



County of Fairfax, Virginia

January 20, 2016

2016 Planning Commission

Peter F. Murphy
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Hunter Mill District

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Karen Keys-Gamarra
Sully District

Janyce N. Hedetniemi
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Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

Christopher Goodman, Owner
Wee Tender Care
13565 Melville Lane
Chantilly, VA 20151

**Re: SE 2015-SU-014 – DEBRA E. GOODMAN t/a WEE TENDER CARE
Sully District**

Dear Mr. Goodman:

At its January 14, 2016 meeting, the Planning Commission voted 11-0 (Commissioner Migliaccio was absent from the meeting) to **RECOMMEND APPROVAL** on the above referenced application, subject to the development conditions dated November 24, 2015, as attached. A copy of the verbatim transcript is attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to final decision by the Board of Supervisors.

This action does not constitute exemption from the various requirements of this county and state. The applicant is responsible for ascertaining if permits are required and obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 703-222-0801.

Sincerely,

John W. Cooper, Clerk to the
Fairfax County Planning Commission

Attachments (a/s)

- cc: Kathy Smith, Supervisor, Sully District
- Karen Keys-Gamarra, Planning Commissioner, Sully District
- Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
- Sharon Williams, Staff Coordinator, ZED, DPZ
- Robert Harrison, ZED, DPZ
- January 14, 2016 date file

To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



PROPOSED DEVELOPMENT CONDITIONS**SE 2015-SU-014****November 24, 2015**

If it is the intent of the Board of Supervisors to approve SE 2015-SU-014, located at 13565 Melville Lane, Tax Map 55-1 ((9)) 706, for a home child care facility for up to 12 children and up to two assistants, pursuant to Sect. 6-105 of the Fairfax County Zoning Ordinance, the 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 indication of the special exception plat approved with the application, entitled: "House Location Survey, Lot 706, Poplar Tree Estates, Section Seven," prepared by Eugene Kiernan and dated November 20, 1991, as revised by Bradley Riggelman on October 20, 2015, as qualified by these development conditions.
2. A copy of these special exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
3. The hours of operation shall be limited to 6:45 a.m. to 5:30 p.m., Monday through Friday.
4. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
5. A maximum of two non-resident employees, whether paid or not for their services, may be involved in the home child-care facility, with hours of attendance limited to 6:45 a.m. to 5:30 p.m., Monday through Friday.
6. The dwelling that contains the home child-care facility shall be the primary residence of the provider.
7. All pick-up and drop-off activities shall occur in the applicant's driveway.
8. Any portions of the dwelling associated with the home child care facility that are used as children's sleeping or rest areas shall be located in a room with an operable exterior window, door, or similar device that provide for a means of escape and access for rescue in the event of an emergency. Such an emergency escape shall be of the dimension and size specified by the Virginia Uniform Statewide Building Code.
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 child care facility shall be operated in accordance with Chapter 30 of the County Code, entitled "Minimum Private School and Child Care Facility Standards".

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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 Section 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.

Planning Commission Meeting
January 14, 2016
Verbatim Excerpt

SE 2015-SU-014 – DEBRA E. GOODMAN t/a WEE TENDER CARE

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Ms. Keys-Gamarra.

Commissioner Keys-Gamarra: Okay, can I have you confirm on the record your agreement to the development conditions dated November 24th, 2015?

Mr. Goodman, Applicant/Title Owner: We agree.

Commissioner Keys-Gamarra: Okay, and that – I MOVE THAT THE PLANNING COMMISSION APPROVE SE 2015-SU-014, SUBJECT TO PROPOSED DEVELOPMENT CONDITIONS DATED NOVEMBER 24TH, 2015. The applicant requests approval to operate a home child care for up to 12 children and up to 2 assistants in a single-family detached dwelling.

Chairman Murphy: You just want to amend that motion to recommend to the Board of Supervisors that it approve, okay? Without objection, all those in favor of the motion –

Commissioner Lawrence: Second.

Chairman Murphy: – to recommend to the Board of – what?

Commissioner Lawrence: Second the motion.

Chairman Murphy: Okay. All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2015-SU-014, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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(The motion carried by a vote of 11-0. Commissioner Migliaccio was absent from the meeting.)

JLC



County of Fairfax, Virginia

December 14, 2015

**2015 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Secretary
At-Large

Timothy J. Sargeant
Parliamentarian
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John Ulfelder
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Clerk to the Commission

Debra E. Goodman t/a Wee Tender Care
13565 Melville Lane
Chantilly VA 20151

Re: **SE 2015-SU-014 – DEBRA E. GOODMAN t/a WEE TENDER CARE**
Sully District

Dear Ms. Goodman:

At its December 10, 2015 meeting, the Planning Commission voted 11-0 (Commissioner Lawrence was absent from the meeting) to **DEFER THE PUBLIC HEARING** on the above referenced application to a date certain of January 14, 2016. A copy of the verbatim transcript is attached.

Sincerely,

John W. Cooper
Clerk to the Planning Commission

Attachments (a/s)

cc: Michael Frey, Supervisor, Sully District
John Litzenger, Planning Commissioner, Sully District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Sharon Williams, Staff Coordinator, Zoning Evaluation Board (ZED), Department of Planning and Zoning (DPZ)
Robert Harrison, ZED, DPZ
December 10, 2015 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.

Fairfax County Planning Commission
12000 Government Center Parkway, Suite 330, Fairfax, VA 22035
703-324-2865 (Voice) 703-324-7951 (TTY) 703-324-3948 (Fax)
www.fairfaxcounty.gov/planning



Planning Commission Meeting
December 10, 2015
Verbatim Excerpt

SE 2015-SU-014 – DEBRA E. GOODMAN t/a WEE TENDER CARE

During Commission Matters

Commissioner Litzenberger: Thank you, Mr. Chairman. I have a case this evening that we have to defer because – due to an affidavit issue. So I WOULD LIKE TO DEFER SE 2015-SU-014, THE WEE TENDER DAYCARE, TO A DATE CERTAIN OF JANUARY 14TH, 2016.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion of the motion? All those in favor of the motion to defer SE 2015-SU-014 to a date certain of January 14th, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 11-0. Commissioner Lawrence was absent from the meeting.)

JN