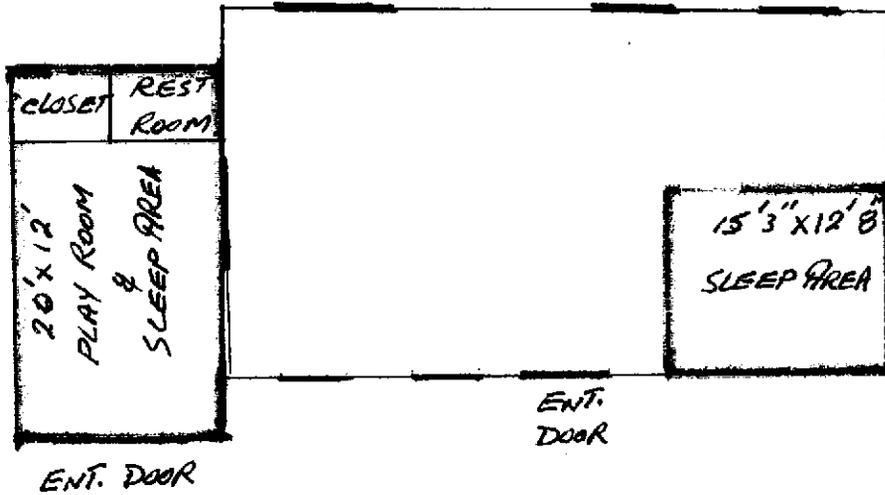
THANKS :

FARIDEH BIGDELI ARJOMANDI

2-10-15



← NORTH



BURCHLAWN STREET

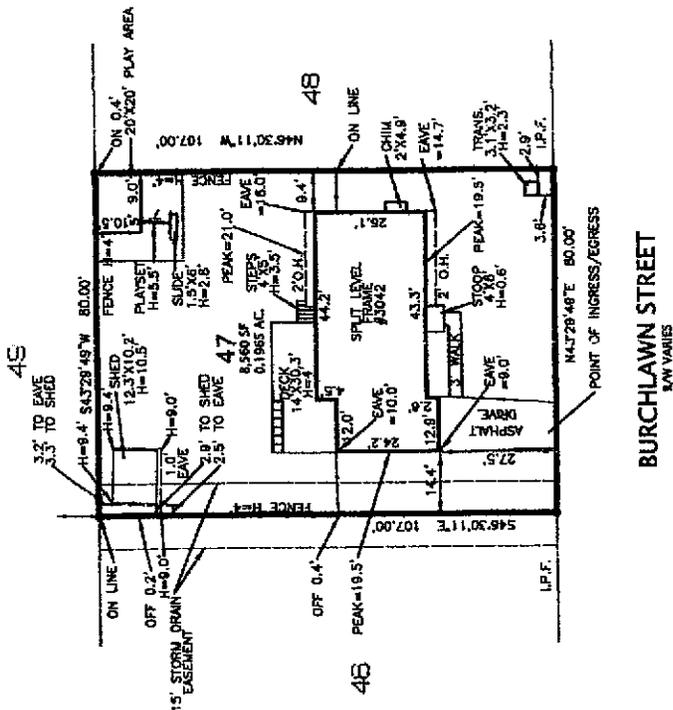
RECEIVED
Department of Planning & Zoning

FEB 10 2015

Zoning Evaluation Division

NOTES:

