



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

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Department of Planning & Zoning

AUG 05 2015

Zoning Evaluation Division

June 3, 2015

Rati KC  
Mrs. Rati's Family Home Daycare  
10639 John Ayres Drive  
Fairfax, VA 22032

Re: Special Exception Application SE 2014-BR-039

Dear Mrs. KC:

At a regular meeting of the Board of Supervisors held on June 2, 2015, the Board approved Special Exception Application SE 2014-BR-039 in the name of Rati KC, DBA Mrs. Rati's Family Home Daycare. The subject property is located at 10639 John Ayres Drive, on approximately 11,397 square feet of land, zoned PDH-3 in the Braddock District [Tax Map 77-1 ((12)) 182]. The Board's action permits a home child care facility and an increase in fence height, pursuant to Sections 6-105, 6-106, 8-305, and 10-104 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the home child care use and fence indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. Any plan or permit submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat, dated October 24, 2007, consisting of the Plat entitled "Lot 182, Section 6, Fairfax Club Estates," prepared by Alexandria Surveys International, LLC, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of the special exception conditions shall be posted in a conspicuous place on the property and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

Office of the Clerk to the Board of Supervisors  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

5. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
6. The hours of operation for the home child care facility shall not exceed 7:00 a.m. to 6:00 p.m.
7. A maximum of two nonresident employees, 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.
8. The dwelling that contains the home child care facility shall be the primary residence of the provider.
9. The existing two-car garage shall not be converted to any use which would preclude the parking of vehicles, and shall be kept clear of debris at all times in order to accommodate parking for the dwelling and the home child care provider.
10. There shall be no signage associated with the home child care facility.
11. All outdoor play equipment shall conform to all applicable state regulations and standards.
12. Fencing shall be allowed within the front yards only as indicated on the plat and shall be restricted to six feet tall or less. All portions of the fence shall be located outside of the public right-of-way.
13. In accordance with the Uniform Statewide Building Code, clearances of 30 inches will be maintained to the front and sides of the service panels for the water heater and furnace.
14. Both parking spaces in the driveway shall be left open during the hours of operation of the home child care facility for the drop-off and pick-up of children. The arrival and departure of children shall be staggered to help ensure that the spaces will be available. Parking is also allowed on the adjacent public streets.
15. Approval of this use is contingent upon maintenance of a state license for a Home Child Care facility for the number of children on-site.

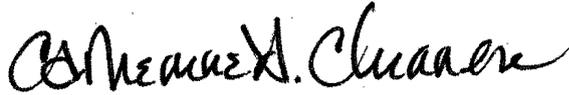
This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

SE 2014-BR-039  
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Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall take effect upon approval by the Board of Supervisors.

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova  
Supervisor John Cook, Braddock District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager, GIS, Mapping/Overlay  
Michael Davis, Section Chief, Transportation Planning Division  
Donald Stephens, Transportation Planning Division  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation