



APPLICATION ACCEPTED: October 9, 2014
ADMIN. MOVED AT APPLICANT'S REQUEST
BOARD OF ZONING APPEALS: October 21, 2015 @ 9:00 a.m.

County of Fairfax, Virginia

October 14, 2015

STAFF REPORT

SPECIAL PERMIT NO. SP 2014-SP-223

SPRINGFIELD DISTRICT

APPLICANT: Salima Matneja
Galgate Drive Child Care

OWNERS: Salima Matneja
Sanjay Matneja

SUBDIVISION: Vienna Builders and Developers Inc. Property

STREET ADDRESS: 7119 Galgate Drive, Springfield, 22152

TAX MAP REFERENCE: 61-4 89-3 ((1)) 16B

LOT SIZE: 16,633 square feet

ZONING DISTRICT: R-3

ZONING ORDINANCE PROVISIONS: 3-303, 8-305, 8-914

SPECIAL PERMIT PROPOSAL: To permit a home child care facility, and to permit reduction in minimum yard requirements based on errors in building locations to permit dwelling to remain 25.5 feet and addition 26.4 feet from a front lot line and accessory structure to remain 7.9 feet from a side lot line.

STAFF RECOMMENDATION:

Staff recommends approval of SP 2014-SP-223 for the home child care facility with adoption of the proposed development conditions contained in Appendix 1.

Laura Arseneau

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.

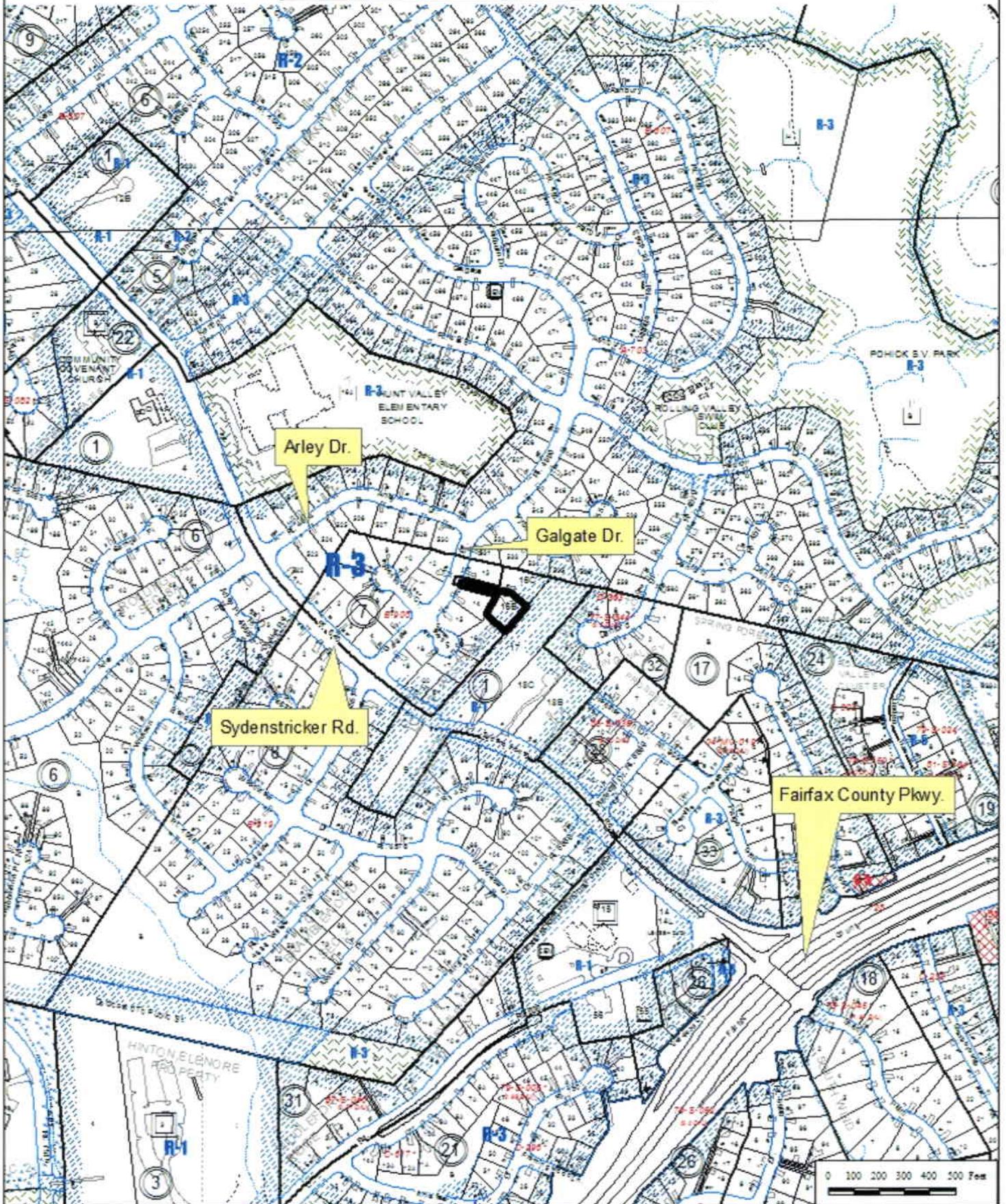
The approval of this application does not interfere with, abrogate, or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

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 2014-SP-223
SALIMA MATNEJA / GALGATE DRIVE CHILD CARE



RECORD NORTH
DB 3369 PG 302



GALGATE DRIVE
ROUTE 4550
A=15.41'
R=460.00'

EX. 4' CONC. APRON
EX. 4' CONC. S/W

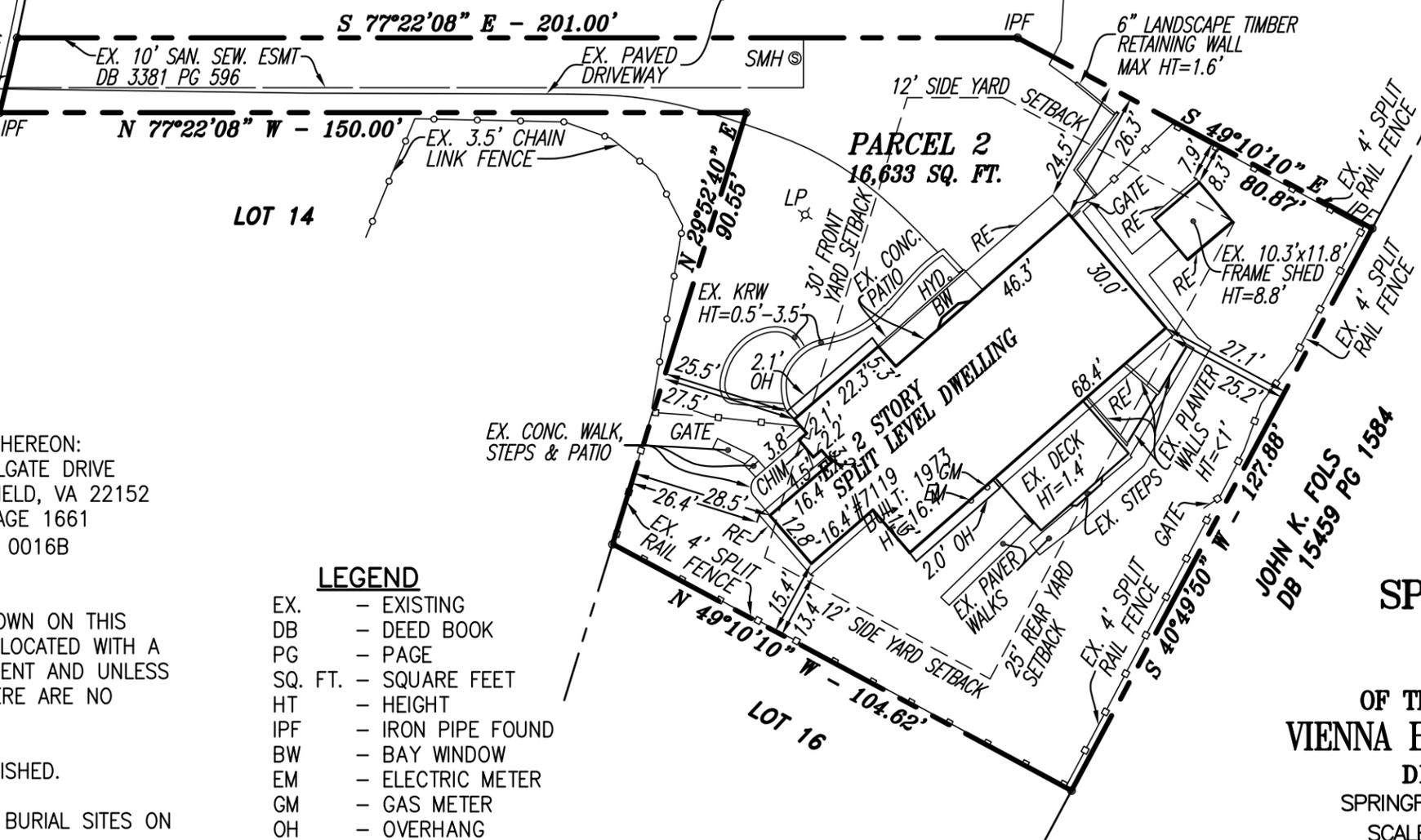
LOT 13
LOT 14

LOT 13

PARCEL 1

PARCEL 2
16,633 SQ. FT.

