



County of Fairfax, Virginia

September 30, 2015

STAFF REPORT

SPECIAL PERMIT SP 2015-MV-068

MOUNT VERNON DISTRICT

APPLICANT: Roina Mustafa
Roina's Home Day Care

OWNER: Rabi Mustafa

SUBDIVISION: Rollingwood West

STREET ADDRESS: 7702 Tanner Robert Court,
Springfield, 22153

TAX MAP REFERENCE: 98-2 ((20)) 9

LOT SIZE: 11,445 square feet

ZONING DISTRICT: R-3

ZONING ORDINANCE PROVISIONS: 8-305, 3-303

SPECIAL PERMIT PROPOSAL: To permit a home child care facility.

STAFF RECOMMENDATION:

Staff recommends approval of SP 2015-MV-068 for the home child care facility 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.

Erin M. Haley

A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

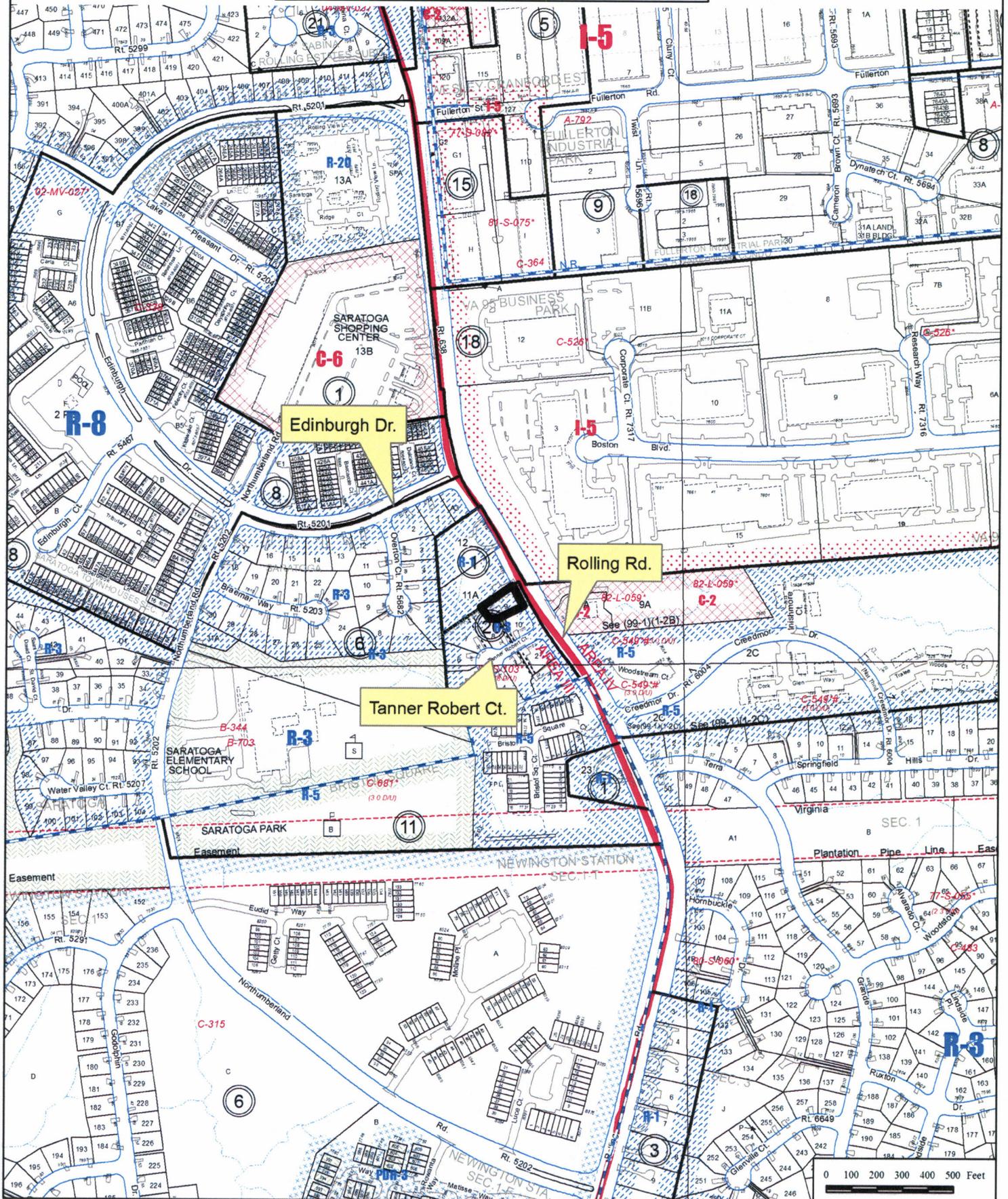
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

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**



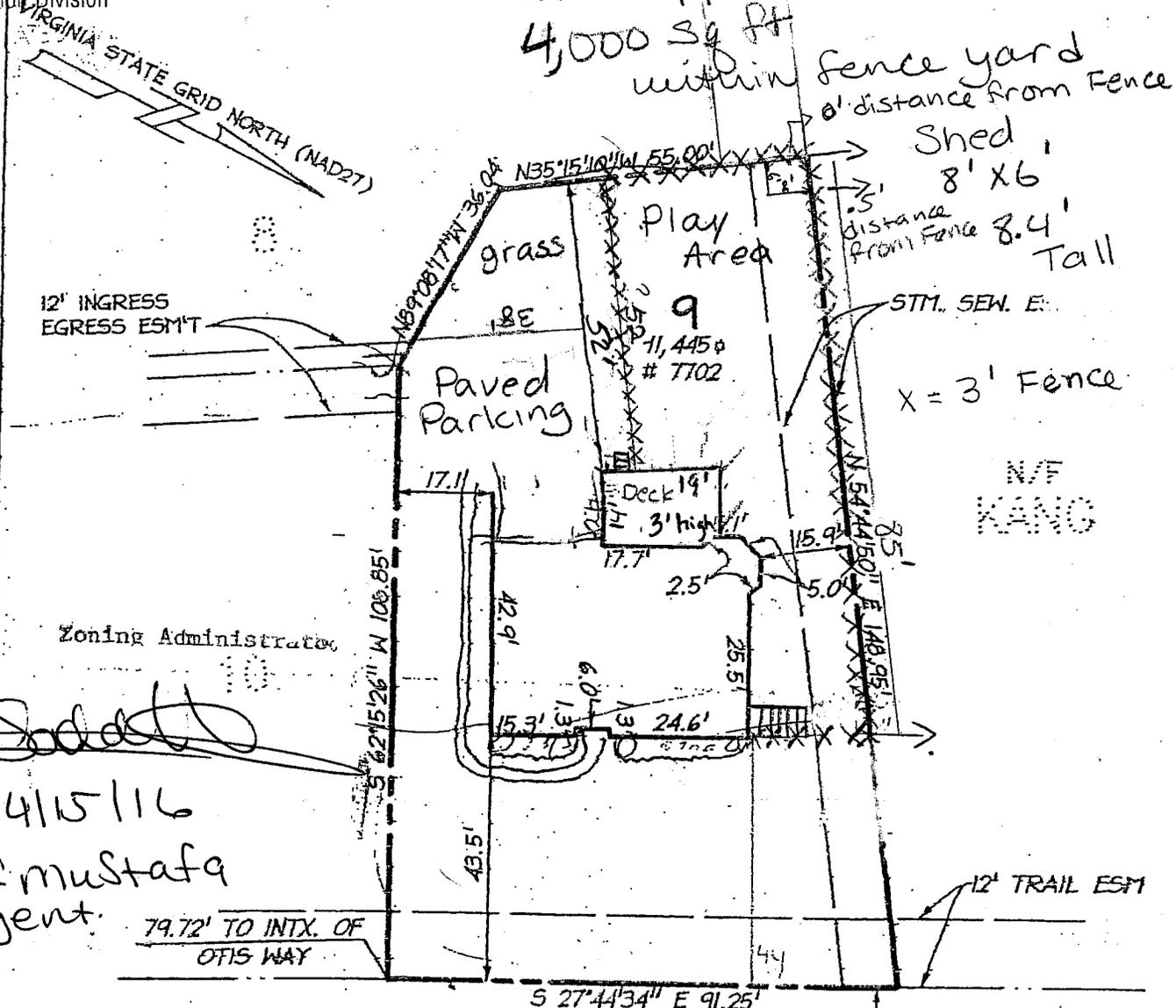
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit
SP 2015-MV-068
ROINA MUSTAFA DBA ROINA'S HOME DAY CARE



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 APR 16 2015
 Zoning Evaluation Division

x = 3' high Fence
 outdoor play
 Area is approx
 4,000 sq ft
 within fence yard



Sadaf
 415116
 Sadaf Mustafa
 Agent

ROLLING ROAD ROUTE #638

REQUIRED
 EXTERIOR AND INTERIOR PERIMETER FOUNDATION DRAINS
 CONNECTED THROUGH FOUNDATION/OUTLETED TO DAYLIGHT
 (X) Gravity Flow Outlets
 (X) Sump Pump

SHOW DRAIN AND OUTLET DETAIL ON PLANS
 DAMP PROOFING/WATERPROOFING
 REQUIRED IN ACCORDANCE WITH
 BUILDING CODES

NOTES

1. NO TITLE REPORT FURNISHED.
2. THE IMPROVEMENTS SHOWN DO NOT LIE WITHIN A H.U.D. DESIGNATED AREA OF SPECIAL FLOOD HAZARD

PROVIDE POSITIVE DRAINAGE OR COVER FOR ALL OUTSIDE AREAWAYS

SPECIAL PERMIT REQUEST

The applicant is seeking a special permit to allow a home child care facility for up to 12 children. A copy of the special permit plat titled, "House Location Survey, Lot 17, Parkhaven," as revised by Maria E. Mairena through January 28, 2015, is included in the front 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 application property is a two story, single-family detached dwelling with a full basement. Vehicular access is provided from Tanner Robert Court by an ingress egress easement across the adjacent property to the south. An asphalt driveway runs along the easement to an attached two car garage and an asphalt parking area with room for approximately six vehicles. The walk out entrance to the basement is located on the north side of the house. An elevated deck with stairs approximately 8 feet in height is located at the rear of the house. A shed 8.5 feet in height is located in the northwest corner of the property. The rear yard is enclosed by a fence approximately 3.0 feet in height with a gate providing access from the parking area and another gate providing access at the northeast corner of the property. A paver walkway extends from the parking area gate to the basement entrance. The applicant has a lawn with play equipment in the rear yard for the children.



