



County of Fairfax, Virginia

September 9, 2015

STAFF REPORT

SPECIAL PERMIT NO. SP 2014-PR-187

PROVIDENCE DISTRICT

APPLICANT Minu Thapa d/b/a Quality Home Day Care, Inc.

OWNERS: Minu Thapa
Rajendra B. Thapa

SUBDIVISION: Tyler Park, Section 2

STREET ADDRESS: 7135 Quincy Avenue, Falls Church, 22042

TAX MAP REFERENCE: 50-3 ((9)) 76

LOT SIZE: 7,200 square feet

ZONING DISTRICT: R-4

ZONING ORDINANCE PROVISIONS: 3-403, 8-305, 8-914 and 8-923

SPECIAL PERMIT PROPOSAL: To permit a home child care facility; to permit errors in building locations to allow an addition to remain 8.5 feet from the side lot line, an accessory storage structure to remain 1.2 feet from the side lot line and 0.8 feet from the rear lot line, and a playset to remain 8.4 feet from the rear lot line; and to permit a fence over 4.0 feet in height in a front yard.

STAFF RECOMMENDATION:

Staff recommends approval-in-part of SP 2014-PR-187 for the home child care facility with the adoption of the proposed development conditions contained in Appendix 1.

Staff recommends denial-in-part of SP 2014-PR-187 of the fence in the front yard over 4.0 feet in height. If it is the intention the Board of Zoning Appeals to approve this portion of the application, staff has included proposed development conditions in Appendix 1.

Laura Arseneau

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 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.

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.**

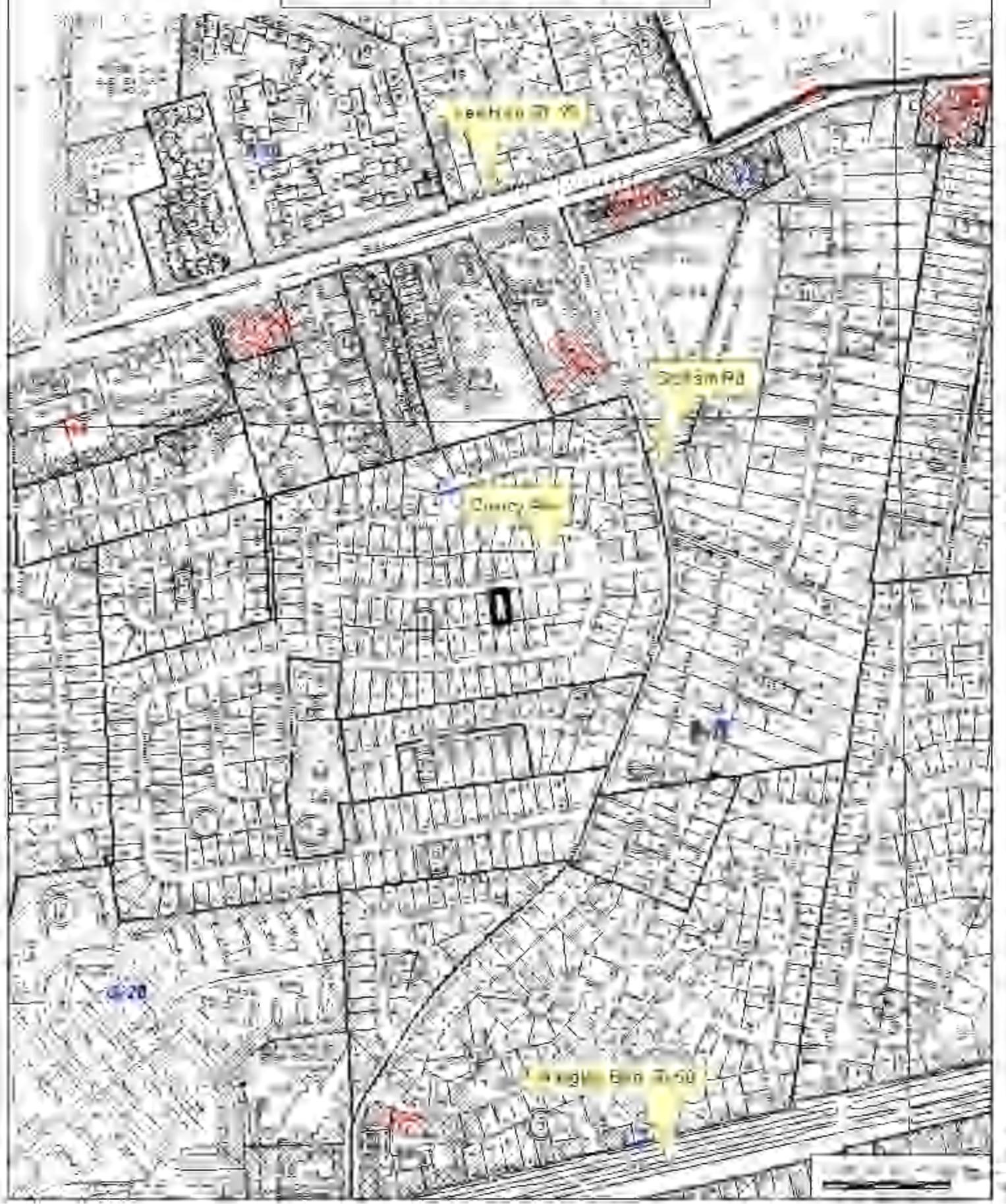


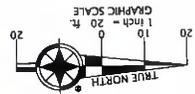
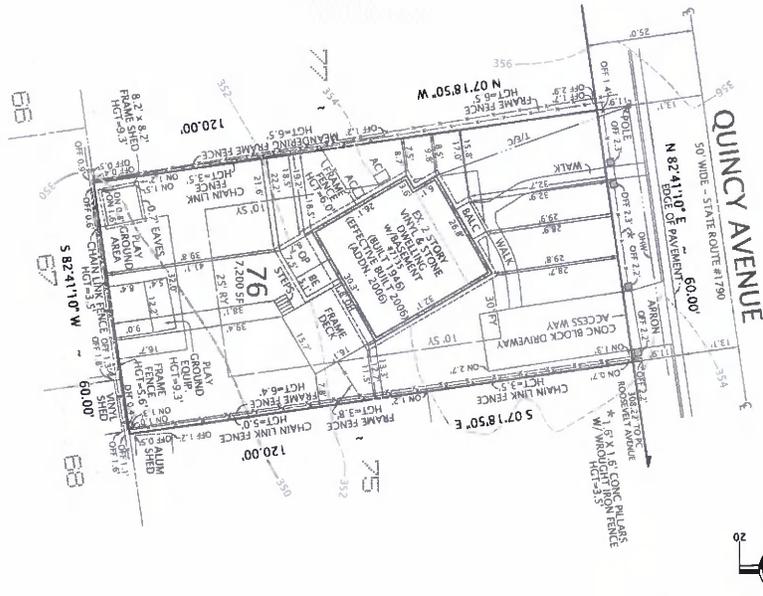
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2014-PR-187

1000 WEST 100TH STREET EAST, CAPE MAY, NJ





NOTES

1. TAX MAP: 0503 09 0076
2. ZONE: R-4 (RESIDENTIAL 4 DU/AC)
3. LOT AREA: 7,200 SF (0.1653 ACRE)
4. REQUIRED YARDS:
 - FRONT: = 30 FEET
 - SIDE: = 10 FEET
 - REAR: = 25 FEET
5. HEIGHTS:
 - EX. DWELLING = 22.9 FEET (MIDLINE)
 - EX. SHED = 09.3 FEET (RIDGELINE)
 - EX. PLAY EQUIPMENT = 09.3 FEET
 - EX. DECK = 03.4 FEET
 - EX. FENCES = AS NOTED
 - EX. OR = 14.0 FEET (RAVELINE)
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
8. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
9. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY. RECORDS, IS SHOWN AT 2' INTERVALS, AND IS AERIAL.
10. TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 2' INTERVALS, AND IS AERIAL.
11. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
12. AREAS:
 - EX. BASEMENT = 777 SF
 - EX. FIRST FLOOR = 953 SF
 - EX. SECOND FLOOR = 953 SF
 - EX. GROSS FLOOR AREA = 2,683 SF
 - EX. FLOOR AREA RATIO: EX. GFA (2,683) / LOT AREA (7,200) = 0.373

PLAT
 SHOWING HOUSE LOCATION ON
 LOT 76, SECTION TWO
TYLER PARK
 (BEZD BOOK 506, PAGE 478)
 FAIRFAX COUNTY, VIRGINIA
 MASON DISTRICT
 SCALE: 1" = 20'
 JUNE 02, 2015

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND DULLES SHOWN THEREON. NO CORNER MARKERS SET.

THIS PLAT IS SUBJECT TO RESTRICTIONS BY RECORD A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.

STATE OF VIRGINIA
 06/02/2015
 LICENSE NO. 2009
 George H. Quinn

CASE NAME: RAJENDRA THAKA
 DOMINION Surveyors
 8808 H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VA 22309
 FAX: 703-799-6412

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 seeking a special permit to allow errors in building locations for an addition, an accessory storage structure (9.3 feet in height) and a playset (9.3 feet in height). Lastly, the applicant is also requesting a special permit to allow a fence to remain in a front yard over 4.0 feet in height. The existing fence is a wood frame fence that stands at 6.4 feet in height, but the applicant is planning on reducing it to 6.0 feet in height.

	Structure	Yard	Minimum Yard Required	Existing Location	Existing Reduction	Percentage of Reduction Requested
Special Permit	Addition	Side	10.0 feet	8.5 feet	1.5 feet	15%
	Accessory Storage Structure (Shed)	Side	10.0 feet	1.2 feet	8.8 feet	88%
		Rear	9.3 feet ¹	0.8 feet	8.5 feet	91.4 %
	Accessory Structure/ Playset	Rear	9.3 feet	8.4 feet	0.9 feet	9.6%

1. The setback equals the height of the accessory storage structure

A copy of the special permit plat, titled “Plat, Showing the House Location on Lot 76, Section Two, Tyler Park,” as drawn by George M. O’Quinn, L.S., on June 2, 2015 is included in the front of the staff report. Copies of the proposed development conditions, the statements 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 site is developed with a two story single-family detached dwelling with a basement. A stoop, balcony, walkway and concrete driveway are located in the front yard (north) of the dwelling. A frame deck, open porch and basement entrance are located to the rear (south) of the dwelling. A playset with mulch and a shed are also located to the south of the dwelling. The applicant will reduce the size mulch area so that the rear yard coverage meets the Zoning Ordinance requirements. A development condition is being included to

ensure the rear yard coverage is reduced within 6 months of approval. A fence, ranging from 3.5 feet to 6.4 feet in height encloses the rear yard. A 6.4 foot high wood fence is located in the front yard along a portion of the eastern and western property lines. A proposed development condition is included to ensure the fence will be reduced to a maximum of 6.0 feet in height.

The property is located south of Lee Highway and west of Graham Road. The subject property and surrounding properties are zoned R-4 and developed with single family detached dwellings.



Figure 1- Aerial View of Subject Property

BACKGROUND

Fairfax County Tax Records indicate that the single-family attached dwelling was constructed in 1946 and purchased by the applicant in 2007.

On April 19, 1993, a building permit was issued for the construction of a finished basement (Appendix 4). A final inspection was passed on November 7, 2006.

On August 16, 2004, a building permit was issued for the construction of a two story addition with a staircase, 2 story porch/balcony and deck (Appendix 4). No final inspections were obtained. A proposed development condition is included to ensure a final inspection is obtained. Part of this application is to allow the addition to remain 8.5 feet from the side lot line. The addition is not being used as part of the home child care.

Records indicate that no other special permit or variance applications relating to a home child care 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 7:00 a.m. and 6:00 p.m., Monday through Friday. There is an existing staggered drop-off and pick-up schedule for the children. Currently, there are two assistants.

The home child care facility is operated in the walkout basement of the dwelling. The enclosed play area is located in the rear yard of the main dwelling.

The applicant holds a current Family Day Home License, effective for two years, which expires on March 31, 2017, from the Commonwealth of Virginia, Department of Social Services. The license lists the business hours as 7:00 a.m. to 6:00 p.m., Monday through Friday. The license also permits a capacity of twelve children, from birth to 10 years 11 months of age. A copy of the license is included as Appendix 5.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area I, Jefferson Planning District
Planning Sector: Pine Spring Branch Community Planning Sector (J7)
Plan Map: Residential, 3-4 du/ac

Parking

A concrete driveway provides two parking spaces for the day care. The applicant keeps these two spaces open for pick-up and drop-off of the children during the hours of operation. The applicant and her assistants park off-site and in public parking along Quincy Avenue.

Zoning Inspection Branch Comments (Appendix 6)

Staff found that inadequate clear space was provided around the electrical panel. In addition, staff found that an accessory structure (play equipment) and an accessory storage structure (shed) did not meet minimum setback requirements. The applicant has provided photographic documentation that the storage has been removed from the front of the electrical panel. The height and location of the accessory storage structures are being included in 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. 8-914 Provisions for Approval of Reduction of the Minimum Yard Requirements Based on an Error in Building Location
- Sect. 8-923 Provisions for Increase in Fence Height in Any Front Yard
- Sect. 10-103 Par. 6 Location Regulations

Bulk Standards (R-4)		
Standard	Required	Provided
Lot Size	8,400 sf.	7,200 sf. ¹
Lot Width	Interior: 70 feet	60 feet ¹
Building Height	35 feet max.	Not provided
Front Yard	Min. 30 feet	28.7 feet ²
Side Yard	Min. 10 feet	7.5 feet ²
Rear Yard	Min. 25 feet	41.1 feet

1. The lot was platted and recorded in 1946, before the adoption of the current zoning ordinance. Therefore, the lot is deemed a legal, buildable lot per Sect.2-405.1 of the Zoning Ordinance.
2. Staff found that the structure has existed since 1997 and is a vested nonconforming structure.