LOT 16

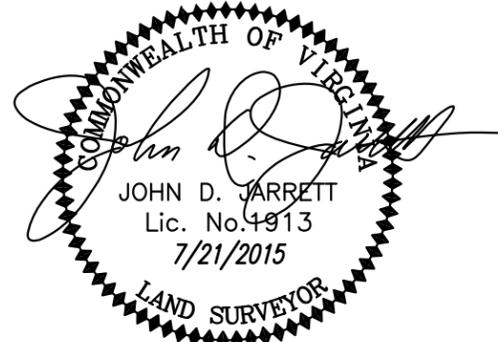


NOTES

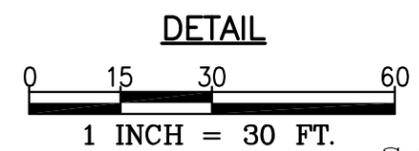
1. THE PROPERTY SHOWN HEREON:
 - ADDRESSED: 7119 GALGATE DRIVE
SPRINGFIELD, VA 22152
 - DEED BOOK 22569 PAGE 1661
 - TAX MAP #: 0893 01 0016B
 - ZONE: R-3
2. THE IMPROVEMENTS SHOWN ON THIS PROPERTY WERE FIELD LOCATED WITH A TOTAL STATION INSTRUMENT AND UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.
3. NO TITLE REPORT FURNISHED.
4. THERE ARE NO KNOWN BURIAL SITES ON THIS PROPERTY.
5. THIS PROPERTY IS SERVED BY PUBLIC SANITARY SEWER AND WATER.
6. THERE IS NO FLOODPLAIN OR RPA ON THIS PROPERTY.
7. THERE ARE NO UTILITY EASEMENTS OF 25 FEET OR GREATER ON THIS PROPERTY.

LEGEND

- | | | |
|---------|---|----------------------------|
| EX. | - | EXISTING |
| DB | - | DEED BOOK |
| PG | - | PAGE |
| SQ. FT. | - | SQUARE FEET |
| HT | - | HEIGHT |
| IPF | - | IRON PIPE FOUND |
| BW | - | BAY WINDOW |
| EM | - | ELECTRIC METER |
| GM | - | GAS METER |
| OH | - | OVERHANG |
| BW | - | BAY WINDOW |
| FH | - | FIRE HYDRANT |
| LP | - | LAMP POST |
| RE | - | ROOF EAVE |
| CONC. | - | CONCRETE |
| SAN. | - | SANITARY |
| SEW. | - | SEWER |
| ESMT | - | EASEMENT |
| SMH | - | SANITARY SEWER MANHOLE |
| KRW | - | KEYSTONE RETAINING WALL(S) |



SPECIAL PERMIT PLAT
FOR
PARCEL 2
OF THE DIVISION OF THE PROPERTY OF
VIENNA BUILDERS AND DEVELOPERS, INC.
DEED BOOK 3369 PAGE 302
SPRINGFIELD DISTRICT, FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 30' DATE: JUNE 29, 2015
REVISED JULY 21, 2015



P.O. Box 9051
McLean, VA 22102
Phone: 703.893.7544
Fax: 703.938.7709
Toll Free: 800.938.7709
email: Survey@Jarrettfamily.com

Surveying Northern Virginia since 1960

SPECIAL PERMIT REQUEST

The applicant is seeking a special permit to allow a home child care facility for up to 12 children.

The applicant is also seeking a special permit for an error in building location to allow an accessory storage structure (shed), 8.8 feet in height and 121.5 square feet, to remain 7.9 feet from the side lot line and to permit an addition to remain 26.4 feet from a front lot line, and a covered porch (constructed with the original dwelling) to remain 25.5 feet from a front lot line.

	Structure	Yard	Minimum Yard Required	Existing Location	Existing Reduction	Percentage of Reduction Requested
Special Permit	Shed	Side	12.0 feet	7.9 feet	4.1 feet	34.2%
	Addition	Front	30 feet	26.4 feet	3.6 feet	12 %
	Front porch	Front	30 feet	25.5 feet	4.5 feet	15 %

A copy of the special permit plat, titled “Special Permit Plat for Parcel 2 of the division of the property of Vienna Builders and Developers, Inc.,” as drawn by John. D. Jarrett, L.S., dated June 29, 2015, as revised through July 21, 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 site is developed with a one story, single-family detached dwelling. An asphalt driveway, porch and concrete walkway are located in the front yard. A shed is located in the east side yard. A deck and walkway are located in the enclosed rear yard. The fence in the rear yard is approximately 5 feet in height.



Figure 1- Aerial View of Subject Property

The property is located northwest of the Fairfax County Parkway and north of Sydenstricker Road. The subject property and surrounding properties to the north, west and south are zoned R-3 and developed with single-family detached dwellings. The property to the east is zoned R-1 and developed with a single-family detached dwelling.

BACKGROUND

Fairfax County Tax Records indicate that the single-family dwelling was constructed in 1973, and purchased by the property owner in 2012.

On August 4, 2003, a building permit was approved for the construction of a sunroom addition (Appendix 4). According to the building permit the sunroom addition was permitted to be 31 feet from the front lot line and 12 feet from the side lot line. The final inspection was never obtained for this permit and a setback certification was not required as it was constructed before 2011. Therefore, the setback of this sunroom is an error in building location included as a portion of this special permit request. A development condition has been included to ensure the applicant obtains a final inspection for this addition.

On July 26, 2007, a final inspection was conducted for the construction of a permitted deck in the rear yard of the property (Appendix 4).

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 7:00 a.m. and 6:00 p.m., Monday through Friday. There is an existing staggered drop-off and pick-up schedule for the children. There are currently two assistants.

The home child care facility is operated on the main level of the house and in a room in the basement. The napping occurs on the main level of the house. The enclosed play area is located in the rear and side yards of the property.

The applicant holds a current Family Day Home License, from the Commonwealth of Virginia, Department of Social Services, effective for one year and expiring on December 31, 2015. The license lists the business hours as 7:00 a.m. to 6:00 p.m., Monday through Friday. The license also permits a capacity of twelve children, from birth through 12 years, 11 months of age. A copy of the license is included as Appendix 5.

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.	16,648 sf.
Lot Width	Interior : 85 feet	90.55 feet
Building Height	35 feet max.	Not provided
Front Yard ¹	Min. 30 feet	25.5 feet ¹
Side Yard ¹	Min. 12 feet	26.5 feet/20.2 feet
Rear Yard	Min. 25 feet	21 feet (deck) ²

1. The modification is being requested with this application.
2. A deck can encroach up to 12 feet into the rear yard per Sect. 2-412 of the Zoning Ordinance.

Accessory Structures On-Site

Structure	Yard	Minimum Yard Required	Existing Location
Shed #1	Side	12 feet	8.3 feet ¹

1. The modification is being requested with this application.

On-Site Parking and Site Circulation

Vehicular access to the site is provided by a pipestem from Galgate Drive. The existing driveway and garage can accommodate approximately five vehicles and on-street parking is available along Galgate Drive. The applicant parks one car in the driveway and the assistants park their vehicles on Galgate Drive.

In addition the driveway needs to be kept clear of extra cars so that cars can complete a three point turn to drive forward out of the pipestem. This turn around must take place only in the applicant’s part of the driveway and should in no instance take place on the neighboring pipestem driveway or property. A proposed development condition has been included to this effect.

Zoning Inspection Branch Comments (Appendix 6)

Staff found that there was a keyed lock between the playrooms in the interior of the house, which could potentially obstruct egress. In addition, staff found excess storage adjacent to the electrical service equipment. The applicant was made aware of these concerns and has provided photographic evidence that they have been corrected (photos included in Appendix 6).

Staff also found that a shed was located in the minimum required setbacks. The applicant has requested a special permit for an error in building location with this application to address this concern.

Zoning Ordinance Requirements (Appendix 6)

- 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. 8-914 Provisions for Approval of Reduction of the Minimum Yard Requirements Based on an Error in Building Location
- Sect. 10-103 Par. 6 Location Regulations

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

Standards 1 and 2 Comprehensive Plan/ Zoning District	The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-3 District permits a home child care facility as an accessory use with special permit approval.
Standard 3 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.
Standard 4 Pedestrian/Vehicular Traffic	Arrival and departure times of the children are staggered and staff has proposed a development condition for the driveway to be made available for the home child care use. In staff's opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.
Standard 5 Landscaping/Screening	There is existing fencing that separates the play area from the neighbors.
Standard 6 Open Space	All common open space lands shall be controlled by provisions of Part 7 Article 2.
Standard 7 Utilities, Drainage, Parking, and Loading	There are no changes to the utilities and drainage serving the property or use. As previously discussed, the driveway would be used for parking.
Standard 8 Signs	Sect. 10-103 of the Zoning Ordinance prohibits signs for home child care facilities.

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

Standard 1 Lot Size and Bulk Regulations	The property conforms to the lot size and bulk regulations of the R-3 District. No exterior modifications are proposed with this application.
Standard 2 Performance Standards	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
Standard 3 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)

Standard 1 Maximum of 12 Children & Non-Resident Employees	The applicant is proposing a maximum of 12 children at any one time, which complies with the ordinance requirements. The applicant requests two non-resident employees.
Standard 2 Access and Parking	Arrival and departure times of the children are staggered and parking is available on the driveway. 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 fence in the rear yard that provides screening of the outdoor play area.
Standard 4 Submission Requirements	The applicant submitted a house location survey in lieu of a special permit plat, which is a permissible alternative.
Standard 5 Code of Fairfax Chapter 30 and Code of Virginia, Title 63.2, Chapter 17	The applicant has a valid home child care license through December 31, 2015 for 12 children from 7:00 a.m. to 6:00 p.m., Monday through Friday.

Errors in Building Locations (Sect. 8-914)

Staff does not make recommendations on applications for errors in building locations, which in this case includes the locations for the accessory storage structure (shed), the addition, and the covered front porch. According to the Statement of Justification, the applicant was unaware of the setback requirements for the for the accessory storage structure. For the covered porch it appears that it was constructed with the original dwelling and before the applicant purchased the property. For the addition, it appears that a valid building permit was obtained, but a setback certification was either not required or not obtained.

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 allow a maximum of twelve 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 except play equipment and toys.
Part D Non-Resident Employee	The applicant is proposing two non-resident employees and they shall only be at the home child care between 7:00 a.m. to 6:00 p.m., Monday through Friday.
Part E Provider is a Resident	The provider is a resident of the property.
Part F Code of Fairfax, Chapter 30 and Code of Virginia, Title 63.2, Chapter 17	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 is proposed to ensure the home child care will continue to meet state license requirements.
Part G Increase in Children or Non-Resident Employees	The maximum number of children permitted by-right at any one time is 7 in a single-family detached 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.