Figure 1: House Location
For illustrative purposes only

The subject property and properties to the south, and west are zoned R-3 and developed as single family detached dwellings. The property to the north is zoned R-1 and developed with a single family detached dwelling. Properties to the east are zoned C-2 (vacant land) and I-5 (low rise office buildings). The property is located west of Rolling Road, just south of the Saratoga Shopping Center.

BACKGROUND

Fairfax County Tax Records indicate that the house was constructed in 2001 and purchased by the applicant in December, 2004.

In 2002, a deck was constructed with proper permits and in 2004, an area way was added to the basement with proper permits. All relevant building permit information is included as Appendix 4.

Records indicate that one other special permit application relating to a home child care facility has been heard by the Board of Zoning Appeals (BZA) on a property to the west off of Braemar Way. This information is included as Appendix 5

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 6:00 a.m. and 6:00 p.m., Monday through Friday. The applicant has a staggered drop-off and pick-up time for the children. The applicant requests to employ two full-time assistants.

The applicant holds a current Family Day Home License from the Commonwealth of Virginia, Department of Social Services, valid through December 12, 2015. The license permits a capacity of seven children, ages birth through 12 years, 11 months. The state approved hours of operation are 6:00 a.m. to 6:00 p.m., Monday through Friday. A summary of the state home child care license information is included as Appendix 6.

The home child care facility is operated in the walk-out basement of the house. There is a main child care room, a play room, a nap room, and a bathroom. The nap room has adequate emergency egress by having an entryway opening large enough to qualify as an adjoining room or alcove, which meets the Virginia Uniform Statewide Building Code specifications for an emergency escape and rescue opening. Parents drop the children off and pick them up at the basement entrance. The rear yard is used for outdoor play. Pictures provided by the applicant show toys and play equipment located in this area.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area III, Pohick Planning District
Planning Sector: Main Branch Community Planning Sector (P2)
Plan Map: Residential, 2-3 du/ac

Zoning District Standards

Bulk Standards (R-3)		
Standard	Required	Provided
Lot Size	10,500 sf.	11,445 sf.
Lot Width	Interior: 80 feet	91.25 feet
Building Height	35 feet	Not provided
Front Yard	30 feet	43.5 feet
Side Yard	12 feet	Northern: 15.9 feet Southern: 17.11 feet
Rear Yard	25 feet	52 feet

On-Site Parking and Site Circulation

The applicant has a paved parking area with room for approximately six vehicles that she utilizes for drop-off and pick-up of children. On-street parking is available in Tanner Robert Court, but no on-street parking is available on Rolling Road. A development condition has been proposed to ensure the parking area remain available during drop-off and pick-up times. Staff notes that the assistants could use Tanner Robert Court for parking, should they drive their own vehicles, in order to leave more room for vehicles to turn around in the parking area and exit the property in a forward-facing manner.

Zoning Inspection Report (Appendix 7)

During the site visit, staff found that the room used for napping did not contain adequate egress. The nap area was partitioned from the main child care area via a series of bi-fold doors. Since the time of the site visit, the applicant has removed half of the bi-fold doors which provides an opening large enough for the nap area to be considered an adjoining room or alcove to the main child care room which provides adequate emergency egress through the main entrance door to the outside. The applicant has provided staff with photographic proof of this alteration.

The Zoning Inspection Report also noted that the main entrance door had a keyed lock, that there was a sign advertising the child care on the fence facing Rolling Road, and that the smoke detector was not tested during the inspection due to napping children nearby. The applicant has since provided staff with photographic and video proof that addresses all of these items.

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

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

<p>Standards 1 and 2 Comprehensive Plan/ Zoning District</p>	<p>The Comprehensive Plan recommends residential uses and the property is developed in accordance with the plan recommendation. The R-3 District permits a home child care facility as an accessory use by-right for up to seven children in a detached dwelling. An increase to 12 children is permitted with special permit approval.</p>
<p>Standard 3 Adjacent Development</p>	<p>No new construction is proposed. An outdoor play area with play equipment is found in the rear yard which is enclosed by a fence. Vegetation on adjacent lots helps to screen the play area. In staff’s opinion, the proposed use will not hinder or discourage the use or development of neighboring properties or negatively affect value.</p>
<p>Standard 4 Pedestrian/Vehicular Traffic</p>	<p>Arrival and departure times of the children are staggered. Although on-street parking is available on Tanner Robert Court, staff believes that there is sufficient space in the paved parking area to accommodate parking for pick up and drop off. The applicant’s assistants would have the option to park in Tanner Robert Court. In staff’s opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.</p>
<p>Standard 5 Landscaping/Screening</p>	<p>There is a wood fence in the rear and side yards that provides screening to the outdoor play area, as well as mature vegetation on adjacent lots.</p>
<p>Standard 6 Open Space</p>	<p>There is no prescribed open space required on individual lots in the R-3 District.</p>
<p>Standard 7 Utilities, Drainage, Parking, and Loading</p>	<p>There are no changes to the utilities and drainage serving the property. As previously discussed, the parking area on-site would be used for parking for the home child care facility.</p>
<p>Standard 8 Signs</p>	<p>Sect. 10-103 of the Zoning Ordinance prohibits signs for home child care facilities. The applicant had a sign at the time of site inspection, but has since removed it.</p>

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

<p>Standard 1 Lot Size and Bulk Regulations</p>	<p>The property meets the lot size and bulk regulations for the R-3 District.</p>
<p>Standard 2 Performance Standards</p>	<p>The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.</p>
<p>Standard 3 Site Plan</p>	<p>Home child care facilities are not subject to the provisions of Article 17, Site Plans.</p>

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

Standard 1 Maximum of 12 Children & Non-Resident Employee	The applicant is proposing a maximum of 12 children at any one time. The development conditions allow up to two non-resident employees.
Standard 2 Access and Parking	Arrival and departure times of the children are staggered and ample parking is available in the paved parking area. On-street parking is available in Tanner Robert Court, which could be used by the applicant's assistants. 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 wood fence in the rear and side yards that provides screening to the outdoor play area, as well as mature vegetation on adjacent lots.
Standard 4 Submission Requirements	The applicant met all submission requirements for a home child care facility.
Standard 5 Code of Fairfax, Chapter 30 and Code of Virginia, Title 63.2, Chapter 17	The applicant holds a valid home child care license.

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

Part A Maximum Number of Children	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 permit a maximum of 12 children at any one time.
Part B Licensed Provider/Primary Residence	The applicant is a state licensed home child care provider and the subject property is the provider's primary residence.
Part C No Exterior Evidence Except Play Equipment	There is no exterior evidence of the proposed use.
Part D Non-Resident Employee	The applicant is proposing two non-resident employees and the development conditions allow up to two non-resident employees.
Part E Provider is a Resident	The provider resides in the application property.

<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.</p>
<p>Part G Increase in Children or Non-Resident Employee</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 up to 12 children with special permit approval. The applicant requests special permit approval to permit a maximum of 12 children at any one time and one non-resident employee.</p>

CONCLUSION/ RECOMMENDATION

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

Staff recommends approval of SP 2015-MV-068 for the home child care facility with 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 and Select File Photographs
3. Applicant's Affidavit
4. Applicable Building Permit information
5. Similar Case History
6. State Family Day Home License information
7. Zoning Inspections Branch Comments
8. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2015-MV-068****September 30, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2015-MV-068 located at Tax Map 98-2 ((20)) 9 to permit a home child care facility pursuant to Section 8-305 and 3-305 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, Roina Mustafa, d/b/a Roina's Home Day Care, only, and is not transferable without further action of the Board, and is for the location indicated on the application, 7702 Tanner Robert Court, and is not transferable to other land.
2. This special permit is granted only for the home child care use indicated on the plat titled, "House Location Survey, Lot 17, Parkhaven," as revised by Maria E. Mairena through January 28, 2015, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit shall be posted in a conspicuous place on the property and be made available to all departments of the County of Fairfax during hours of operation.
4. The hours of operation of the home child care facility shall be limited to 6:00 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 applicant's own children, the maximum number of children on site at any one time shall be 12.
7. A maximum of two non-resident employees, whether paid or not for their services, 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. All pick-up and drop-off of children shall take place within the paved parking area of the subject property.
10. Any portions of the dwelling associated with the home child care facility that are used as a children's sleeping or rest area shall be located in a room with an operable exterior window, door or similar device that provides for a means of escape and access for rescue in the event of an emergency. Such emergency

escape and rescue openings shall be of the dimension and size specified by the Virginia Uniform Statewide Building Code.

11. 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.
12. 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.
13. The accessory storage structure on-site shall remain locked during all hours of operation of the home child care facility.

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.

STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITY

RECEIVED
Department of Planning & Zoning

DEC 04 2013

Name: Roina Mustafa
Address: 7702 Tanner Robert Ct
Springfield VA 22153
Phone #: 703-569-4084
E-mail: roina.mustafa@yahoo.com

Zoning Evaluation Division

Date 10/5/13

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

Re: Special Permit Application

Applicant: Roina Mustafa
Zoning Ordinance Section 8-305 for Home Child Care Facility
Section 8-004 of General Standards

Tax Map #: ~~0000~~ 0982-20-0009
Zoning District: R-3
Lot Size: 11,443

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 attached / (detached) (circle one) dwelling at

7702 Tanner Robert Ct Springfield VA 22153 (your address).

The property is zoned R3 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 6am - 6pm.

Number of Children. I care for up to 12 children at any one time. This number does not include my own 0 child/children.

Employees. I have 0 assistant(s) who work part-time and 2 assistant(s) who work full-time.

Arrival Schedule. 12 of the children arrive between 6:30 AM and 9:30AM.

Departure Schedule. 12 of the children are picked up at 3:00 PM. to
6:30

Area Served. Saratoga / Rolling Rd
(what neighborhood/general area do the children live in?)

Operations. As I stated, my house is a single-family attached / detached (circle one) dwelling. It has (explain the general layout of the house):

3 stories with a large basement used only for childcare, Brick front.

The house has 2,954 square feet. The following rooms are where I conduct the day care:

These rooms are 529 square feet total.

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 3700 square feet. The outdoor play area consists of: Backyard with plastic playsets, toys, cars, swing on side.

Parking. I use my driveway to park my family car(s). My parents park their cars using our driveway behind family cars.

