



County of Fairfax, Virginia

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

RECEIVED
Department of Planning & Zoning

AUG 13 2015

Zoning Evaluation Division

July 29, 2015

Fatemeh Batmanghelidj
D/B/A Children's Garden
1214 Rowland Drive
Herndon, VA 20170

Re: Special Exception Application SE 2015-DR-005

Dear Ms. Batmanghelidj:

At a regular meeting of the Board of Supervisors held on July 28, 2015, the Board approved Special Exception Application SE 2015-DR-005 in the name Fatemeh Batmanghelidj D/B/A Children's Garden. The subject property is located at 1214 Rowland Drive, on approximately 15,771 square feet of land, zoned PDH-1 in the Dranesville District [Tax Map 11-1 ((10)) 101]. The Board's action permits a home child care facility, pursuant to Sections 6-105, 6-106 and 8-305 of the Fairfax County Zoning Ordinance, 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: "Plat Showing House Location Lot 101, Section 8 Shaker Woods", consisting of one sheet, as modified by Laura Kowalski, dated February 13, 2015, and as qualified by these development conditions.
2. A copy of these 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. The hours of operation of the home child care facility shall not exceed 6:30 a.m. to 6:30 p.m., Monday through Friday.
4. The dwelling that contains the home child care facility shall be the primary residence of the provider.

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

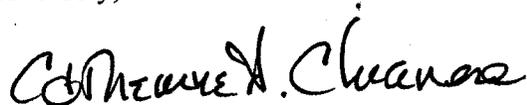
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov

5. Including the provider's own grandchildren, the maximum number of children on-site at any one time for the home child care shall not exceed twelve.
6. A maximum of two non-resident assistants, whether paid or not for their services, may be involved in the home child care facility, with hours of attendance limited to between the hours of 7:00 am and 6:00 pm, Monday through Friday.
7. All pick-up and drop-off of children shall take place in the driveway. During the hours of operation for the home child care, the provider's family vehicle shall be parked in the garage when on site and a minimum of two driveway spaces must be made available for the home child care without blocking any vehicles there for drop-off and pick-up.
8. Arrival and departure of children shall be staggered to ensure that the driveway will be available to accommodate pick-up/drop-off of children.
9. 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.
10. There shall be no signage associated with the home child care facility.
11. Approval of this use is contingent upon maintenance of a state license for the subject home child care facility.
12. The Applicant shall ensure that building permits are obtained and finalized for the finished basement within 90 days of approval of this special exception.

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 Section 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 Foust, Dranesville 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

128541

ATTACHMENT 1



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No:

SE 2015-DR-005

(Staff will assign)

RECEIVED
Department of Planning & Zoning

MAR 28 2014

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME	Fatemeh Batmanghelidi DBA: Childrens Garden	
	MAILING ADDRESS	1214 Rowland Drive Herndon, VA 20170	
	PHONE HOME (703) 450-4646	WORK (703)	450-4646
	PHONE MOBILE (703) 200-0588	EMAIL	herndondaycare@gmail.com
PROPERTY INFORMATION	PROPERTY ADDRESS	1214 Rowland Drive Herndon, VA 20170	
	TAX MAP NO.	0111100101	SIZE (ACRES/SQ FT) 15,771 (sqft)
	ZONING DISTRICT	PDH-1	MAGISTERIAL DISTRICT Drainsville
	ZONING ORDINANCE SECTION	9-309	
SPECIAL EXCEPTION REQUEST INFORMATION	PROPOSED USE	Home child care facility	
AGENT/CONTACT INFORMATION	NAME	Laura A. Kowalski	
	MAILING ADDRESS	2 Nicholson Court Sterling, VA 20165	
	PHONE HOME (703) 421-8322	WORK (703)	435 6528
	PHONE MOBILE (703) 898 4969	EMAIL	LauraKowalski17@gmail.com
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact		

The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.

Laura A. Kowalski - Agent
TYPE/PRINT NAME OF APPLICANT/AGENT

Laura A. Kowalski
SIGNATURE OF APPLICANT/AGENT

DO NOT WRITE IN THIS SPACE

Deborah Ledford

SE 2014-0210

Date Application accepted: February 13, 2015 Application Fee Paid: \$ 435.00