



APPLICATION ACCEPTED: November 6, 2015
BOARD OF ZONING APPEALS: March 16, 2016 @ 9:00 a.m.

County of Fairfax, Virginia

March 9, 2015

STAFF REPORT

SPECIAL PERMIT SP 2015-MA-147

MASON DISTRICT

APPLICANT: Harjinder Kaur
Little Cuties Home Day Care

OWNERS: Gurmit Singh
Salwinder Singh

SUBDIVISION: Englandboro

STREET ADDRESS: 4001 Downing Street,
Annandale, 22003

TAX MAP REFERENCE: 61-3 ((2)) 16

LOT SIZE: 24,919 square feet

ZONING DISTRICT: R-2, HC

ZONING ORDINANCE PROVISIONS: 8-305, 3-303

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

STAFF RECOMMENDATION:

Staff recommends approval of SP 2015-MA-147 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.

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.

Erin M. Haley

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**

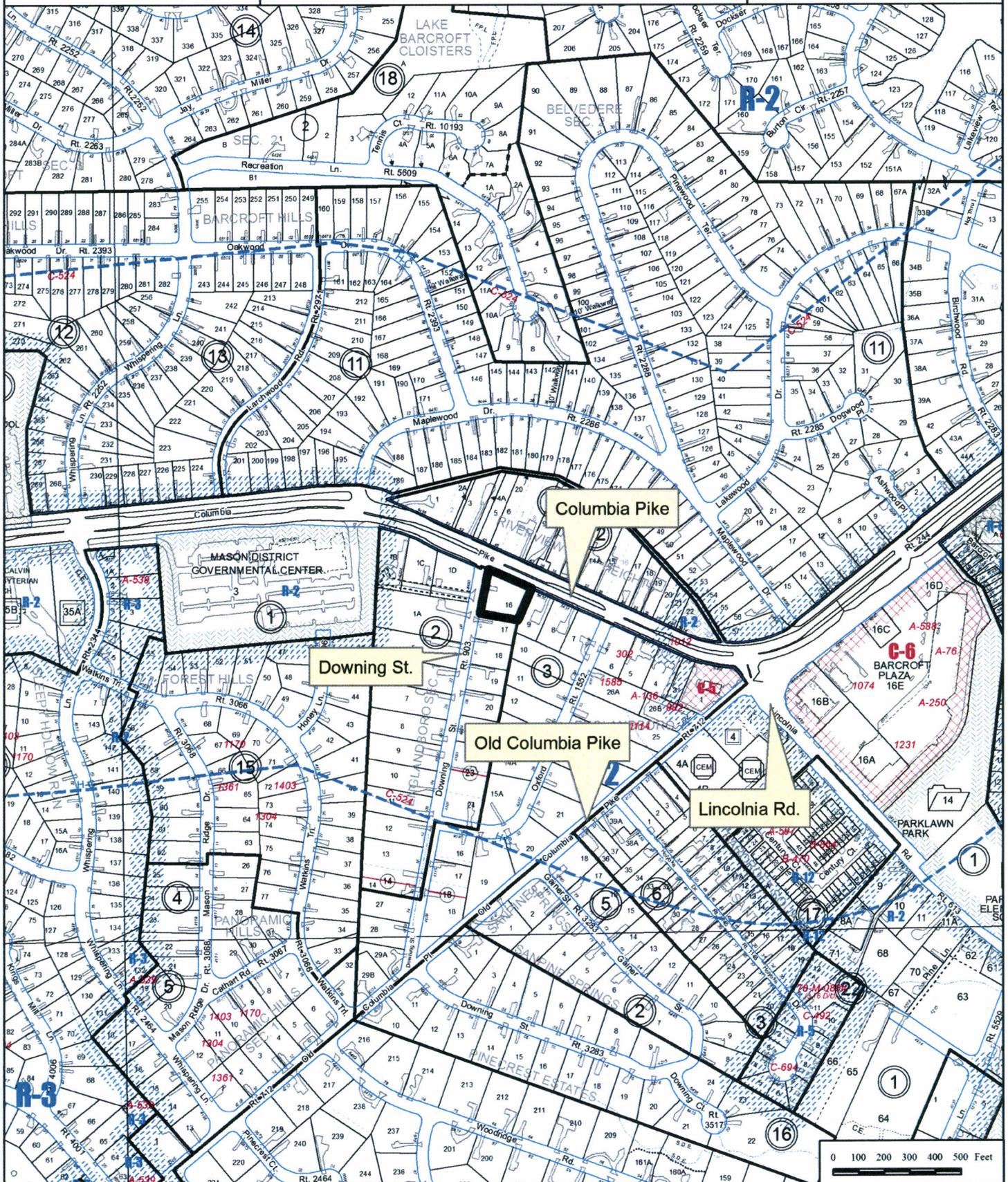


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).