For these reasons, I believe that my proposed home day care facility will not impact my neighbors in any negative way.

In conclusion, I am proposing to have 12 children in my current house during the hours of operation.

Sincerely,

Rolene M. [Signature]
Owner of 7702 - Tanner Robert Ct
Springfield VA 22153

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MAR 18 2015

ARRIVAL AND DEPARTURE SCHEDULE

Child	Arrival Schedule											Zoning Evaluation Division	
	6:00am-6:30am	6:30am-7:00am	7:00am-7:30am	7:30am-8:00am	8:00am-8:30am	8:30am-9:00am	9:00am-9:30am	9:30am-10:00am	10:00am-10:30am	10:30am-11:00am	11:00am-11:30am		
1	6:00-6:15												
2	6:15-6:30												
3		6:30-6:45											
4		6:45-7:00											
5			7:00-7:15										
6			7:15-7:30										
7				7:30-7:45									
8				7:45-8:00									
9					8:00-8:15								
10					8:15-8:30								
11										8:30-8:45			
12										8:45-9:00			

Child	Departure Schedule												
	3:00pm-3:30pm	3:30pm-4:00pm	4:00pm-4:30pm	4:30pm-5:00pm	5:00pm-5:30pm	5:30pm-6:00pm	6:00pm-6:30pm	6:30pm-7:00pm	7:00pm-7:30pm	7:30pm-8:00pm	8:00pm-8:30pm		
1	3:00-3:15												
2	3:15-3:30												
3		3:30-3:45											
4		3:45-4:00											
5			4:00-4:15										
6			4:15-4:30										
7				4:30-4:45									
8				4:45-5:00									
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10					5:15-5:30								
11										5:30-5:45			
12										5:45-6:00			

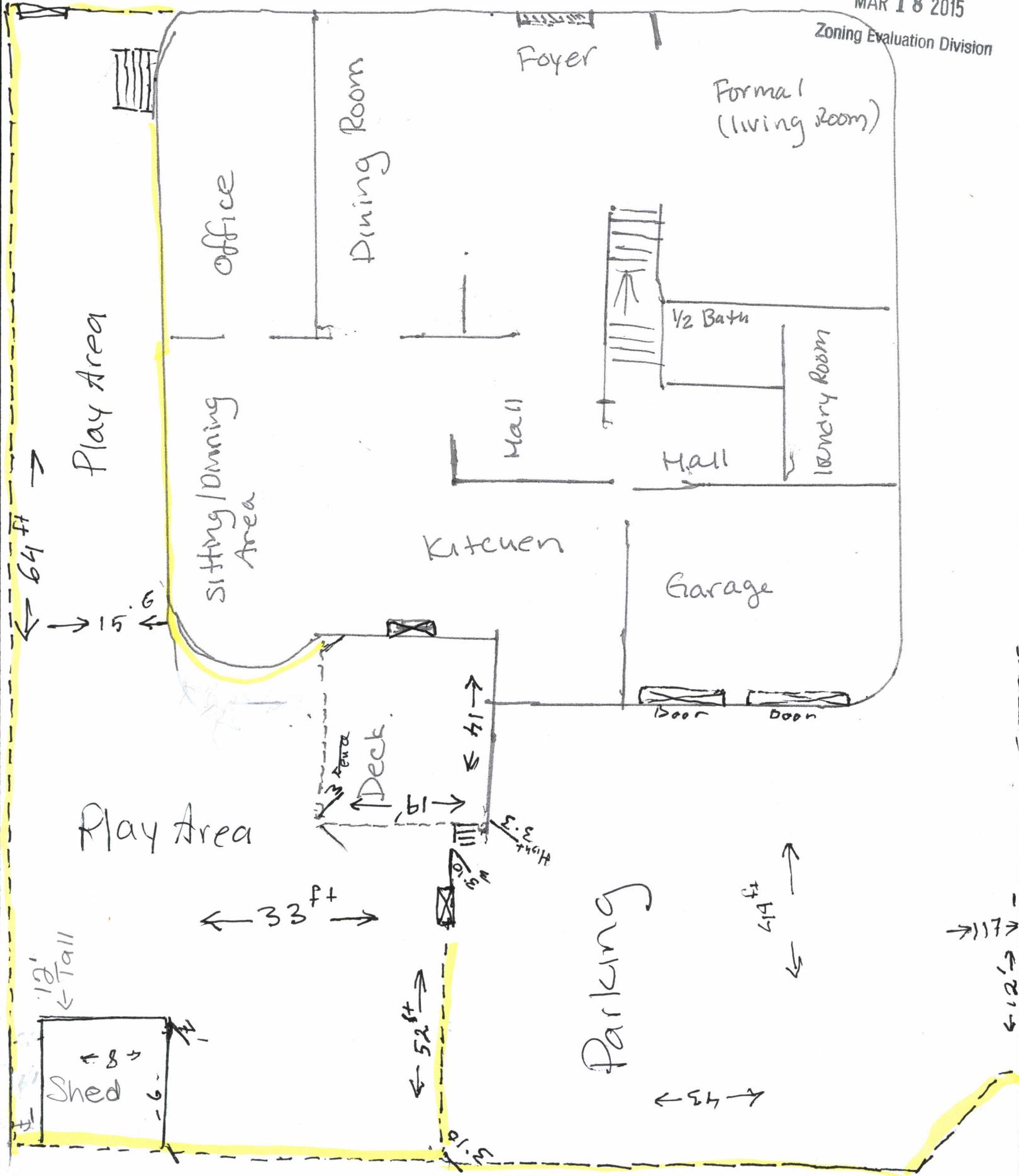
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Front door entrance.

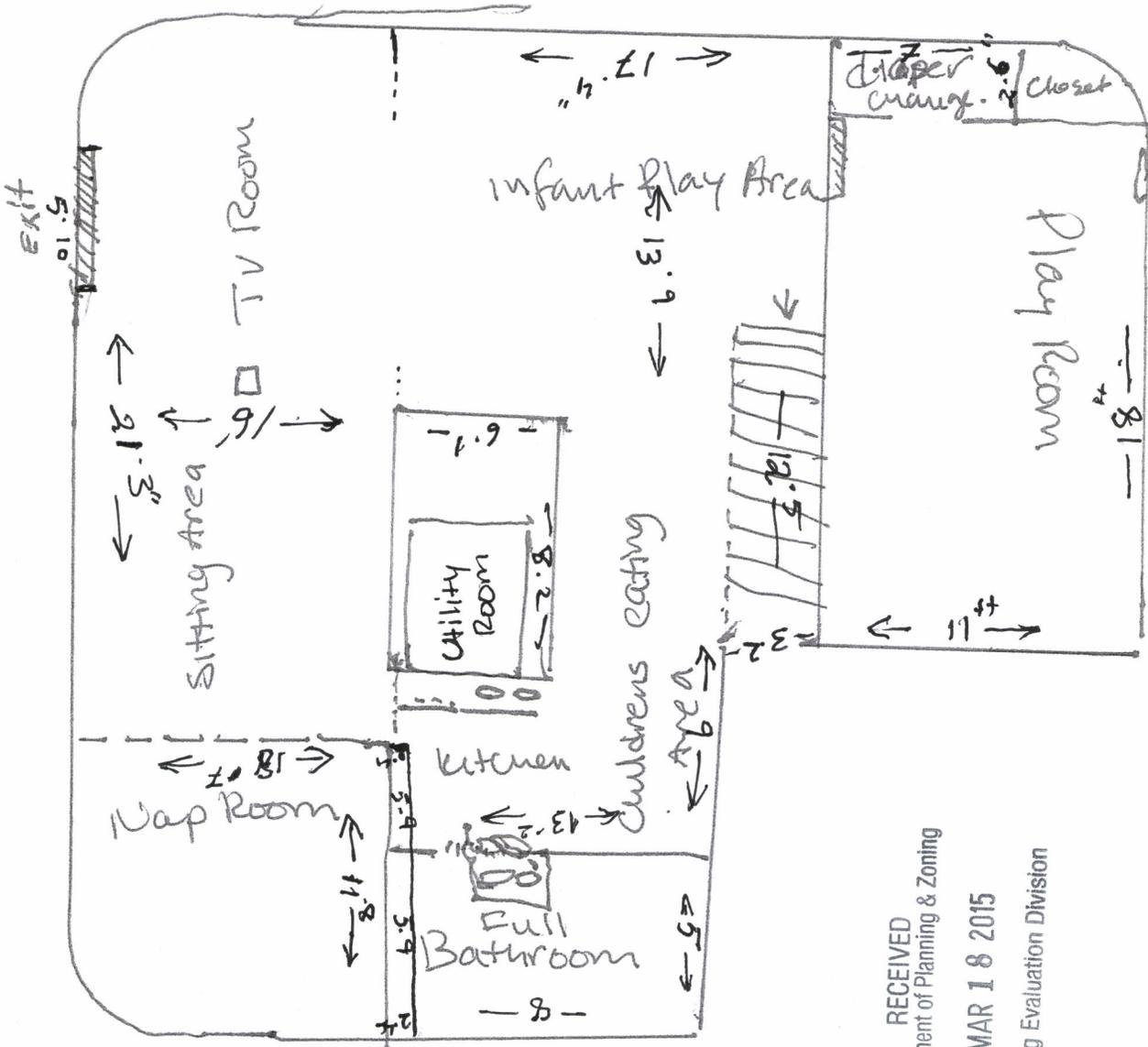
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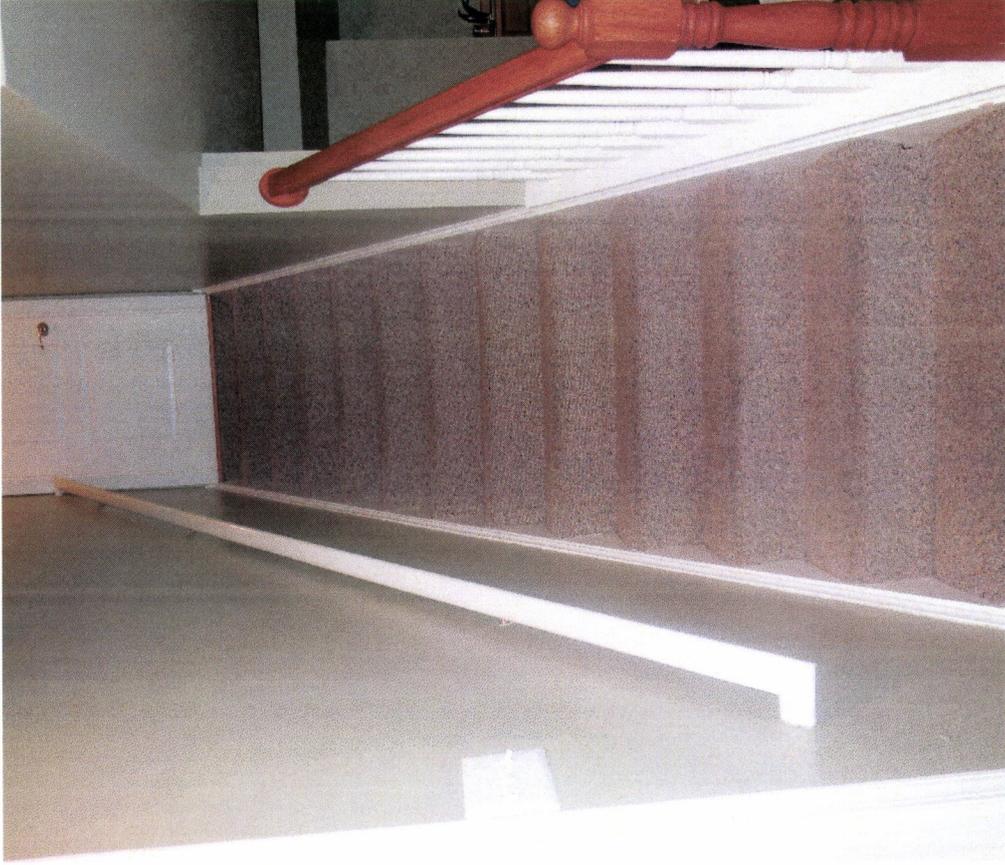
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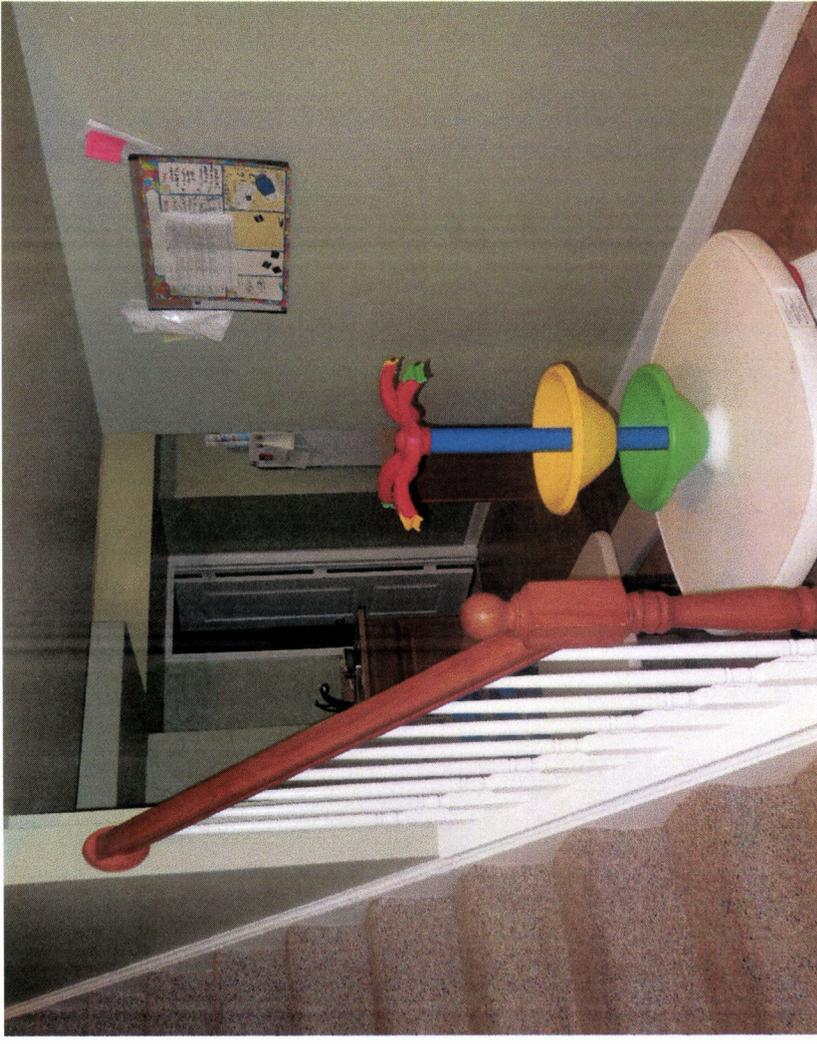
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Basement stairs to walk to the main level

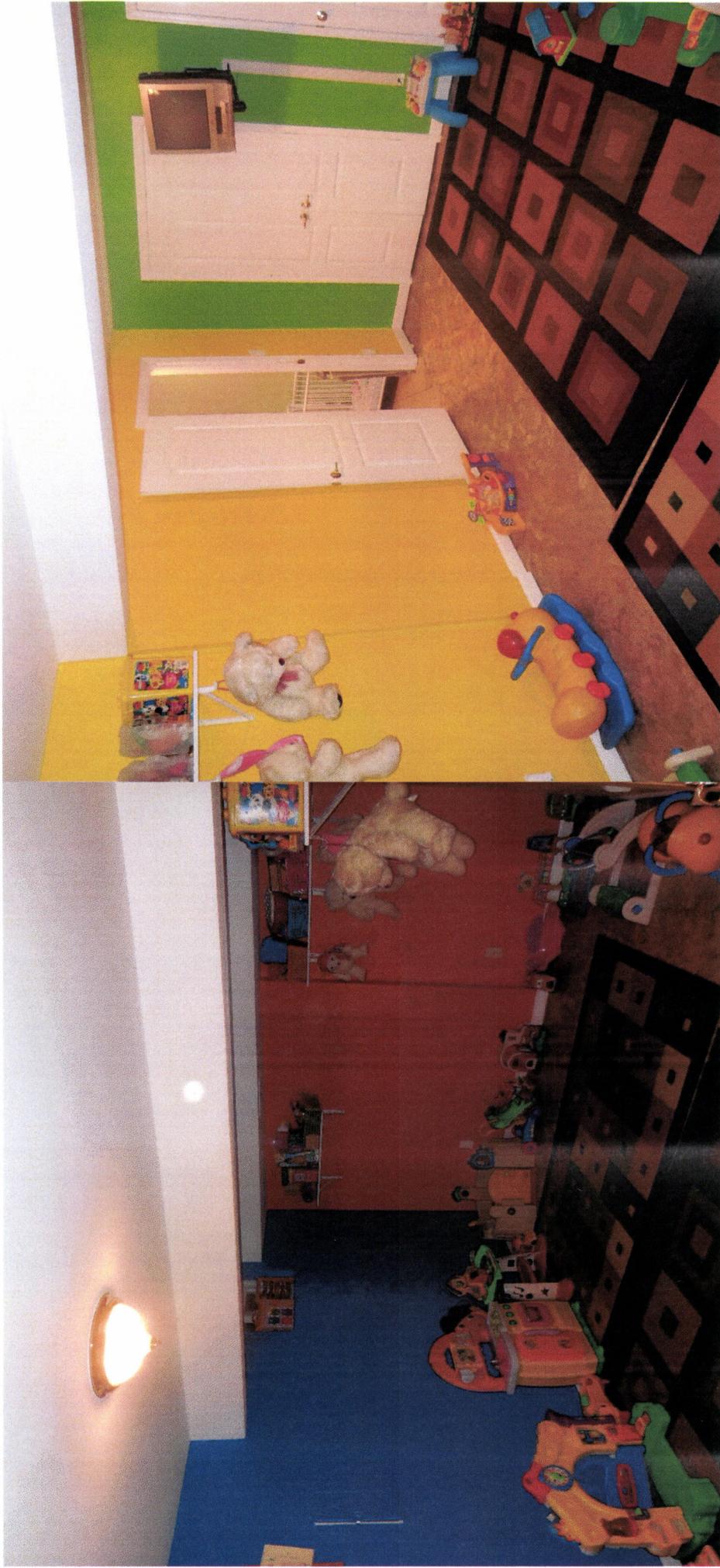


Looking into the kitchen/lunch area for the kids

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Door view for the toddler play room

Corner view from the play room to the door

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Lunch area for infants and toddlers



Kitchen

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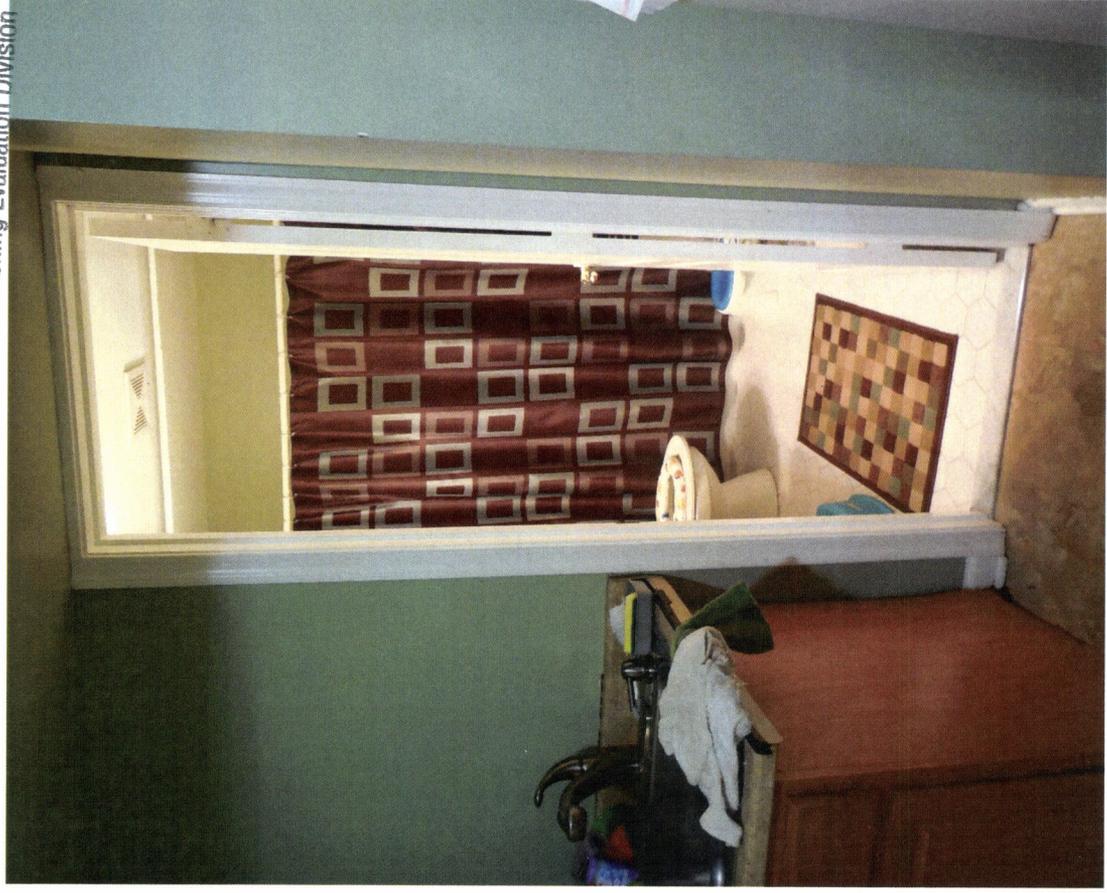
Kitchen: looking from the play area



Kitchen: looking from the infant toddler eating table

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Kitchen sink and looking into the bathroom from the kitchen



Kitchen sink and bathroom door

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Bathroom looking from the entrance, sink, toilet, and bathtub.



Bathroom sink and toilet (closer view)

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Looking out the bathroom into the kitchen and the infant sleeping area.



Standing at the bathroom door looking into the kitchen

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Kitchen view from infant/toddlers lunch table

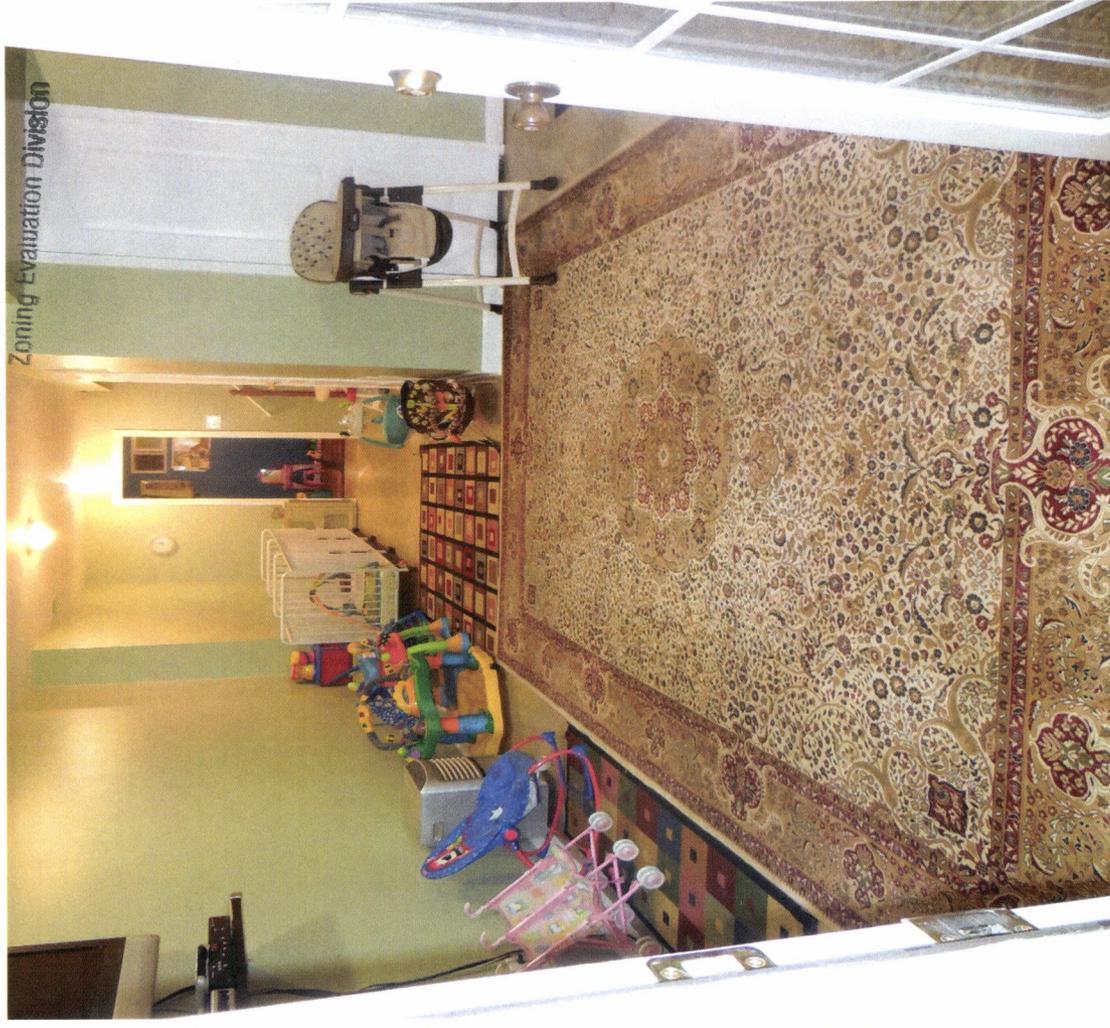


Infants/toddlers lunch table

MAR 18 2015



View of the infant nap area, play area and TV room.

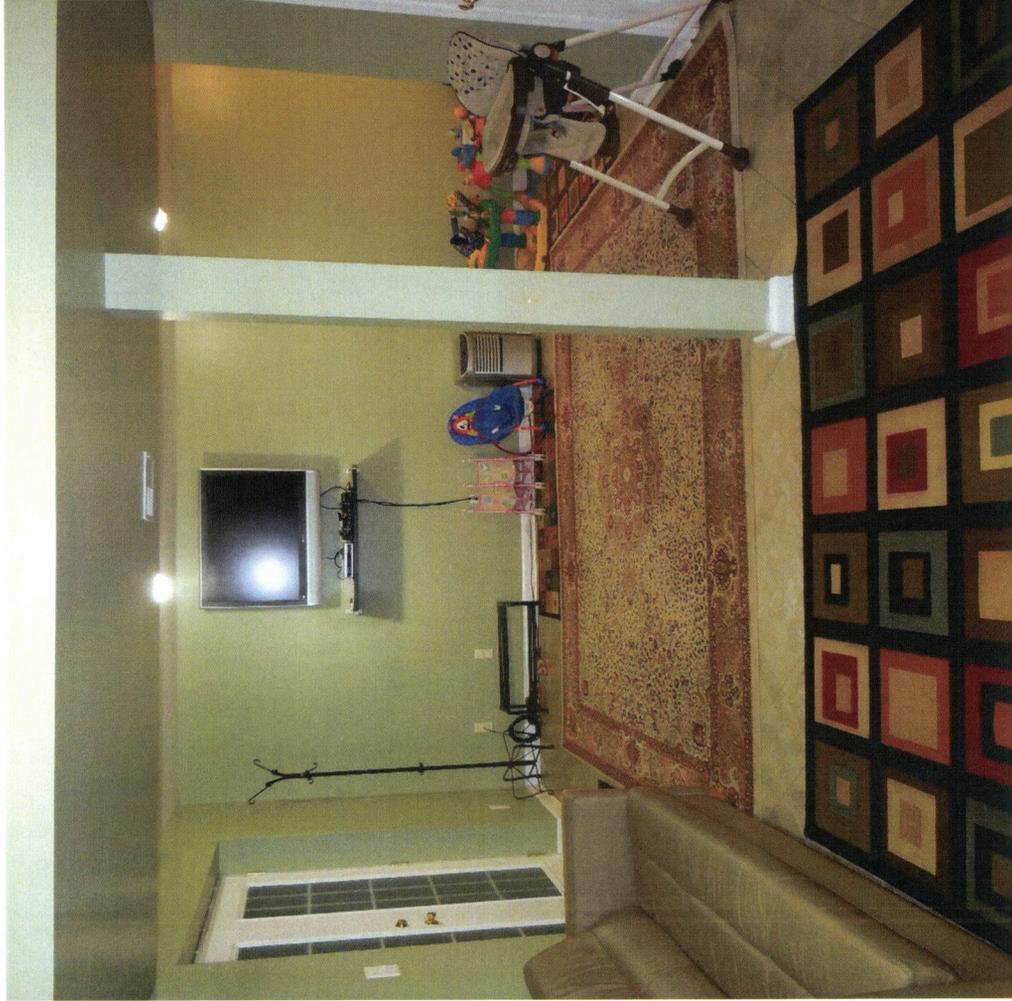


View of the TV room, infant play area, nap area and the door to the toddler play room.

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Sitting are and TV room



Opposite view of the TV room and sitting area

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Nap room view from the closet side