CONCLUSION/ RECOMMENDATION

Staff believes that the subject application is in conformance with the applicable Zoning Ordinance provisions and is in harmony with the recommendations of the Comprehensive Plan.

Staff recommends approval of SP 2014-SP-223 for the home child care facility with the adoption of the proposed development conditions contained in Appendix 1. Staff does not make a recommendation on errors in building location.

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. Zoning Inspections Branch Comments
7. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-SP-223****October 14, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-SP-223 located at Tax Map 89-3 ((1)) 16B to permit a home child care facility and errors in building locations to allow an accessory storage structure to remain 7.9 feet from a rear property line, the dwelling to remain 25.5 feet from the front property line and an addition to remain 26.4 feet from the front property line, pursuant to Sects. 3-303, 8-305 and 8-914 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, Salima Matneja, and is not transferable without further action of the Board, and is for the location indicated on the application, 7119 Galgate Drive, and is not transferable to other land.
2. This special permit is granted only for the home child care use and the errors in building locations for the accessory storage structure, the addition and covered porch as indicated on the plat "Special Permit Plat for Parcel 2 of the division of the property of Vienna Builders and Developers, Inc.," as drawn by John. D. Jarrett, L.S., dated June 29, 2015, as revised through July 21, 2015, 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 continue to operate with the state approved hours of operation, 7:00 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 provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
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. All pick up and drop off of children shall occur in the applicant's portion of the pipestem driveway. The driveway shall be kept clear of other vehicles and storage

so that cars related to pick up and drop off can complete a three point turn to drive forward out of the pipestem.

9. There shall be no signage associated with 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. The accessory storage structure shall remain locked during the hours of operation of the home child care facility.
12. 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".
14. All applicable permits and final inspections for the addition and covered front porch shall be obtained within 6 months of Special Permit approval.

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.

ATTACHMENT 2B

**STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITY**

RECEIVED
Department of Planning & Zoning

SEP 16 2014

Zoning Evaluation Division

Salima Matneja
Galgate Drive Child Care
7119 Galgate Drive
Springfield, VA 22152
703-451-1216
salena@galgatedrivechildcare.com

September 15, 2014

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

Re: Special Permit Application
Applicant: Salima Matneja
Zoning Ordinance: Section 8-305 for Home Child Care Facility &
Section 9-006 of General Standards
Tax Map #: 0893-01-0016B
Zoning District: R-3
Lot Size: 16, 633 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 live in a single-family detached dwelling at 7119 Galgate Drive in Springfield, VA with my husband and one child. The property is zoned R-3 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 7 children in my child care facility in my home.

Below is information about my child care facilities operations:

Hours. The child care is open from 7:00 AM to 6:00 PM, Monday through Friday.

Number of Children. I care for up to 7 children at any one time. This number does not include my own one child.

Employees. I have two assistants who work full-time.

Arrival Schedule. Five children arrive between 7:00 AM and 8:00 AM, one child arrives between 8:00 AM and 8:30 AM and the last child arrives between 9:00 AM and 9:15 AM.

Departure Schedule. Four children depart between 2:45 PM and 4:15 PM, two children depart between 4:15 PM and 4:30 PM and the last child departs between 5:00 PM and 5:30 PM.

Parking. I use my 110 foot driveway to park both my cars and because of my long driveway all my parents can easily get in/park and get out.

Area Served. Most parents live within 5 to 7 miles of my daycare.

Operations. As I stated, my house is a single-family, split level detached dwelling. I use the two bottom levels for my daycare and the kitchen for snacks and meals. Please see the hand drawn map and interior photos for more details.

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.

Outdoor Play Area. I use my backyard for outdoor play for the children. The area is approximately 20 X 30 square feet.

For these reasons, I believe that my proposed home day care facility will not impact my neighbors in any negative way and neither will raising the number of children in my care from 7 to 12.

In conclusion, I am proposing no changes to the outside appearance of my brick and vinyl sided home. I propose no addition and no signs regarding the day care. Adequate parking is available for my parents, employees and my family. For these reasons, I believe that my proposed home day care facility will not impact my neighbors in any negative way.

Sincerely,



Salima Matneja
Owner of Galgate Drive Child Care

2. The BZA determines that:

A. The error exceeds ten (10) percent of the measurement involved, or

B. The error is up to ten (10) percent of the measurement involved and such reduction or modification is requested in conjunction with the approval of a special permit for another user or application for a variance on the property, or is in conjunction with another special permit for an error in building location on the property that exceeds ten (10) percent of the measurement involved, and

A. ALL OF THE ERRORS EXCEEDS 10% OF THE MEASUREMENT.

C. The noncompliance was done in good faith, or through no fault of the property owner, or was the result of an error in the relocation of the building subsequent to the issuance of a Building Permit, if such was required, and

I WAS UNAWARE THAT THIS WAS A ZONING SET-BACK.

D. Such reduction or modification will not impair the purpose and the intent of this Ordinance, and

THE MODIFICATION WILL NOT IMPAIR THE ZONING REGULATION.

E. It will not be detrimental to the use and enjoyment of other property and public streets, and

THIS WILL NOT NEGATIVELY IMPACT MY NEIGHBORS OR NEIGHBORHOOD.

F. It will not create an unsafe condition with respect to both other property and public streets, and

IT WILL NOT CREATE ANY UNSAFE CONDITIONS TO BOTH PROPERTY AND PUBLIC STREETS.

G. To force compliance with the minimum yard requirements or location regulations would cause unreasonable hardship upon the owner.

THE ERRORS EXISTED BEFORE THE NEED FOR AN SP APPLICATION AND TO CORRECT THE ERRORS WOULD CAUSE AN EXTREME FINANCIAL DIFFICULTY.

H. The reduction or modification will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.

IT WILL NOT INCREASE.