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-4 District permits a home child care facility as an accessory use with special permit approval.
Standard 3 Adjacent Development	No new construction is proposed. In staff’s opinion, the proposed use will not hinder or discourage use or development of neighboring properties or negatively affect value.
Standard 4 Pedestrian/Vehicular Traffic	Arrival and departure times of the children are staggered. 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 existing fencing that separates the play area from the neighbors. There have been no complaints from the neighbors about the existing home child care use.
Standard 6 Open Space	There is no prescribed open space requirement in the R-4 District.
Standard 7 Utilities, Drainage, Parking, and Loading	There are no changes to the utilities and drainage serving the property or use. As previously discussed, the two parking spaces shall be left open for the pick up and drop off of children.
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 conforms to the lot size and bulk regulations of the R-4 district. No exterior modifications are proposed with this application.
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.

Errors in Building Locations (Sect. 8-914)

Staff does not make recommendations on applications for errors in building locations, which in this case includes the locations for the playset and shed in the rear yard and the addition in the side yard. According to the Statement of Justification, the applicant was unaware of the setback requirements for the playset. In addition, the shed and the addition were constructed before the current owners purchased the property.

Additional Standards for Home Child Care Facilities (Sect. 8-305)

Standard 1 Maximum of 12 Children & Non-Resident Employees	The applicant is proposing a maximum of 12 children at any one time, which complies with the ordinance requirements. The applicant requests two non-resident employees.
Standard 2 Access and Parking	Arrival and departure times are staggered and parking is available in the 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.
Standard 4 Submission Requirements	The applicant submitted a house location survey in lieu of a special permit plat, which is a permissible alternative.
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 through March 31, 2017, for 12 children from 7:00 a.m. to 6:00 p.m., Monday through Friday.

Provisions for Increase in Fence in Any Front Yard (8-923)

<p>Standard 1 Fence Shall Not Exceed 6 feet in Height</p>	<p>The tallest point of the fence is 6.4 feet in height. However, in order to be in conformance with the zoning ordinance, the applicant will reduce the height to 6.0 feet. A development condition has been included to ensure the applicant reduces the height of the fence within 6 months.</p>
<p>Standard 2 Meet Sight Distance Requirements</p>	<p>The fence is not located in any areas that may affect sight distance.</p>
<p>Standard 3 Proposed Fence Height is Warranted</p>	<p>Staff believes the fence height is not warranted as the property use is not restricted by the location of the structure on the lot, the location of off-site structures, topography, presence of multiple front yards, safety concerns or noise concerns. There is an adequate fenced in rear yard for a play area and the fence location would not assist in the reduction of noise from Quincy Avenue.</p>
<p>Standard 4 Fence is in Character with On-site and Off-site Uses</p>	<p>Staff believes the fence height is not warranted. A number of the neighborhood properties have fences that divide them, but staff found that the majority of these fences are substantially lower in height (see two pictures below). Therefore staff does not believe that the fence is in character with off-site uses or dwellings.</p>  <p>Figure 2- Looking eastward on Quincy Ave. Applicant's fence is in the foreground.</p>

	
	<p>Figure 3- Looking Westward on Quincy Ave. Applicant's fence is in the foreground.</p>
<p>Standard 5 Fence Will Not Adversely Impact Other Properties</p>	<p>Staff believes the fence adversely affects the neighboring properties by disrupting the open nature of the front yards along Quincy Avenue and therefore is not in character with other fences in the neighborhood.</p>
<p>Standard 6 BZA May Impose Conditions</p>	<p>Proposed development conditions are included in Appendix 1.</p>
<p>Standard 7 Meet Submission Requirements</p>	<p>A copy of the plat is included in the beginning of this report.</p>
<p>Standard 8 Architectural Depictions Provided</p>	<p>Pictures of the existing fence have been included in Appendix 2.</p>

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

<p>Part A Maximum Number of Children</p>	<p>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 allow a maximum of twelve children at any one time.</p>
<p>Part B Licensed Provider/ Primary Residence</p>	<p>The applicant is a state licensed home child care provider and the subject property is the provider's primary residence.</p>
<p>Part C No Exterior Evidence Except Play Equipment</p>	<p>There is no exterior evidence of the proposed use except play equipment and toys.</p>
<p>Part D Non-Resident Employee</p>	<p>The applicant is proposing two non-resident employees and they shall only be at the home child care between 7:00 a.m. to 6:00 p.m., Monday through Friday.</p>

<p>Part E Provider is a Resident</p>	<p>The provider is a resident of the property.</p>
<p>Part F Code of Fairfax, Chapter 30 and Code of Virginia, Title 63.2, Chapter 17</p>	<p>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. A development condition has been added in Appendix 1 to ensure the home child care will continue to meet state license requirements.</p>
<p>Part G Increase in Children or Non-Resident Employees</p>	<p>The maximum number of children permitted by-right at any one time is seven in a single family detached dwelling and can be increased to up to 12 children with special permit approval. The applicant requests special permit approval to allow a maximum of 12 children at any one time and two non-resident assistants.</p>

CONCLUSION/ RECOMMENDATION

Staff believes that the home child care in this application is in conformance with the applicable Zoning Ordinance provisions.

Staff recommends approval-in-part of SP 2014-PR-187 for the home child care facility with the adoption of the proposed development conditions contained in Appendix 1.

Staff recommends denial-in-part of SP 2014-PR-187 of the fence in the front yard over four feet in height. Staff does not believe that the fence is in conformance with the zoning ordinance, as it does not meet the character of the majority of the fences in the neighborhood. If the Board of Zoning appeals wishes to approve this portion of the application, proposed development conditions have been included in Appendix 1.

Staff does not make recommendations on error in building locations in this application including the location of the addition, shed and playset. The applicant states without the knowledge of the setbacks for the playset and the existence of the shed and addition that he acted in good faith.

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 with Select File Photographs
3. Applicant's Affidavit
4. Building Permit History
5. State Family Day Home License
6. Zoning Inspections Branch Comments
7. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-PR-187****September 9, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-PR-187 located at Tax Map 50-3 ((9)) 76 to permit a home child care facility, to permit errors in building locations to allow an addition to remain 8.5 feet from the side lot line, an accessory storage structure to remain 1.2 feet from the side lot line and 0.8 feet from the rear lot line, and a playset to remain 8.4 feet from the rear lot line; and to permit a fence over 4.0 feet in height in a front yard, pursuant to Sects. 3-403, 8-305, 8-914 and 8-923 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. The special permit approval for the home child care use is granted to the applicant, Minu Thapa d/b/a Quality Home Day Care, Inc., and is not transferable without further action of the Board, and is for the property located at 7135 Quincy Avenue, and is not transferable to other land.
2. This special permit is granted only for the home child care use, the location of the playset, the location of the shed, and the location of the addition, indicated on the plat entitled "Plat, Showing the House Location on Lot 76, Section Two, Tyler Park," as drawn by George M. O'Quinn, L.S., on June 2, 2015, and approved with this application, as qualified by these development conditions.
3. A copy of the special permit 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.
4. The hours of operation of the home child care will be from 7:00 a.m. to 6:00 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 provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
7. A maximum of two non-resident employees 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. All pick-up and drop-off of children shall occur in the driveway.