1. TM #025-3-06-0047.
2. ZONE: R-3C
3. SETBACKS: FRONT = 20', SIDE = 8' TOTAL 24' MIN., REAR = 25'.
4. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
5. THERE ARE NO KNOWN GRAVES OR STRUCTURES MARKING A PLACE OF BURIAL ON THIS SITE.
6. THERE ARE NO MAJOR UNDERGROUND UTILITIES OR EASEMENTS FOR SUCH UTILITIES HAVING A WIDTH OF 25 FEET OR GREATER LOCATED ON THIS SITE.
7. THIS SITE DOES NOT CONTAIN 100-YEAR FLOOD PLAIN OR RESOURCE PROTECTION AREA (RPA). SITE IS LOCATED ENTIRELY WITHIN THE RESOURCE MANAGEMENT AREA (RMA).
8. NO ADDITIONAL LANDSCAPING OR SCREENING IS PROPOSED WITH THIS PLAN.
9. FLOOR AREA CALCULATIONS: PER ZD SECTION 20-300 (DEFINITIONS) (FRAME CONSTRUCTION, 6 INCH EXTERIOR WALLS ON HOUSE & 4 INCH EXTERIOR WALLS ON SHED)
 EX. LOT AREA = 8,560 SF
 EX. MAIN BUILDING LOWEST FLOOR = 545 SF
 EX. MAIN BUILDING MID FLOOR = 818 SF
 EX. MAIN BUILDING SECOND FLOOR = 617 SF
 EX. SHED = 110 SF
 EX. GROSS FLOOR AREA TOTAL = 2,090 SF
 PROP. ADDITION = 0 SF
 EX. GROSS FLOOR AREA TOTAL = 2,090 SF
 EX. P.A. (TOTAL) = 2,090 / 8,560 = 0.24
 PROP. PAR (TOTAL) = 2,090 / 8,560 = 0.15



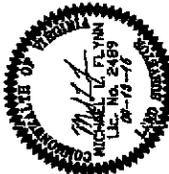
RECEIVED
 Department of Planning & Zoning

APR 2 2015

Zoning Evaluation Division

SPECIAL PERMIT PLAT
 #3042 BURCHLAWN STREET
 LOT 47 SECTION 2
WEST OX CLUSTER
 SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA
 SCALE: 1" = 20'
 MARCH 10, 2015
 REV. MARCH 20, 2015
 REV. APRIL 13, 2015



ALEXANDRIA SURVEYS, LLC
 1218 CARROLLVILLE ROAD SUITE 104 STAFFORD, VA 23358
 TEL. NO. 703-658-1313 FAX NO. 703-736-4206

BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET.
 FOR SURVEYING OF THIS PROPERTY, THE FOLLOWING INSTRUMENTS
 MUST BE REFERRED TO FOR RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.



#815-1039

Application No.(s): SP 2015-SU-072
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 02/05/15
(enter date affidavit is notarized)

128297

I, FARIDEH BIGDELI ARJOMANDI, 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) |
|---|--|---|
| PARVIZ ARJOMANDI | 3042 BURCHLAWN ST. HERNDON, VA. 20171 | HUSBAND / CO-owner |
| FARIDEH BIGDELI ARJOMANDI | SAME | OWNER / Applicant |
| Ferida's Home Day Care | | |

(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: 02/05/15
(enter date affidavit is notarized)

128297

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

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

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

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

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 02/05/15
(enter date affidavit is notarized)

128297

=====
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**)

(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: 02/05/15
(enter date affidavit is notarized)

128297

=====

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: 02/05/15
(enter date affidavit is notarized)

128297

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:

FARIDEN BIGDELI ARJOMANDI F. Bigdeli
PARVIZ ARJOMANDI P. Arjomandi
 Applicant [] Applicant's Authorized Agent

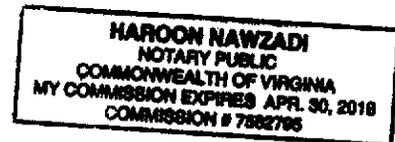
(Ferida's Home daycare)

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

Subscribed and sworn to before me this 5 day of February 2015, in the State/Comm. of Virginia, County/City of Fairfax.