SEP 16 2014

Zoning Evaluation Division

Arrival Schedule and Departure Schedule

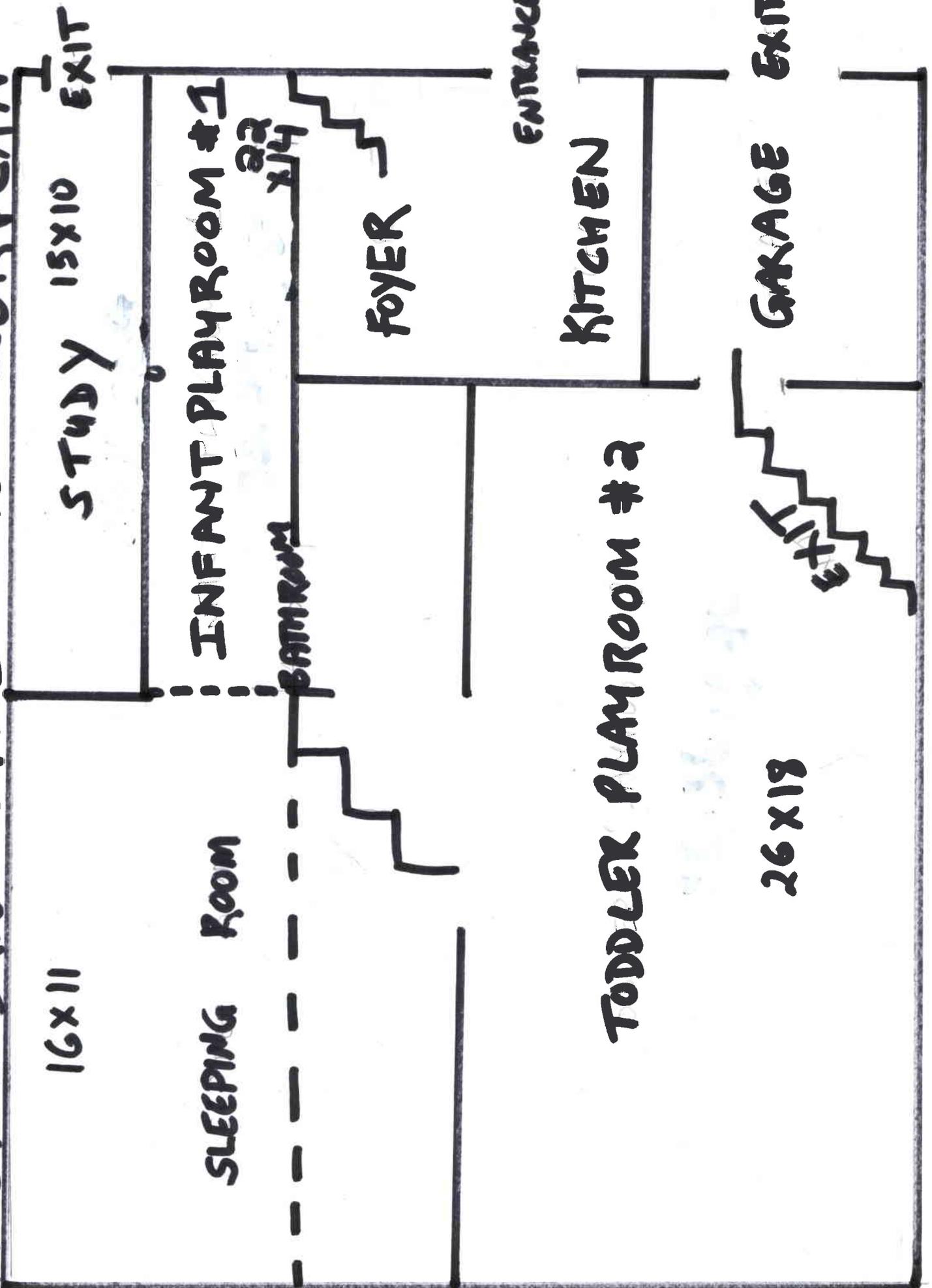
Arrival Schedule

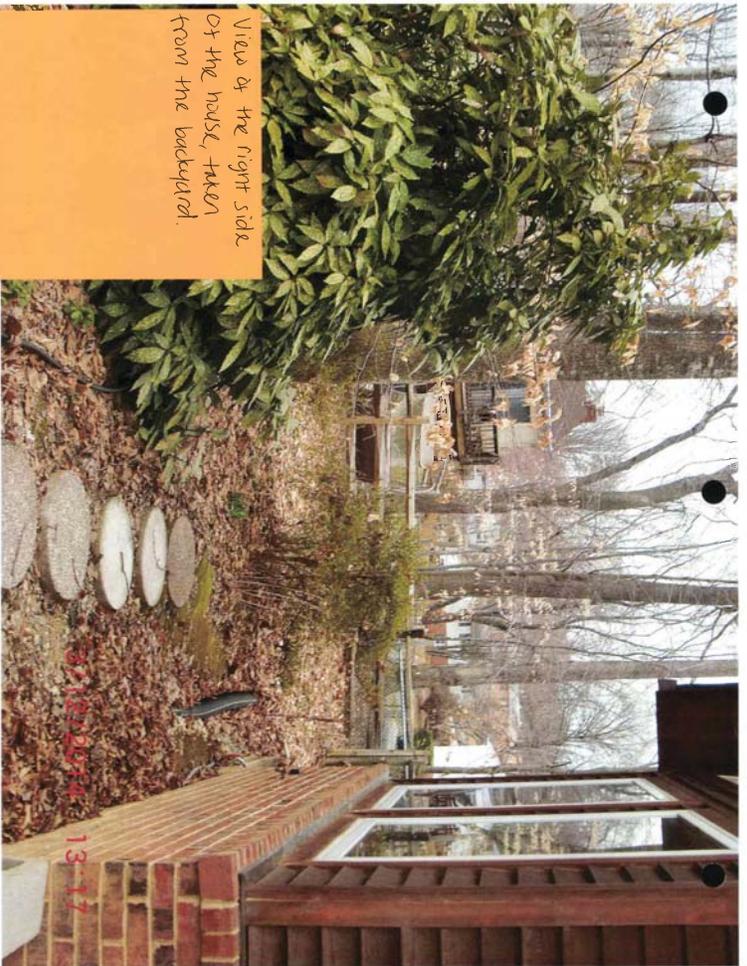
Child	7:00 – 7:45 AM	7:45 – 8:00 AM	8:00 – 8:30 AM	9:00 – 9:15 AM
1				
2	X			X
3	X			
4		X		
5	X			
6			X	
7	X			
8				
9				
10				
11				
12				

Departure Schedule

Child	2:45 – 4:15 PM	4:15 – 4:30 PM	4:30 – 5:00 PM	5:00 – 5:30 PM
1				X
2		X		
3	X			
4	X			
5		X		
6	X			
7	X			
8				
9				
10				
11				
12				

GALBATE DRIVE CHILD CARE FLOOR PLAN





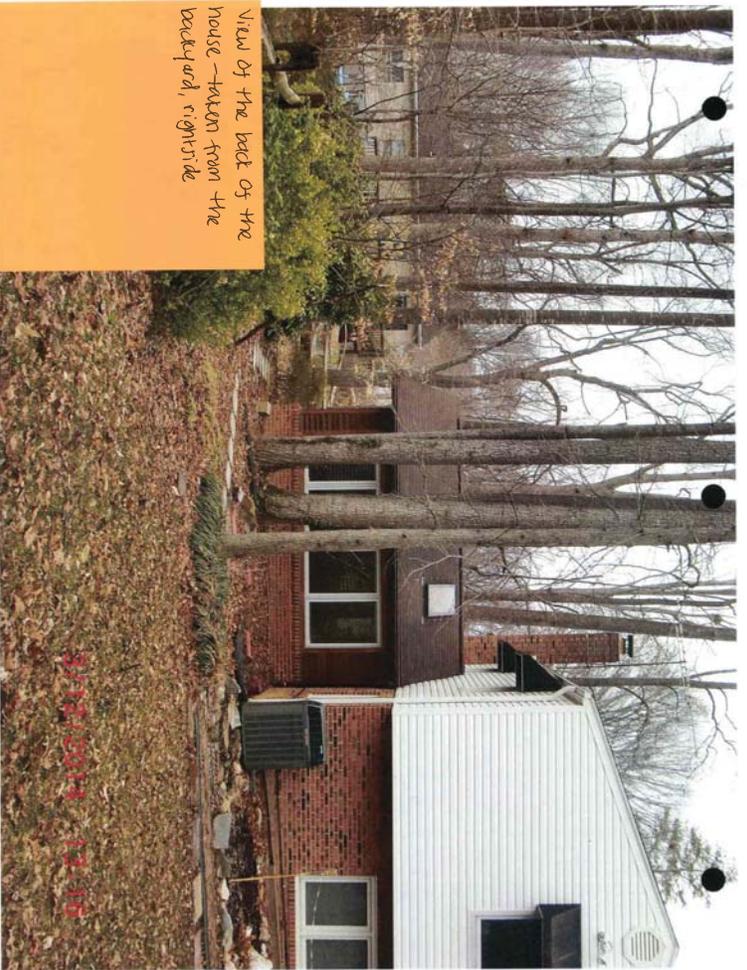
View of the right side of the house, taken from the backyard.

31.04.2014 13:17



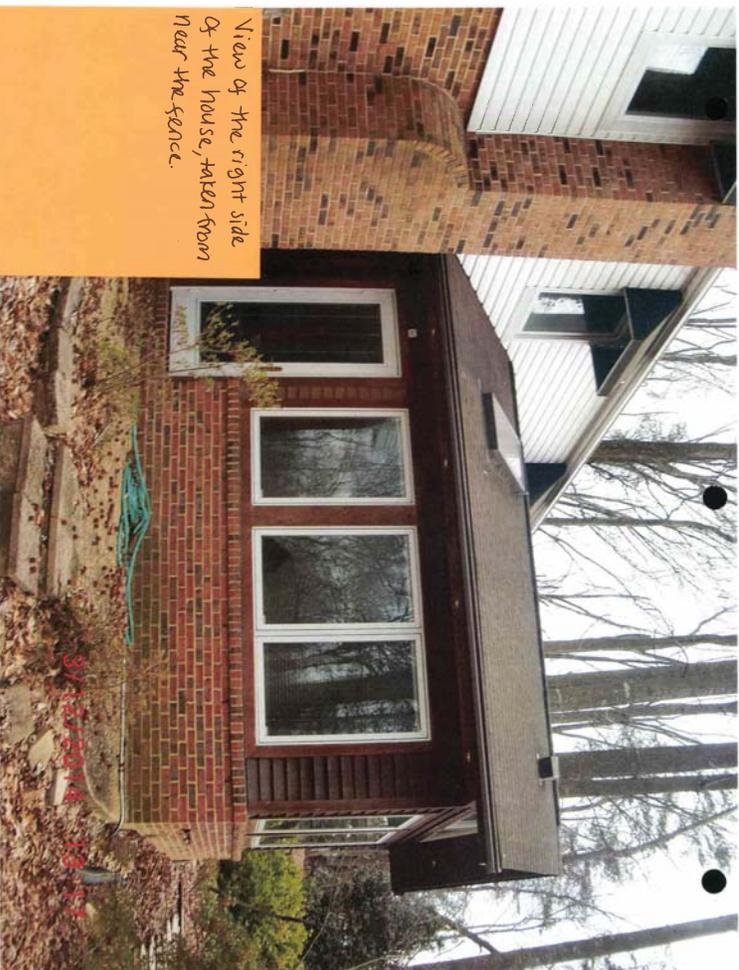
View from the front right side of the house, closer to the backyard.

31.04.2014 13:13



View of the back of the house—taken from the backyard, right side

31.04.2014 13:15



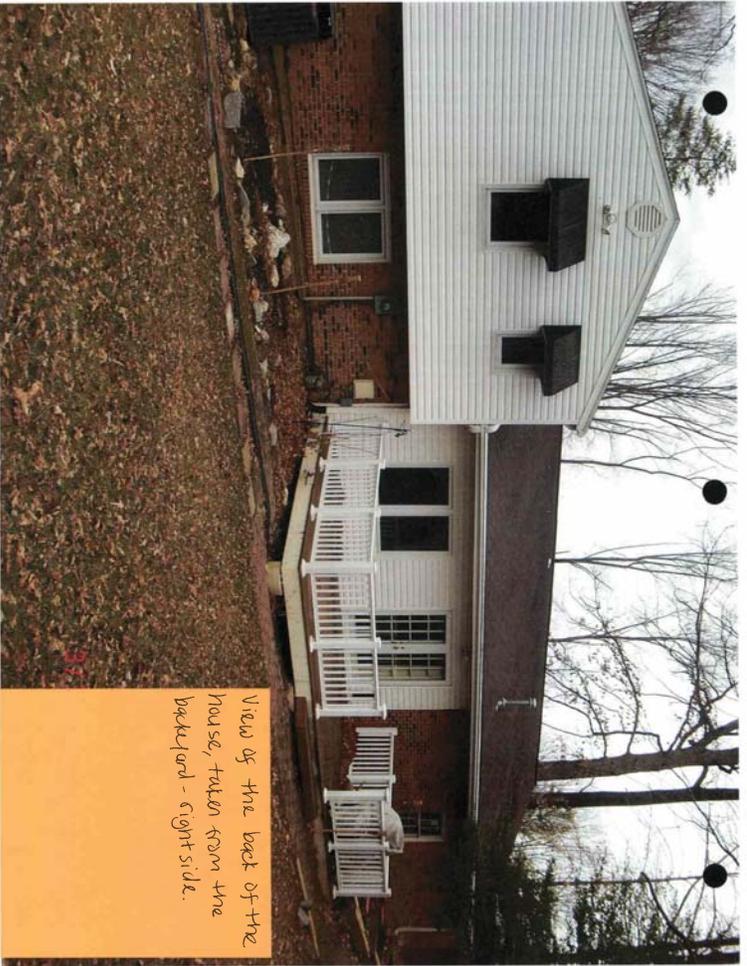
View of the right side of the house, taken from near the fence.