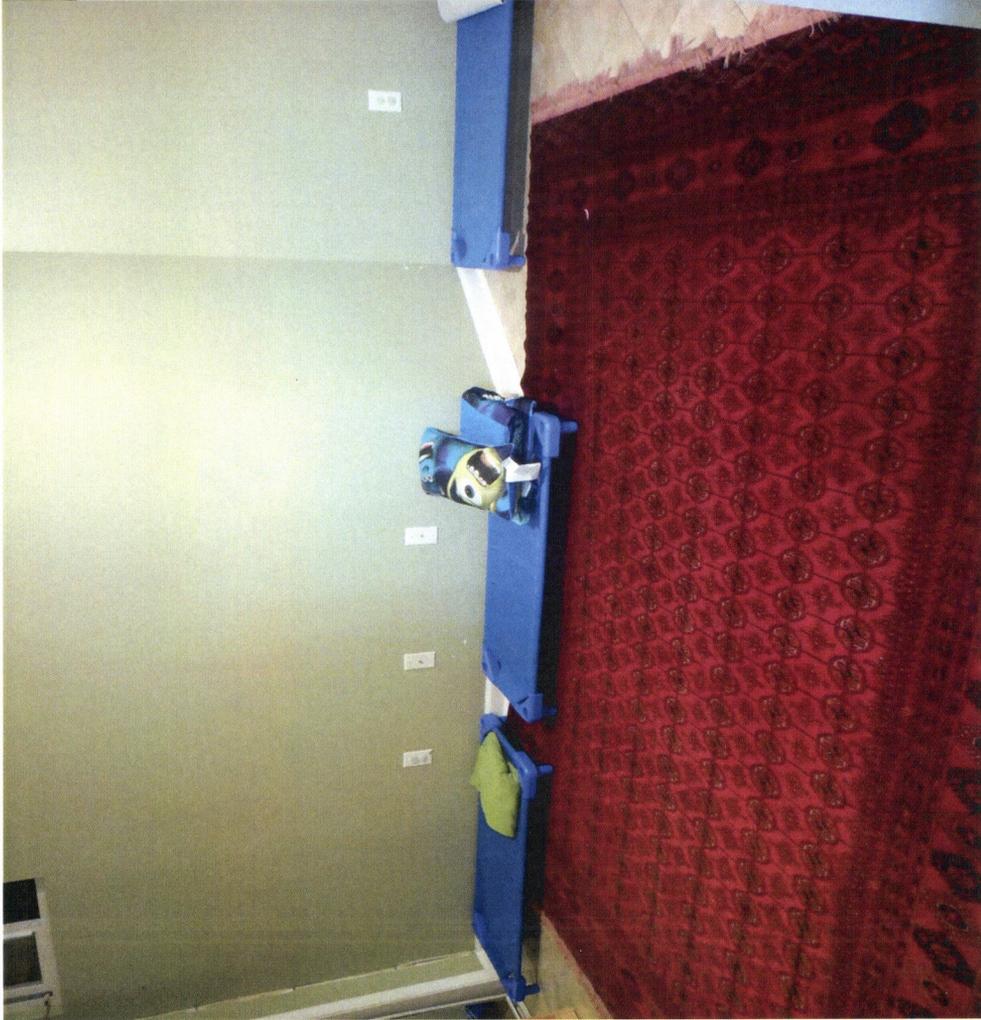


Entrance to the nap room from the sitting area

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Nap room



Another view of the nap room

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Looking at the neighbors house, standing on the right side of the house

Looking out from the right angle of the house toward the street (Rolling Rd)

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Looking at the playground, standing at the right hand corner towards the front of the house inside the play ground by the basement entrance by the fence.



Looking at the basement entrance, standing on the right side of the house.

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Looking at the playground, standing at the right hand corner towards the front of the house inside the playground.

Looking at the playground, standing at the right hand corner towards the back end of the yard/fence of the house

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Standing on the right corner of the playground looking at playground



Looking at the deck standing on at the door from inside of the house.

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Looking at the driveway and the partial area of the back of the house.



Looking at the left side of the house standing in the driveway toward left and back side of the house.

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Looking at the drive way from Tanner Robert Ct



Looking away from the house at driveway facing Tanner Robert Ct.

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Looking at the playground from the deck



Looking at the back of the house partial parking and play area standing toward the back end of the driveway/parking

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Front of the house facing Rolling Road



Left side of the house (looking at the house from Rolling Rd)

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Look at the neighbors house from the left side of the house. (Looking at the driveway standing behind the fence in the playground area
looking at the house from Rolling Rd)



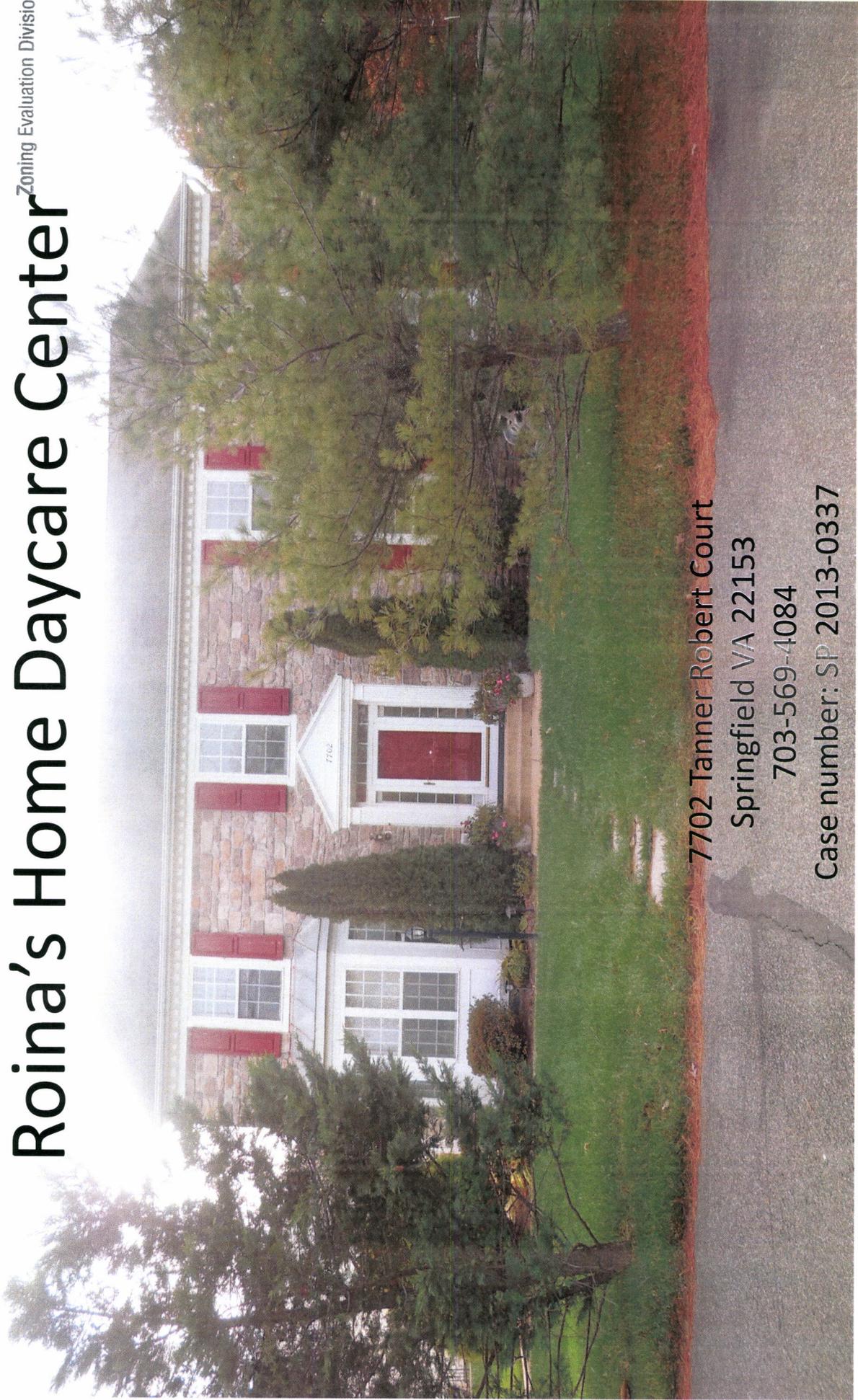
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Roina's Home Daycare Center



7702 Tanner Robert Court
Springfield VA 22153
703-569-4084
Case number: SP 2013-0337

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Looking out the front door (on the first level of the house) toward Rolling Rd.

Looking at the house 7702 Tanner Robert Ct, standing at the end of the easement/sidewalk in front of the house.











Application No.(s): SP 2015-MV-068
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 1, 2015 128882
 (enter date affidavit is notarized)

I, Roina Mustafa, 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.)

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)
Roina Mustafa dba Roina's Home Daycare Rabi Mustafa Sadaf Mustafa	7702 Tanner Robert Ct Springfield VA 22153	Applicant/Title Owner Co-Title Owner Agent

(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).

(Handwritten signature/initials in a red circle)

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 1, 2015
(enter date affidavit is notarized)

128802

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 1, 2015
(enter date affidavit is notarized)

128882

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 1, 2015
(enter date affidavit is notarized)

128882

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 1, 2015
(enter date affidavit is notarized)

1200002

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

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:



• Roma Mustafa / Sadaf
[] Applicant [x] Applicant's Authorized Agent

Roma Mustafa / Sadaf Mustafa
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 4th day of April, 2015, in the State/Comm. of Virginia, County/City of Fairfax

Leah M Hostetler
Notary Public

My commission expires: May 31, 2017

See

BUILDING PERMIT APPLICATION

**FAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES
PERMIT APPLICATION CENTER**

12055 Government Center Parkway, 2nd Floor
Fairfax, Virginia 22035-5504

Telephone: 703-222-0801
Web site: www.fairfaxcounty.gov/dpwes

PERMIT # 04219BC350

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY
 PLAN # W-04-05149
 TAX MAP # 098-2/20/10009

ROUTING	DATE	APPROVED BY
LICENSING		
ZONING	8-6-04	Jim
SITE PERMITS	8/6/04	Joe Sir
HEALTH DEPT.		
BUILDING REVIEW	8/11/04	Jan
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE \$ _____
 FILING FEE - \$ _____
 AMOUNT DUE = \$ 56.00

BUILDING PLAN REVIEW
 REVIEWER _____ # OF HOURS _____
 REVISION FEES \$ _____
 FIRE MARSHAL FEES \$ _____
 FIXTURE UNITS _____ PLAN LOC: J R

APPROVED FOR ISSUANCE OF BUILDING PERMIT
 (LOG OUT) BY JB DATE 8/11/04

ZONING REVIEW
 USE SFD HISTORICAL DISTRICT R-3
 ZONING DISTRICT _____ HISTORICAL DISTRICT _____
 ZONING CASE # _____

GROSS FLOOR AREA OF TENANT SPACE
 YARDS: FRONT 44 GARAGE 1 2 3
 FRONT Wc OPTIONS YES NO
 L SIDE Wc REMARKS Build steps
 R SIDE 12 Per walk out Basement
 REAR Nc Per Plans

GRADING AND DRAINAGE REVIEW
 SOILS # 37 A B C
 AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT) 8968
 IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) 884
 PLAN # _____ APPR. DATE _____

STAMPS
 (See reverse side of application)

REMARKS

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN
(PLEASE PRINT OR TYPE)

JOB LOCATION
 ADDRESS 7702 TAMMIE ROBERT CT
 LOT # 7 BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION BULLING WOODS WEST
 TENANT'S NAME _____

OWNER INFORMATION OWNER TENANT
 NAME RELIABLE MANAGEMENT GROUP LLC
 ADDRESS 10733 VALE ROAD
 CITY DAKTON STATE VA ZIP 22124
 TELEPHONE 703 403 9534

