



APPLICATION ACCEPTED: September 24, 2014
BOARD OF ZONING APPEALS: October 28, 2015 @ 9:00 a.m.

County of Fairfax, Virginia

October 21, 2015

STAFF REPORT

SPECIAL PERMIT SP 2014-LE-216

LEE DISTRICT

APPLICANT: Lifetime Learning Academy Inc
D/B/A Lapetite Douee Daycare
Gloria Atisto Quist

OWNERS: Gloria Atisto Quist
Charles Antwi

SUBDIVISION: Bush Hill Woods

STREET ADDRESS: 5314 Neville Court,
Alexandria, 22310

TAX MAP REFERENCE: 82-1 ((8)) 110

LOT SIZE: 14,018 square feet

ZONING DISTRICT: R-3

ZONING ORDINANCE PROVISIONS: 8-305, 3-303

SPECIAL PERMIT PROPOSAL: To permit a home child care facility.

STAFF RECOMMENDATION:

Staff recommends approval of SP 2014-LE-216 for the home child care facility with adoption of the proposed development conditions contained in Appendix 1.

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.

Erin M. Haley

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**

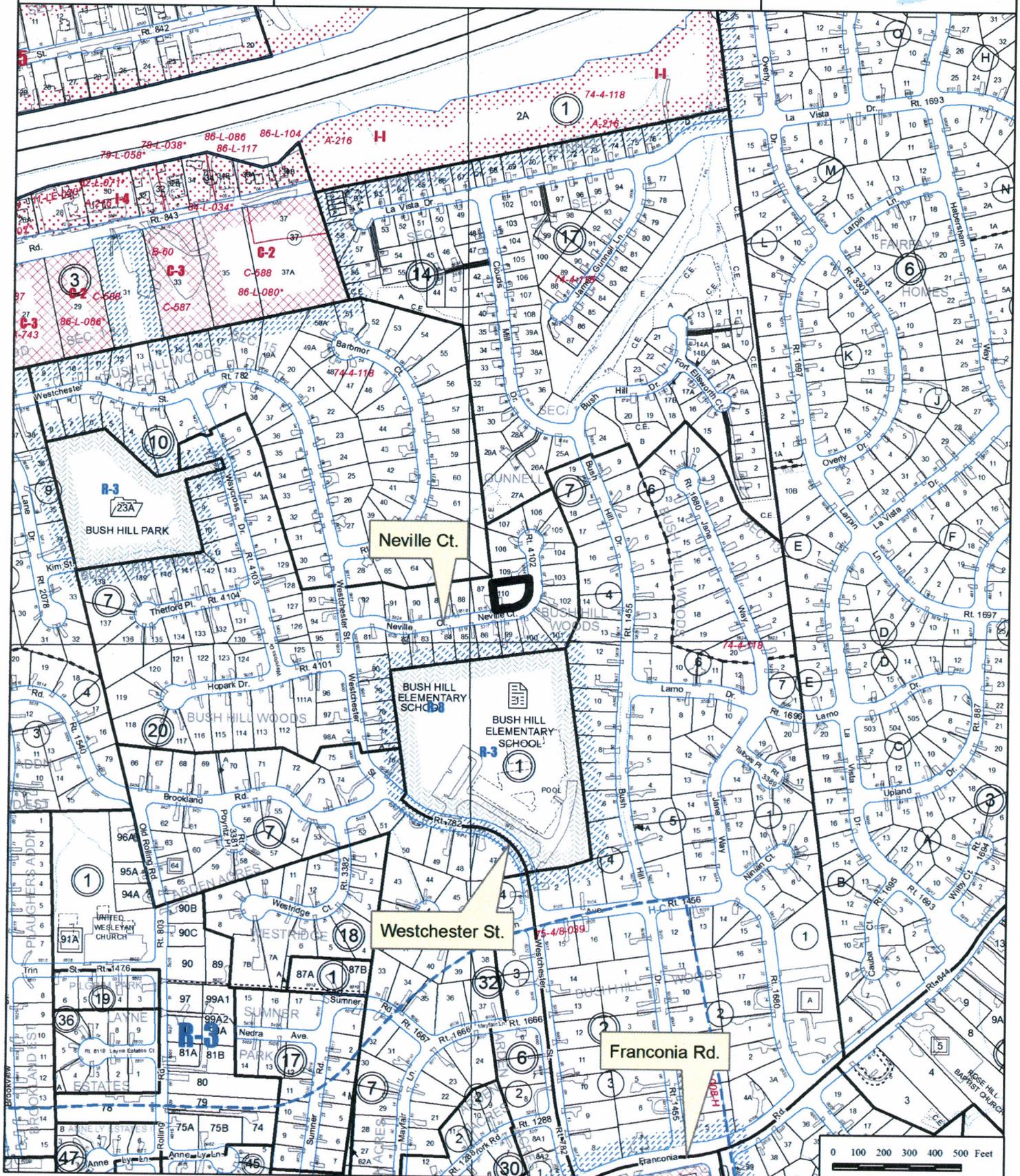


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).



Special Permit SP 2014-LE-216

LIFETIME LEARNING ACADEMY INC. DBA LAPETTE DOUCE DAY CARE & GLORIA AITISO QUEST



SPECIAL PERMIT REQUEST

The applicant is seeking a special permit to allow a home child care facility for up to 12 children. A copy of the special permit plat titled, "House Location Survey, Lot 110, Bush Hill Woods, Section 8," prepared by Edward S. Holland, Professional Civil Engineer, dated November 20, 1964, as revised by Charles Antwi through July 23, 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 application property is a one story single-family detached dwelling with a full basement. Vehicular access from Neville Court is provided by an asphalt driveway that leads to the front and west side of the house. A walkway leads from the driveway to the front door. A second walkway leads from the front door to the sidewalk adjacent to Neville Court. A screened porch, covered patio, and walkout basement entrance are located at the rear of the house. A wood fence 6.0 feet in height encloses a portion of the rear yard.



Figure 1: House Location
For illustrative purposes only

The subject property is a corner lot on Neville Court where it turns north into a cul-de-sac. The subject property and the surrounding properties are zoned R-3 and developed with single family detached dwellings.

BACKGROUND

Fairfax County Tax Records indicate that the property was purchased by the applicant in 2000. The house was constructed in 1965.

Records indicate that no other special permit applications relating to a home child care facility have been heard by the Board of Zoning Appeals (BZA) in the surrounding area.

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. The applicant has a staggered drop-off and pick-up time for the children. The applicant employs two part-time assistants and 1 full-time assistant.

The applicant holds a current Family Day Home License from the Commonwealth of Virginia, Department of Social Services, valid through November 1, 2016. The license permits a capacity of 12 children, ages one month through 12 years, 11 months with hours of operation 7:00 a.m. to 6:00 p.m., Monday through Friday. A copy of the state home child care license and a summary of the approved information is included as Appendix 4.

The home child care facility is operated in the main level of the dwelling while the applicant and her husband reside in the basement. Napping occurs in Rooms 2, 3, 4, and 5 as labeled on the floor plan provided with the applicant's Statement of Justification. Adequate emergency egress is provided via windows to the outside that meet the requirements for emergency escape and rescue openings. Parents drop the children off and pick them up at the main dwelling entrance. The applicant has adequate room in the rear yard for outside play.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area IV, Rose Hill Planning District
Planning Sector: Bush Hill Community Planning Sector (RH2)
Plan Map: Residential, 2-3 du/ac

Zoning District Standards

Bulk Standards (R-3)		
Standard	Required	Provided
Lot Size	10,500 sf.	14,018 sf.
Lot Width	Corner: 105 feet	90.0 feet*
Building Height	35 feet	Not provided
Front Yard	30 feet	Eastern: 54.7 feet Southern: 47.8 feet
Side Yard	12 feet	Northern: 12.0 feet Western: 12.8 feet

* The subject parcel was created and developed prior to the adoption of the current Zoning Ordinance; therefore it is considered a legal, buildable lot under Sect. 2-405.1 of the Zoning Ordinance

On-Site Parking and Site Circulation

The applicant has a driveway with room for approximately 5 parking spaces that she utilizes for drop-off and pick-up of children. On-street parking is also available. A condition has been included that requires the driveway remain open during drop-off and pick-up times.

Zoning Inspections Branch Report (Appendix 5)

During the site visit, staff noted that the lock on the activity room/sunroom was a keyed lock. The applicant has since replaced it with a thumb lock. A second issue was excess storage around the furnace that did not meet the requirement of 36 inches of working space. The applicant has since cleaned out this area. The third issue was that no building permits could be found for the sunroom addition, covered patio, or second kitchen in the basement. Finally, the two bedrooms in the basement where the applicant resides did not have proper emergency egress. The applicant has since installed egress windows in each basement bedroom and received all proper building permits and inspections for the finished basement. As of the publication of this staff report, the applicant has started the process for obtaining any necessary permits and inspections on the sunroom and covered patio. A development condition has been proposed to require that no home child care operations take place within the area of the sunroom or covered patio until the necessary permits and inspections are obtained. The permits and inspections are required to be obtained within 6 months of the date of approval.

All building permit information is included in Appendix 6.