31.04.2014 13:15



View of the backyard taken from the left showing the deck & bit of the house.

3/12/2014 13:14



View of the back of the house, taken from the backyard - right side.

3/12/2014



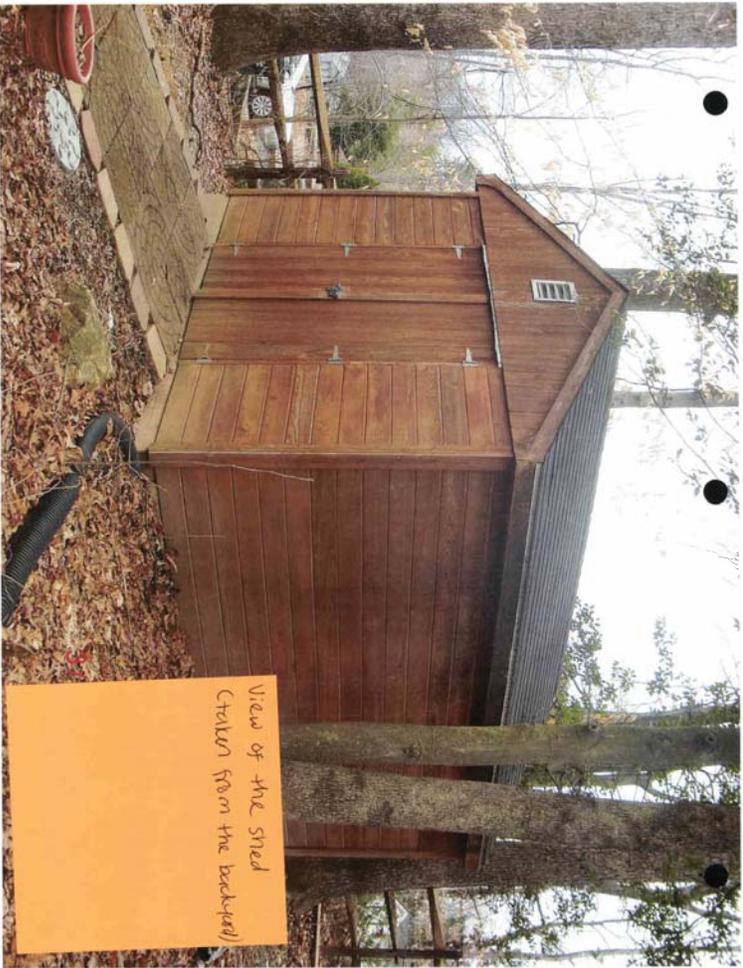
View of the backyard from the left side near the shed

3/12/2014 13:14

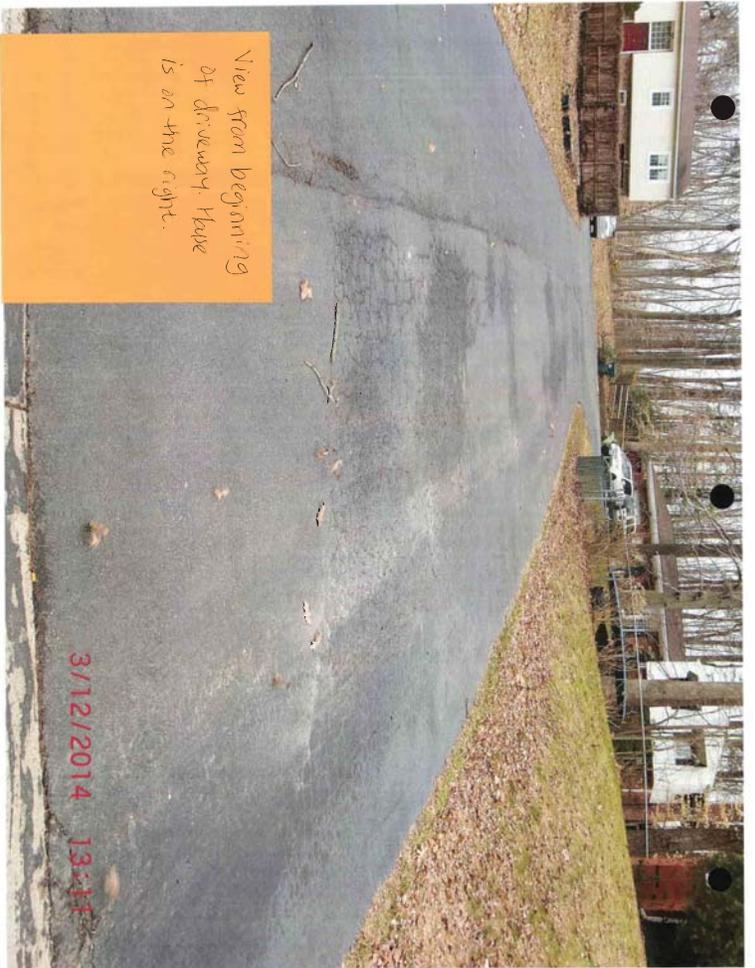


View of the backyard taken from the deck - showing right side

3/12/2014 13:15

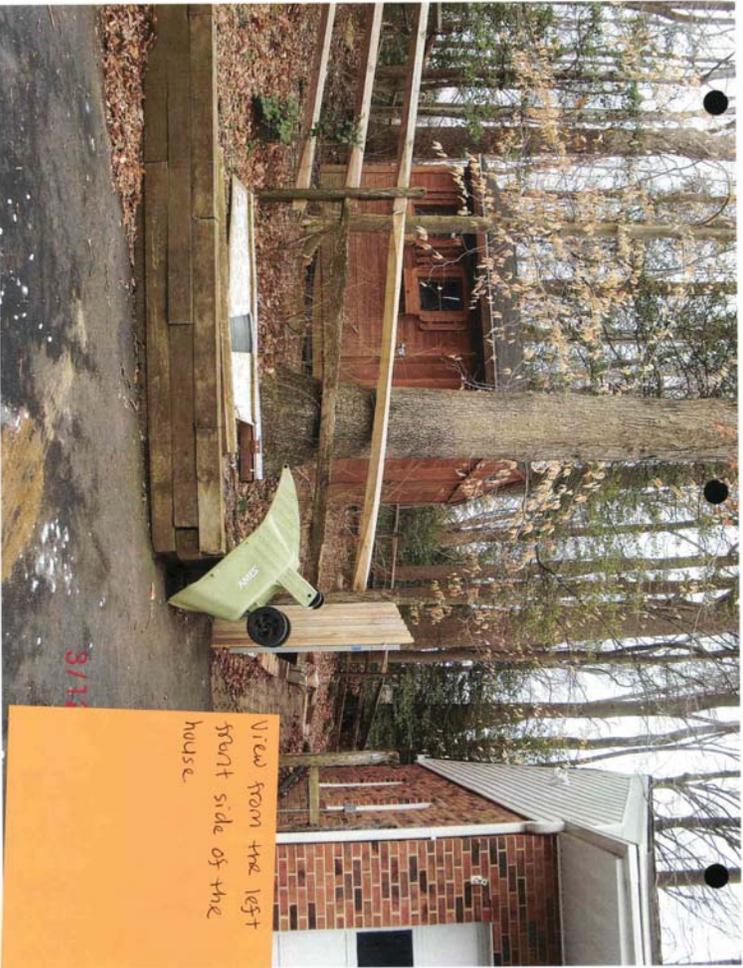


View of the shed
taken from the backyard



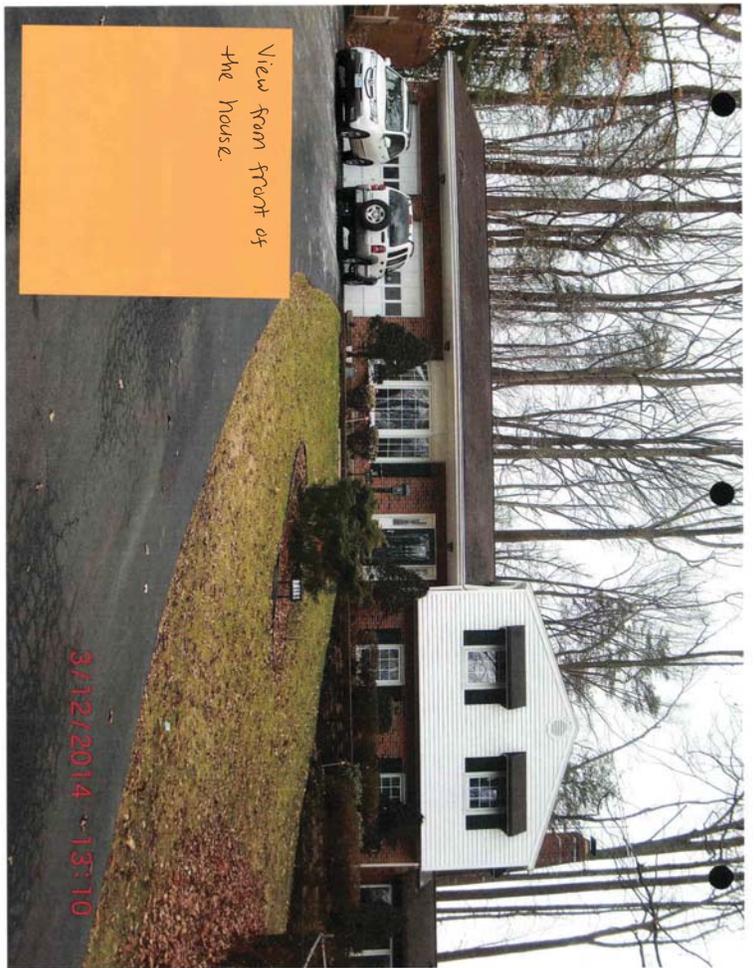
View from beginning
of driveway. House
is on the right.

3/12/2014 13:11



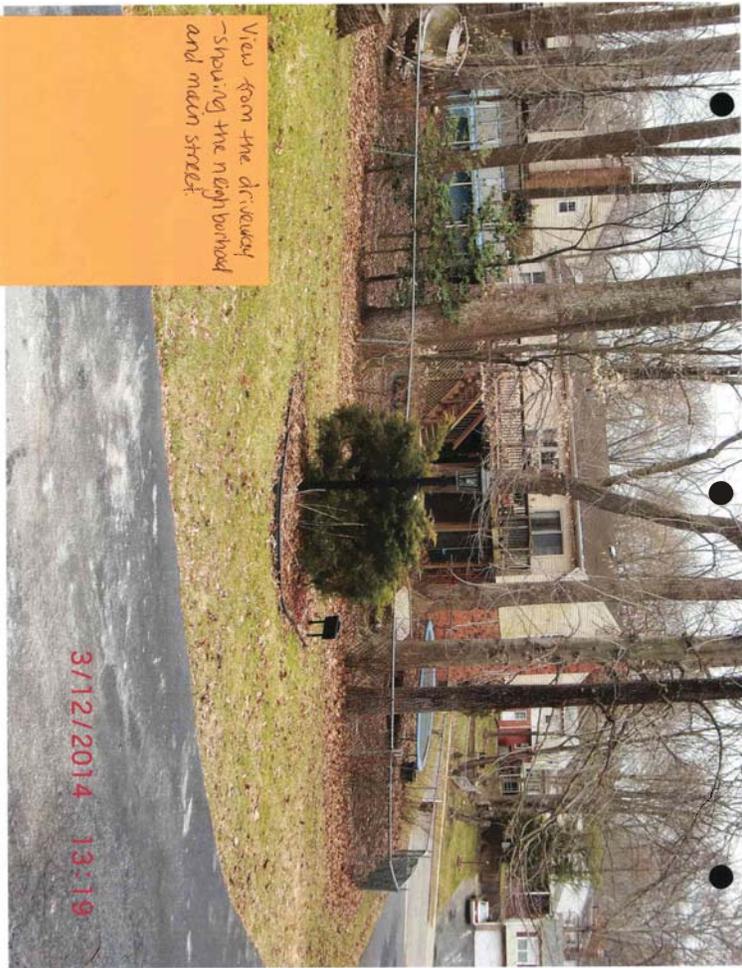
View from the left
front side of the
house

3/12

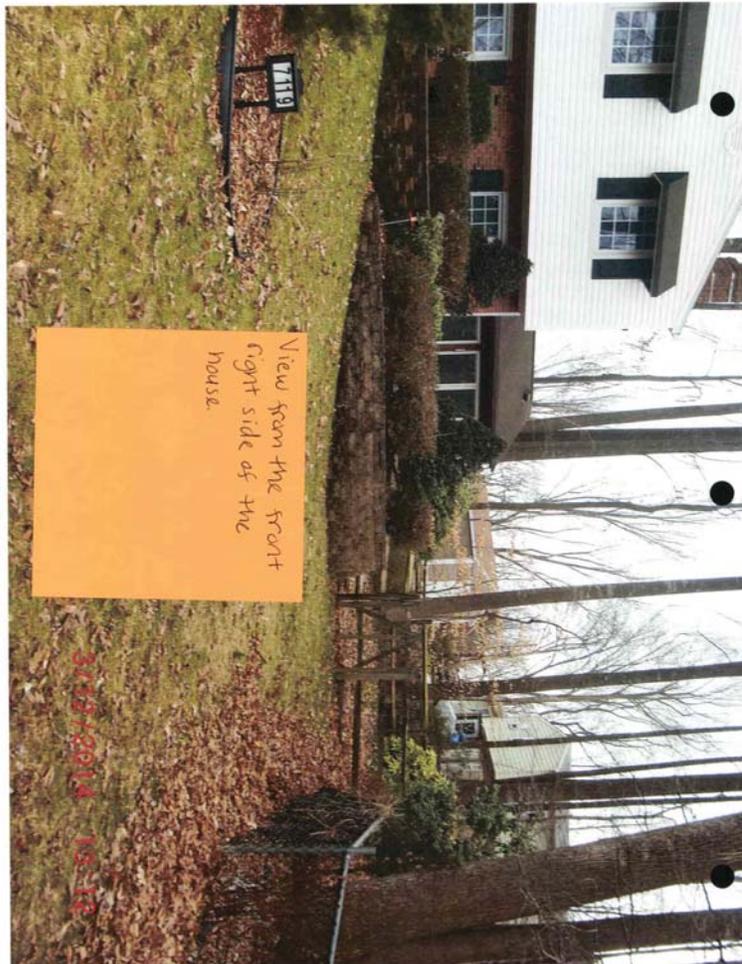


View from front of
the house

3/12/2014 13:10



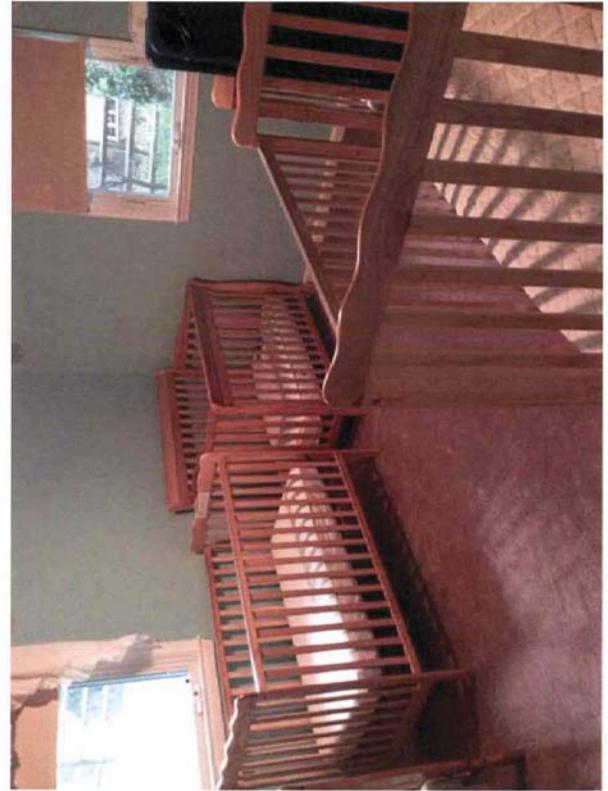
RECEIVED
 Department of Planning & Zoning
 SEP 16 2014
 Zoning Evaluation Division



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 Department of Planning & Zoning
 SEP 16 2014
 Zoning Evaluation Division



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SEP 16 2014
Zoning Evaluation Division



Mail body: Set 2



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Department of Planning & Zoning
SEP 16 2014
Zoning Evaluation Division

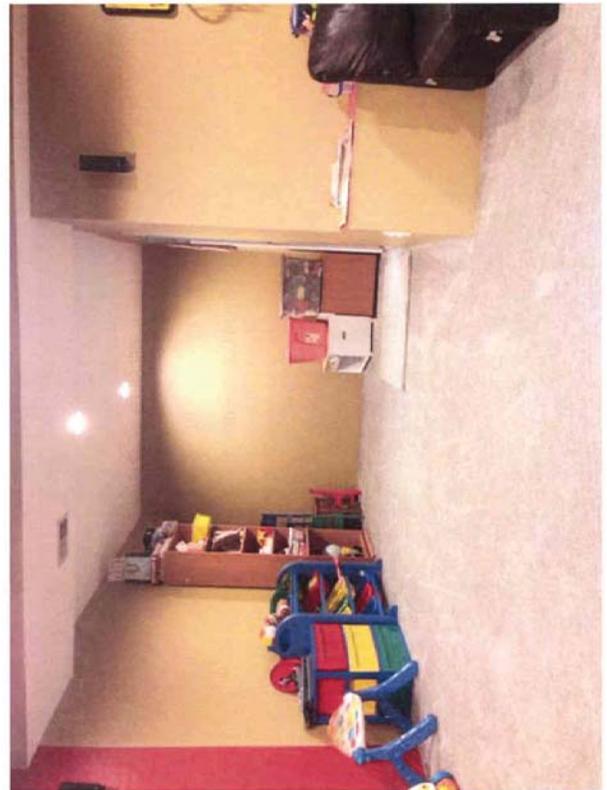


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Zoning Evaluation Division



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Department of Planning & Zoning
SEP 16 2014
Zoning Evaluation Division

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Department of Planning & Zoning
SEP 16 2014
Zoning Evaluation Division



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Department of Planning & Zoning
SEP 16 2014
Zoning Evaluation Division

Application No.(s): SP 2014-SP-223
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 07/03/2014
 (enter date affidavit is notarized)

I, Salima Matneja, 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)
Salima Matneja d/b/a Galgate Drive ChildCare	7119 Galgate Dr. Springfield, VA 22152	Title Owner/ Applicant
Sanjay Matneja	7119 Galgate Dr. Springfield, VA 22152	Title Owner

(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).

Application No.(s): SP 2014-SP-223
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 07/03/2014
(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)

(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-SP-223
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 07/03/2014
(enter date affidavit is notarized)

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 - *no partners*

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**)

(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-SP-223

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

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 07/03/2014
(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.

Application No.(s): SP 2014-SP-223
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 07/03/2014
(enter date affidavit is notarized)

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:

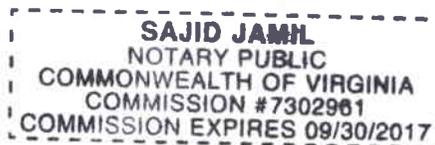
(check one) [] *Salima Matneja* [] Applicant's Authorized Agent

Salima Matneja
(type or print first name, middle initial, last name, and title of signer)

Subscribed and sworn to before me this 3rd day of July, 2014, in the State/Comm. of Virginia, County/City of Fairfax.

Sana Jamil
Notary Public

My commission expires: 09/30/2017





Land Development Information History: ISIS - Building Permit - 03216B0160

Permit Information

Permit Id:	03216B0160	Application Date:	2003-08-04	Time:	10:02:47
Job Address:	007119 GALGATE DR	Tax Map:	089-3 ((01)) 0016B		
Subdivision:	VIENNA BLDRS/DEVELOPERS	Permit Status:	Initial/Approved (IA)		
Trade Name:	NA	Subobj:	181 R/C: R		
Applicant Name:	DAVID	Bldg:	NA	Floor:	NA
		Suite:	NA		

Work Description:	SFD/BUILD SUNROOM ADDITION//EDF
Type Work:	Exterior Addition (A02)
Building Use:	Single-Family, Detached Or Semi-Detached (010)
Standard:	0295
Plan Number:	Use Group: R4 Bldg Permit: NA
Permit Hold Date:	By: QNO: W-03-05006 POF: J
Hold Release Date:	By: Proffer: Pre-Const Meeting: Date:

Comments:

Permit Status Summary

Permit Status:	Initial/Approved (IA)	Building Plan Review:	2003-08-04	RSLT: APP	BY: DBB
Applied Date:	2003-08-04	Real Estate:	2003-08-04	RSLT: APP	BY: EDF
Issued Date:	2003-08-04	Business Licensing:	2003-08-04	RSLT: APP	BY: EDF
Paid Date:	2003-08-04	Zoning:	2003-08-04	RSLT: APP	BY: BC
Expiry Date:	2004-02-04	Grading / Drainage:	2003-08-04	RSLT: APP	BY: RLW
Inspection Date:	2004-07-12	Licensing:	2003-08-04	RSLT: APP	BY: JM
		Final Inspection:	2004-02-02	RSLT: R	BY: SFG
		Final Inspection:	2004-07-12	RSLT: A	BY: SFG

Owner

Information

Leasee:		Corp:	
Owner:	SIST LINO A	Job Magisterial Dist:	Springfield
Address:	07119 GALGATE DR	Planning Dist:	Pohick
City:	SPRINGFIELD State: VA Zip: 22152	Subcensus Tract:	313.01
Phone:			

Contractor Information

Name:	WINFIELD BUILDERS	Master:	
Address:	03721 ACOSTA RD	BPOL Licnese:	36694
City:	FAIRFAX State: VA Zip: 22031	State License:	42244
Phone:		Trade Reg.:	0

Building Permit

Building Plan Review

Estimated Cost:	32000	Sewer Water Code:	1
Use Group:	(01) R4	Sewer Shed:	A1
Type Const:	(01) Combustible/Unprotected (5B)		
Model Group:			
Plan Received:	2003-08-04	Review Time:	00:00:00
Review Started:	2003-08-04	Results:	APP
Review Completed:	2003-08-04	Engineer:	DBB

Comments:

Totals Fee Area

Type of Construction	Fee	Fee Rate
Combustible/Unprotected (5B)	448	0.054

Total	448
Filing Fee	56.00
Total Fee	56.00
Amount paid	56.00

Real Estate Review

Building Units:	0	Basement:	
		Ext Walls:	

Kitchens:	0	Int Walls:	
Baths:	0	Roofing:	
Half Baths:	0	Flooring:	
Bedrooms:	0	Base Fin:	
Rooms:	0	Fuel/Heat:	
Stories:		Fuel System:	
Building Height:	0	Fireplace:	0
Building Area:	0		

Owner of Record: SIST LINO A

Review Data

Date To: 2003-08-04
Date From: 2003-08-04
Results: APP
Reviewer: EDF
Comments:

Business Licensing Review

Review Data

Date To: 2003-08-04
Date From: 2003-08-04
Results: APP
Reviewer: EDF
Comments:

Zoning Review

Review Data

Date To: 2003-08-04
Date From: 2003-08-04
Results: APP
Reviewer: BC
Comments:

Grading / Drainage Review

Review Data

Date To: 2003-08-04

Date From: 2003-08-04
Results: APP
Reviewer: RLW
Comments:

Licensing Review

Review Data

Date To: 2003-08-04
Date From: 2003-08-04
Results: APP
Reviewer: JM
Comments:

Inspections

Inspection - FTGH - 999998

Req Taken: 2003-08-09 **Phone:**
Time: 10:43:15 **Floor:** AD
Sched For: 2003-08-11 **Suite/Area:** NA
Assigned To: A49 **Comments:** ADDITION
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
FTGH		2003-08-11	RKK	C	A	N					00:00:00	00:00:00	00:00:00	1

Inspection - SLBB - 999997

Req Taken: 2003-08-14 **Phone:**
Time: 07:22:12 **Floor:** AD
Sched For: 2003-08-15 **Suite/Area:** NA
Assigned To: A49 **Comments:** ADDITION
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
SLBB		2003-08-15	XRW	C	A	N		N			00:00:00	00:00:00	00:00:00	1

Inspection - FRM - 999995

Req Taken: 2003-09-17 **Phone:**
Time: 21:08:43 **Floor:** NA
Sched For: 2003-09-18 **Suite/Area:** NA
Assigned To: A49 **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		2003-09-18	RLA	C	R	N					00:00:00	00:00:00	00:00:00	1

Inspection - FRM - 999996

Req Taken: 2003-09-22 **Phone:**
Time: 08:21:11 **Floor:** NA
Sched For: 2003-09-23 **Suite/Area:** NA
Assigned To: A49 **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		2003-09-23	RLA	C	R	N					00:00:00	00:00:00	00:00:00	1

Inspection - FRM - 999993

Req Taken: 2003-09-28 **Phone:**
Time: 17:35:00 **Floor:** NA
Sched For: 2003-09-29 **Suite/Area:** NA
Assigned To: A49 **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
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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		2003-09-29	XRW	C	A	N		N			00:00:00	00:00:00	00:00:00	1

Inspection - RTNB - 999994

Req Taken: 2003-09-29 **Phone:**
Time: 22:55:58 **Floor:** IN
Sched For: 2003-09-30 **Suite/Area:** NA
Assigned To: A49 **Comments:** INSULATION
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
RTNB		2003-09-30	RLA		A						00:00:00	00:00:00	00:00:00	1

Inspection - FINB - 999992

Req Taken: 2004-01-30 **Phone:**
Time: 08:19:18 **Floor:** NA
Sched For: 2004-02-02 **Suite/Area:** NA
Assigned To: A49 **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		2004-02-02	SFG	C	R	N					00:00:00	00:00:00	00:00:00	1

Inspection - FINB - 999991

Req Taken: 2004-07-09 **Phone:**
Time: 07:31:26 **Floor:** NA
Sched For: 2004-07-12 **Suite/Area:** NA
Assigned To: A48 **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
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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		2004-07-12	SFG	C	A	N					00:00:00	00:00:00	00:00:00	1

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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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 # 03216B060

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

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY

PLAN # W-03-0000
 TAX MAP # 009-301-016B

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

JOB LOCATION

ADDRESS 7119 GALGATE, SPRINGFIELD, VA
 LOT # PCL-2 BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION Vienna Bldgs # Dev PRS
 TENANT'S NAME INC. PROP.

OWNER INFORMATION

OWNER TENANT
 NAME LIND SIST
 ADDRESS 7119 GALGATE
 CITY SPRINGFIELD STATE VA ZIP _____
 TELEPHONE (703) 451-7979 (office)

CONTRACTOR INFORMATION

SAME AS OWNER
 CONTRACTORS MUST PROVIDE THE FOLLOWING:
 COMPANY NAME WINFIELD BUILDERS, LLC
 ADDRESS 321 ACOLTA RD
 CITY FAIRFAX STATE VA ZIP 22031
 TELEPHONE (703) 934-0244
 STATE CONTRACTORS LICENSE # 2705-042244A
 COUNTY BPOL # 03-6694

APPLICANT

David A. Winfield

DESCRIPTION OF WORK

Build a 16'x12' Sunroom adjoining the existing Family Room exterior door;

HOUSE TYPE

ESTIMATED COST OF CONSTRUCTION \$32,000.00
 BLDG AREA (SQ FT OF FOOTPRINT) 224 Sq. Ft.
 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 N/A
 ADDRESS _____
 NONE DESIGNATED PHONE _____

CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS

KITCHENS 0 EXTER. WALLS 2x6
 # BATHS 0 INTER. WALLS _____
 # HALF BATHS 0 ROOF MATERIAL Asphalt Shingles
 # BEDROOMS 0 FLOOR MATERIAL Ceramic Tile
 # OF ROOMS 1 FIN. BASEMENT _____ %
 # STORIES 1 HEATING FUEL _____
 BUILDING HEIGHT 11'9" HEATING SYSTEM _____
 BUILDING AREA 224 Sq. Ft. # FIREPLACES _____
 BASEMENT NO

ROUTING	DATE	APPROVED BY
LICENSING	<u>8/4/03</u>	<u>[Signature]</u>
ZONING	<u>8-4-03</u>	<u>[Signature]</u>
SITE PERMITS	<u>8-4-03</u>	<u>[Signature]</u>
HEALTH DEPT.		
BUILDING REVIEW	<u>8-4-03</u>	<u>[Signature]</u>
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE \$ _____
 FILING FEE - \$ _____
 AMOUNT DUE = \$ 60.00

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 8/4/03

ZONING REVIEW
 USE SD-73
 ZONING DISTRICT R-3 HISTORICAL DISTRICT _____
 ZONING CASE # _____

GROSS FLOOR AREA OF TENANT SPACE
 YARDS: FRONT _____ GARAGE 1 2 3
 FRONT 31' OPTIONS YES NO
 L SIDE NC REMARKS enclosed Sunroom
 R SIDE 17' on side of house
 REAR NC plat attached

GRADING AND DRAINAGE REVIEW
 SOILS # 60 A B C
 AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT) 8312
 IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) 192
 PLAN # _____ APPR. DATE _____

STAMPS
FF, 2SDU, EX MAT
 (See reverse side of application) [Signature]

REMARKS

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] 8/4/03
 Signature of Owner or Agent Date

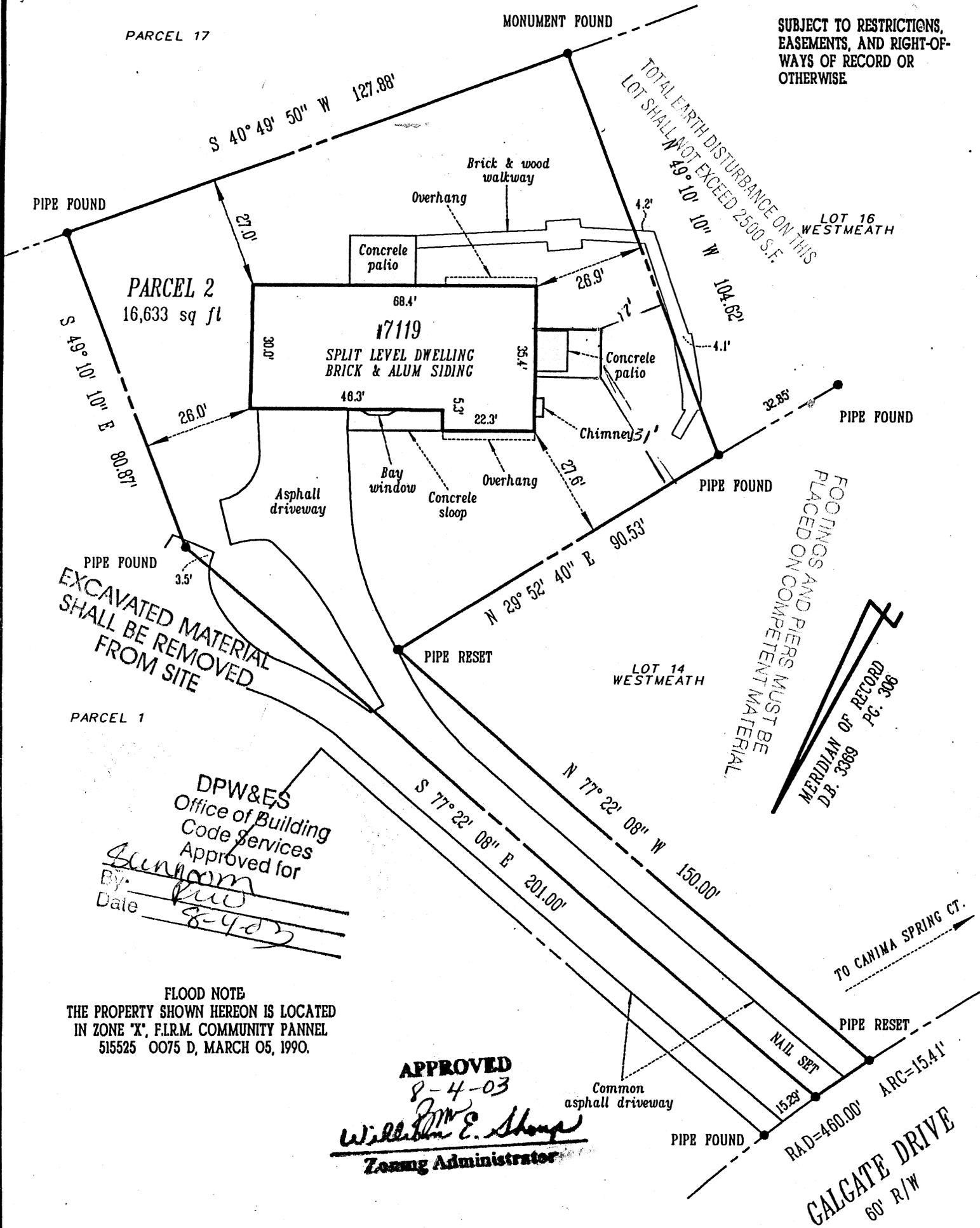
Printed Name and Title
 (Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

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)

NO TITLE REPORT FURNISHED.

SUBJECT TO RESTRICTIONS, EASEMENTS, AND RIGHT-OF-WAYS OF RECORD OR OTHERWISE



EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE

FOOTINGS AND PIERS MUST BE PLACED ON COMPETENT MATERIAL. MERIDIAN OF RECORD PG. 306 D.B. 3369

DPW&ES Office of Building Code Services Approved for Sunroom By: [Signature] Date: 8-4-03

FLOOD NOTE THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE 'X', F.I.R.M. COMMUNITY PANNEL 515525 0075 D, MARCH 05, 1990.

APPROVED 8-4-03 [Signature] Zoning Administrator

PLAT SHOWING PARCEL 2 DIVISION OF THE PROPERTY OF VIENNA BUILDERS AND DEVELOPERS, INC. SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE 1" = 30' APRIL 14, 1997

COMMONWEALTH OF VIRGINIA Andrew V. Wyczalkowski No. 001888 4/14/97 LAND SURVEYOR

CERTIFIED CORRECT FROM FIELD FOUND PIPE SHOWN HEREON.

SURVEY FOR: ATI TITLE COMPANY CASE: LUSK TO SIST ATI-97650174

A V W & ASSOCIATES LAND SURVEYING #5 BLUE JAY COURT STERLING, VA. 20164

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.



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Related Records:

61460171

Life Cycle

Processed: 2006-05-26

Issued: 2006-06-02

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Land Development Information History: FIDO - DECK - 61460171



Permit Information

Permit Number: 61460171

Application Date:

Permit Type: DECK

Tax Map: 089-3 ((01)) 0016B

Job Address: 007119 GALGATE DR

Permit Status: Finalized

SPRINGFIELD, VA 22152-3524

Bldg: **Floor:** **Suite:**

Location:

Permit Fee:

Subdivision:

Magisterial District: SPRINGFIELD

Subcensus Tract:

AP (Tenant) Name:

Work Description: BUILD DECK W/STEP NO/HT PER COUNTY DETAILS

Type of Work: DECK

Building Use: SFD - SINGLE FAMILY DWELLING

Standard: IR03 - IRC 2003

Plan Number: W-06-5102

Parent Permit:

ISIS Permit:

Type of Const: VB

Use Group: R5

Comments:

Link to FIDO record : [61460171](#)

Owner Information

Owner: SIST LINO A

Address: 7119 GALGATE DR

City: SPRINGFIELD **State:** VA **Zip:** 22152

Contractor Information

Name: OWNER IS CONTRACTOR

BPOL License:

Address:

State License:

City: **State:** VA **Zip:**

Trade Reg.:

Trade Name:

Applicant Information

Applicant:

Address:

City: **State:** **Zip:**

Other Contact Information

Contact:

Address:

Inspections

City:

State: Zip:

Inspection - R FINAL - FINAL INSPECTION - 3331064

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2007-07-26	DONALD BOLT	N	Passed	NO	

Inspection - R FINAL - FINAL INSPECTION - 3330079

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2007-07-14	WEB		Cancelled	NO	

Inspection - R FOOTING - FOOTING INSPECTION - 2949448

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FOOTING	2007-07-03	ROBERT JOHNSTON	N	Passed	NO	

Inspection - R FOOTING - FOOTING INSPECTION - 2949448

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FOOTING	2007-07-03	ROBERT JOHNSTON	N	Passed	NO	

Inspection - R FRAMING - FRAMING INSPECTION - 2949449

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2007-07-16	DONALD BOLT	N	Passed	NO	

Inspection - R FRAMING - FRAMING INSPECTION - 2949449

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2007-07-16	DONALD BOLT	N	Passed	NO	

Reviews

Review - BUILDING - (BUILDING REVIEW) - 1518046

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2006-06-02	CYNTHIA GRACE	Y	Approved

Review - ZONING - (ZONING REVIEW) - 1515908

Review Type	Review Date	Reviewer	Started	Status
ZONING	2006-05-26	TONY MOORE	Y	Approved

Review - SITEPERMIT - (SITE PERMITS REVIEW) - 1515909

Review Type	Review Date	Reviewer	Started	Status
SITEPERMIT	2006-05-26	HEVY FARAJ	Y	Approved

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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Website Survey



Language Translations

Commonwealth of Virginia

DEPARTMENT OF SOCIAL SERVICES



FAMILY DAY HOME LICENSE

Issued to: Sallma Matejeja, d.b.a. Galgate Drive Child Care

Address: 7119 Galgate Drive, Springfield, Virginia 22152

This license is issued in accordance with provisions of Chapters 1, 17 and 18, Title 63.2, Code of Virginia and other relevant laws, the regulations of the State Board of Social Services and the specific limitations prescribed by the Commissioner of Social Services as follows:

CAPACITY	
	7
GENDER	AGE
Both	Birth through 12 years

This license is not transferable and will be in effect January 1, 2015 through December 31, 2015 unless revoked for violations of the provisions of law or failure to comply with the limitations stated above.

ISSUING OFFICE:

Virginia Department of Social Services
Division of Licensing - Fairfax Licensing Office
3701 Pender Drive, Suite 125
Fairfax, VA 22030

Telephone: (703) 934-1505

FDH 1108640 - L117
LICENSE NUMBER

MARGARET ROSS SCHULTZE
COMMISSIONER OF SOCIAL SERVICES

By [Signature]
James J. Parcell

Title LICENSING ADMINISTRATOR

Date December 19, 2014



County of Fairfax, Virginia

MEMORANDUM

Date: March 30, 2015

To: Laura Arseneau, Planner II
Zoning Evaluation Division

From: Amy Moxley
Senior Zoning Inspector
Zoning Inspection Branch

Subject: Home Child Care – SP 2014-SP-223

Applicant: Salima Matneja,
7119 Galgate Dr, Springfield, Virginia 22152
West Springfield Village, Lot 211, Sec 2
Tax Map# 89-3 ((01)) 16B
Zoning District: R-3
Magisterial District: Springfield
ZIB # 2015-0138
Date of Inspection: March 26, 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.
- 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.

At the time of inspection, the door between playroom #1 and playroom #2 had a keyed lock. Applicant was instructed to remove the keyed lock to comply with the requirement of unobstructed egress.

- 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.

At the time of inspection, some storage and carpet were located in the required 30 inches of working space. Applicant was advised to remove storage and pull carpet away from utility equipment.

- 7. Structures comply with the Zoning Ordinance.





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.