



# County of Fairfax, Virginia

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September 23, 2015

## STAFF REPORT

**SPECIAL PERMIT NO. SP 2014-MV-190**

### MOUNT VERNON DISTRICT

**APPLICANT:** Tereena Jones  
dba Pre-School House

**OWNERS:** Tereena Jones

**SUBDIVISION:** Huntington, Section 3

**STREET ADDRESS:** 2207 Arlington Terrace, Alexandria, 22303

**TAX MAP REFERENCE:** 83-1 ((14)) (B) 62A

**LOT SIZE:** 3,375 square feet

**ZONING DISTRICT:** R-8

**ZONING ORDINANCE PROVISIONS:** 3-803, 8-305

**SPECIAL PERMIT PROPOSAL:** To permit a home child care facility with a maximum of 12 children.

### STAFF RECOMMENDATION:

Staff recommends approval of SP 2014-MV-190 for the home child care facility with a maximum of 8 children, with adoption of the proposed development conditions contained in Appendix 1.

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.

*Laura Arseneau*

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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.**



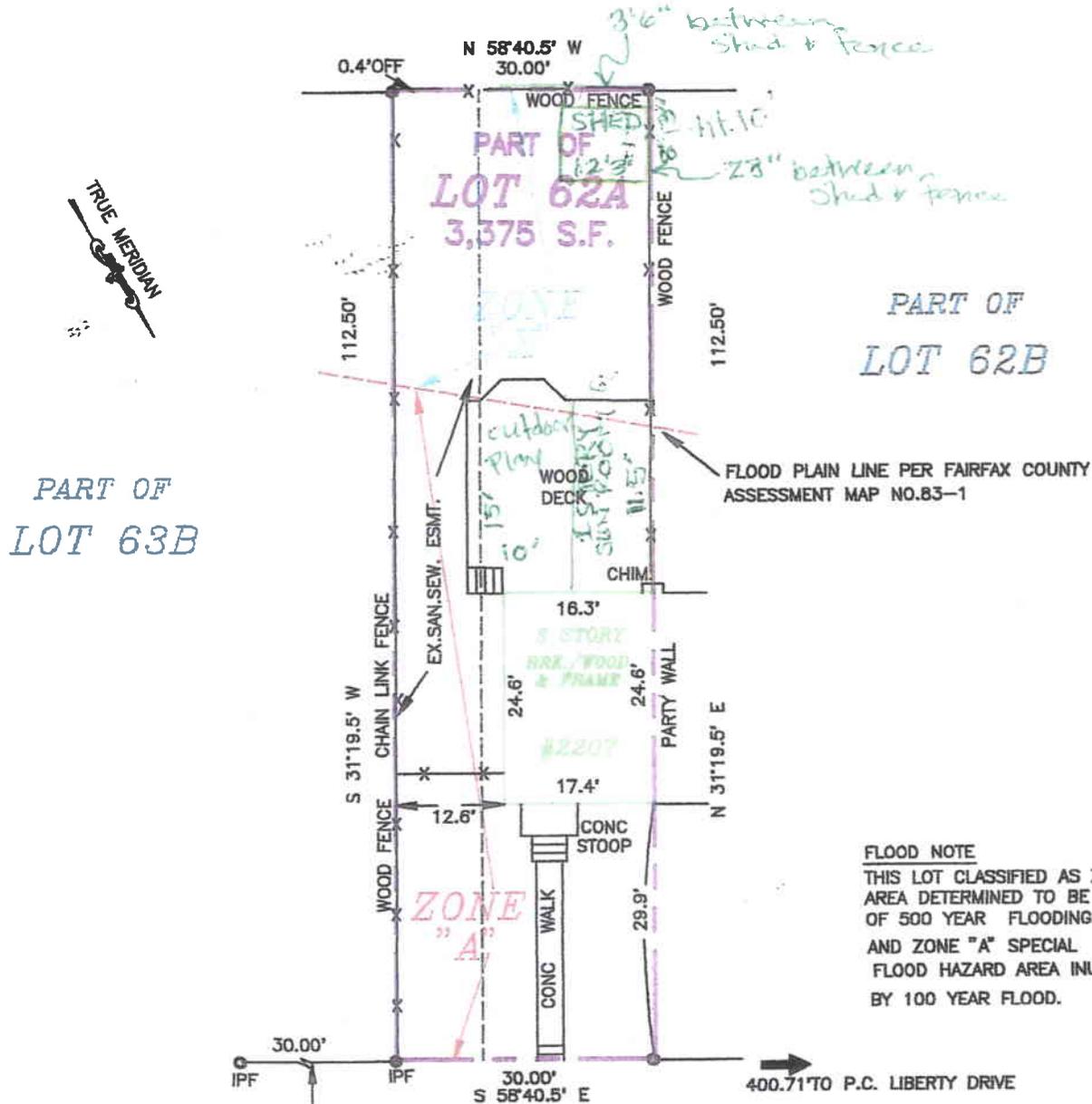
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).



- 1. NO TITLE REPORT FURNISHED.
- 2. THIS PLAT IS NOT TO BE USED FOR THE CONSTRUCTION OF FENCES.
- 3. BOUNDARY INFORMATION OBTAINED FROM AVAILABLE RECORDS.

- 4. THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF PART OF LOT 62A. ANY FENCES SHOWN ARE APPROXIMATE
- 5. NO CORNER MARKERS SET.

EX. 15' OUTLET ROAD



**FLOOD NOTE**  
 THIS LOT CLASSIFIED AS ZONE "X"  
 AREA DETERMINED TO BE OUTSIDE  
 OF 500 YEAR FLOODING.  
 AND ZONE "A" SPECIAL  
 FLOOD HAZARD AREA INUNDATED  
 BY 100 YEAR FLOOD.

PART OF LOT 63B

PART OF LOT 62B

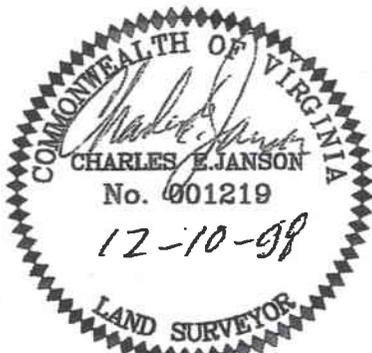
ARLINGTON TERRACE ( 50' R/W )

PLAT SHOWING HOUSE LOCATION SURVEY PART OF LOT 62A

BLOCK B, SUBDIVISION 14 SECTION 3

REVISIONS MADE BY:  
*[Signature]* 8/2/14  
 TEREENA JONES

**HUNTINGTON**  
 MT. VERNON DISTRICT  
 11111 GARDNER ROAD



## SPECIAL PERMIT REQUEST

The applicant is seeking a special permit to allow a home child care facility for up to 12 children. However, due to limited parking, staff is recommending a maximum of 8 children.

A copy of the special permit plat, titled “Plat Showing House Location Survey, Part of Lot 62A, Block B, Subdivision 14, Section 3, Huntington,” by Charles E. Janson, L.S., on December 10, 1998, as revised by Tereena Jones on August 2, 2014, is included in the beginning of the staff report. Copies of the proposed development conditions, the statement 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 semi-attached dwelling. A concrete walkway and a stoop are located in the front yard on Arlington Terrace. A one story sunroom, a wood deck and a 10 foot high shed are located to the south of the dwelling. An approximately 4 foot high chain link fence is located along the eastern property line. A 6 foot high wood fence is located along the front property line along an outlet toad and the western side property line.



Figure 1- Aerial View of Property

As a through lot, the property has two front yards: one along Arlington Terrace and one along the outlet road to the rear of the dwelling. Therefore, the shed and a fence are technically in violation of the Zoning Ordinance. However, a proposed development condition is included that requires the applicant to bring these structures into conformance or to apply for a special permit or variance (as applicable), within 6 months of approval of the application.

A sanitary sewer easement is located in the side yard. The northern two-thirds of the property are located in the 100 year flood plain.

The site is located north of Huntington Avenue and west of Mt. Vernon Drive. The subject property and surrounding properties to the north, east and west are zoned R-8 and

developed with single family attached dwellings. The property to the south is zoned R-8 and contains Huntington Community Center.

## **BACKGROUND**

Fairfax County Tax Records indicate that the single-family dwelling was constructed in 1947. The property was purchased by the owner in 2000.

On March 12, 2001, a final inspection was obtained and passed related to a building permit for the construction of a sunroom on an existing deck (Appendix 4). Aerial photography illustrates that a deck and a shed have existed in the effective rear yard of the property since at least 1997.

However, it appears that the deck was enlarged in 2004 and there are no building permits on file. A proposed development condition has been included that ensures the applicant will obtain all applicable building permits for the deck and prohibit any use of the deck by the child care on the deck until they are obtained.

## **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 from 6:00 a.m. and 5:30 p.m., Monday through Friday. There is an existing staggered drop-off and pick-up schedule for the children which currently occurs along Arlington Terrace and in the parking lot of the community center. Currently, there is one assistant, but the applicant is requesting two.