Zoning Ordinance Requirements (Appendix 7)

- 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. 10-103 Par. 6 Location Regulations

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

<p>Standards 1 and 2 Comprehensive Plan/ Zoning District</p>	<p>The Comprehensive Plan recommends residential uses, and the property is developed in accordance with the plan recommendation. The R-3 District permits a home child care facility as an accessory use with special permit approval.</p>
<p>Standard 3 Adjacent Development</p>	<p>No new construction is proposed. An outdoor play area with play equipment is found in the front and rear yard. The rear yard is enclosed by a fence 6.0 feet in height. In staff’s opinion, the proposed use will not hinder or discourage the use or development of neighboring properties or negatively affect value.</p>

<p>Standard 4 Pedestrian/Vehicular Traffic</p>	<p>Arrival and departure times of the children are staggered, and in staff’s opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood. The driveway has room for approximately five vehicles and a large amount of on-street parking is available. A development condition has been proposed that would require that the driveway remain available during pick-up and drop-off.</p>
<p>Standard 5 Landscaping/Screening</p>	<p>There is room for a play area in the rear yard of the property that is enclosed by a fence approximately 6.0 feet in height. The home child care facility has been in operation since 2006 with no known complaints.</p>
<p>Standard 6 Open Space</p>	<p>There is no prescribed open space requirement in the R-3 District.</p>
<p>Standard 7 Utilities, Drainage, Parking, and Loading</p>	<p>There are no changes to the utilities and drainage serving the property. As previously discussed, the driveway would be used for parking for the home child care facility.</p>
<p>Standard 8 Signs</p>	<p>Sect. 10-103 of the Zoning Ordinance prohibits signs for home child care facilities.</p>

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

<p>Standard 1 Lot Size and Bulk Regulations</p>	<p>The property meets the lot size and bulk regulations for the R-3 District with the exception of lot width. However, since the property was created prior to the adoption of the Zoning Ordinance, this is legal lot. No new construction or exterior modifications are proposed.</p>
<p>Standard 2 Performance Standards</p>	<p>The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.</p>
<p>Standard 3 Site Plan</p>	<p>Home child care facilities are not subject to the provisions of Article 17, Site Plans.</p>

Additional Standards for Home Child Care Facilities (Sect. 8-305)

<p>Standard 1 Maximum of 12 Children & Non-Resident Employee</p>	<p>The applicant is proposing a maximum of 12 children at any one time. The development conditions allow up to two full-time and one part-time non-resident employees.</p>
<p>Standard 2 Access and Parking</p>	<p>Arrival and departure times of the children are staggered and sufficient parking is available in the driveway as well as on the street. In staff’s opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.</p>
<p>Standard 3 Landscaping/Screening</p>	<p>There is room for a play area in the rear yard of the property that is enclosed by a fence 6.0 feet in height.</p>

<p>Standard 4 Submission Requirements</p>	<p>The applicant met all submission requirements for a home child care facility.</p>
<p>Standard 5 Code of Fairfax, Chapter 30 and Code of Virginia, Title 63.2, Chapter 17</p>	<p>The applicant holds a valid home child care license.</p>

Use Limitations (Par. 6 of Sect. 10-103)

<p>Part A Maximum Number of Children</p>	<p>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 permit a maximum of 12 children at any one time.</p>
<p>Part B Licensed Provider/Primary Residence</p>	<p>The applicant is a state licensed home child care provider and the subject property is the provider's primary residence.</p>
<p>Part C No Exterior Evidence Except Play Equipment</p>	<p>There is no exterior evidence of the proposed use except for play equipment.</p>
<p>Part D Non-Resident Employee</p>	<p>The applicant is proposing three non-resident employees.</p>
<p>Part E Provider is a Resident</p>	<p>The provider resides in the application property.</p>
<p>Part F Code of Fairfax, Chapter 30 and Code of Virginia, Title 63.2, Chapter 17</p>	<p>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.</p>
<p>Part G Increase in Children or Non-Resident Employee</p>	<p>The maximum number of children permitted by-right at any one time is seven in a single family detached dwelling and can be increased up to 12 children with special permit approval. The applicant requests special permit approval to permit a maximum of 12 children at any one time and three non-resident employees.</p>

CONCLUSION / RECOMMENDATION

Staff believes that the subject application is in conformance with the applicable Zoning Ordinance provisions.

Staff recommends approval of SP 2014-LE-216 for the home child care facility with adoption of the proposed development conditions contained in Appendix 1.