9. There shall be no signage associated with the home child care facility.
10. The approval of the use is contingent upon maintenance of a state-issued family day home license that permits the number and ages of children being cared for at the home child care facility.
11. Any portions of the dwelling associated with the home child care facility that is used as a children's sleeping area shall be located in a room with proper emergency egress as defined by the Virginia Uniform Statewide Building Code.
12. All applicable permits and final inspections for the second story addition and deck shall be obtained within 6 months of Special Permit approval.
13. The accessory storage structure shall remain locked during the hours of operation of the home child care facility.
14. Notwithstanding what is depicted on the special permit plat, the fence height shall not exceed 6 feet in height and shall be reduced within 60 days of approval of this application.
15. Notwithstanding what is depicted on the special permit plat, the rear yard coverage shall be a maximum of 30 percent of the minimum required rear yard. This coverage shall be reduced within 60 days of approval of the approval of the 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.

Jane Kelsey & Associates, Inc.

Land Use Consultants
 4041 Autumn Court
 Fairfax, VA 22030-5168
 703-385-4687 (Phone)
 703-385-8760 (FAX)
jkelse@aol.com

President
 Jane Kelsey

Vice-President
 Donald E. Lucas

**Justification for Special Permit to Permit Accessory Structures to Remain
 Section 8-914
 SP 2014-PR-187**

This application is made in conjunction with SP 2014-PR-187 for a Home Child Care Facility. It has been discovered that certain structures have been constructed on the property in error.

1. The existing dwelling was constructed in error. It is 8.5 feet from the side line line. The eave is 7.5 feet from the side lot line. The property is in the R-3 Zoning District, is a conventional lot, thus the side yard requirement is 10.0 feet.

Modification Requested: A modification to the side yard requirement of 1.5 feet for the dwelling and 2.2 feet for the eave is requested.

The front of the dwelling is located 29.8 feet from the front lot line with the eave 28.7. The requirement is 30 feet.

Modification Requested: 0.2 feet for the dwelling and 1.3 feet for the eave.

Whereas, administrative variances could be granted for these errors because they are less than 10% of the requirement, they are included in this application to avoid additional paperwork for all.

2. A portion of the existing fence is over four feet in height in the front yard on both the eastern and western property lines. It is 6 feet. The applicant prefers that fence remain, thus a variance is requested to allow the existing fence remain over 4 feet in height. It was constructed in excess of the Zoning Ordinance allowance which was an error, since the applicant wasn't aware of this regulation.

3. The shed is located in the east side yard is in excess 8 feet high. It is 0.6 feet from the rear and 1.5 feet from the side lot line. An accessory structure must meet the side yard requirement. If an accessory structure is less than 8 feet in height, it may be located in any side or rear yard.

4. The play structure was not shown on the engineer's plat; it was purchased from Costco, the measurement per the manufacture's documents show it is 5.5 x 3.5 ft. and height is 9 ft. It is exactly nine feet from the property line as measured by Mr. Thapa. Mr. and Mrs. Thapa on behalf of Quality Day Care agree that if it is determined that the structure is more than 9 feet from the property line, they will move it to meet the requirements; or, they will lower the shed to 7 feet or less.

A certified plat is attached that provides the information requested under Items I through 3.

The requests meet the provisions of Article 8-914, Item 2.

- A. Except for Item No. 1, the errors exceed ten (10) percent of the required measurement.
- B. The application is in conjunction with an application for another use.
- C. The noncompliance was done through no fault of the property owner. With the exception of the play structure, the structures were on the property when the current owners purchased the property. They were not aware of the errors until they applied for a home child care special permit and these were called to their attention by County staff.
- D. The reductions will not impair the purpose and intent of the Zoning Ordinance.
- E. The reductions will not be detrimental to the use and enjoyment of other property in the immediate vicinity. The neighbors have never commented about the fence, the shed, or the dwelling being too close to the lot lines.
- F. The reduction will not create an unsafe condition with respect to other property or public streets. A building permit was approved and inspections were conducted when the dwelling was constructed, but no one noticed that the house was constructed too close to the eastern lot line.
- G. To force compliance would be an unreasonable hardship upon the owner, particularly as they related to the house.
- H. The reduction will not result in an increase in density or floor area ratio beyond that permitted in the zoning district regulations. There is no density or floor area requirement for dwellings in the R-3 zoning district.



Jane Kelsey
Jane Kelsey & Associates, Inc.

STATEMENT OF JUSTIFICATION FOR A HOME CHILD CARE FACILITY

Minu Thapa
Quality Home Day Care, Inc.
7135 Quincy Avenue
Falls Church, VA 22042
703-752-1817
qualityhomedaycare@hotmail.com

RECEIVED
Department of Planning & Zoning
MAR 31 2014
Zoning Evaluation Division

March 27, 2014
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Re: Special Permit Application
Applicant: Minu Thapa
Zoning Ordinance: Section 8-305 for Home Child Care Facility
Section 8-004 for General Standards
Tax Map #: 0503-09-0076
Zoning District: R-4
Lot Size: 7,200 square feet

To whom it may concern,

Please accept the following as my statement of justification for a special permit for a home child care facility in my home. I own and live in a detached dwelling at 7135 Quincy Avenue in Falls Church, VA 22042 with my husband and one child. The property is zoned R-4 and I understand I need to seek approval of a special permit in order to operate a child care facility within my home. I am currently licensed by the State of Virginia to have 12 children in my child care facility in my home. Below is information about my child care facility's operations:

Hours. The child care is open from 7:00 AM to 6:00 PM, Monday through Friday.

Number of Children. I currently care for 10 children. I propose to care for a maximum of 12 children at any one time. This number does not include my own one child.

Employees. I have one assistant who works full-time and one assistant who works part-time.

Arrival Schedule. Ten of the children arrive between 7:00 AM and 10:00 AM.

Departure Schedule. Ten of the children will be picked up between 4:00 PM and 6:00 AM. (Please see Attachment 1 with my proposed Arrival and Departure Schedule for all proposed 12 children).

Parking. I use my driveway and street to park my family car. Parents can park one car in my driveway at any time. In addition, there are ample parking spaces available along the street in front of my house for the parents.

Area Served. Most of the children come from the Falls Church, Merrifield, and McLean areas. All the children are driven to my house by their parents.

Operations. As I stated, my house is a single-family detached dwelling. It has two levels and a walk out basement, which is where the children are at most times. Attachment 2 is a floor plan/layout that indicates the area where the daycare is operating. The house has 1,953 square feet. The basement area, where I conduct the daycare, consists of approximately 373 square feet.

Hazardous or Toxic Substances. The house and yard are free from hazardous or toxic substances. No hazardous materials will be generated, utilized, stored, treated, and/or disposed of onsite.

