

**Development Conditions****SE 2014-LE-050****June 22, 2015**

If it is the intent of the Board of Supervisors to approve SE 2014-LE-050 located at 6076 Joust Lane, Tax Map 91-4 ((9)) (24) 40, for a home child care facility of up to 12 children, pursuant to Sect. 6-105 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted only for the home child care use as indicated on the special exception plat approved with the application, entitled "Lot 40 Section 24 Kingstowne" prepared by Sam Whitson, LS and dated March 26, 2002, as revised by the applicant, Sandra Scruggs, on August 7, 2014, as qualified by these development conditions.
2. A copy of the special exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
3. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed 12.
4. The hours of operation for the home child care facility shall not exceed 7:00 a.m. to 6:00 p.m., Monday through Friday.
5. A maximum of one nonresident employee, whether paid or not for their services, may be involved in the home child care facility, with the hours of such attendance limited to 7:00 a.m. to 6:00 p.m., Monday through Friday.
6. The dwelling that contains the home child care facility shall be the primary residence of the provider.
7. There shall be no signage associated with the home child care facility.
8. Arrival and departure of children shall be staggered to ensure that the spaces will be available to accommodate pick up/drop-off of children.
9. All outdoor play equipment shall conform to all applicable state regulations and standards.
10. Any portions of the dwelling associated with the home child care facility that are used as a children's sleeping or rest areas 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. Approval of this use is contingent upon maintenance of a state license for the home child care facility for the children on-site for the home child care facility.
12. The approval of the use is contingent on the applicant's continued right to utilize the community parking spaces necessary for the operation of the home child-care facility.

This approval, contingent on 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. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as outlined above.