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 and Select File Photographs
3. Applicant's Affidavit
4. State Family Day Home License Information
5. Applicable Building Permit Information
6. Zoning Inspections Branch Comments
7. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-LE-216****October 21, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-LE-216 located at Tax Map 82-1 ((8)) 110 to permit a home child care facility pursuant to Section 8-305 and 3-303 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, Lifetime Learning Academy Inc., d/b/a Lapetite Douee Daycare and Gloria Atisto Quist, only, and is not transferable without further action of the Board, and is for the location indicated on the application, 5314 Neville Court, and is not transferable to other land.
2. This special permit is granted only for the home child care use indicated on the plat titled, "House Location Survey, Lot 110, Bush Hill Woods, Section 8," prepared by Edward S. Holland, Professional Civil Engineer, dated November 20, 1964, as revised by Charles Antwi through July 23, 2015, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit shall be posted in a conspicuous place on the property and be made available to all departments of the County of Fairfax during hours of operation.
4. The hours of operation of the home child care facility shall be limited to 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 applicant's own children, the maximum number of children on site at any one time shall be 12.
7. A maximum of three nonresident employees, whether paid or not for their services, 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 take place within the driveway.
9. Within 6 months of the date of approval, all necessary permits and inspections shall be obtained for the enclosed sunroom and covered patio. Until such permits and inspections are obtained, no home child care facility operations shall be conducted within the areas of the enclosed sunroom or covered patio.
10. There shall be no signage associated with the home child care facility.

11. 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
12. 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.
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".

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.

SEP 23 2014

Zoning Evaluation Division

STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITY

Name: GLORIA QUIST
Address: 5314 NEVILLE CT.
ALEX, VA 22310
Phone #: 703 924 0674
E-mail: Lapelite.douce@verizon.net

Date _____

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

Re: Special Permit Application
Applicant: GLORIA QUIST
Zoning Ordinance Section 8-305 for Home Child Care Facility
Section 8-004 of General Standards

Tax Map #: 0821080110
Zoning District: R3
Lot Size: 1/3 acre

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 attached / detached (circle one) dwelling at 5314 NEVILLE CT, ALEX, VA 22310 (your address). The property is zoned _____ 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 12 children in my child care facility in my home. Below is information about my child care facility's operations:

Hours. The child care is open from 7am

Number of Children. I care for up to 12 children at any one time. This number does not include my own N/A child/children.

Employees. I have 2 assistant(s) who work part-time and 1 assistant(s) who work full-time.

Arrival Schedule 10 of the children arrive between 7a AM and 9 AM.

between

Departure Schedule. 10 of the children are picked up at 4 PM. 6 pm

Area Served. Alex, Fairfax, Springfield, Lorton
(what neighborhood/general area do the children live in?)

Operations. As I stated, my house is a single-family attached / detached (circle one) dwelling. It has (explain the general layout of the house):
8 rooms on the upper level, solely used for the daycare.

The house has 1650 sq ft square feet. The following rooms are where I conduct the day care:
All the rooms on that level
These rooms are 1650 square feet total.

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.

Zoning Ordinance Compliance. The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards or, if any waiver, exception or variance is sought, such request has been specifically noted with the justification for such modification.

Outdoor Play Area. I use my FRONT/BACK yard for outdoor play for the children. The area is approximately 4000 square feet. The outdoor play area consists of: The front and the back area.

Parking. I use my Driveway to park my family car(s). My parents park and alongside the road in front of the house

For these reasons, I believe that my proposed home day care facility will not impact my neighbors in any negative way.

In conclusion, I am proposing that special permit be granted to me for the continuation of my day care operations.

Sincerely,
Gloria Quist/Charles Anzoi
Owner of Lafayette Douce Day Care
DBA Lifetime Learning Academy.

Arrival Schedule and Departure Schedule

RECEIVED
Department of Planning & Zoning

SEP 23 2014

Zoning Evaluation Division

Arrival Schedule

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

Departure Schedule

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

STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITY

Name: GLORIA QUIST
Address: 5314 NEVILLE CT.
ALEX, VA 22310
Phone #: 703 924 0674
E-mail: Lapehlsdovee@verizon.net

RECEIVED
Department of Planning & Zoning
MAR 28 2014
Zoning Evaluation Division

Date 3-26-14

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

Re: Special Permit Application
Applicant: GLORIA QUIST
Zoning Ordinance Section 8-305 for Home Child Care Facility
Section 8-004 of General Standards

Tax Map #: 0821080110
Zoning District: R3
Lot Size: 1/8 acre

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 attached / detached (circle one) dwelling at 5314 NEVILLE CT ALEX, VA 22310 (your address). The property is zoned _____ 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 12 children in my child care facility in my home. Below is information about my child care facility's operations:

Hours. The child care is open from 7am

Number of Children. I care for up to 12 children at any one time. This number does not include my own 0 child/children.