Zoning Ordinance Compliance. The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards or, if any waiver, exception or variance is sought, such request has been specifically noted with the justification for such modification.

Outdoor Play Area. I use my backyard for outdoor play for the children. The area is approximately 2,400 square feet. The outdoor play area consists of: a slide and swing set covering about 600 square feet, a sand box, a picnic table, and more.

In conclusion, I am proposing no changes to the outside appearance of my stone and vinyl sided home. I propose no addition and no signs regarding the day care. Adequate parking space is available for my employees and parents. For these reasons, I believe that my proposed home day care facility will not impact my neighbors in any negative way, and I ask you to issue me a special permit to operate a home child care facility for up to twelve children.

Sincerely,



Minu Thapa

Owner of Quality Home Day Care

(Attachment 1)

Proposed Arrival and Departure Schedule for:

Minu Thapa
Quality Home Day Care, Inc.
7135 Quincy Avenue
Falls Church, VA 22042

RECEIVED
Department of Planning & Zoning

MAR 31 2014

Zoning Evaluation Division

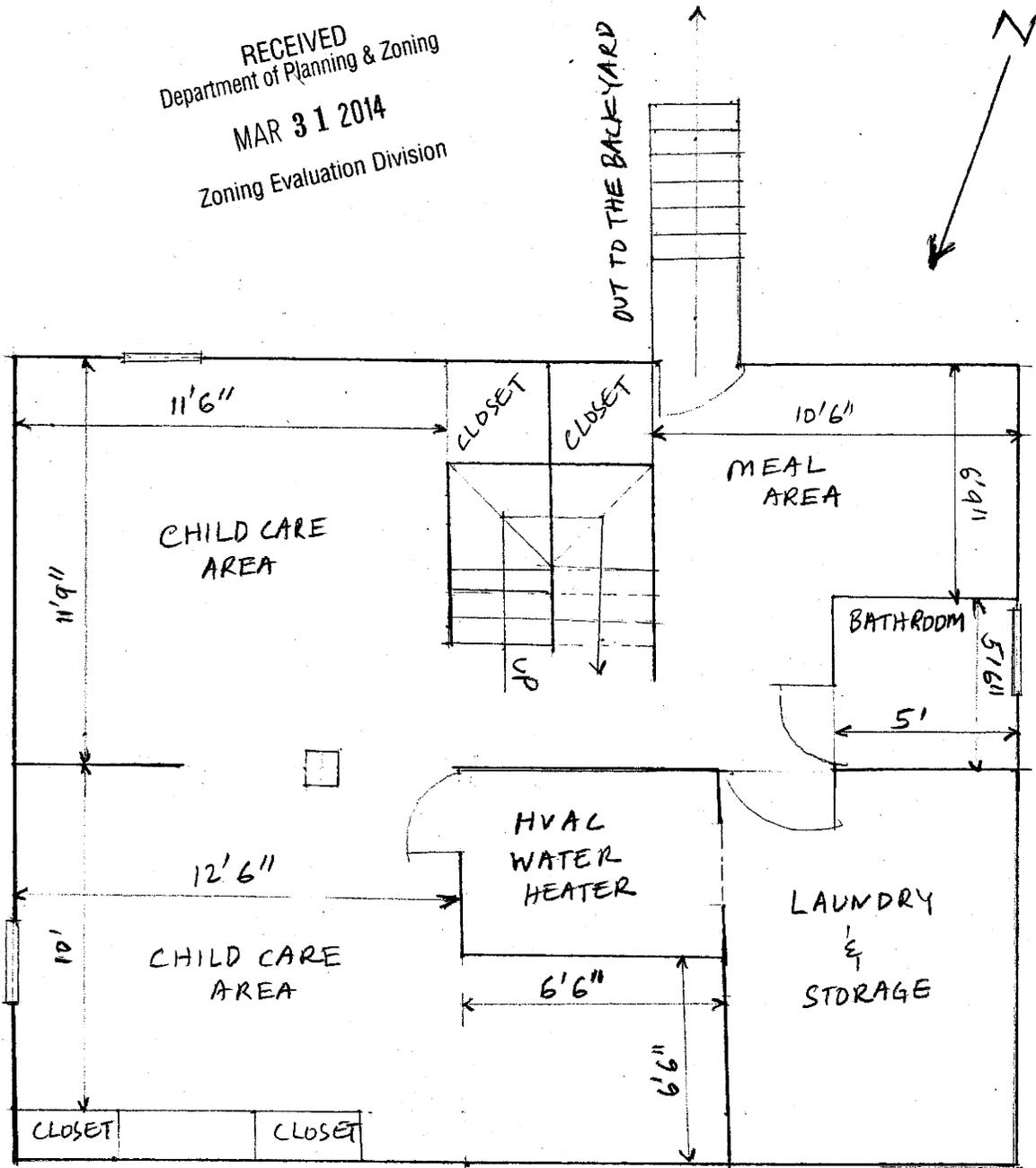
Arrival Schedule

Child	7:00 - 7:30 AM	7:30 - 8:00 AM	8:30 - 9:00 AM	9:00 - 9:30 AM	9:30 - 10:00 AM
1	X				
2	X				
3		X			
4		X			
5			X		
6			X		
7			X		
8				X	
9				X	
10				X	
11					X
12					X

Departure Schedule

Child	4:00 - 5:00 PM	5:00 - 5:15 PM	5:15 - 5:30 PM	5:30 - 5:45 PM	5:45 - 6:00 PM
1	X				
2	X				
3		X			
4		X			
5		X			
6			X		
7			X		
8			X		
9				X	
10				X	
11					X
12					X

RECEIVED
Department of Planning & Zoning
MAR 31 2014
Zoning Evaluation Division



Basement Plan
Area used for Home Child care Facility
Quality Home Day care



Front of house (picture taken from across the street; northeast)



Front of house (picture taken from northwest corner)



View of driveway from northeast



Front end of driveway



Back of house (picture taken from backyard)



Back of house (picture taken from southwest)



Playground



Backyard; looking towards playground from southwest corner



Front of house from Quincy Avenue



Playground (picture taken from deck)



Child care area



Child care area



Child care area



Child care area



Child care area



Meal area

Application No.(s): SP-2014-PR-187
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: Sept 21, 2014
 (enter date affidavit is notarized)

I, Jane Kelsey, Jane Kelsey & Associates, Inc., do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant 127056
 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)
Qualify Home Child Care, Inc. Minu Thapa Rajendra B. Thapa	7135 Quincy Avenue Falls Church, VA 22042 "	Applicants Co-Applicant, Co-Title Owner Co-Title Owner
Jane Kelsey & Associates, Inc. Jane Kelsey Bruce E. Kelsey Donald E. Lucas	4041 Autumn Court Fairfax, VA 22030-5168 " "	Agent for Title Owner/Applicant Agent for Title Owner/Applicant Agent for Title Owner/Applicant Agent for Title Owner/Applicant Agent for Title Owner/Applicant

(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):

