



County of Fairfax, Virginia

October 2, 2015

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Department of Planning & Zoning

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Zoning Evaluation Division

**2015 Planning
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Clerk to the Commission

Fatma Riahi
6812 Ericka Avenue
Alexandria, Virginia 22310

**Re: SE 2015-LE-004 – FATMA RIAHI, FATMA'S PLAY HOUSE
Lee District**

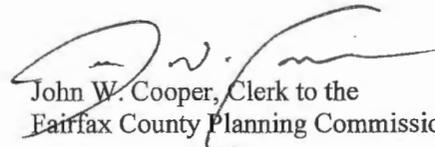
Dear Ms. Riahi:

At its September 30, 2015 meeting, the Planning Commission voted 10-0 (Commissioners Lawrence and Strandlie were absent from the meeting) to **RECOMMEND APPROVAL** on the above referenced application to the Board of Supervisors, subject to development conditions dated September 30, 2015, as attached. A copy of the verbatim transcript is attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to final decision by the Board of Supervisors.

This action does not constitute exemption from the various requirements of this county and state. The applicant is responsible for ascertaining if permits are required and obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 703-222-0801.

Sincerely,


John W. Cooper, Clerk to the
Fairfax County Planning Commission

Attachments (a/s)

cc: Jeff C. McKay, Supervisor, Lee District
James T. Migliaccio, Planning Commissioner, Lee District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Bobby H. Katai, Staff Coordinator, Zoning Evaluation Division, Department of Planning and Zoning
September 30, 2015 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.

Fairfax County Planning Commission
12000 Government Center Parkway, Suite 330, Fairfax, VA 22035
703-324-2865 (Voice) 703-324-7951 (TTY) 703-324-3948 (Fax)
www.fairfaxcounty.gov/planning



Planning Commission Meeting
September 30, 2015
Verbatim Excerpt

SE 2015-LE-004 – FATMA RIAHI, FATMA'S PLAY HOUSE

After the close of the Public Hearing

Chairman Murphy: Without objection, public hearing is closed; recognize Mr. Migliaccio.

Commissioner Migliaccio: Thank you, Mr. Chairman. Can I please have the applicant come up to the podium again please? You have seen the new set of development conditions that are different than the staff report that are dated September 30th, 2015, in which there's two changes: one in Development Condition 5, going from two non-resident employees to one.

Fatma Riahi, Applicant: Yes.

Commissioner Migliaccio: You're in agreement with that?

Ms. Riahi: Yes.

Commissioner Migliaccio: And then the second change was Number 10, to include the number in ages of children that you care for the state license. You are in agreement with that?

Ms. Riahi: Yes, I agree.

Commissioner Migliaccio: You are in agreement with all the other development conditions?

Ms. Riahi: Yes, yes.

Commissioner Migliaccio: Okay, thank you Mr. Chairman. Thank you. This application has gone through the Lee District Land Use Committee and it was voted on, last – I guess this month – 18-0-2, you've received the letters in support and some in opposition. I would like to make certain that they all become part of the record, Mr. Chairman. The HOA that has jurisdiction over this townhouse is in support. The umbrella HOA also is in support. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2015-LE-004, SUBJECT TO DEVELOPMENT CONDITIONS DATED SEPTEMBER 30TH, 2015.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2015-LE-004, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 10-0. Commissioners Lawrence and Strandlie were absent from the meeting.)

TMW

Proposed Development Conditions

SE 2015-LE-004

September 30, 2015

If it is the intent of the Board of Supervisors to approve SE 2015-LE-004 located at 6812 Ericka Avenue, Tax Map 91-2 ((13)) 56, for a home child care facility of up to eight children, pursuant to Sect. 6-105 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted only for the home child care use as indicated on the special exception plat approved with the application, entitled, "Plat Showing House Location on Lot 56, Neighborhood 6, Manchester Lakes", prepared by Dominion Surveyors, Inc., and dated May 13, 2003, as qualified by these development conditions.
2. A copy of the special exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
3. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed eight. The maximum number of children on site at any one time shall not exceed five unless and until the applicant receives approval of a state-issued family day home license that permits the additional children.
4. The hours of operation for the home child care facility shall not exceed 7:00 a.m. to 6:00 p.m., Monday through Friday.
5. A maximum of one nonresident employee, whether paid or not for his/her services, may be involved in the home child care facility. The hours of the non-resident assistant are limited to 7:00 a.m. to 6:00 p.m.
6. The dwelling that contains the home child care facility shall be the primary residence of the provider.
7. There shall be no signage associated with the home child care facility.
8. All pick-up and drop-off of children shall take place in the townhome's assigned parking spaces, which shall be reserved exclusively for that purpose during hours of operation of the home child care facility. Arrival and departure of children shall be staggered to ensure that parking will be available to accommodate pick-up/drop-off of children.

9. The approval of the use is contingent on the applicant's continued right to utilize the parking spaces necessary for the operation of the home child care facility.
10. The approval of the use is contingent upon maintenance of a state-issued family day home license that permits the number and ages of children being cared for at the home child care facility.
11. All outdoor play equipment shall conform to all applicable state regulations and standards.

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

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as outlined above.



County of Fairfax, Virginia

July 17, 2015

**2015 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
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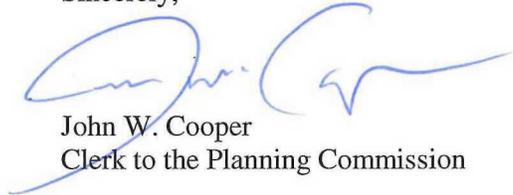
Fatma Riahi, Owner
Fatma's Play House
6812 Ericka Avenue
Alexandria, VA 22310

Re: **SE 2015-LE-004 – FATMA RIAHI, FATMA'S PLAY HOUSE**
Lee District

Dear Ms. Riahi:

At its July 15, 2015 meeting, the Planning Commission voted 11-0 (Commissioner Lawrence was absent from the meeting) to **DEFER THE PUBLIC HEARING** on the above referenced application to a date certain of September 30, 2015. A copy of the verbatim transcript is attached.

Sincerely,



John W. Cooper
Clerk to the Planning Commission

Attachments (a/s)

cc: Jeffrey McKay, Supervisor, Lee District
James Migliaccio, Planning Commissioner, Lee District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Bob Katai, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
July 15, 2015 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



Planning Commission Meeting
July 15, 2015
Verbatim Excerpt

SE 2015-LE-004 – FATMA RIAHI, FATMA’S PLAY HOUSE

During Commission Matters

Commissioner Migliaccio: Thank you, Mr. Chairman. I have a home day care case that is not quite ready for the Planning Commission and, therefore, I MOVE THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR SE 2015-LE-004, FATMA RIAHI, FATMA’S PLAY HOUSE, TO A DATE CERTAIN OF SEPTEMBER 30TH, 2015.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion? All those in favor to defer SE 2015-LE-004 to September 30th, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motion carried by a vote of 11-0. Commissioner Lawrence was absent from the meeting.)

JN