Haron Nawzadi
Notary Public

My commission expires: 4-30-18



N-08-2135

BUILDING PERMIT APPLICATION

FAIRFAX COUNTY GOVERNMENT
 PERMIT APPLICATION CENTER
 12055 Government Center Parkway, 2nd Floor
 Fairfax, Virginia 22035-5504
 Telephone: 703-222-0801
 Web site: <http://www.fairfaxcounty.gov/dpwes>

PERMIT # 81990194

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)
 OR VISIT US ON THE WEB AT

http://www.fairfaxcounty.gov/isisnet/inspection_sched.asp

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

JOB LOCATION
 ADDRESS 3047 BURCHLAWN ST.
 LOT # 47 BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION W. OX CLUSTER, SEC. 2
 TENANT'S NAME _____
 EMAIL _____
 CONTACT ID _____

OWNER INFORMATION OWNER TENANT
 NAME PARVIZ ARTOMANDI
 ADDRESS 3042 BURCHLAWN ST.
 CITY HERNDON STATE VA ZIP 20171
 TELEPHONE (703) 391-6723
 EMAIL parvizi@yahoo.com
 CONTACT ID _____

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

APPLICANT
 NAME PARVIZ ARTOMANDI
 ADDRESS 3047 BURCHLAWN ST
 CITY HERNDON STATE VA ZIP 20171
 TELEPHONE (703) 391-6723
 EMAIL parvizi@yahoo.com
 CONTACT ID _____

DESCRIPTION OF WORK
CONVERTING MY GARAGE TO
SITTING ROOM AND ADDING
BATHROOM

HOUSE TYPE _____
 ESTIMATED COST OF CONSTRUCTION \$4500.00
 USE GROUP OF BUILDING _____
 TYPE OF CONSTRUCTION _____
DESIGNATED MECHANICS' LIEN AGENT
 (Residential Construction Only)
 NAME _____
 ADDRESS _____
 NONE DESIGNATED PHONE _____

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be completed with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Parviz Artomandi
 Signature of Owner or Agent Date 7/17/08

Parviz Artomandi
 Printed Name and Title

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

DO NOT WRITE IN GRAY SPACES COUNTY USE ONLY
 PLAN # N-08-2135
 TAX MAP # 2202-06-0047

| ROUTING | DATE | APPROVED BY |
|-----------------|------|-------------|
| LICENSING | | |
| ZONING | | |
| SITE PERMITS | | |
| HEALTH DEPT | | |
| BUILDING REVIEW | | |
| SANITATION | | |
| FIRE MARSHAL | | |
| ASBESTOS | | |
| PROFFERS | | |

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

BUILDING PLAN REVIEW
 REVIEWER _____ # OF HOURS _____
 REVISION FEES \$ _____
 FIRE MARSHAL FEES \$ _____
 FIXTURE UNITS _____ PLAN LOG R

APPROVED FOR ISSUANCE OF BUILDING PERMIT
 (LOG OUT)
 BY [Signature] DATE 7/17/08

ZONING REVIEW
 USE SFD
 ZONING DISTRICT _____ HISTORICAL DISTRICT _____
 ZONING CASE # _____
 GROSS FLOOR AREA OF TENANT SPACE _____

YARDS:
 FRONT _____ GARAGE 1 2 3
 FRONT _____ OPTIONS YES NO
 L SIDE _____ REMARKS _____
 R SIDE _____
 REAR _____

REMARKS
FOR FAXED DTL
CONTRACTOR
ENCLOSURE

NOTARIZATION (if required)
 State (or territory or district) of _____
 County (or city) of _____, to wit: I, _____, a _____
 Notary Public in the State and County aforesaid, do certify that _____
 whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.
 Given under my hand this _____ day of _____, 20____.
 My commission expires the _____ day of _____, 20____.

 (Notary Signature)

BUILDING PERMIT APPLICATION

APPLICATION NO
 19
 Date

JOB LOCATION
 Street 3042 Burchlawn St.
 Building _____ Floor _____ Suite _____
 Subdivision West Ox Cluster
 Tenants Name Gregory L. Teets

DO NOT WRITE IN THIS SPACE
 Permit No. 8311 B0400
 Map Reference 25-3-06--47
 Building Permit No. _____ Control No. _____
 Std. SI Mag. ca Plan UP Census _____

OWNER
 Name Gregory L. Teets
 Address (Mailing) 3042 Burchlawn St
 City Herndon State VA Zip 22070
 Telephone 703 476-0311

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

For Build Deck Description

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

REMARKS:

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

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

| YARDS | Front | Front | Left Side | Right Side | Rear |
|-------|-------|-----------|-------------|------------|-------------|
| | | <u>NC</u> | <u>14.6</u> | <u>9.</u> | <u>25.1</u> |

REMARKS 18x10
12x12
BY COUNTY 45
add deck
West Ox Cluster see 2 lot 47 (By county Details)

FOR COUNTY USE ONLY:
 Date 4-27-83 By JPK
 Approved for Issuance of Building Permit

Fee _____
 Filing Fee _____
 Amount Due 18.50

The request for and use of personal information on this form is subject to the provisions of the Privacy Protection Act of 1976 and the Freedom of Information Act.

I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that if a permit is issued the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. He/She and the company or organization named presented herein is duly registered or exempt from registration in accord with the provisions of Chapter 7 of the Code of

Signature of Owner [Signature] Date 4/27/83 Notary Signature _____

VIRGINIA DEPARTMENT OF
SOCIAL SERVICES**Farideh Arjomandi Bigdeli**

3042 Burchlawn Street

HERNDON, VA 20171

(703) 391-6223 Facility Type: [Family Day Home](#)License Type: [Two Year](#)[Expiration Date](#): Feb. 20, 2016Business Hours: 7:30am - 5:30pm
Monday - Friday

Capacity: 7

Ages: Birth - 12 years 11 months

Inspector: Keesha Minor
(703) 479-4680 



County of Fairfax, Virginia

MEMORANDUM

Date: July 13, 2015

To: Erin Haley, Staff Coordinator
Zoning Evaluation Division

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

Subject: Home Child Care Facility (HCCF)
Special Permit # SP 2015-SU-072

Applicant: Farideh Bigdeli Arjomandi / Ferida's Home Day Care
3042 Burchlawn Street, Herndon, Virginia 20171
Legal Description: WEST OX CLUSTER, LT 47 SEC 2
Tax Map Ref: 25-3 ((6)) 47
Zoning District: R-3
Development Type: Cluster
Overlay District: WS
Lot Size: 8,560 square feet
ZIB# 2015-0252

On June 26, 2015, an inspection was conducted by Zoning/Property Maintenance Inspector Bruce Miller of the property located at 3042 Burchlawn Street, Herndon, Virginia 20171. The Inspector was accompanied by Staff Coordinator Erin Haley and the applicant.

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

- 1. An operable smoke alarm shall be provided outside (or inside) of each sleeping area, with at least one such device on each floor.
- 2. All exit stairs, interior or exterior, shall be in good repair and shall be provided with handrails and guard rails as required by the Virginia Uniform Statewide Building Code.
- 3. All egress pathway and exit doors shall be unlocked in the direction of egress and free from obstructions that would prevent their use, including debris, storage, and accumulations of snow and ice; and should not require a key or special knowledge to open.

Comment: Keyed double cylinder door lock on a door that separates from the lower napping room to the stairway the leads to the first floor egress door is not complaint.

- 4. Electrical hazards identified shall be abated in accordance with the Virginia Uniform

Department of Planning and Zoning
Zoning Administration Division
Zoning Inspections Branch
12055 Government Center Parkway, Suite 829
Fairfax, Virginia 22035-5508
Phone 703-324-4300 FAX 703-324-1343
www.fairfaxcounty.gov/dpz/



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.

Comment: Storage in front of the electrical service panel must be removed and a clear working space must be provided as set forth above.

- 7. Other Building Code issues:

Comment: Basement rooms used for napping do not have two separate means of egress. The windows in these rooms do not meet the requirements of an emergency escape opening.

Comment: The deck balusters are not compliant and are spaced as much as 7-1/3 inches apart and would allow the passage of a 4 inch sphere.

- 8. Structures comply with the Zoning Ordinance.

Comments: Shed is 10 feet 6 inches in height and is located 3'3" to the rear lot line and 2'9" to the side lot line and does not comply with the location regulations set forth in Par. 10E of Sect. 10-104 of 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.