Employees. I have 2 assistant(s) who work part-time and 1 assistant(s) who work full-time.

Arrival Schedule. _____ of the children arrive between 7 AM and 8 AM.

Departure Schedule. _____ of the children are picked up at 5 PM. 6 pm

Area Served. Alexandria, Springfield, Rose Hill, Lorton
(what neighborhood/general area do the children live in?)

Operations. As I stated, my house is a single-family attached (detached) (circle one) dwelling. It has (explain the general layout of the house):

eight rooms on one level that is used for the day care.

The house has 1650 square feet. The following rooms are where I conduct the day care:

All the rooms on that level.

These rooms are 1650 square feet total.

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.

Zoning Ordinance Compliance. The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards or, if any waiver, exception or variance is sought, such request has been specifically noted with the justification for such modification.

Outdoor Play Area. I use my front/back yard for outdoor play for the children. The area is approximately 4000 square feet. The outdoor play area consists of: the front and the back ones.

Parking. I use my drive way to park my family car(s). My parents park And the road in front of the house.

For these reasons, I believe that my proposed home day care facility will not impact my neighbors in any negative way.

In conclusion, I am proposing that special be granted for me continue to operate the day care.

Sincerely,

Gloria Quist / Charles Antwi
Owners of Day care (La petite Douce)

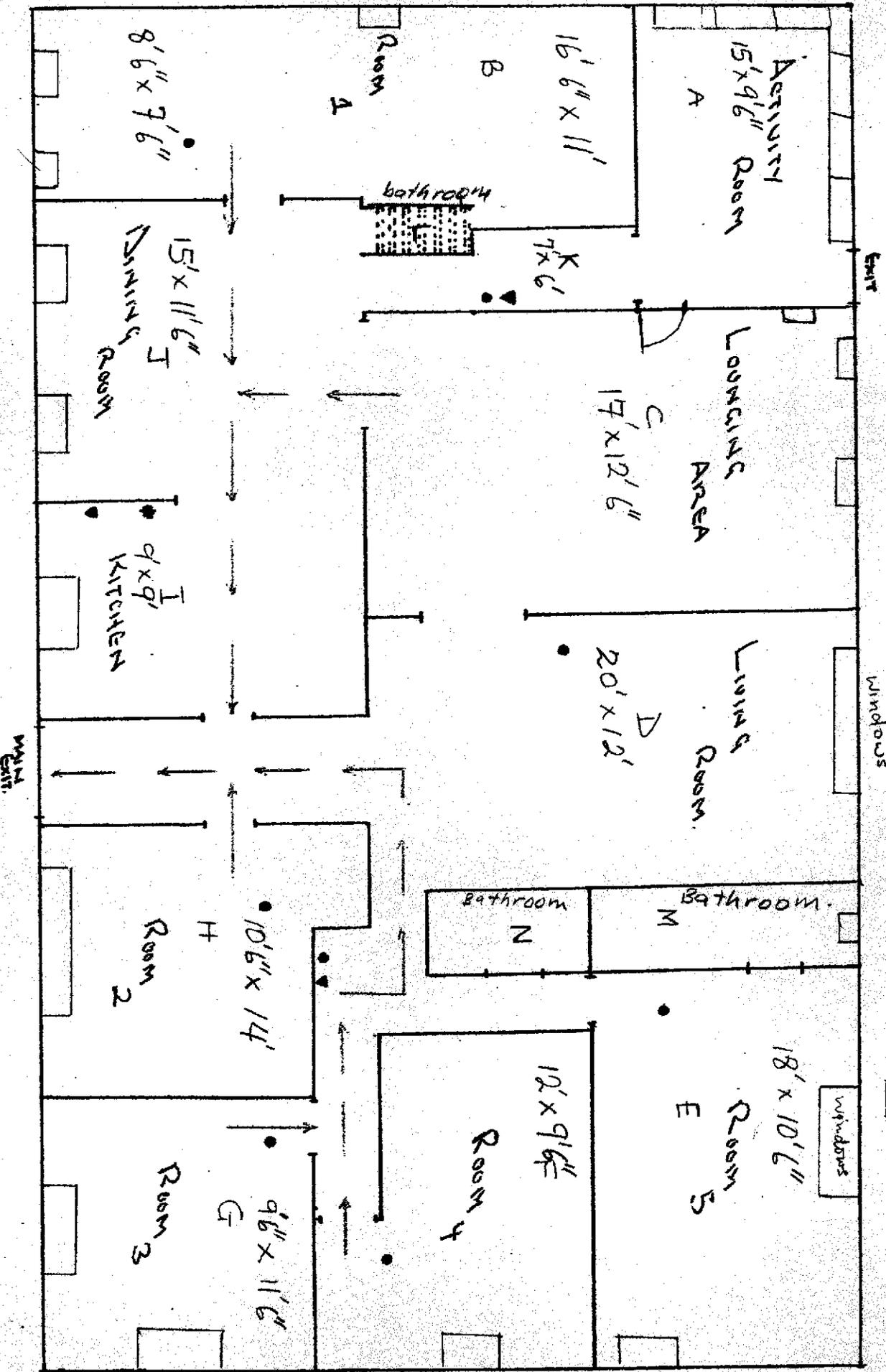
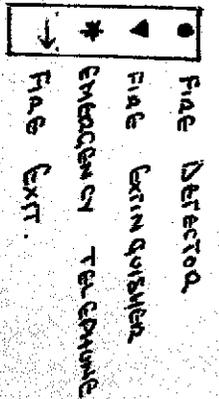
LAYOUT OF INSIDE OF HOUSE

Backyard



RECEIVED
 Department of Planning & Zoning
 MAR 28 2014
 Zoning Evaluation Division

KEY



Reau









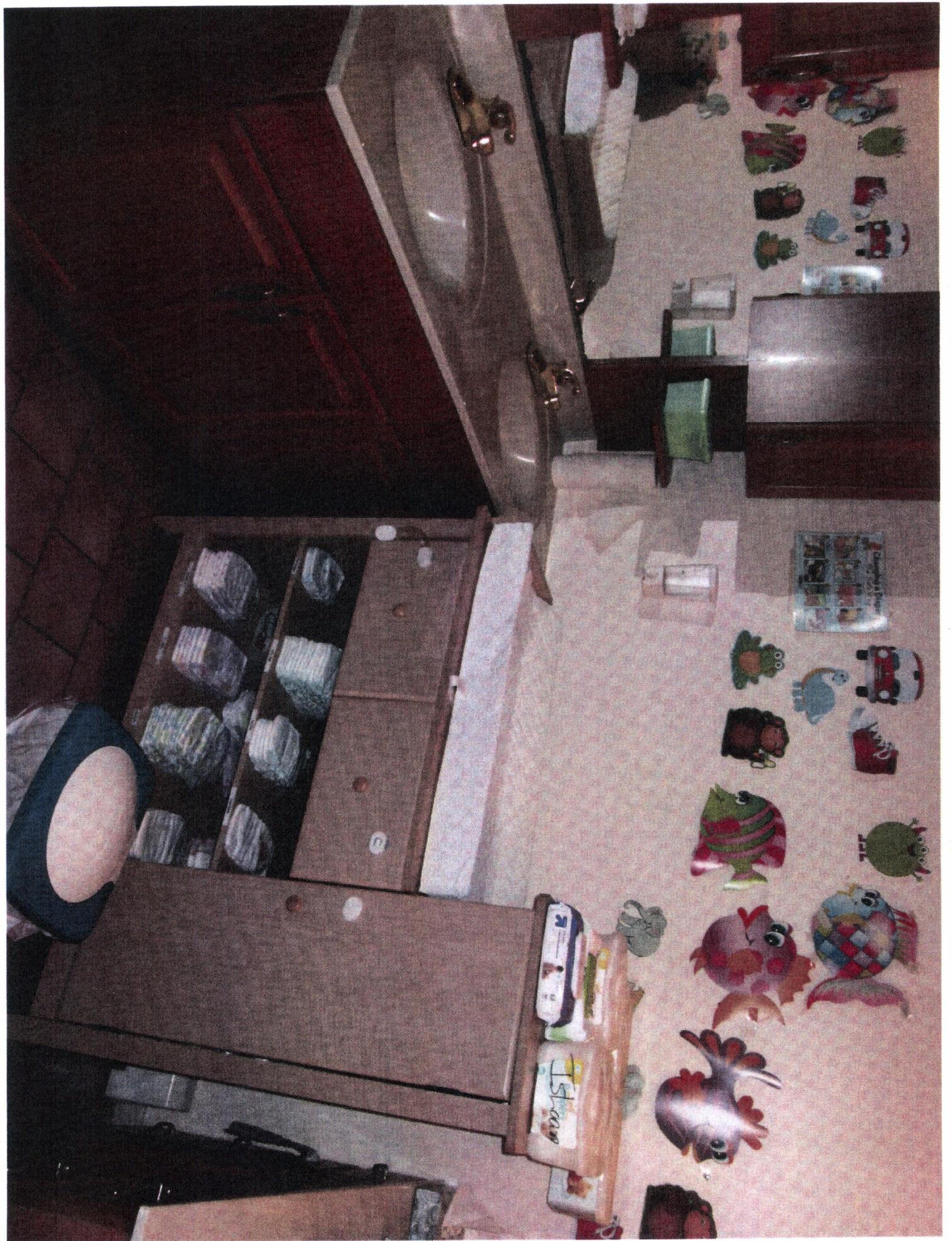




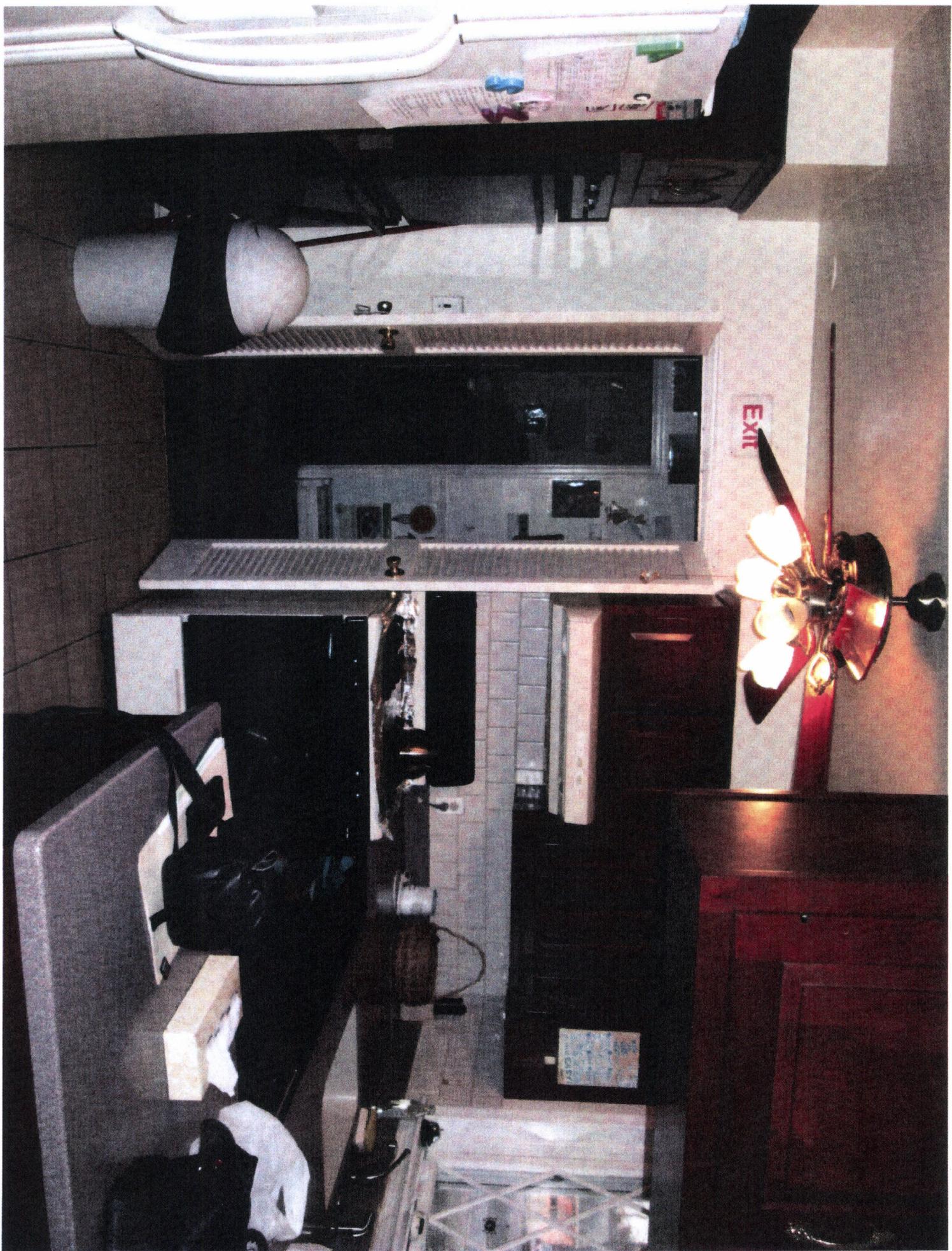














Application No.(s): SP 2014-LE-216
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9-3-15
 (enter date affidavit is notarized)

131590

I, GLORIA Atitso Quist/Charles Antwi, 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)
Gloria Atitso-Quist	5314 Neville Ct Alexandria VA 22310	Title Owner/ Applicant
Lifetime Learning Academy inc. DBA Lapetite Dance Daycare		
Charles Antwi	"	Co/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): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9-3-15
(enter date affidavit is notarized)

131590

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)