SP-2014-PR-187

(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

Special Permit/Variance Attachment to Par. 1(b)

DATE: Sept 21, 2014
(enter date affidavit is notarized)

127056

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

Jane Kelsey & Associates, Inc.
4041 Autumn Court
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

- [x] 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 THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Jane Kelsey

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

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

Application No.(s):

SP 2014-PR-187

(county-assigned application number(s), to be entered by County Staff)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: Sept 21, 2014
(enter date affidavit is notarized)

127056

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)

Quality Home Day Care, Inc.
7135 Quincy Avenue
Falls Church, VA 22042

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)

Minu Thapa

(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): SP 2014 - PR-187
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: Sept 21, 2014
(enter date affidavit is notarized)

127056

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)

N/A

(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): SP 2014-PR-187
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: Sept 21, 2014
(enter date affidavit is notarized)

125076

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): SP 2014- PR - 187
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: Sept 21, 2014
(enter date affidavit is notarized)

127056

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:

(check one) Applicant Applicant's Authorized Agent

Jane Kelsey
Jane Kelsey, President, Jane Kelsey & Associates, Inc.
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 21st day of September 20 14, in the State/Comm. of Virginia, County/City of Fairfax.

Amy L. Bain
Notary Public

My commission expires: 4/30/16





Land Development Information History: ISIS - Building Permit - 93109B0380

Permit Information

Permit Id:	93109B0380	Application Date:	1993-04-19	Time:	12:52:28
Job Address:	007135 QUINCY AV	Tax Map:	050-3 ((09)) 0076		
Subdivision:	TYLER PARK	Permit Status:	Initial/Approved (IA)		
Trade Name:	NA	Subobj:	181	R/C:	R
Applicant Name:	JORGE MAROROL	Bldg:	NA	Floor:	NA
		Suite:	NA		

Work Description:	SFD-FINISH BASEMENT
Type Work:	Finish Basement-Residential (R27)
Building Use:	Single-Family, Detached Or Semi-Detached (010)
Standard:	0289
Plan Number:	Use Group: R4 Bldg Permit: NA
Permit Hold Date:	By: QNO: W-93-02168 POF:
Hold Release Date:	By: Proffer: Pre-Const Meeting: Date:

Comments:

Permit Status Summary

Permit Status:	Initial/Approved (IA)	Real Estate:	1993-04-19	RSLT:	APP	BY:	SS
Applied Date:	1993-04-19	Building Plan Review:	1993-05-04	RSLT:	APP	BY:	CS
Issued Date:	1993-05-04	Zoning:	1993-05-04	RSLT:	APP	BY:	IMS
Paid Date:	1993-05-04						
Expiry Date:	1993-11-04						

Owner Information

Leasee:		Corp:	
Owner:	JORGE MAROROL	Job Magisterial Dist:	Providence
Address:	07135 QUINCY AV	Planning Dist:	Jefferson
City:	FALLS CHURCH	Subcensus Tract:	501.03
	State: VA		
	Zip: 22042		
Phone:			

Contractor Information

Name:

Address:

City:

Phone:

Master:

BPOL Licnese: 0

State License: 0

Trade Reg.: 0

Building Permit

Building Plan Review

Estimated Cost: 2000 **Sewer Water Code:** 1

Use Group: (01) R4 **Sewer Shed:** H1

Type Const: (01) Combustible/Unprotected (5B)

Model Group:

Plan Received: 1993-04-19 **Review Time:** 00:00:00

Review Started: 1993-04-19 **Results:** APP

Review Completed: 1993-05-04 **Engineer:** CS

Comments:

Totals Fee Area

Type of Construction	Fee	Fee Rate
Combustible/Unprotected (5B)	0	0.054

Total	0
Filing Fee	56.00
Total Fee	56.00
Amount paid	56.00

Real Estate Review

Building Units: 0

Kitchens: 0

Baths: 0

Half Baths: 0

Bedrooms: 0

Basement:

Ext Walls:

Int Walls:

Roofing:

Flooring:

Base Fin:

Rooms: 0
Stories:
Building Height: 0
Building Area: 0

Fuel/Heat:
Fuel System:
Fireplace: 0

Owner of Record: VELASQUEZ GLORIA A ET AL

Review Data

Date To: 1993-04-19
Date From: 1993-04-19
Results: APP
Reviewer: SS

Comments:

Zoning Review

Review Data

Date To: 1993-05-04
Date From: 1993-05-04
Results: APP
Reviewer: IMS

Comments:

Grading / Drainage Review

Review Data

Date To:
Date From:
Results: NRQ
Reviewer: SS

Comments:

Inspections

Inspection - FRM - 999998

Req Taken: 1993-05-05 **Phone:**
Time: 11:21:57 **Floor:** NA
Sched For: 1993-05-06 **Suite/Area:** NA
Assigned To: A48 **Comments:**
Branch: 4 **Req Taken By:** UK

Requested By: JORG

Ovrd:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FRM		1993-05-06	XRR	C	R	N					00:00:00	00:00:00	00:00:00	3

Inspection - FRM - 999997

Req Taken: 1993-05-11

Phone:

Time: 09:58:05

Floor: NA

Sched For: 1993-05-12

Suite/Area: NA

Assigned To: A48

Comments:

Branch: 4

Req Taken By: RM

Requested By: JRG MARMOL

Ovrd:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FRM		1993-05-12	XRR	C	R	N					00:00:00	00:00:00	00:00:00	2

Inspection - FRM - 999996

Req Taken: 1993-05-28

Phone:

Time: 13:44:14

Floor: NA

Sched For: 1993-06-01

Suite/Area: NA

Assigned To: A48

Comments:

Branch: 4

Req Taken By: RM

Requested By: MARMOL

Ovrd:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FRM		1993-06-01	XRR	C	R	N					00:00:00	00:00:00	00:00:00	2

Inspection - FRM - 999995

Req Taken: 1993-07-12

Phone:

Time: 10:55:15

Floor: NA

Sched For: 1993-07-13

Suite/Area: NA

Assigned To: A48

Comments:

Branch: 4

Req Taken By: UK

Requested By: JORG

Ovrd:

Rpt Br:

4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FRM		1993-07-13	XRR	C	R	N					00:00:00	00:00:00	00:00:00	1

Contact Us: [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)
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Land Development Information History: ISIS - Building Permit - 04229B0890

Permit Information

Permit Id:	04229B0890	Application Date:	2004-08-16	Time:	13:41:57
Job Address:	007135 QUINCY AV	Tax Map:	050-3 ((09)) 0076		
Subdivision:	TYLER PARK	Permit Status:	Initial/Approved (IA)		
Trade Name:	NA	Subobj:	181	R/C:	R
Applicant Name:	JORGE MARMOL	Bldg:	NA	Floor:	NA
		Suite:	NA		

Work Description: SFD/BLD 2ND LVL ADDN/2 STY ADDN/ROOF OVER

Type Work: Multiple Work (O24)

Building Use: Single-Family, Detached Or Semi-Detached (010)