CONTRACTOR INFORMATION SAME AS OWNER
 CONTRACTORS MUST PROVIDE THE FOLLOWING:
 COMPANY NAME _____
 ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 TELEPHONE _____
 STATE CONTRACTORS LICENSE # _____
 COUNTY BPOL # _____

APPLICANT Mansoor Toor MANSOOR TOOR

DESCRIPTION OF WORK
ADDITION OF AREA WAY
TO THE BASEMENT
16x8

HOUSE TYPE SINGLE FAMILY
 ESTIMATED COST OF CONSTRUCTION 2250
 BLDG AREA (SQ FT OF FOOTPRINT) _____
 USE GROUP OF BUILDING _____
 TYPE OF CONSTRUCTION _____
 SEWER SERVICE PUBLIC SEPTIC OTHER
 WATER SERVICE PUBLIC WELL OTHER
 OTHER PLEASE SPECIFY _____

DESIGNATED MECHANICS' LIEN AGENT
 (Residential Construction Only)
 NAME _____
 ADDRESS _____
 NONE DESIGNATED PHONE _____

CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS

# KITCHENS	EXTER. WALLS
# BATHS	INTER. WALLS
# HALF BATHS	ROOF MATERIAL
# BEDROOMS	FLOOR MATERIAL
# OF ROOMS	FIN. BASEMENT
# STORIES	HEATING FUEL
BUILDING HEIGHT	HEATING SYSTEM
BUILDING AREA	# FIREPLACES
BASEMENT	

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Signature of Owner or Agent Mansoor Toor Date 8/6/04
 Printed Name and Title MANSOOR TOOR FOR OWNER
 (Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

NOTARIZATION (if required)
 State (or territory or district) of _____
 County (or city) of _____, to wit: I, _____ a _____
 Notary Public in the State and County aforesaid, do certify that _____
 whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.
 Given under my hand this _____ day of _____, 20____ My
 commission expires the _____ day of _____, 20____
 (Notary Signature)

BUILDING PERMIT APPLICATION

FAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES
 PERMIT APPLICATION CENTER
 12055 Government Center Parkway, 2nd Floor
 Fairfax, Virginia 22035-5504 Telephone: 703-222-0801
 Web site: http://www.co.fairfax.va.us/dpwes

PERMIT # 0208581070

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY
 PLAN # W-02-01564
 TAX MAP # 098-2-100/10009

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN
 (PLEASE PRINT OR TYPE)

JOB LOCATION
 ADDRESS 7702 Robert Turner
 LOT # 9 BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION Rollingwood West
 TENANT'S NAME Melvin Cloud

OWNER INFORMATION OWNER TENANT
 NAME Melvin Cloud
 ADDRESS 7702 Robert Turner
 CITY Springfield STATE Va ZIP _____
 TELEPHONE 703-431-6091

CONTRACTOR INFORMATION SAME AS OWNER
 CONTRACTORS MUST PROVIDE THE FOLLOWING:
 COMPANY NAME Suburban Home Inc
 ADDRESS 31090 Runwell Rd
 CITY Woodbridge STATE Va ZIP 22192
 TELEPHONE 703-540-5710
 STATE CONTRACTORS LICENSE # 02-1344A
 COUNTY BPOL # 218833

APPLICANT
Wanda Stump

DESCRIPTION OF WORK
Deck, 14x20, 8" high, stairs w/ steps no handub

HOUSE TYPE _____
 ESTIMATED COST OF CONSTRUCTION 4500.00
 BLDG AREA (SQ FT OF FOOTPRINT) _____
 USE GROUP OF BUILDING _____
 TYPE OF CONSTRUCTION _____
 SEWER SERVICE PUBLIC SEPTIC OTHER
 WATER SERVICE PUBLIC WELL OTHER
 OTHER PLEASE SPECIFY _____

DESIGNATED MECHANICS' LIEN AGENT
 (Residential Construction Only)
 NAME None
 ADDRESS _____

NONE DESIGNATED PHONE _____

CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS

# KITCHENS	_____	EXTER. WALLS	_____
# BATHS	_____	INTER. WALLS	_____
# HALF BATHS	_____	ROOF MATERIAL	_____
# BEDROOMS	_____	FLOOR MATERIAL	_____
# OF ROOMS	_____	FIN. BASEMENT	_____ %
# STORIES	_____	HEATING FUEL	_____
BUILDING HEIGHT	<u>8'</u>	HEATING SYSTEM	_____
BUILDING AREA	_____	# FIREPLACES	_____
BASEMENT	_____		

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Wanda Stump 3/25/02
 Signature of Owner or Agent Date

Wanda Stump
 Printed Name and Title

(Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

ROUTING	DATE	APPROVED BY
LICENSING	<u>3/26/02</u>	<u>SM</u>
ZONING	<u>3/26/02</u>	<u>[Signature]</u>
SITE PERMITS	<u>3/26/02</u>	<u>RLW</u>
HEALTH DEPT.		
BUILDING REVIEW	<u>3/26/02</u>	<u>SOA</u>
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE \$ _____
 FILING FEE - \$ 56.00
 AMOUNT DUE = \$ 56.00

BUILDING PLAN REVIEW
 REVIEWER _____ # OF HOURS _____
 REVISION FEES \$ _____
 FIRE MARSHAL FEES \$ _____
 FIXTURE UNITS _____ PLAN LOC: J R

APPROVED FOR ISSUANCE OF BUILDING PERMIT
 (LOG OUT) BY [Signature] DATE 3/26/02

ZONING REVIEW
 USE SFD
 ZONING DISTRICT R-3 HISTORICAL DISTRICT _____
 ZONING CASE # _____

GROSS FLOOR AREA OF TENANT SPACE

YARDS:	GARAGE	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
FRONT <u>1/c</u>	OPTIONS	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
FRONT _____	REMARKS	<u>BLD open Deck</u>		
L SIDE <u>30'</u>		<u>14' x 20' (8' High)</u>		
R SIDE <u>22'</u>		<u>w/ steps</u>		
REAR <u>25'</u>		<u>no hot tub</u>		

GRADING AND DRAINAGE REVIEW
 SOILS # _____ A B C
 AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT) _____
 IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) _____
 PLAN # _____ APPR. DATE _____

STAMPS ESMT, FF (over)
 (See reverse side of application)

REMARKS

NOTARIZATION (if required)
 State (or territory or district) of _____
 County (or city) of _____ to wit:
 I, _____
 a Notary Public in the State and County aforesaid, do certify that
 whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.
 Given under my hand this _____ day of _____, 20____.
 My commission expires the _____ day of _____, 20____.
 (Notary Signature)

FOOTINGS AND PIERS MUST BE PLACED ON COMPETENT MATERIAL.

VIRGINIA STATE GRID NORTH (NAD27)

DPW&ES
Office of Building
Code Services
Approved for
Date 3-26-07

12' INGRESS
EGRESS ESMT

9
11,445 sq
7702

STM. SEW. ESMT

APPROVED

3/26/07

[Signature]

Zoning Administrator

N/F
KANG

NOTE:
NO Construction
Shall Encroach Into
County Easements
(Ground or Air Space)

79.72' TO INTX. OF
OTIS WAY

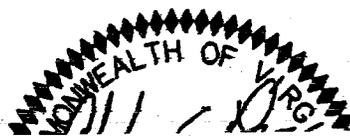
12' TRAIL ESMT

S 27°44'34" E 91.25'

ROLLING ROAD ROUTE #638
(VARIABLE WIDTH)

NOTES

1. NO TITLE REPORT FURNISHED.
2. THE IMPROVEMENTS SHOWN DO NOT LIE WITHIN A H.U.D. DESIGNATED AREA OF SPECIAL FLOOD HAZARD



BUILDING PERMIT APPLICATION

FAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES
PERMIT APPLICATION CENTER

13155 Government Center Parkway, 10th Floor 703-222-8841
Fairfax, Virginia 22031-5044

PERMIT # 00180131080

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

DO NOT WRITE IN THIS SPACE - COUNTY USE ONLY

PLAN # R-000079
TAX MAP # 17B-2-2-0009

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN
(PLEASE PRINT OR TYPE)

JOB LOCATION

ADDRESS 7702 Tanager Robert Ct.
LOT # 9 BUILDING _____
FLOOR _____ SUITE _____
SUBDIVISION Rollingwood West
TENANT'S NAME Calvert Homes

OWNER INFORMATION

OWNER TENANT

NAME Calvert Homes
ADDRESS 12872 Harbor Drive
CITY Lytle STATE VA ZIP 22192
TELEPHONE (703) 643-5001

CONTRACTOR INFORMATION

SAME AS OWNER

CONTRACTORS MUST PROVIDE THE FOLLOWING:

COMPANY NAME _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
TELEPHONE _____
STATE CONTRACTORS LICENSE # 2705-1331444
COUNTY BPOL # 03-2-006

APPLICANT

DESCRIPTION OF WORK

SFD - Custom

HOUSE TYPE

ESTIMATED COST OF CONSTRUCTION 100,000
BLDG AREA (SQ FT OF FOOTPRINT) _____
USE GROUP OF BUILDING R4
TYPE OF CONSTRUCTION 5395
SEWER SERVICE PUBLIC SEPTIC OTHER
WATER SERVICE PUBLIC WELL OTHER
OTHER PLEASE SPECIFY _____

DESIGNATED MECHANICS' LIEN AGENT

(Residential Construction Only)

NAME Lewis Title
ADDRESS P.O. Box 1030
Fairfax VA 22030
NONE DESIGNATED PHONE (703) 691-0050

CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS

# KITCHENS	<u>1</u>	EXTER. WALLS	<u>VF</u>
# BATHS	<u>3</u>	INTER. WALLS	<u>DW</u>
# HALF BATHS	<u>1</u>	ROOF MATERIAL	<u>AS</u>
# BEDROOMS	<u>5</u>	FLOOR MATERIAL	<u>CP</u>
# OF ROOMS	<u>8</u>	FIN. BASEMENT	<u>100%</u>
# STORIES	<u>2</u>	HEATING FUEL	<u>G</u>
BUILDING HEIGHT	<u>30</u>	HEATING SYSTEM	<u>HA</u>
BUILDING AREA	<u>2,256</u>	# FIREPLACES	<u>1</u>
BASEMENT			

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Signature of Owner or Agent [Signature] Date 10/28/00
Printed Name and Title Robert Johnson, Corp. Secretary

(Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

ROUTING	DATE	APPROVED BY
LICENSING	<u>7/28/00</u>	<u>[Signature]</u>
ZONING	<u>7/28/00</u>	<u>[Signature]</u>
SITE PERMITS	<u>7/28/00</u>	<u>[Signature]</u>
HEALTH DEPT.		
BUILDING REVIEW	<u>7/28/00</u>	<u>[Signature]</u>
SANITATION	<u>7/28/00</u>	<u>[Signature]</u>
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE
FILING FEE _____
AMOUNT DUE = 365.22

BUILDING PLAN REVIEW

REVIEWER _____ # OF HOURS _____
REVISION FEES \$ _____
FIRE MARSHAL FEES \$ _____
FIXTURE UNITS _____ PLAN LOC. I R

APPROVED FOR ISSUANCE OF BUILDING PERMIT

(LOG OUT)
BY [Signature] DATE 7/28/00

ZONING REVIEW

ZONING CLASS R-5

USE SFD
ZONING CASE # _____

GROSS FLOOR AREA OF TENANT SPACE

YARDS: FRONT 30' GARAGE 1 2 3
FRONT _____ OPTIONS YES NO
L SIDE 17' REMARKS Don't put in
R SIDE 16' pipe system
REAR 33'

GRADING AND DRAINAGE REVIEW

SOILS # _____ A B C
HISTORICAL DISTRICT _____
AREA TO BE DISTURBED (TOTAL SQ FT) _____
ADD'L IMPERVIOUS AREA (ADDED SQ FT) _____
PLAN # 7705-5107-01 APPR. DATE _____

STAMPS

PROBLEM SOILS
SEE APPROVED GRADING PLAN
SITE PLAN AND TEST REPORT
(See reverse side of application)

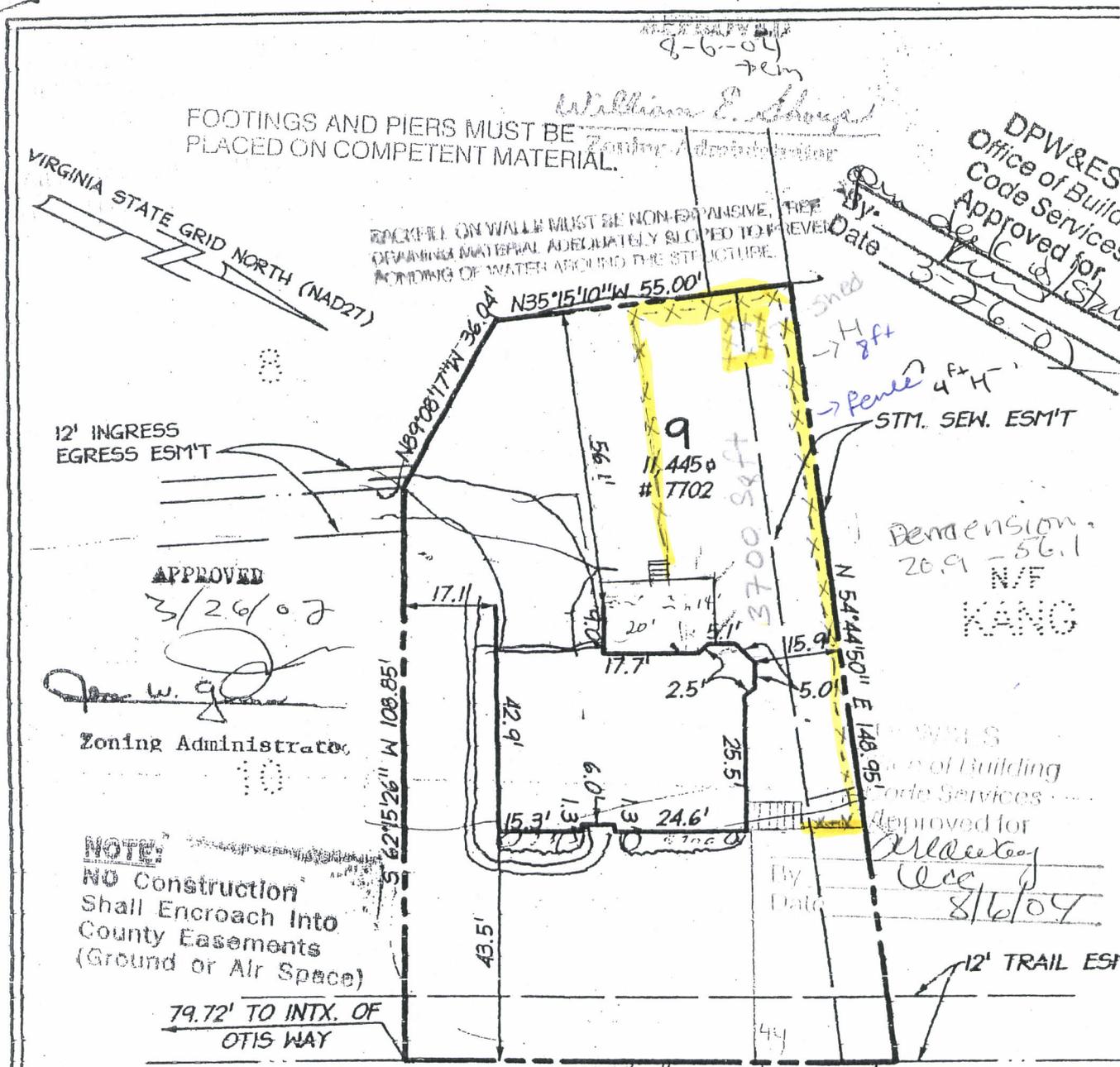
REMARKS

NOTARIZATION (if required)

State (or territory or district) of _____
County (or city) of _____, to wit: I, _____, a Notary Public in the State and County aforesaid, do certify that _____ whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit. Given under my hand this _____ day of _____, 20____. My commission expires the _____ day of _____, 20____.

(Notary Signature)

#2



FOOTINGS AND PIERS MUST BE PLACED ON COMPETENT MATERIAL.

ROCKFILL ON WALLS MUST BE NON-EXPANSIVE, THE EXISTING MATERIAL ADEQUATELY SLOPED TO PREVENT ACCUMULATION OF WATER AROUND THE STRUCTURE.

DPW&ES
Office of Building
Code Services
Approved for
3-26-07

12' INGRESS
EGRESS ESM'T

APPROVED
3/26/07

Zoning Administrator

NOTE:
NO Construction
Shall Encroach Into
County Easements
(Ground or Air Space)

79.72' TO INTX. OF
OTIS WAY

Dimension
20.9 - 56.1
N/E
KANG

Office of Building
Code Services
Approved for

By Date
8/6/07

12' TRAIL ESM'

S 27°44'34" E 91.25'

Scale: 1" = 30'

FOOTINGS AND PIERS MUST BE PLACED ON COMPETENT MATERIAL.

ROLLING ROAD ROUTE #638

EXTERIOR AND INTERIOR PERIMETER FOUNDATION DRAINS
CONNECTED THROUGH FOUNDATION/OUTLETED TO DAYLIGHT

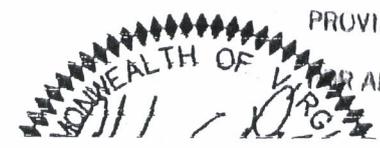
EXTERIOR AND INTERIOR PERIMETER FOUNDATION DRAINS
CONNECTED THROUGH FOUNDATION/OUTLETED TO DAYLIGHT

DAMP PROOFING/WATERPROOFING
REQUIRED IN ACCORDANCE WITH
BUILDING CODES

NOTES

1. NO TITLE REPORT FURNISHED.
2. THE IMPROVEMENTS SHOWN DO NOT LIE WITHIN A H.U.D. DESIGNATED AREA OF SPECIAL FLOOD HAZARD.

PROVIDE POSITIVE DRAINAGE
OR COVER
FOR ALL OUTSIDE AREAWAYS



FOOTINGS AND PIERS MUST BE PLACED ON COMPETENT MATERIAL.

DAMP PROOFING/WATERPROOFING
REQUIRED IN ACCORDANCE WITH
BUILDING CODES

RECEIVED
Department of Planning & Zoning
DEC 04 2013

Zoning Evaluation Division

RECEIVED
Department of Planning & Zoning
DEC 02 2013
Zoning Evaluation Division

Similar Case History

Group: 2015-MV-011

SP 2015-MV-011

APPLICANT: LAURA TOLEDO A/K/A LAURA TOLEDO DE MENDOZA / LAURA'S FAMILY CHILD CARE INC.
STATUS: BZA DECISION
STATUS/DECISION DTE: 08/05/2015
ZONING DISTRICT: R-3
DESCRIPTION: HOME CHILD CARE FACILITY
LOCATION: 7803 BRAEMAR WAY, SPRINGFIELD, VA 22153
TAX MAP #S:
0982 06 0025

VIRGINIA DEPARTMENT OF
SOCIAL SERVICES**Roina Mustafa**

7702 Tanner Robert Court

SPRINGFIELD, VA 22153

(703) 569-4084 Facility Type: [Family Day Home](#)License Type: [One Year](#)[Expiration Date:](#) Dec. 12, 2015Business Hours: 6:00 A.M. - 6:00 P.M.
Monday - Friday

Capacity: 7

Ages: Birth - 12 years 11 months

Inspector: Anailim Dally
(703) 577-0270 



County of Fairfax, Virginia

MEMORANDUM

Date: August 21, 2015

To: Erin Haley, Staff Coordinator
Zoning Evaluation Division

From: Amy Moxley
Senior Zoning Inspector
Zoning Inspection Branch

Subject: Home Child Care – SP 2015-MV-068

Applicant: Roina Mustafa, Roina's Home Day cAre
7702 Tanner Robert Court, Springfield, Virginia 22153
Rollingwood West, Lot 9
Tax Map# 98-2 ((20)) 9
Zoning District: R-3
Magisterial District: Mount Vernon
ZIB # 2015-0382
Date of Inspection: August 19, 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.
As a courtesy to the sleeping children and applicant, the smoke detector was not tested.
- 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.
The "Nap Room" lacks adequate egress, as the window opening is over 5'

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/



above the floor and the bi-fold doors obstruct egress to the adjoining room (“Sitting Area”).

The main entrance/exit has a keyed lock that must be removed or replaced with a thumb lock.

- 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.
- 7. Structures comply with the Zoning Ordinance.

At the time of inspection, there was a fence mounted sign advertising “Home Day Care Full Time - Part Time Call 703-569-4084”

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.