Due to limited parking, staff is recommending a maximum of eight children at any one time for the home child care. Additional analysis of the parking is located in the "On-site Parking and Circulation" section of this report.

The home child care facility is operated on the main level of the dwelling and in the basement. All napping areas are located on the main level of the dwelling. The applicant uses a public playground at Huntington Community Center, to the south of the property, as an outdoor play area for the children.

The applicant holds a current Family Day Home License, effective for one year and which expires on September 26, 2015, from the Commonwealth of Virginia, Department of Social Services. The license lists the business hours 6:00 a.m. to 6:00p.m., Monday through Saturday. The license also permits a capacity of 12 children, from birth through 12 years, 11 months of age. A copy of the license is included as Appendix 5. A proposed development condition ensures that the applicant will obtain a revised state license for a

maximum of eight children, that conforms to the requested hours of operation (6:00 a.m. to 5:30 p.m.) and limits the applicant to operate from Monday through Friday only.

The statement of justification also notes that the applicant has been operating the home child care in its current location for approximately 22 years.

## **ANALYSIS**

### **Comprehensive Plan Provisions**

**Plan Area:** Area IV, Mount Vernon Planning District  
**Planning Sector:** Huntington Community Planning Sector (MV1)  
**Plan Map:** Residential, 8-12 du/ac

### **Maximum of 8 Children Recommended**

Although the applicant is requesting 12 children, staff is recommending a maximum of eight due to anticipated traffic concerns. Staff believes the absence of parking on-site and presence of permitted parking are challenges to adequately accommodate the traffic generated by a 12-child option. Please see additional analysis below.

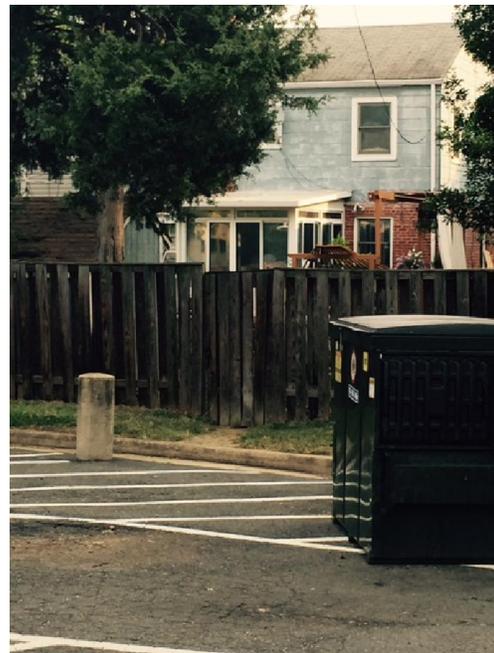
### **On-Site Parking and Site Circulation**

Staff is recommending a maximum of eight children for this home child care application due to the limited amount of parking available for the pick-up and drop-off of children. The property has no driveway or assigned parking spaces. Some parents park in front of the dwelling along Arlington Terrace and walk their children along the sidewalk to the front door. The applicant and assistants also park their vehicles on the street. However, Arlington Terrace is narrow and has permitted parking restrictions in place as noted by the Fairfax County Department of Transportation (Appendix 6). If cars park parallel on each side of the road, as staff observed, it leaves only space for one car to pass at a time (See Photo 1 below). There is a fire hydrant directly in front of the property, which further limits convenient parking spaces. It should be noted that other dwellings in the neighborhood do have driveways and not all homeowners park their vehicles along Arlington Terrace.



**Photo 1- View of Arlington Terrace- Subject Property is blue house on the left (Source: Site Visit August 18).**

The applicant noted that there are additional parking spaces for the drop off of the children to the rear of the dwelling at a county-owned community center (See Photo 2 below). However, signage indicates that this parking area is restricted to visitors of the community center. Therefore, the only available parking for this day care is along Arlington Terrace.



**Photo 2- Huntington Community Center Parking and view of rear of house (Source: Site Visit August 18).**

In the statement of justification, the applicant noted they have been operating a home child care for over 20 years and is currently licensed with 12 children. During this time period there have been no complaints from neighbors about traffic or parking related to the home child care. The applicant operates with a staggered drop-off and pick-up schedule that currently has 12 children arriving between the hours of 6:00 a.m. and 9:30 a.m. and nine children leaving between the hours of 3:30 p.m. and 5:30 p.m. Currently, three children are only at the day care before school and leave at approximately 8:40 a.m.

Although staff observed little traffic during pick-up and drop-off periods, staff believes that a home child care with 12 children could impact the amount of traffic on Arlington Terrace and cause other conflicts if parents choose to ignore parking restrictions or double-park and block traffic. Given this, staff recommends a maximum of 8 children be permitted to minimize the chance of conflicts, rather than the 12 children sought by the applicant.

**Zoning Inspection Branch Comments (Appendix 7)**

During the inspection, staff found that the sleeping area lacked two methods of egress. Upon staff’s recommendation, the applicant relocated the sleeping area to the main level of the dwelling. Photos of the new napping area on the main level are located in Appendix 6.

Staff found that the interior stairway to the basement did not have a handrail. The applicant installed a handrail and photos are included in Appendix 6.

Staff also found that a shed was located in a front yard. The applicant has agreed to remedy the shed and fence violations by removing the structure or seeking a special permit. A proposed development condition to this effect requires the applicant to address these violations within 6 months of approval of the application.

**Zoning Ordinance Requirements (Appendix 8)**

- 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. 10-103 Par. 6 Location Regulations

<b>Bulk Standards (R-8) Attached Dwellings</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	No requirements	3,375 s.f.
Lot Width	Interior: 18 feet	30 feet
Building Height	35 feet max.	Not Provided

<b>Bulk Standards (R-8) Attached Dwellings</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Front Yard (Arlington Terrace)	Min. 5 feet	29.9 feet
Front Yard (outlet road)	Min. 5 feet	Approx 59 feet
Side Yard	Min. 10 feet	12.6 feet
Rear Yard	Min. 20 feet	Approx. 59 feet

<b>Accessory Structure Setback Standards</b>				
<b>Structure</b>	<b>Yard</b>	<b>Minimum Yard Required</b>	<b>Existing Location</b>	<b>Permit Status</b>
Shed	Side	10 feet	2.75 feet	n/a
Shed	Front	5 feet	3.5 feet	n/a
Sunroom	Front	5 feet	33 feet	Issued- No final inspection
Deck	Front	5 feet	19.6 feet	None
Deck	Side	10 feet	10 feet	None

**General Standards for Special Permit Uses (Sect. 8-006)**

<b>Standards 1 and 2</b> Comprehensive Plan/ Zoning District	The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-8 District permits a home child care facility as an accessory use with special permit approval.
<b>Standard 3</b> 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.
<b>Standard 4</b> Pedestrian/Vehicular Traffic	Arrival and departure times of the children are staggered and there is limited on-street parking. However, there is no driveway on the property and there are no assigned parking spaces. Therefore staff is recommending that the number of children be limited to eight.
<b>Standard 5</b> Landscaping/Screening	Existing fencing separates the rear yard from the neighbors. The applicant uses the nearby Huntington Community Center public playground for an outdoor play area.

<b>Standard 6</b> Open Space	There is no prescribed open space requirement in the R-8 District.
<b>Standard 7</b> Utilities, Drainage, Parking, and Loading	There are no changes to the utilities and drainage serving the property or use. As previously discussed, there is no driveway and the parents drop-off their children along the street. In addition all the unloading and loading of the children happens off-site or along the street. As a result, staff recommends limiting the number of children to eight.
<b>Standard 8</b> Signs	Sect. 10-103 of the Zoning Ordinance prohibits signs for home child care facilities.

### Standards for all Group 3 Uses (Sect. 8-303)

<b>Standard 1</b> Lot Size and Bulk Regulations	The property conforms to the lot size and bulk regulations of the R-8 district. No exterior modifications are proposed with this application.
<b>Standard 2</b> Performance Standards	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
<b>Standard 3</b> Site Plan	Home child care facilities are not subject to the provisions of Article 17, Site Plans.

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

<b>Standard 1</b> Maximum of 12 Children & Non-Resident Employees	The applicant is proposing a maximum of 12 children at any one time, which does not exceed the maximum number of children permitted. However, staff recommends the number of children not exceed eight at any one time. The applicant requests two non-resident employees.
<b>Standard 2</b> Access and Parking	Due to limited parking, staff is concerned about the availability of parking for the children being picked up and dropped off. In staff's opinion, the traffic produced by eight children being dropped off or picked up reduces the chance of a conflict and is less likely to conflict with existing and anticipated traffic in the neighborhood.
<b>Standard 3</b> Landscaping/Screening	An existing fence in the rear yard provides screening.
<b>Standard 4</b> Submission Requirements	The applicant submitted a house location survey in lieu of a special permit plat, which is a permissible alternative.