Lifetime Learning Academy Inc. 5314 Neville Ct
Alexandria VA 22310

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)

Gloria A. Quist
Charles E. Antwi

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

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9-3-15
(enter date affidavit is notarized)

131590

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

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

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9-3-15
(enter date affidavit is notarized)

131590

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9-3-15
(enter date affidavit is notarized)

171590

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) Applicant Applicant's Authorized Agent
Charles Antwi
CHARLES E. ANTWI Co-owner
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 3th day of September 2015, in the State/Comm. of Fairfax, County/City of Alexandria

Homaia Anwari
Notary Public

My commission expires: 03/31/2018

HOMAIRA ANWARI
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAR. 31, 2018
COMMISSION # 7038036



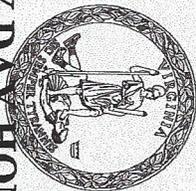
VIRGINIA DEPARTMENT OF
SOCIAL SERVICES**Gloria Quist**

5314 Neville Court
ALEXANDRIA, VA 22310
(703) 924-0674

Facility Type: [Family Day Home](#)
License Type: [One Year](#)
[Expiration Date](#): Nov. 1, 2016
Business Hours: 7:00 am - 6:00 pm
Monday - Friday
Capacity: 12
Ages: 1 month - 12 years 11 months
Inspector: Pamela Sneed
(703) 479-4704

Commonwealth of Virginia

DEPARTMENT OF SOCIAL SERVICES



FAMILY DAY HOME LICENSE

Issued to:

Gloria B. Quist, d.b.a. La Petite Douce Day Care

Address:

5314 Neville Court, Alexandria, Virginia 22310

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:

<u>CAPACITY</u>	
12	
<u>GENDER</u>	<u>AGE</u>
Both	4 weeks through 12 years

This license is not transferable and will be in effect November 2, 2013 through November 1, 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 1106934-L107
LICENSE NUMBER

MARGARET ROSS SCHULTZE
COMMISSIONER OF SOCIAL SERVICES

By


Jennifer H. Naili

Title

LICENSING ADMINISTRATOR

Date

November 6, 2013

Other Contact Information

Contact:
 Address:
 City: State: Zip:
 Phone:

Inspections**Inspection - R FINAL - FINAL INSPECTION - 6943603**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2015-11-30	DONALD BOLT	N	Passed	NO	

Inspection - R FINAL - FINAL INSPECTION - 6901190

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2015-11-23	DANIEL SHIELDS	N	Failed	NO	Owner/contractor not on site. Lady at house didnt know what was going on. Waited for owner/contractor to arrive.

Inspection - R FRAMING - FRAMING INSPECTION - 6901191

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING			N	None	NO	Auto Finalization

Reviews**Review - BUILDING - (BUILDING REVIEW) - 2479157**

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2015-10-16	JOHNNY VANNOY	Y	Approved

Review - BUILDING - (BUILDING REVIEW) - 2479146

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2015-10-13	DERRICK HEATH	Y	Failed

Review - SITEPERMIT - (SITE PERMITS REVIEW) - 2479149

Review Type	Review Date	Reviewer	Started	Status
SITEPERMIT	2015-10-13	JESSICA CORREA	Y	Approved

Review - ZONING - (ZONING REVIEW) - 2479078

Review Type	Review Date	Reviewer	Started	Status
ZONING	2015-10-13	REBECCA GOODYEAR	Y	Approved

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County of Fairfax, Virginia

MEMORANDUM

Date: April 17, 2015

To: Erin Haley, Planner II
Zoning Evaluation Division

From: Amy Moxley
Senior Zoning Inspector
Zoning Inspection Branch

Subject: Home Child Care – SP 2014-LE-216

Applicant: Gloria Atitso Quist,
5314 Neville Ct, Alexandria, Virginia 22310
Bush Hill Woods, Lot 110, Sec. 8
Tax Map# 82-1 ((08)) 110
Zoning District: R-3
Magisterial District: Lee
ZIB # 2015-0127
Date of Inspection: April 14, 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.

Upon inspection, activity room/sunroom had a keyed lock. Applicant was advised to remove the keyed lock and replace with a thumb lock, or other lock that meets building code. Applicant will provide the staff coordinators with photos of the completed work.

- 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 time of inspection, there was storage of items within 36 inches of furnace. Applicant was advised to remove items & provide staff coordinator with photos of completed work.

- 7. Structures comply with the Zoning Ordinance.

No building permits on file (none found in FIDO) for sunroom addition or covered patio.

No building permits found for second kitchen (consists of stove, microwave, sink, refrigerator, cabinets, and counter tops) in finished basement.

Bedrooms in finished basement do not have required egress.

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.