



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

October 21, 2015

Fatma Riahi
d/b/a Fatma's Play House
6812 Ericka Avenue
Alexandria, VA 22310

RECEIVED
Department of Planning & Zoning
NOV 09 2015
Zoning Evaluation Division

Re: Special Exception Application SE 2015-LE-004

Dear Ms. Riahi:

At a regular meeting of the Board of Supervisors held on October 20, 2015, the Board approved Special Exception Application SE 2015-LE-004 in the name of Fatma Riahi, Fatma's Play House. The subject property is located at 6812 Ericka Avenue, on approximately 1,560 square feet of land, zoned PDH-8 and NR in Lee District [Tax Map 91-2 ((13)) 56]. 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 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.

Office of the Clerk to the Board of Supervisors

12000 Government Center Parkway, Suite 533

Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 711

Email: clerktothebos@fairfaxcounty.gov

<http://www.fairfaxcounty.gov/bosclerk>

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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.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

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cc: Chairman Sharon Bulova
Supervisor Jeff McKay, Lee 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



COUNTY OF FAIRFAX
 Department of Planning and Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
 www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SE 2015-LE-004

(Staff will assign)

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 Department of Planning & Zoning

FEB 09 2015

APPLICATION FOR A SPECIAL EXCEPTION

Zoning Evaluation Division

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME	Fatma Riahi, Fatma's Play House ^{2/10/15} _{dl}	
	MAILING ADDRESS	6812 Ericka Avenue, Alexandria, VA 22310	
	PHONE HOME (703)	922-0622	WORK ()
	PHONE MOBILE (571)	276-6623	
PROPERTY INFORMATION	PROPERTY ADDRESS	6812 Ericka Avenue, Alexandria, VA 22310	
	TAX MAP NO.	0912 13 0056	SIZE (ACRES/SQ FT) 1,560 Sq. Ft.
	ZONING DISTRICT	PDH-8 AND NR	MAGISTERIAL DISTRICT Lee
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:		
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION	6-105	
	PROPOSED USE	Home Child Care Facility	
AGENT/CONTACT INFORMATION	NAME	Fatma Riahi	
	MAILING ADDRESS	6812 Ericka Avenue, Alexandria, VA 22310	
	PHONE NUMBER	HOME 703-922-0622	WORK
	PHONE NUMBER	MOBILE 571-276-6623	
MAILING	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant -or- <input type="checkbox"/> Agent/Contact		
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p><u>Fatma Riahi</u> TYPE/PRINT NAME OF APPLICANT/AGENT</p> <p><u>Fatma Riahi</u> SIGNATURE OF APPLICANT/AGENT</p>			

DO NOT WRITE IN THIS SPACE

Date application accepted: February 11, 2015

Application Fee Paid: \$ 435.⁰⁰

Deborah Leah Penburton SE 2014-0523 MP
2/4/15