<p><b>Standard 5</b> Code of Fairfax Chapter 30 and Code of Virginia, Title 63.2, Chapter 17</p>	<p>The applicant has a valid home child care license through September 26, 2015, for 12 children from 6:00 a.m. to 6:00 p.m., Monday through Saturday. A proposed development condition has been proposed to ensure the applicant obtains a revised state license that limits the hours of operation from 6:00 a.m. to 5:30 p.m., Monday through Friday and limits the number of children to 8.</p>
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**Use Limitations (Par. 6 of Sect. 10-103)**

<p><b>Part A</b> Maximum Number of Children</p>	<p>The maximum number of children permitted by-right at any one time is 5 in a single family attached dwelling. The applicant requests special permit approval to allow a maximum of 12 children at any one time. However, staff is recommending a maximum of 8 due to loading and parking concerns.</p>
<p><b>Part B</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><b>Part C</b> No Exterior Evidence Except Play Equipment</p>	<p>There is no exterior evidence of the proposed use.</p>
<p><b>Part D</b> Non-Resident Employee</p>	<p>The applicant is proposing two non-resident employees and who may be at the home child care between 7:00 a.m. to 6:00 p.m., Monday through Friday.</p>
<p><b>Part E</b> Provider is a Resident</p>	<p>The provider is a resident of the property.</p>
<p><b>Part F</b> 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 to ensure the home child care will continue to meet state license requirements.</p>
<p><b>Part G</b> Increase in Children or Non-Resident Employees</p>	<p>The maximum number of children permitted by-right at any one time is 5 in a single family attached 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. However, staff is recommending a maximum of 8 children at any one time due to parking concerns.</p>

## **CONCLUSION/ RECOMMENDATION**

Staff believes that the subject application is in conformance with the applicable Zoning Ordinance provisions.

Due to the absence of a dedicated pick-up and drop-off space for the children on or proximate to the property, staff recommends a maximum of eight children. Staff believes the increase of three children over the by-right number (5) reduces potential impacts to existing and anticipated traffic.

Therefore, staff recommends approval of SP 2014-MV-190 for the home child care facility for a maximum of 8 children at any one time with the adoption of the proposed development conditions contained in Appendix 1.

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. FCDOT Comments
7. Zoning Inspections Branch Comments
8. Applicable Zoning Ordinance Provisions

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**PROPOSED DEVELOPMENT CONDITIONS****SP 2014-MV-190****September 23, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-MV-190 located at Tax Map 83-1 ((14)) (B) 62A to permit a home child care facility with a maximum of 8 children, pursuant to Sects. 3-803 and 8-305 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This approval is granted to the applicant, Tereena Jones, and is not transferable without further action of the Board, and is for the location indicated on the application, 2207 Arlington Terrace, and is not transferable to other land.
2. This special permit is granted only for the home child care use indicated on the plat entitled "Plat Showing House Location Survey, Part of Lot 62A, Block B, Subdivision 14, Section 3, Huntington," by Charles E. Janson, L.S., on December 10, 1998, as revised by Tereena Jones on August 2, 2014, 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 applicant shall operate with the approved hours of operation, 6:00 a.m. to 6:00 p.m., Monday through Friday, until a revised home child care license is received from the state with the requested hours of operation from 6:00 a.m. to 5:30 p.m., Monday through Friday and a maximum of eight children.
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 eight (8).
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. There shall be no signage associated with the home child care facility.

9. 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.
10. The accessory storage structure shall remain locked during the hours of operation of the home child care facility.
11. 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.
13. The child care facility shall be operated in accordance with Chapter 30 of the County Code, entitled "Minimum Private School and Child Care Facility Standards".
12. Within 6 months from the approval of this application, the accessory storage structure (shed) and 6 foot fence in the front yard abutting the outlet road shall be brought into conformance with the Zoning Ordinance or an application for a special permit or variance (as applicable) shall be filed with the Board of Zoning Appeals to permit these structures to remain.

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.

RECEIVED  
Department of Planning & Zoning

AUG 21 2014

Zoning Evaluation Division

August 20, 2014

Tereena Jones  
2207 Arlington Terrace  
Alexandria, VA 22303

Fairfax County Zoning Evaluation Division  
Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

Re: Special Permit Application  
Zoning Ordinance Section 8-305  
Section 8-004  
Tax Map #: 0831-14B-0062A  
Zoning District: R-8  
Lot Size: 3375 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 have lived in my semi-detached townhome for 24 years at 2207 Arlington Terrace, Alexandria, VA. I currently occupy the home with my teenage son. The property is zoned R-8 and I understand I need approval of a special permit in order to operate a child care facility within my home in which I have run for 22 years. I am currently licensed for 12 children.

Below is information detailing my child care facility operations:

**HOURS:** 6 AM to 5:30 PM, Monday through Friday

**NUMBER OF CHILDREN:** I care for up to 12 children at any one time, excluding my own children.

**EMPLOYEES:** Depending on the number of children present, my assistant works 2 – 8 hours per day.

**ARRIVAL SCHEDULE:** 2 children arrive at 6:00 AM; 4 children arrive at 7:30 AM; 2 child arrives at 8:00 AM; 2 children arrive at 8:30 AM; 2 children arrive at 9:30 AM

**DEPARTURE SCHEDULE:** 3 school aged children leave at 8:40 AM; 2 children leave at 3:30 PM; 4 child leaves at 4:30 PM; 1 child leaves at 5:00 PM; 2 children leave at 5:30 PM

*SERVICE AREA (See Photos):* My home is located in the Huntington division which has 6 blocks of mainly 2 bedroom semi-detached townhomes. The neighborhood is child friendly with sidewalks throughout, parks, playground, tot lot and the Huntington Community Center. 3 of the families live in my housing division of Huntington and they sometimes walk. My assistant lives on my block and walks to my home. All of the children served in my home child care live within 3 miles of my home. Others who travel by car to my home park on the street. There is no assigned parking on my street and there is usually ample space available. I live in the middle of my block and at either end of my block there is extra parking. Parents exit within about 10 minutes so these extra spaces have never been needed.

*USE OF SPACE (See Photos and Floor Plan Attachment):* My home is a 1148 sq. ft. 3 level semi-detached townhome including a basement. The 260 sq. ft. of the basement level is used for my home child care classroom. The remaining basement space of 92 sq. ft. is used for the day care storage and home utility space. The classroom area is used for play, meals, and napping. There is also a room used for material and supply storage and utilities. The first level of 352 sq. ft. includes my living room where children are received and where we also play and watch television and movies and my dining room which is used for my home child care office. There is also a 91 sq. ft. sunroom addition on this level that is used as my dining area where the children help prepare meals, have arts & crafts and have afternoon snack. The second level of 352 sq. ft. has a bathroom and also 2 bedrooms that are used for napping.

*OUTDOOR PLAY AREAS (See Photos):* The sunroom walks out onto a deck that was recently upgraded to add a secure gate at the stairs; an awning above the seating space for shade; an outdoor rug to keep the surface cool; and, added spindles to allow less space between them. The deck is used for afternoon play as we wait for parents to pick up and for regular outside play when we cannot make it to the park or playground. My yard is not used for my child care home. My home is located in the middle of my block. At one end of my block there is a park with playground, bike trail, basketball court, and baseball diamond. We have a routine when we arrive at the park, I'll countdown then the children run the bike path to the playground. We run relay and play on the basketball court. We run the bases on the baseball diamond. Directly behind my home is the Huntington Community Center. From my back gate, the community center entrance is less than 50 feet. The community center has been invaluable to my child care home. Because we use the space, the director there includes preschool toys in their supply purchases. We host play groups there with others in the neighborhood who care for young children during the day. We use their play room to play inside in late Autumn and Winter when weather does not permit us to play outdoors. There are tumble mats, and a variety of play equipment including ride on toys, balls, games, blocks, television, music, etc. There is also play areas outside for basketball, hopscotch, riding, ball play, etc. Also directly behind my home and one block up is a tot lot. We walk there by traveling through the community center property, through a breeze way, then across the street (Farrington Avenue). There are sidewalks throughout my neighborhood. I take walks regularly with the children. We use our strollers and our wagon when needed.

**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.

**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.

For these reasons, I believe that my proposed special permit will not in any way negatively impact my neighbors and that my child care home facility will continue to be an asset to my community.

In conclusion, I have operated Pre-School House, my home child care facility, in my current home since 1992. I have provided child care for many families in my immediate community and some from surrounding areas. I am family and community minded and am a member and have served as Treasurer of Huntington Community Association. My neighbors and my day care children are friendly with one another and it even surprises the parents that my neighbors know their children by name. It is part of my enrollment interview for parents to be sure to not block driveways, double park, pull up playing loud music, blow horns, walk on my neighbors' lawns, or in any way not honor and respect their personal property. I am proposing no changes to the appearance or structure of the facility.