Standard: IR00

Plan Number: **Use Group:** R5 **Bldg Permit:** NA

Permit Hold Date: **By:** QNO: R-04-01290 **POF:** R

Hold Release Date: **By:** Proffer: M **Pre-Const Meeting:** N **Date:**

Comments: STAIRCASE/2 STY PORCH/BALCONY/INT ALT 1ST FL /DECK PER CO DTL W/STAIR/NO HTUB//MM

Permit Status Summary

Permit Status:	Initial/Approved (IA)	Real Estate:	2004-08-16	RSLT:	APP	BY:	MSM
Applied Date:	2004-08-16	Zoning:	2004-08-16	RSLT:	APP	BY:	AP
Paid Date:	2004-08-16	Grading / Drainage:	2004-08-31	RSLT:	APP	BY:	VN
Issued Date:	2004-09-03	Building Plan Review:	2004-09-03	RSLT:	APP	BY:	DMV
Expiry Date:	2005-03-03						

Owner Information

Leasee:		Corp:	
Owner:	MARMOL JORGE A	Job Magisterial Dist:	Providence
Address:	07135 QUINCY AV	Planning Dist:	Jefferson
City:	FALLS CHURCH	Subcensus Tract:	501.03
	State: VA		
	Zip: 22042		

Phone:

Contractor Information

Name: OWNER

Master:

Address: 00000

BPOL Licnese: 0

City: **State:** **Zip:** 0

State License: 0

Phone:

Trade Reg.: 0

Building Permit

Building Plan Review

Estimated Cost: 75000

Sewer Water Code: 1

Use Group: (01) R5

Sewer Shed: H3

Type Const: (01) Combustible/Unprotected (5B)

Model Group:

Plan Received: 2004-08-16

Review Time: 00:00:00

Review Started: 2004-08-16

Results: APP

Review Completed: 2004-09-03

Engineer: DMV

Comments: INT ALT \$20000, ADDN \$65000

Totals Fee Area

Type of Construction	Fee	Fee Rate
Combustible/Unprotected (5B)	3503	0.054

Total	3503
Filing Fee	169.58
Total Fee	339.16
Amount paid	339.16

Real Estate Review

Building

Units: 0

Kitchens: 0

Baths: 0

Half Baths: 0

Bedrooms: 0

Rooms: 0

Stories:

Building Height: 0

Basement:

Ext Walls:

Int Walls:

Roofing:

Flooring:

Base Fin:

Fuel/Heat:

Fuel System:

Fireplace: 0

Building Area: 0

Owner of Record: MARMOL JORGE A

Review Data

Date To: 2004-08-16

Date From: 2004-08-16

Results: APP

Reviewer: MSM

Comments:

Zoning Review

Review Data

Date To: 2004-08-16

Date From: 2004-08-16

Results: APP

Reviewer: AP

Comments:

Grading / Drainage Review

Review Data

Date To: 2004-08-31

Date From: 2004-08-31

Results: APP

Reviewer: VN

Comments:

Public Works Review

Review Data

Date To:

Date From:

Results: NRQ

Reviewer: EDF

Comments:

Inspections

Inspection - SLBB - 999997

Req Taken: 2004-09-13

Phone:

Time: 09:51:23 **Floor:** NA
Sched For: 2004-09-14 **Suite/Area:** NA
Assigned To: A37 **Comments:** ADDITION
Branch: 4 **Req Taken By:** SA
Requested By: MARIA **Ovrd:**
Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
SLBB		2004-09-14	JAM	C	A	N					00:00:00	00:00:00	00:00:00	1

Inspection - FTGH - 999998

Req Taken: 2004-09-13 **Phone:**
Time: 09:51:23 **Floor:** NA
Sched For: 2004-09-14 **Suite/Area:** NA
Assigned To: A37 **Comments:** ADDITION
Branch: 4 **Req Taken By:** SA
Requested By: MARIA **Ovrd:**
Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FTGH		2004-09-14	JAM	C	A	N					00:00:00	00:00:00	00:00:00	1

Inspection - SLBB - 999996

Req Taken: 2004-11-10 **Phone:**
Time: 10:54:14 **Floor:** NA
Sched For: 2004-11-12 **Suite/Area:** NA
Assigned To: A37 **Comments:** PORCH
Branch: 4 **Req Taken By:** CAS
Requested By: MARIA **Ovrd:**
Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
SLBB		2004-11-12	JAM	C	A	N					00:00:00	00:00:00	00:00:00	1

Inspection - SLBB - 999995

Req Taken: **Phone:**
Time: **Floor:** NA

Sched For: Suite/Area: NA
 Assigned To: Comments:
 Branch: Req Taken By:
 Requested By: Ovrd:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
SLBB		2004-11-15	RLA	C	A	N		N			00:00:00	00:00:00	00:00:00	1

Inspection - FTGH - 999994

Req Taken: Phone:
 Time: Floor: NA
 Sched For: Suite/Area: NA
 Assigned To: Comments:
 Branch: Req Taken By:
 Requested By: Ovrd:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FTGH		2004-11-15	RLA	C	A	N		N			00:00:00	00:00:00	00:00:00	1

Inspection - FRM - 999993

Req Taken: 2005-02-14 Phone:
 Time: 08:05:46 Floor: NA
 Sched For: 2005-02-15 Suite/Area: NA
 Assigned To: A43 Comments:
 Branch: 4 Req Taken By: UK
 Requested By: JORGE Ovrd:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FRM		2005-02-15	JAM		L	N		N			00:00:00	00:00:00	00:00:00	0

Inspection - FRM - 999992

Req Taken: 2005-02-16 Phone:
 Time: 10:20:56 Floor: NA
 Sched For: 2005-02-17 Suite/Area: NA

Assigned To: A43
Branch: 4
Requested By: MARIA

Comments:
Req Taken By: UK
Ovrd:
Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FRM		2005-02-17	JAM	C	R	N					00:00:00	00:00:00	00:00:00	1

Inspection - FRM - 999991

Req Taken: 2005-04-01
Time: 12:22:04
Sched For: 2005-04-04
Assigned To: A43
Branch: 4
Requested By: MARIA

Phone:
Floor: NA
Suite/Area: NA
Comments:
Req Taken By: NWM
Ovrd:
Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FRM		2005-04-04	JAM		L						00:00:00	00:00:00	00:00:00	0

Inspection - FRM - 999990

Req Taken:
Time:
Sched For:
Assigned To:
Branch:
Requested By:

Phone:
Floor: NA
Suite/Area: NA
Comments:
Req Taken By:
Ovrd:
Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FRM		2005-04-04	RMB	C	R	N		N			00:00:00	00:00:00	00:00:00	1

Inspection - FRM - 999989

Req Taken: 2005-04-29
Time: 09:15:33
Sched For: 2005-05-02
Assigned To: A43

Phone:
Floor: NA
Suite/Area: NA
Comments:

Branch: 4 Req Taken By: MB
 Requested By: MARIA Ovr:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FRM		2005-05-02	JAM	C	R	N					00:00:00	00:00:00	00:00:00	1

Inspection - FRM - 999988

Req Taken: 2005-05-04 Phone:
 Time: 15:13:04 Floor: NA
 Sched For: 2005-05-06 Suite/Area: NA
 Assigned To: A43 Comments:
 Branch: 4 Req Taken By: UK
 Requested By: MARIA Ovr:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FRM		2005-05-06	JAM	C	A	N					00:00:00	00:00:00	00:00:00	1

Inspection - RTNB - 999987

Req Taken: 2005-06-13 Phone:
 Time: 11:24:44 Floor: NA
 Sched For: 2005-06-14 Suite/Area: NA
 Assigned To: A43 Comments: INSULATION
 Branch: 4 Req Taken By: NWM
 Requested By: RON Ovr:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
RTNB		2005-06-14	JAM		R						00:00:00	00:00:00	00:00:00	1

Contact Us: [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)
 Phone: County Main Number - 703-FAIRFAX (703-324-7329), TTY 711 | [County Phone Listing](#)

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VIRGINIA DEPARTMENT OF
SOCIAL SERVICES

HOME ABOUT US ABUSE & NEGLECT ADOPTION & FOSTER CARE ADULT & CHILD CARE ASSISTANCE CHILD SUPPORT COMMUNITY SUPPORT CAREERS

Minu Thapa

7135 Quincy Avenue

FALLS CHURCH, VA 22042

(703) 752-1817

Facility Type: [Family Day Home](#)License Type: [Two Year](#)[Expiration Date](#): March 31, 2017Business Hours: 7:00 AM - 6:00 PM
Monday - Friday

Capacity: 12

Ages: Birth - 10 years 11 months

Inspector: Brenda Kuhlman
(703) 304-9609



County of Fairfax, Virginia

MEMORANDUM

Date: March 12, 2015

To: Laura Arsenau, Planner II
Zoning Evaluation Division

From: Dawn Curry
Senior Zoning Inspector
Zoning Inspection Branch

Subject: Home Child Care – SP 2014-PR-187

Applicant: Minu Thapa – Quality Home Day Care
7135 Quincy Avenue, Falls Church, Virginia 22042
Tyler Park, Lot 76, Sec 2
Tax Map# 50-3 ((09)) 76
Zoning District: R-4
Magisterial District: Providence
ZIB # 2015-0059
Date of Inspection: February 27, 2015

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 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.

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

*Storage in front of the electrical panel.

- ✓ 7. Structures comply with the Zoning Ordinance.

*The accessory structure (play equipment) exceeds the height limitations due to the location. The applicant will remove the top peak of the play equipment to come in compliance.

*The accessory structure (shed) exceeds the height limitations.

*No exterior inspection made due to weather conditions (ice & snow). All information was provided by the applicant.

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.

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.

8-903 Standards For All Group 9 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
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, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.

8-914 Provisions for Approval of Reduction to the Minimum Yard Requirements Based on Error in Building Location

The BZA may approve a special permit to allow a reduction to the minimum yard requirements for any building existing or partially constructed which does not comply with such requirements applicable at the time such building was erected, but only in accordance with the following provisions:

1. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia and such plat shall contain the following information:
 - A. Boundaries of entire property, with bearings and distances of the perimeter property lines and of each zoning district.
 - B. Total area of the property and of each zoning district in square feet or acres.
 - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
 - D. Location of all existing structures, with dimensions, including height of any structure and penthouse, and if known, the construction date(s) of all existing structures.
 - E. All required minimum yards to include front, side and rear, and a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing structures to lot lines.
 - F. Means of ingress and egress to the property from a public street(s).
 - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).
 - H. If applicable, the location of well and/or septic field.
 - I. For nonresidential uses, a statement setting forth the maximum gross floor area and FAR for all uses.
 - J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
 - K. Seal and signature of professional person certifying the plat.

In addition, the application shall contain a statement of justification explaining how the error in building location occurred and any supportive material such as aerial photographs, Building Permit applications, County assessments records, a copy of the contract to build the structure which is in error, or a statement from a previous owner indicating how the error in building location occurred.

2. The BZA determines that:
 - A. The error exceeds ten (10) percent of the measurement involved, and
 - B. The noncompliance was done in good faith, or through no fault of the property owner, or was the result of an error in the relocation of the building subsequent to the issuance of a Building Permit, if such was required, and
 - C. Such reduction will not impair the purpose and intent of this Ordinance, and
 - D. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity, and
 - E. It will not create an unsafe condition with respect to both other property and public streets, and
 - F. To force compliance with the minimum yard requirements would cause unreasonable hardship upon the owner.
 - G. The reduction will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.
3. In granting such a reduction under the provisions of this Section, the BZA shall allow only a reduction necessary to provide reasonable relief and may, as deemed advisable, prescribe such conditions, to include landscaping and screening measures, to assure compliance with the intent of this Ordinance.
4. Upon the granting of a reduction for a particular building in accordance with the provisions of this Section, the same shall be deemed to be a lawful building.
5. The BZA shall have no power to waive or modify the standards necessary for approval as specified in this Section.

8-923 *Provisions for Increase in Fence and/or Wall Height in Any Front Yard*

The BZA may approve a special permit to allow an increase in fence and/or wall height in any front yard subject to all of the following:

1. The maximum fence and/or wall height shall not exceed six (6) feet and such fence and/or wall shall not be eligible for an increase in fence and/or wall height pursuant to Par. 3l of Sect. 10-104.
2. The fence and/or wall shall meet the sight distance requirements contained in Sect. 2-505.
3. The BZA shall determine that the proposed fence and/or wall height increase is warranted based upon such factors to include, but not limited to, the orientation and location of the principal structure on the lot, the orientation and location of nearby off-site structures, topography of the lot, presence of multiple front yards, and concerns related to safety and/or noise.
4. The BZA shall determine that the proposed fence and/or wall height increase will be in character with the existing on-site development and will be harmonious with the surrounding off-site uses and structures in terms of location, height, bulk, scale and any historic designations.
5. The BZA shall determine that the proposed fence and/or wall height increase shall not adversely impact the use and/or enjoyment of other properties in the immediate vicinity.
6. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including but not limited to imposition of landscaping or fence and/or wall design requirements.
7. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by fifteen (15) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia. Such plat shall contain the following information:
 - A. Boundaries of entire property, with bearings and distances of the perimeter property lines, and of each zoning district.
 - B. Total area of the property and of each zoning district in square feet or acres.
 - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.

- D. The location, dimension and height of any building or structure, to include existing or proposed fences and/or walls.
 - E. All required minimum yards to include front, side and rear, a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing structures to lot lines.
 - F. Means of ingress and egress to the property from a public street(s).
 - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).
 - H. If applicable, the location of a well and/or septic field.
 - I. If applicable, existing gross floor area and floor area ratio.
 - J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
 - K. The location, type and height of any existing and proposed landscaping and screening.
 - L. Approximate delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.
 - M. Seal and signature of professional person certifying the plat.
8. Architectural depictions of the proposed fence and/or wall to include height, building materials and any associated landscaping shall be provided.