

## **Development Conditions**

**SE 2015-MV-007**

**September 23, 2015**

With the Board of Supervisors approval of SE 2015-MV-007 located at 8047 Winding Way Court, Tax Map 98-1 ((4)) 542, for a home child care facility with up to twelve children, pursuant to Sect. 6-105, 6-106 and 8-305 of the Fairfax County Zoning Ordinance, the Board conditions 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, consisting of the house location survey titled "Plat showing house location on Lot 542 Newington Forest" prepared by Matthews and Wheatley, dated April 7, 1979, and revised by Felecia Hayes on February 20, 2015, 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 7:00 a.m. to 6:00 p.m., Monday through Friday.
4. The dwelling that contains the home child care facility shall be the primary residence of the provider.
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.
7. All pick-up and drop-off of children shall take place in the driveway.
8. There shall be no signage associated with the home child care facility.
9. All outdoor play equipment shall conform to all applicable state regulations and standards.
10. Approval of this use is contingent upon maintenance of a state-issued family day home license that permits the number and age of children on-site at the home child care facility.

11. Any portion of the dwelling associated with the home child care facility that is 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.
12. The storage cabinet and any accessory storage structure shall remain locked during the hours of operation of the home child care facility.
13. The hot tub shall remain covered and secured during the hours of operation of the home child care facility.
14. Upon approval of the Special Exception, the applicant shall discontinue the use of the deck and the hot tub until final approval of the inspections. The applicant shall obtain final inspection approvals for the deck and hot tub within three months of approval of the Special Exception. In addition, the children shall not be permitted to play beneath the deck until approval of the final inspection.

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 take effect within three months of approval by the Board of Supervisors.