Sincerely,



Tereena Jones  
Owner, Home Child Care Facility

Tereena Jones  
2207 Arlington Terrace  
Alexandria, VA 22303  
Re: Special Permit Application  
Zoning Ordinance Section 8-305  
Section 8-004  
Tax Map #: 0831-14B-0062A  
Zoning District: R-8  
Lot Size: 3375 square feet

Floor Plan Attachment

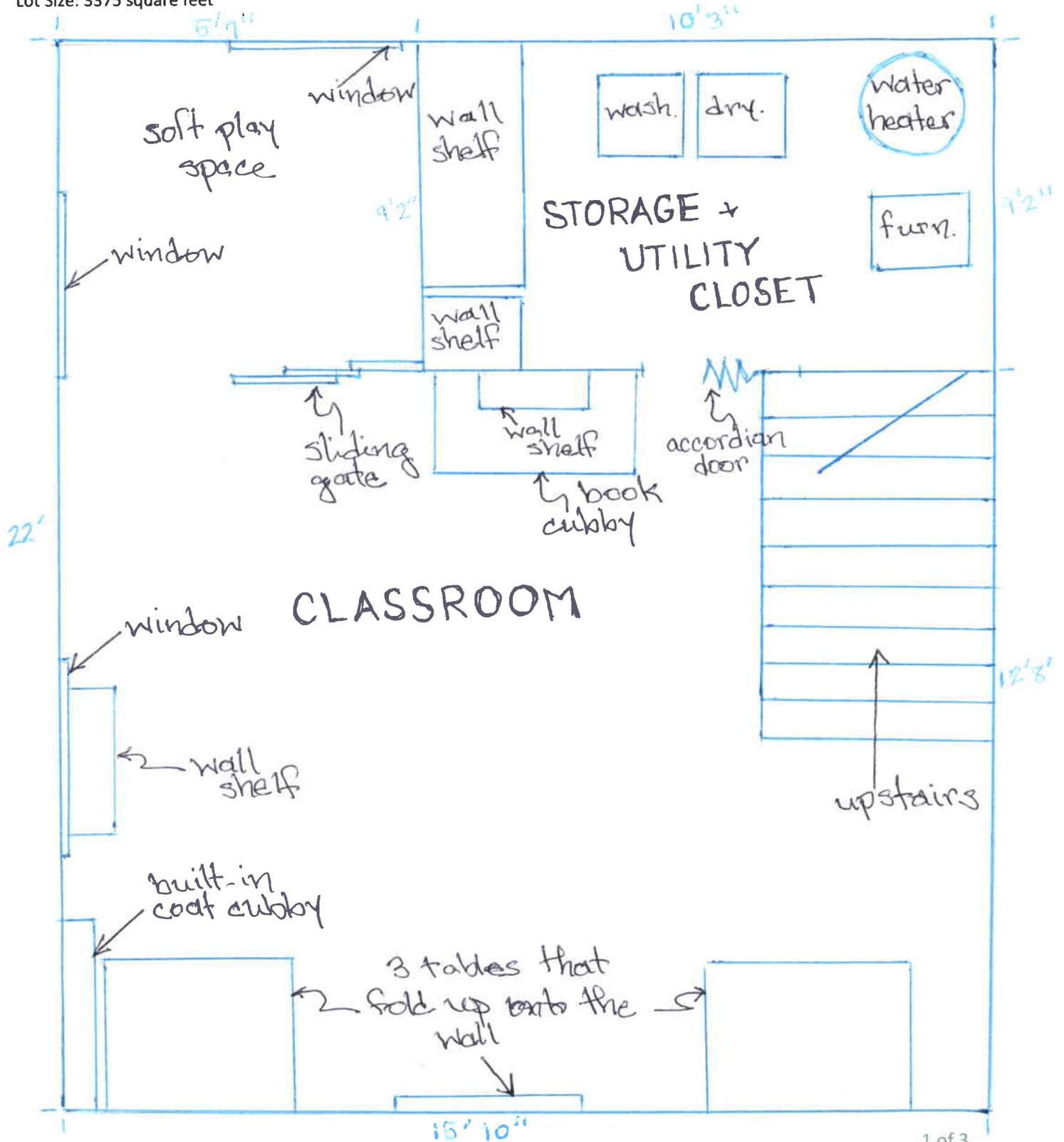
RECEIVED  
Department of Planning & Zoning

MAR 28 2014

Zoning Evaluation Division

**BASEMENT LEVEL**

**Classroom/Storage & Utility Closet**



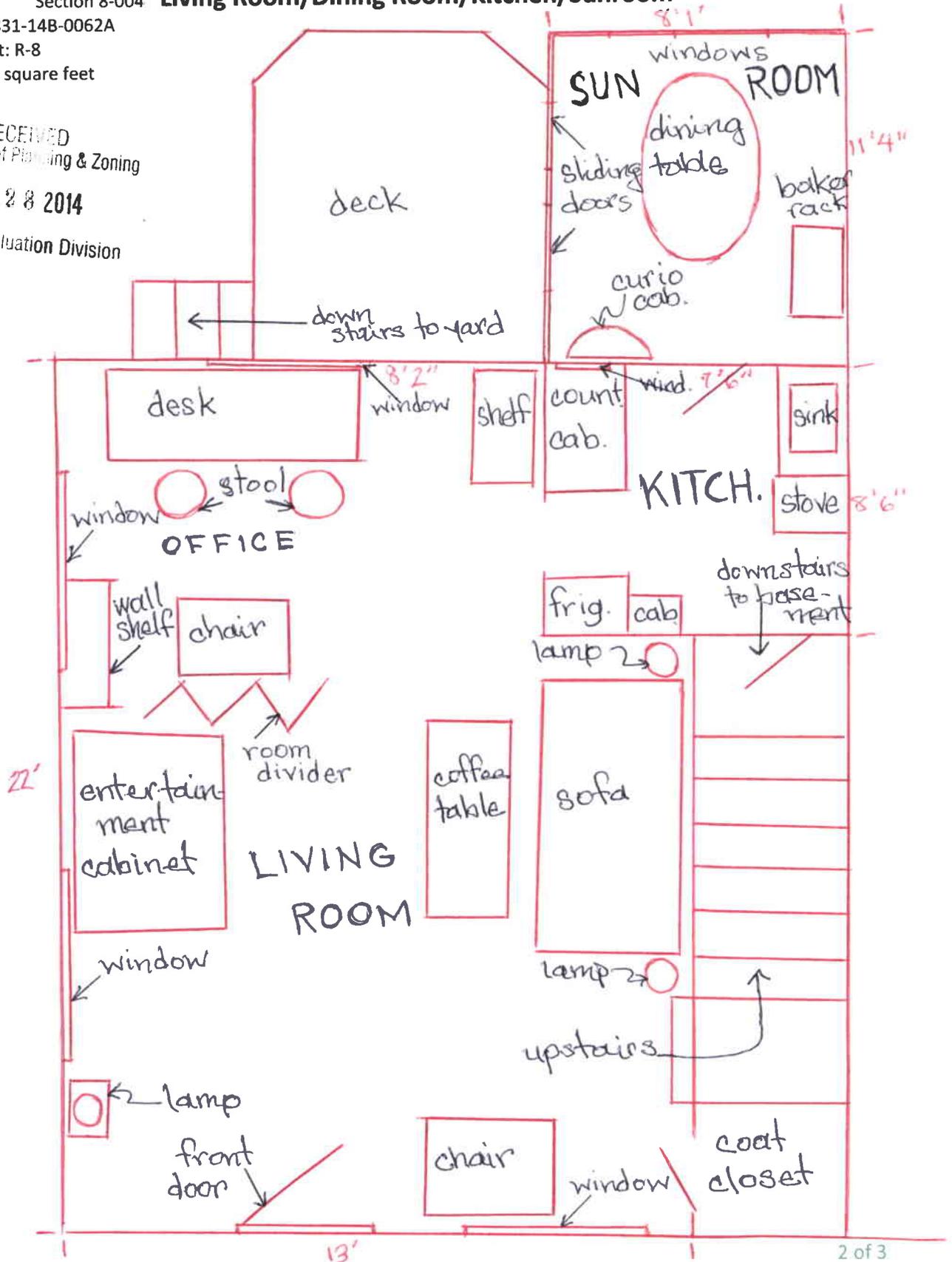
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Zoning Ordinance Section 8-305  
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Tax Map #: 0831-14B-0062A  
Zoning District: R-8  
Lot Size: 3375 square feet

**FIRST LEVEL**

**Living Room/Dining Room/Kitchen/Sunroom**

RECEIVED  
Department of Planning & Zoning  
MAR 28 2014  
Zoning Evaluation Division



Tereena Jones  
2207 Arlington Terrace  
Alexandria, VA 22303  
Re: Special Permit Application  
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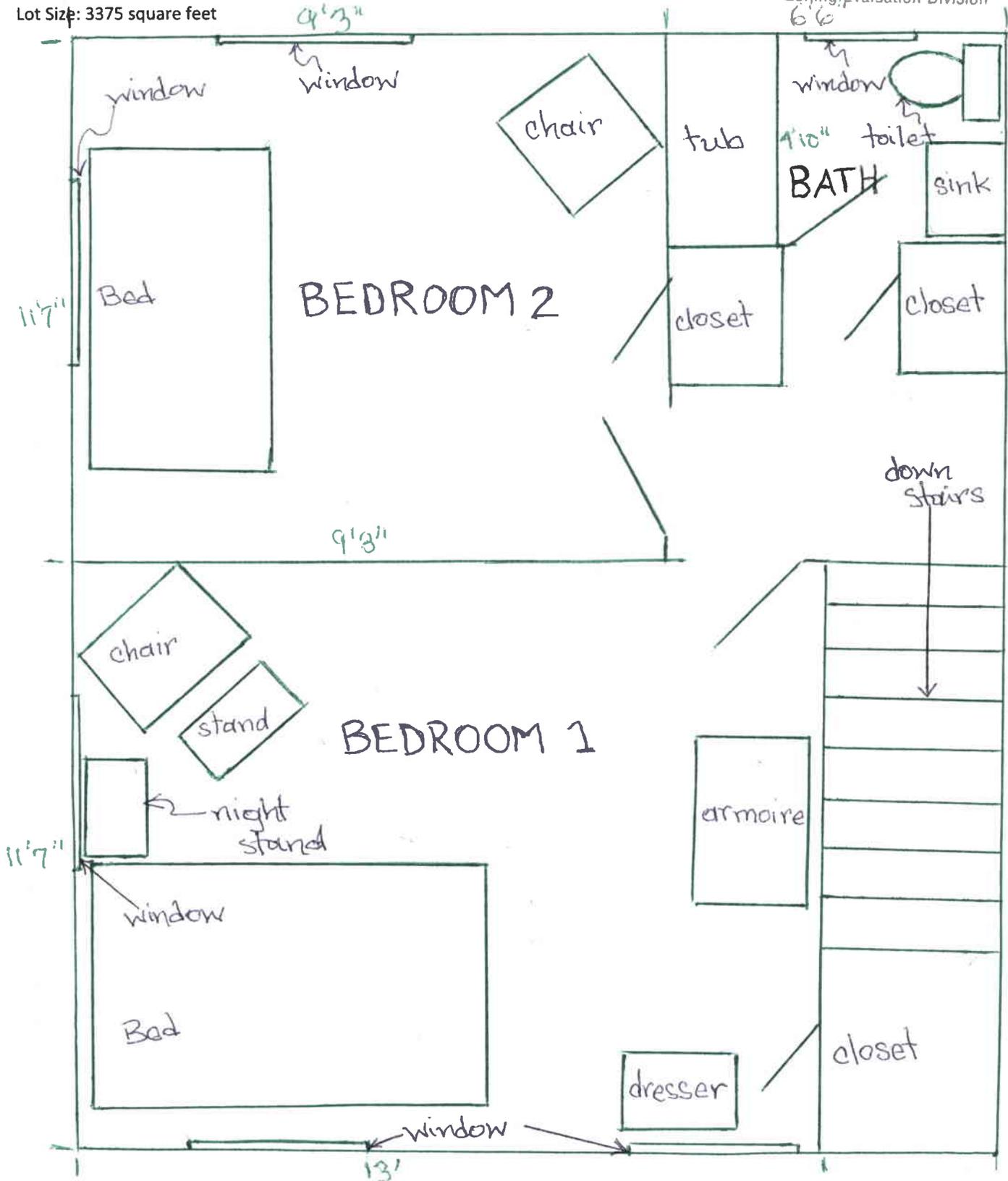
**SECOND LEVEL**

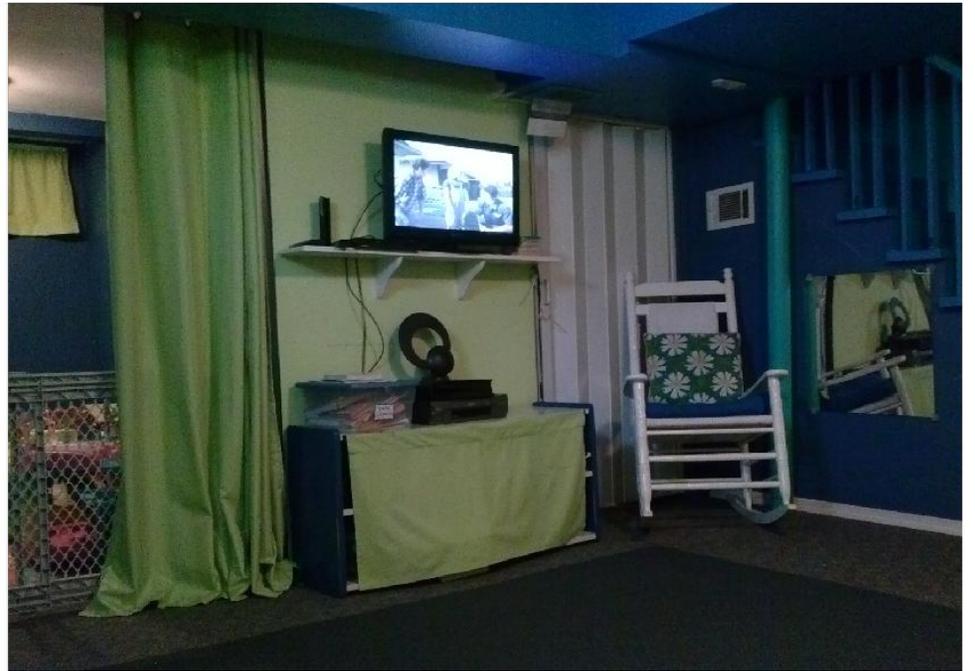
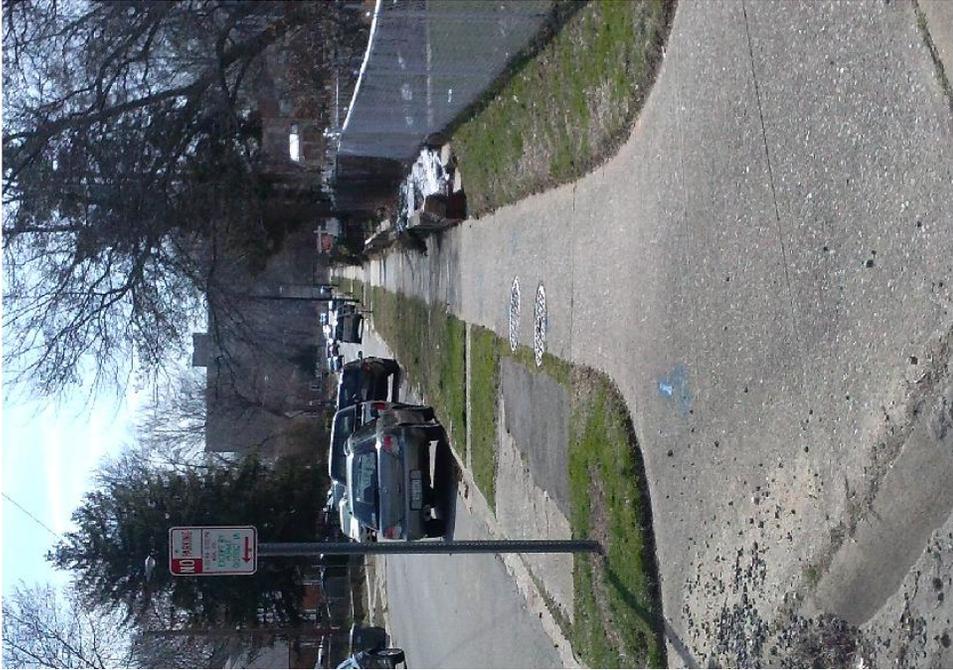
RECEIVED  
Department of Planning & Zoning

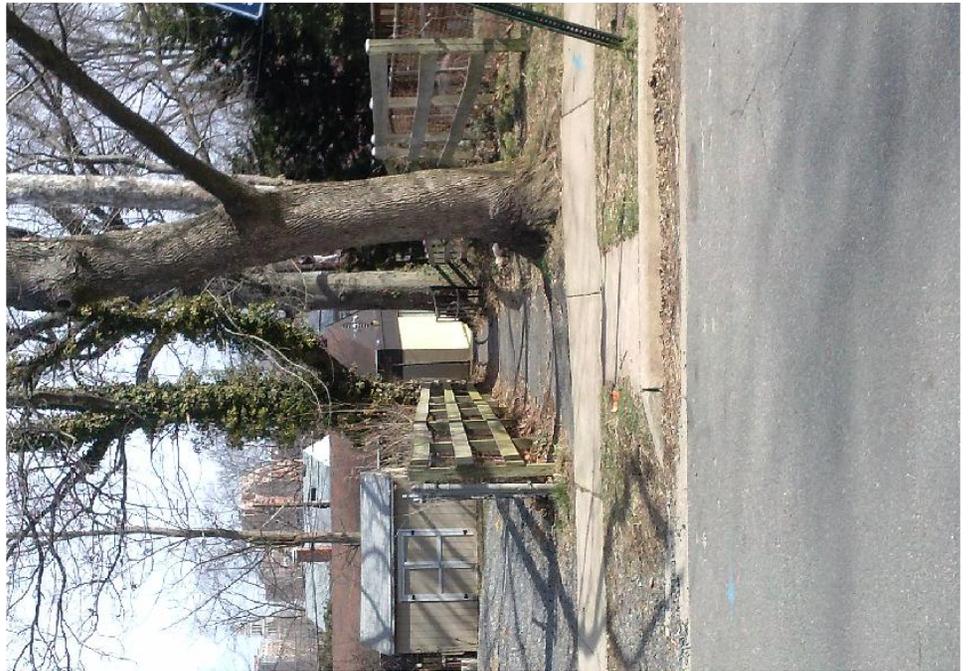
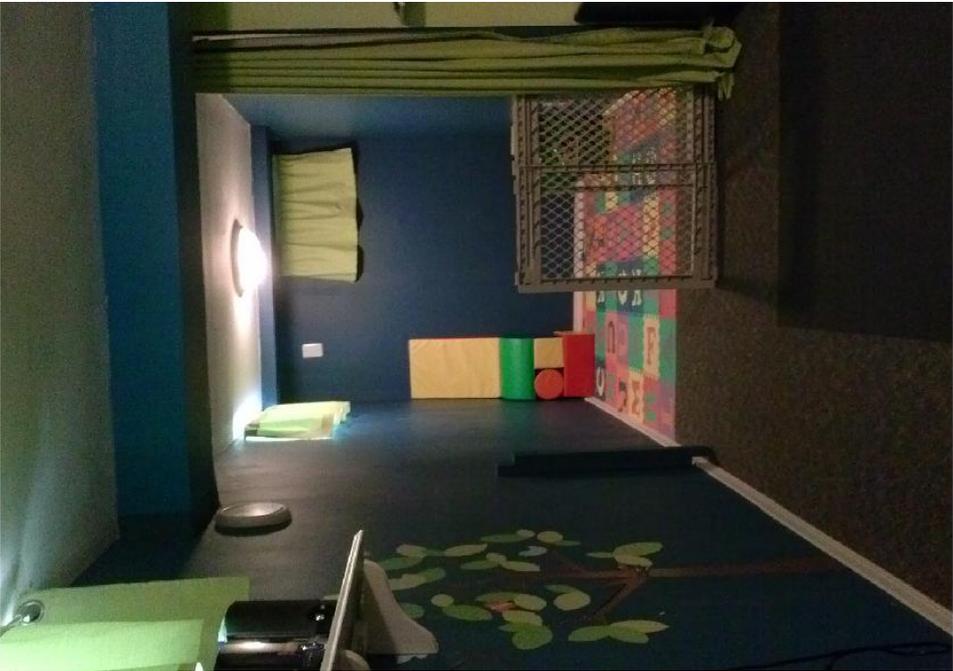
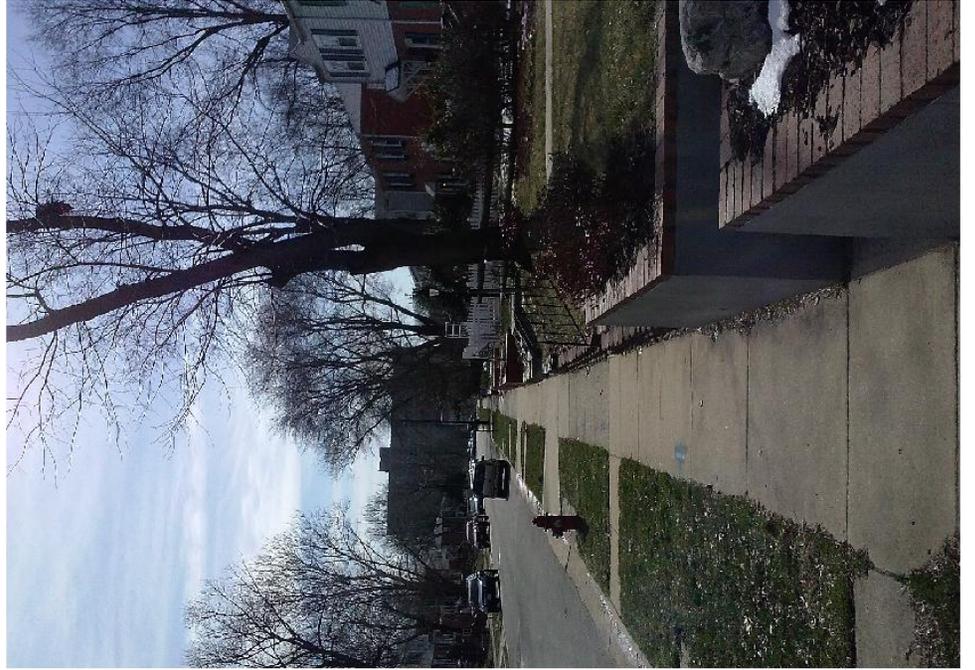
**2 Bedrooms/Bathroom**

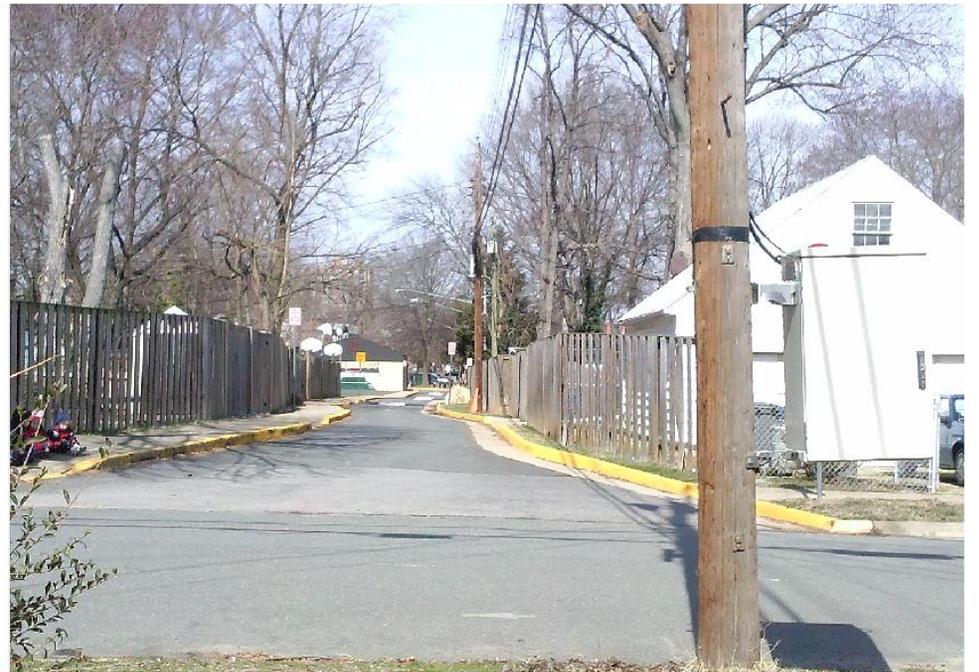
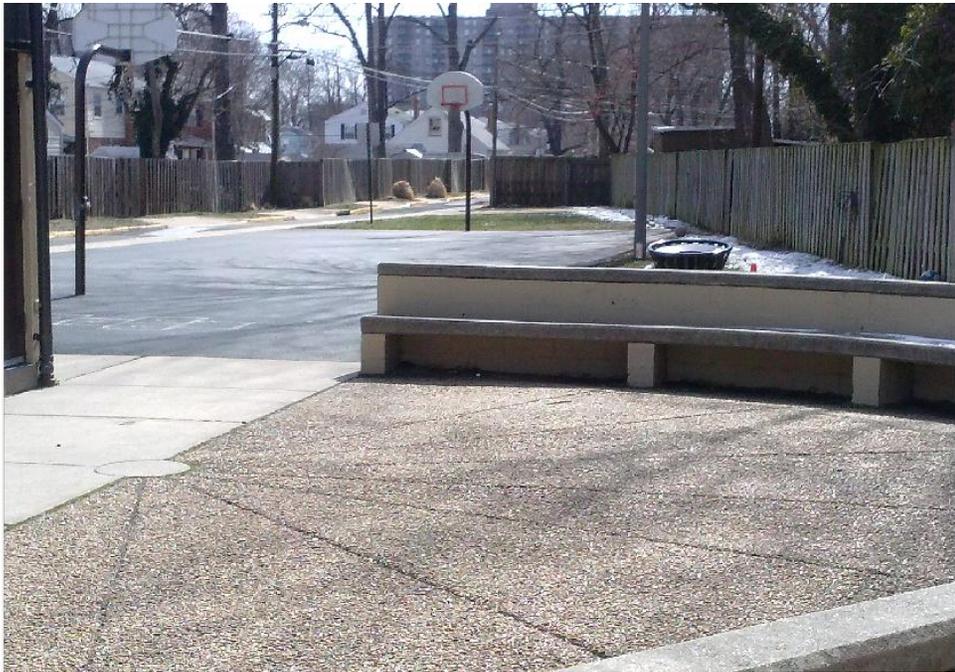
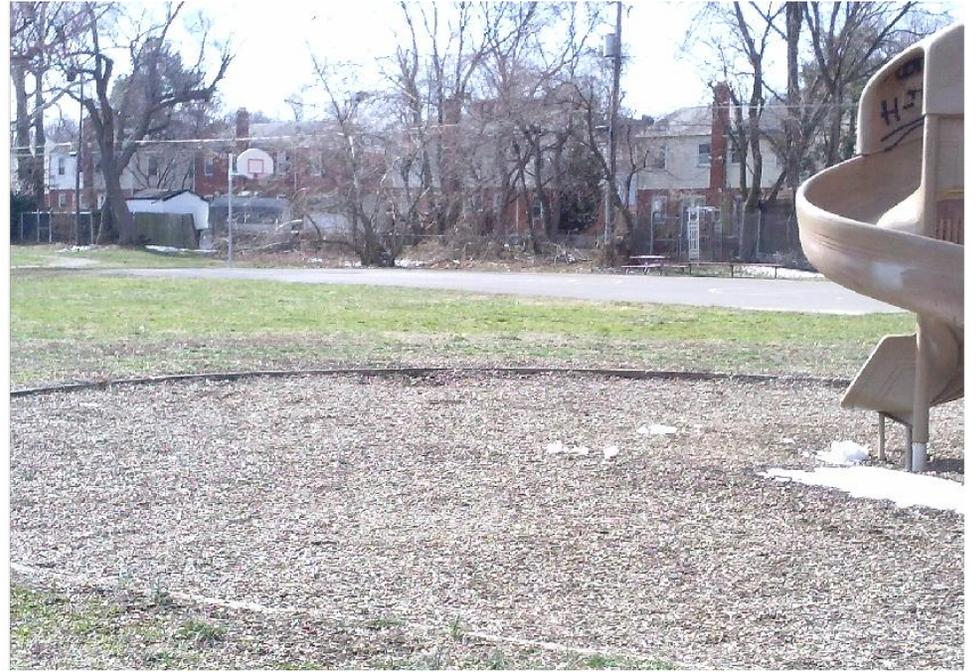
MAR 28 2014

Zoning Evaluation Division  
66

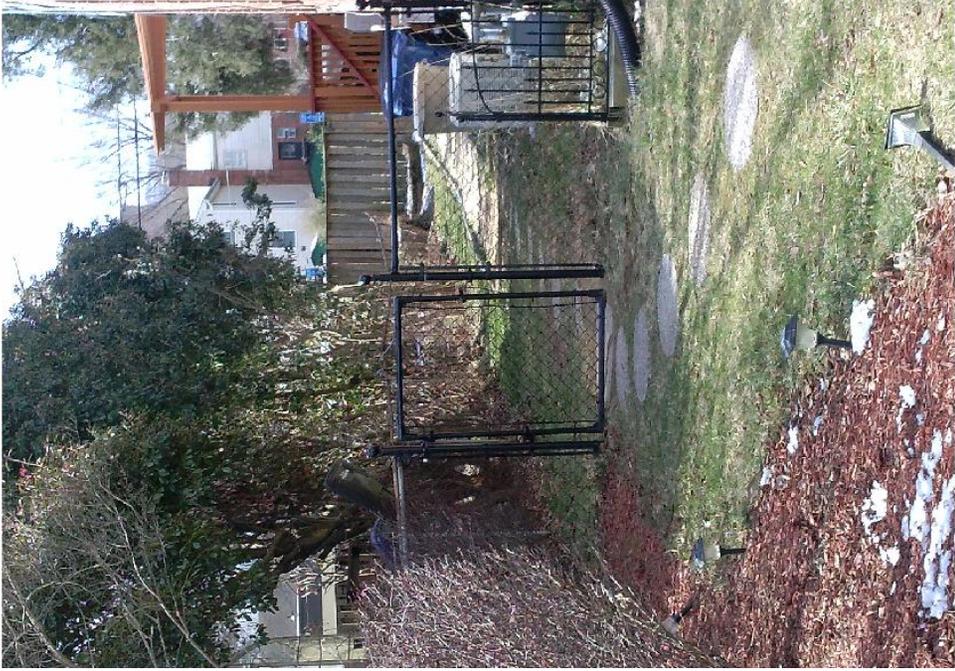












Application No.(s): SP 2014-MV-190  
 (county-assigned application number(s), to be entered by County Staff)

124995

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: August 2, 2014  
 (enter date affidavit is notarized)

I, Tereena Jones dba Pre-School House, do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one)             applicant  
                               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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Tereena Jones dba Pre-School House	2207 Arlington Terrac Alexandria, VA 22303	<b>Applicant</b> <b>Title Owner</b>

(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).

gm

Application No.(s): SP 2014-MV-190  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: August 2, 2014  
(enter date affidavit is notarized)

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)

N/A

**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)

N/A

(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-MV-190  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: August 2, 2014  
(enter date affidavit is notarized)

124995

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)

(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**)

N/A

(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-MV-190

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

Page Four

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: August 2, 2014

(enter date affidavit is notarized)

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.



SP 2014-MV-190

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: August 2, 2014  
(enter date affidavit is notarized)

124985

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.

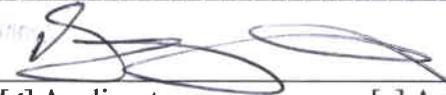
**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

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.)**

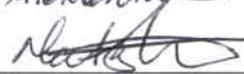
(check if applicable)  There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

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

Tereena Jones, Owner/Applicant  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 2nd day of AUGUST 2014, in the State/Comm. of VIRGINIA, County/City of FAIRFAX County / Alexandria.

  
Notary Public

My commission expires: 12/31/2018





## Land Development Information History: ISIS - Building Permit - 01025B0870

### Permit Information

<b>Permit Id:</b>	01025B0870	<b>Application Date:</b>	2001-01-25	<b>Time:</b>	14:26:38
<b>Job Address:</b>	002207 ARLINGTON TE	<b>Tax Map:</b>	083-1 ((14)) (B) 0062A		
<b>Subdivision:</b>	HUNTINGTON	<b>Permit Status:</b>	Initial/Approved (IA)		
<b>Trade Name:</b>	NA	<b>Subobj:</b>	181 R/C: R		
<b>Applicant Name:</b>	TODD JOHNSON	<b>Bldg:</b>	NA	<b>Floor:</b>	NA
<b>Suite:</b>	NA				
<b>Work Description:</b>	DU/BUILD SUNROOM ON EXISTING DECK//CAA				
<b>Type Work:</b>	Exterior Addition (A02)				
<b>Building Use:</b>	Two-Family (020)				
<b>Standard:</b>	0295				
<b>Plan Number:</b>	<b>Use Group:</b> R4 <b>Bldg Permit:</b> NA				
<b>Permit Hold Date:</b>	<b>By:</b> QNO: W-01-00382 <b>POF:</b> J				
<b>Hold Release Date:</b>	<b>By:</b> Proffer: <b>Pre-Const Meeting:</b> <b>Date:</b>				

### Comments:

### Permit Status Summary

<b>Permit Status:</b>	Initial/Approved (IA)	<b>Building Plan Review:</b>	2001-01-25	<b>RSLT:</b>	APP	<b>BY:</b>	PTW
<b>Applied Date:</b>	2001-01-25	<b>Real Estate:</b>	2001-01-25	<b>RSLT:</b>	APP	<b>BY:</b>	CAA
<b>Issued Date:</b>	2001-01-25	<b>Business Licensing:</b>	2001-01-25	<b>RSLT:</b>	APP	<b>BY:</b>	DS
<b>Paid Date:</b>	2001-01-25	<b>Zoning:</b>	2001-01-25	<b>RSLT:</b>	APP	<b>BY:</b>	WAW
<b>Expiry Date:</b>	2001-07-25	<b>Grading / Drainage:</b>	2001-01-25	<b>RSLT:</b>	APP	<b>BY:</b>	DM
		<b>Licensing:</b>	2001-01-25	<b>RSLT:</b>	APP	<b>BY:</b>	DS
		<b>Final Inspection:</b>	2001-02-20	<b>RSLT:</b>	R	<b>BY:</b>	BJC
		<b>Final Inspection:</b>	2001-02-26	<b>RSLT:</b>	C	<b>BY:</b>	BJC
		<b>Final Inspection:</b>	2001-03-09	<b>RSLT:</b>	L	<b>BY:</b>	

XAS

Owner

Final Inspection: 2001-03-12 RSLT: A BY: XAS

**Information**

Leasee: Corp:  
 Owner: FORD TEREENA Job Magisterial Dist: Mount Vernon  
 Address: 02207 ARLINGTON TER XX Planning Dist: Mount Vernon  
 City: ALEXANDRIA State: VA Zip: 22303 Subcensus Tract: 204.01  
 Phone:

**Contractor Information**

Name: LONG FENCE Master:  
 Address: 08545 EDGEWORTH DR BPOL Licnese: 187015  
 City: CAPITAL HTS State: MD Zip: 20743 State License: 13490  
 Phone: Trade Reg.: 0

**Building Permit**

**Building Plan Review**

Estimated Cost: 4000 Sewer Water Code: 1  
 Use Group: (01) R4 Sewer Shed: N1  
 Type Const: (01) Combustible/Unprotected (5B)  
 Model Group:  
 Plan Received: 2001-01-25 Review Time: 00:00:00  
 Review Started: 2001-01-25 Results: APP  
 Review Completed: 2001-01-25 Engineer: PTW

Comments:

**Totals Fee Area**

Type of Construction	Fee	Fee Rate
Combustible/Unprotected (5B)	216	0.054

Total	216
Filing Fee	56.00
Total Fee	56.00
Amount paid	56.00

**Real Estate Review**

<b>Building Units:</b>	0	<b>Basement:</b>	
<b>Kitchens:</b>	0	<b>Ext Walls:</b>	
<b>Baths:</b>	0	<b>Int Walls:</b>	
<b>Half Baths:</b>	0	<b>Roofing:</b>	
<b>Bedrooms:</b>	0	<b>Flooring:</b>	
<b>Rooms:</b>	0	<b>Base Fin:</b>	
<b>Stories:</b>		<b>Fuel/Heat:</b>	
<b>Building Height:</b>	0	<b>Fuel System:</b>	
<b>Building Area:</b>	0	<b>Fireplace:</b>	0

**Owner of Record:** FORD TEREENA

**Review Data**

**Date To:** 2001-01-25  
**Date From:** 2001-01-25  
**Results:** APP  
**Reviewer:** CAA

**Comments:**

**Business Licensing Review**

**Review Data**

**Date To:** 2001-01-25  
**Date From:** 2001-01-25  
**Results:** APP  
**Reviewer:** DS

**Comments:**

**Zoning Review**

**Review Data**

**Date To:** 2001-01-25  
**Date From:** 2001-01-25  
**Results:** APP  
**Reviewer:** WAW

**Comments:**

**Grading / Drainage Review**

**Review Data**

**Date To:** 2001-01-25  
**Date From:** 2001-01-25  
**Results:** APP  
**Reviewer:** DM  
**Comments:**

**Licensing Review**

**Review Data**

**Date To:** 2001-01-25  
**Date From:** 2001-01-25  
**Results:** APP  
**Reviewer:** DS  
**Comments:**

**Inspections**

**Inspection - FINB - 999998**

**Req Taken:** 2001-02-19 **Phone:**  
**Time:** 09:41:06 **Floor:** NA  
**Sched For:** 2001-02-20 **Suite/Area:** NA  
**Assigned To:** A54 **Comments:**  
**Branch:** 4 **Req Taken By:** VR2  
**Requested By:** FROM VRU **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
FINB		2001-02-20	BJC	C	R	N		N			00:00:00	00:00:00	00:00:00	1

**Inspection - FRM - 999997**

**Req Taken:** 2001-02-23 **Phone:**  
**Time:** 09:42:49 **Floor:** NA  
**Sched For:** 2001-02-26 **Suite/Area:** NA  
**Assigned To:** A54 **Comments:**  
**Branch:** 4 **Req Taken By:** VR2  
**Requested By:** FROM VRU **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		2001-02-26	BJC		C	N		N			00:00:00	00:00:00	00:00:00	0

**Inspection - FINB - 999996**

**Req Taken:** 2001-02-23 **Phone:**  
**Time:** 09:44:08 **Floor:** NA  
**Sched For:** 2001-02-26 **Suite/Area:** NA  
**Assigned To:** A54 **Comments:**  
**Branch:** 4 **Req Taken By:** VR2  
**Requested By:** FROM VRU **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
FINB		2001-02-26	BJC		C	N		N			00:00:00	00:00:00	00:00:00	0

**Inspection - FINB - 999995**

**Req Taken:** 2001-03-08 **Phone:**  
**Time:** 13:56:24 **Floor:** NA  
**Sched For:** 2001-03-09 **Suite/Area:** NA  
**Assigned To:** A53 **Comments:**  
**Branch:** 4 **Req Taken By:** MK  
**Requested By:** GARG **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
FINB		2001-03-09	XAS		L	N		N			00:00:00	00:00:00	00:00:00	0

**Inspection - FINB - 999994**

**Req Taken:** 2001-03-09 **Phone:**  
**Time:** 13:19:19 **Floor:** NA  
**Sched For:** 2001-03-12 **Suite/Area:** NA  
**Assigned To:** A53 **Comments:**  
**Branch:** 4 **Req Taken By:** VR2  
**Requested By:** FROM VRU **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
FINB		2001-03-12	XAS	C	A	N		N			00:00:00	00:00:00	00:00:00	0

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
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**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

**Tereena Ford Jones**  
2207 Arlington Terrace  
ALEXANDRIA, VA 22303  
(703) 329-0893

Facility Type: [Family Day Home](#)

License Type: [One Year](#)

[Expiration Date](#): Sept. 26, 2015

Business Hours: 6:00am - 6:00pm  
Monday - Saturday

Capacity: 12

Ages: Birth - 12 years 11 months

Inspector: Mayasah Thomas  
(703) 309-9307



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** March 11, 2015

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Michael A. Davis, Acting Chief   
Site Analysis Section  
Department of Transportation

**FILE:** 3-6 (SP 2014-MV-190)

**SUBJECT:** Transportation Impact

**REFERENCE:** SP 2014-MV-190; Tereena Jones dba Pre-School House  
Land Identification: 83-1 ((14)) (B) 62A

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office dated December 10, 1998, and revised through August 2, 2014. The application is to permit a home child care center for up to 12 children. Hours of operation are Monday through Friday from 6:00 a.m. to 5:30 p.m. There is one assistant with variable hours depending on the number of children present. The applicant has a state license for 12.

This street is part of an RPPD with parking limited to those with parking permits between the hours of 6 a.m. and 8 p.m. Monday through Friday. The applicant has a parking permit for her car and one visitor permit. While parents may park on the street, they are subject to ticketing should enforcement be in effect at that time.

MAD/LAH/lah

cc: Laura G. Arseneau, DPZ



# County of Fairfax, Virginia

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

Date: February 5, 2015

To: Laura Arseneau, Staff Coordinator  
Zoning Evaluation Division

From: Chuck Cohenour, Zoning/Property Maintenance Inspector  
Zoning Inspection Branch

Subject: Home Child Care Facility SP 2014-MV-190

Applicant: Tereena Jones d/b/a Pre-school House  
2207 Arlington Terrace, Alexandria, Virginia 22303  
Huntington Section 3, Block B, Pt. Lot 62A  
Tax Map Ref.#: 83-1 ((14B)) 62A  
Zoned District: R-8  
ZIB #: 2015-0057

*KEY: A "✓" mark in a box indicates that the item was deficient.  
An unmarked box indicates that no violation was found.*

Rooms used for sleeping must provide two means of exit, one which leads directly to the outside, as required by the Virginia Uniform Statewide Building Code.

- The child care facility in this single family duplex dwelling is below grade. There are (2) windows in the room in which children sleep, that room is labeled "Soft Play Space" and a third window is located in the room labeled "Classroom". These three windows are approximately 26" x 31 and are approximately 66" from the floor to bottom the window area. Of the three windows located in this basement child care facility, one window in the "Soft Play Space" would exit under the deck attached to the rear of the dwelling, the second window in the "Soft Play Space" and third window in the "Classroom" would exit on the left side of the home. These last two windows would exit on the left side of the dwelling and are covered by a sheet of hard plastic and partially blocked by bags of sand.*

*The only egress from this below grade basement to the upstairs and/or to the outside is via the stair way that initially passes through the kitchen, then to the sun room and then to the outside.*

*Rooms used for sleeping purposes must provide two means of egress, including one means of egress that leads directly to the outside, as required by the Virginia Uniform*

**Department of Planning and Zoning**  
Zoning Administration Division  
Zoning Inspections Branch  
12055 Government Center Parkway, Suite 829  
Fairfax, Virginia 22035-5508  
Phone 703-324-4300 FAX 703-324-1343  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)

2207 Arlington Terrace  
February 5, 2015

*Statewide Building Code. This below grade area should not be used for sleeping purposes until proper ingress/ egress is achieved.*

- An operable smoke alarm shall be provided outside of each sleeping area, with at least one such device on each floor.
- 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.
  - *The interior stairway from the kitchen doorway to the basement landing in the child care facility should have a handrail.*
- 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.
- Electrical hazards identified shall be abated in accordance with the Virginia Uniform Statewide Building Code.
- 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.
- 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.
- Other
  - *Protective treatment missing on the second floor windows as flaking paint and what appears to be wood rot is visible.*
- Structures comply with the Zoning Ordinance.
  - *The rear yard contained one accessory structure, located in the right side of the rear yard that is in excess of 8' 6" in height and is located so it is not in accordance with Article 10.*

**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.