



# County of Fairfax, Virginia

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

July 29, 2015

Sandra Scruggs  
Building Blocks Child Care  
6076 Joust Lane  
Alexandria, VA 22315

RECEIVED  
Department of Planning & Zoning  
AUG 28 2015  
Zoning Evaluation Division

Re: Special Exception Application SE 2014-LE-050

Dear Ms. Scruggs:

At a regular meeting of the Board of Supervisors held on July 28, 2015, the Board approved Special Exception Application SE 2014-LE-050 in the name of Sandra Scruggs/Building Blocks Child Care. The subject property is located at 6076 Joust Lane, on approximately 1,950 square feet of land, zoned PDH-4 and NR in the Lee District [Tax Map 91-4 ((9)) (24) 40]. 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 "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.

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. 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 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. 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.

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova  
Supervisor Jeffrey McKay, Lee 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



**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](http://www.fairfaxcounty.gov/dpz/zoning/applications)

APPLICATION No: SE 2014-LE-050  
 (Staff will assign)

RECEIVED  
 Department of Planning & Zoning  
 FEB 21 2014  
 Zoning Evaluation Division

**APPLICATION FOR A SPECIAL EXCEPTION**  
 (PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME	Sandra Scruggs Building Blocks Child Care	
	MAILING ADDRESS	6076 Joust Ln. Alexandria VA 22315 <sup>5-16-14 88</sup> dep 8/8/14	
	PHONE HOME ( )	WORK ( )	
	703-922-3764	703-303-4083	
PROPERTY INFORMATION	PHONE MOBILE ( )	EMAIL	
	703-303-4083	building4kids@gmail.com	
	PROPERTY ADDRESS	6076 Joust Ln. Alexandria VA 22315 <sup>dep 8/8/14</sup>	
	TAX MAP NO.	SIZE (ACRES/SQ FT)	
0914 0924 0040	1950		
ZONING DISTRICT	MAGISTERIAL DISTRICT		
PDH-4 NR	Lee		
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION	9 301 8-305 <sup>dep 8/8/14</sup>	
	PROPOSED USE	Home Child Care	
AGENT/CONTACT INFORMATION	NAME		
	MAILING ADDRESS	N/A	
	PHONE HOME ( )	WORK ( )	
	PHONE MOBILE ( )	EMAIL	
MAILING	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant -or- <input type="checkbox"/> Agent/Contact		
<p>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.</p>			
Sandra Scruggs		Sandra Scruggs	
TYPE/PRINT NAME OF APPLICANT/AGENT		SIGNATURE OF APPLICANT/AGENT	

DO NOT WRITE IN THIS SPACE

Date Application accepted: August 8, 2014 Application Fee Paid: \$ 435.00