



County of Fairfax, Virginia

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Department of Planning & Zoning

OCT 06 2015

Zoning Evaluation Division

September 23, 2015

Carla M. Seay
Carla's Weecare Home Daycare
8405 Winding Way Court
Springfield, VA 22153

Re: Special Exception Application SE 2014-MV-074

Dear Ms. Seay:

At a regular meeting of the Board of Supervisors held on September 22, 2015, the Board approved Special Exception Application SE 2014-MV-074 in the name of Carla McNeil Seay/Carla's Weecare Home Daycare. The subject property is located at 8045 Winding Way Court, on approximately 16,130 square feet of land, zoned PDH-3 in the Mount Vernon District [Tax Map 98-1 ((4)) 541]. The Board's action permits a home child care facility, pursuant to Sections 6-105, 6-106 and 8-305 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted only for the home child care facility use indicated on the Special Exception Plat (SE Plat) approved with the application, entitled "Property Report | Lot 541 Section 6 | Newington Forest" prepared by Universal Title (John W. Veatch) and dated March 15, 2004 and annotated by the applicant on December 31, 2014, as qualified by these development conditions.
2. A copy of the Special Exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
3. The hours of operation for the home child care facility shall not exceed 6:30 AM to 6:00 PM.
4. The dwelling that contains the home child care facility shall be the primary residence of the provider.

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5. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
6. A maximum of two nonresident employees, whether paid or not for their services, may be involved in the home child care facility and limited to the hours of 7:00am to 6:00pm.
7. All pick-up and drop-off of children shall occur either on-site in the driveway or along Winding Way Court. Parked cars shall not preclude vehicular access to 8047 Winding Way Court.
8. The existing garage shall not be converted to any use which would preclude the parking of vehicles, and shall be kept clear of debris at all times in order to accommodate parking for the dwelling and the home child care provider.
9. Any portions of the dwelling associated with the home child care facility that are used as a child's sleeping or rest area shall be located in a room with an operable exterior window, door or similar device that provides for a means of escape and access for rescue in the event of an emergency. Such emergency escape and rescue openings shall be of the dimension and size specified by the Virginia Uniform Statewide Building Code.
10. There shall be no signage associated with the home child care facility.
11. All outdoor play equipment shall conform to all applicable state regulations and standards.
12. The approval of the use is contingent upon maintenance of a state-issued family day home license that permits the number of children being cared for at the home child care facility.
13. The accessory storage structure shall remain locked during the hours of operation of the home child care facility.
14. Within 90 days of the Special Exception's approval by the Board of Supervisors, the applicant shall remove or relocate all accessory structures from the subject property's front yards in accordance with Article 10, Paragraph 12 of the Zoning Ordinance.
15. As an alternative, the applicant may submit a variance application to permit accessory structures within a front yard for review and approval by the Board of Zoning Appeals. Such submission shall occur within 90 days of the Special Exception's approval by the Board of Supervisors. If the applicant chooses this alternative, the applicant shall diligently pursue the review and approval of the variance. If the Board of Zoning Appeals has not adopted a resolution for the variance within 1 year of the application's filing date, the applicant shall remove or

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relocate all accessory structures from the subject property's front yards in accordance with Article 10, Paragraph 12 of the Zoning Ordinance.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall take effect upon approval by the Board of Supervisors.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova

Supervisor Gerry Hyland, Mount Vernon District

Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration

Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ

Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning

Thomas Conry, Dept. Manager, GIS, Mapping/Overlay

Michael Davis, Section Chief, Transportation Planning Division

Donald Stephens, Transportation Planning Division

Ken Williams, Plans & Document Control, ESRD, DPWES

Department of Highways-VDOT

Sandy Stallman, Park Planning Branch Manager, FCPA

Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division

Jill Cooper, Executive Director, Planning Commission

Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation