

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.