Special Permit SP 2015-MA-147

HARJINDER KAUR (DBA) LITTLE CUTIES HOME DAY CARE



RECEIVED
Department of Planning & Zoning

SEP 28 2015

Zoning Evaluation Division

Swing Set
6' tall
11.112 X 10.10 W

Outdoor Play Area

1 # 17 X 13
2 # 65 X 50] 3.471

Metal Fence

4" tall

Wood Fence

6' tall

HOUSE LOCATION SURVEY
PART OF LOT 16
SECTION ONE
ENGLANDBORO
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=30' DATE: JUNE 22, 2001

dwelling
Size: 4,600 sq ft.
Front height 12' to 13' tall
Back height: 19' tall

Harjinder Kaur
10/24/15

deck 8' tall

16' X 13'

Wood Planting

8.4' tall

25' X 13'

Columbia Pike

R=25.00'
L=45.12'

VDH MON
FOUND

Bush fence
O/H WIRES

TEMPORARY SLOPE &
MAINTENANCE ESM'T

PERMANENT
DRAINAGE
ESM'T

POWER
POLE

NORTH

N

Swing Set
6' tall

14.11
X 10.10 W

Metal fence

4' tall

Neighbor's
dwelling

Suburban
11/04/15

PART OF LOT 16
(25728 S.F.)

Neighbor's dwelling
6' tall wood fence

THIS SURVEY HAS BEEN PREPARED
WITHOUT A CERTIFIED TITLE REPORT
AND DOES NOT NECESSARILY INDICATE
ALL ENCUMBRANCES ON THE PROPERTY.
NO CORNER MARKERS SET

SCALE: 1" = 30'

name

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

BOWMAN CONSULTING GROUP, LTD.
2121 EISENHOWER AVENUE, SUITE 302
ALEXANDRIA, VIRGINIA 22314
PHONE: (703) 548-2188
FAX: (703) 683-5781

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COMMONWEALTH OF VIRGINIA
DONALD J. ZDANCEWICZ
No. 2197
6-22-01
LAND SURVEYOR

PROPERTY DELINEATED HEREON IS
LOCATED IN FLOOD ZONE "X", AREAS
OUTSIDE OF THE 500 YEAR FLOOD PLAIN,
AS SHOWN ON THE FLOOD INSURANCE
RATE MAP PREPARED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY

DATE: 6-22-01 FINAL: N

CERTIFIED CORRECT: DZ

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, Part of Lot 16, Section One, Englandboro," as prepared by Donald J. Zdancewicz, L.S., as revised by Gurmit Singh through November 4, 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 split level, single-family detached dwelling. Vehicular access is provided by an asphalt driveway with room for approximately four vehicles. A brick walkway leads from the driveway to a concrete walkway at the front entrance of the house. An elevated deck approximately 8 feet in height over a stone patio are located at the rear of the house. The walkout entrance to the basement is located under the deck. A wood trellis 8.4 feet in height covers a portion of the patio. The applicant has playsets and a mulch play area surrounded by lawn in the rear yard for the children. The rear yard is enclosed by a chainlink fence and a wood fence varying from 4.0 feet to 6.0 feet in height. A temporary slope and maintenance easement runs along the northern front lot line. A portion of a permanent drainage easement is located in the northeast corner of the property.

The subject property and surrounding properties are zoned R-2 and developed with single family detached dwellings. The property is located on the southeast corner of the intersection of Columbia Pike and Downing Street, east of the Mason District Supervisor's office.



Figure 1: House Location
For illustrative purposes only

BACKGROUND

Fairfax County Tax Records indicate that the house and a carport were constructed in 1959 and purchased by the current owners in 2001.

A permit and final inspection for the rear deck was obtained by a previous owner in 1985. At an unknown point the carport was enclosed as a storage area and a wetbar was installed in the basement. The proper permits and inspections were obtained in February, 2016. All relevant building permit information is included as Appendix 4.

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 holds a current Family Day Home License from the Fairfax County Office for Children (OFC). The license permits a capacity of five children, ages 3 months through 5 years. The county approved hours of operation are 7:00 a.m. to 6:00 p.m. A summary of the county home child care license information is included as Appendix 5. The applicant is currently the sole employee of the day care, but proposes to hire two employees should she receive approval to increase the number of children to 12.

The home child care facility is operated in the walk-out basement of the house. There is a learning and play room, a diaper changing center, an art and eating room, a storage room, a toddler's nap room, a baby's nap room, and a bathroom. The nap rooms have emergency egress through egress windows to the outside that meet the Virginia Uniform Statewide Building Code specifications for an emergency escape and rescue opening. Parents drop the children off and pick them up at the basement entrance. The rear yard is used for outdoor play. Pictures provided by the applicant show toys and play equipment located in this area.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area I, Annandale Planning District
Planning Sector: Columbia Community Planning Sector (A2)
Plan Map: Residential, 2-3 du/ac

Zoning District Standards

Bulk Standards (R-3)		
Standard	Required	Provided
Lot Size	15,000 sf.	24,919 sf.
Lot Width	Corner: 125 feet	176.09 feet
Building Height	35 feet	19 feet
Front Yard	35 feet	Northern: 45.8 feet Western: 40 feet
Side Yard	15 feet	Eastern: 76 feet Southern: 20 feet

On-Site Parking and Site Circulation (Appendix 6)

The applicant has a driveway with room for approximately four vehicles that she utilizes for drop-off and pick-up of children. Downing Street has curbside parking on the street opposite of the residence but the section of Downing Street directly in front of the residence is unimproved ditch area that staff believes should not be utilized by parents for pick up and drop off of children. A condition has been included to ensure the driveway remain available during drop-off and pick-up times.

Zoning Inspection Report (Appendix 7)

During the site visit, staff found one of the locks in the day care area was a keyed lock and one of the light switches was missing a cover. The applicant has since replaced those items and provided staff with photographic proof. The inspection report also notes that the trellis in the back yard may require a building permit. However, staff in the permit office has since confirmed that this structure does not require a building permit.

Zoning Ordinance Requirements (Appendix 8)

- 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)

Standards 1 and 2 Comprehensive Plan/ Zoning District	The Comprehensive Plan recommends residential uses and the property is developed in accordance with the plan recommendation. The R-2 District permits a home child
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	care facility as an accessory use by-right for up to seven children in a detached dwelling. An increase to 12 children is permitted with special permit approval.
Standard 3 Adjacent Development	No new construction is proposed. An outdoor play area with play equipment is found in the rear yard which is enclosed by a fence ranging from four feet to six 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.
Standard 4 Pedestrian/Vehicular Traffic	Arrival and departure times of the children are staggered. Although on-street parking is available, staff believes that there is sufficient space in the driveway to accommodate parking for pick up and drop off. 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 mature vegetation and a fence in the rear and side yards that provides screening to the outdoor play area.
Standard 6 Open Space	There is no prescribed open space required on individual lots in the R-2 District.
Standard 7 Utilities, Drainage, Parking, and Loading	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.
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 meets the lot size and bulk regulations for the R-2 District. No new construction or exterior modifications are proposed.
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 Employee	The applicant is proposing a maximum of 12 children at any one time. The development conditions allow up to two non-resident employees.
Standard 2 Access and Parking	Arrival and departure times of the children are staggered and ample parking is available in 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 existing mature vegetation and a fence in the rear and side yards that provides screening to the outdoor play area.
Standard 4 Submission Requirements	The applicant met all submission requirements for a home child care facility.
Standard 5 Code of Fairfax, Chapter 30 and Code of Virginia, Title 63.2, Chapter 17	The applicant holds a valid home child care license from the County to care for up to 5 children. She has started the process of being licensed by the state as a family day home. A development condition is proposed that would require a state license to be maintained at all times the home child care is operating with more than five children.

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 permit a maximum of 12 children at any one time.
Part B Licensed Provider/Primary Residence	The applicant is a county licensed home child care provider and the subject property is the provider's primary residence. The proposed development conditions would require the applicant to be licensed by the state before operating a child care with more than five children.
Part C No Exterior Evidence Except Play Equipment	There is no exterior evidence of the proposed use.
Part D Non-Resident Employee	The applicant is proposing two non-resident employees and the development conditions allow up to two non-resident employees.
Part E Provider is a Resident	The provider resides in the application 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.
Part G Increase in Children or Non-Resident Employee	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 two non-resident employees.

CONCLUSION/ RECOMMENDATION

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

Staff recommends approval of SP 2015-MA-147 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. Applicable Building Permit information
5. County Office for Children License information
6. Fairfax County Department of Transportation memo
7. Zoning Inspections Branch Comments
8. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2015-MA-147****March 9, 2016**

If it is the intent of the Board of Zoning Appeals to approve SP 2015-MA-147 located at Tax Map 61-3 ((2)) 16 to permit a home child care facility pursuant to Section 8-305 and 3-305 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, Harjinder Kaur, d/b/a Little Cuties Home Day Care, only, and is not transferable without further action of the Board, and is for the location indicated on the application, 4001 Downing Street, 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, Part of Lot 16, Section One, Englandboro," as prepared by Donald J. Zdancewicz, L.S., as revised by Gurmit Singh through November 4, 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 two non-resident 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. There shall be no signage associated with the home child care facility.
9. All pick-up and drop-off of children shall take place within the driveway of the subject property.
10. 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.

11. 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.
12. 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.

SPECIAL PERMIT STATEMENT OF JUSTIFICATION

Harjinder Kaur
DBA Little Cuties Home Daycare
4001 Downing St.
Annandale, VA 22003
703-656-6444
hjinderk@yahoo.com

Dec 9, 2015

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

Re: Special Permit Application
Applicant: Harjinder Kaur
Zoning Ordinance Section 8-305 for Home Child Care Facility
Section 8-006 of General Standards
Tax Map #: 0613- 02- 0016
Zoning District: R-2, H-C
Lot Size: Tax Records Indicate 24,191 SQ FT
House location Plat Indicates 25,728 SQ FT

To whom it may concern,

Please accept the following as my statement of justification regarding a special permit for a home child care facility in my home. I live in a single-family detached dwelling at 4001 Downing St. in Annandale, Virginia. The property is zoned R-2, H-C and I understand I need to seek approval of a special permit in order to operate a childcare facility within my home. I am currently permitted by Fairfax County and I am certified in CPR, First Aid and MAT (Medication Administration Training). I also participate in professional development and training in early care and education. I strongly believe that early childhood education is very important and starts bright futures. I love working with children, teaching and being a positive role model for them.

My daycare is smoke free and has no pets. All rooms in the daycare are dry, well lit, and have adequate ventilation. All rooms feature emergency egress windows. I provide a large and clean indoor and outdoor space to my children. My location provides parents an easy commute from home to my daycare and from my daycare to work. I also provide a large parking space for parents to drop off and pick up their children. I believe my home daycare either meets or exceeds the standards outlined in Section 8-006 of the Zoning Ordinance as evidenced in my written statement of justification.

The childcare facility operates from 7:00 AM to 6:00 PM, Monday to Friday, excluding federal holidays. Currently, five children at the most are present when the daycare is in session. If the special permit is obtained, care may be provided for up to twelve children. At the present, the daycare is self-operated, however if attendance increases, two additional employees may be hired accordingly. The additional employees will work varying times, one full time (from 7:00 AM to 6:00 PM) and other part time (from 9:00 AM to 3:00 PM.)

The childcare facility is operated in the Englandboro neighborhood located in the Mason District in Annandale, right next to Columbia Pike. Parents in the area and neighboring areas drop off their children by car. Two children arrive from Annandale, one from Falls Church, and two more from Alexandria. Drop off times are varied. The first child arrives at 7:00 AM, the second at 7:15 AM, the third at 7:30 AM, the fourth at 8:00 AM, and the fifth 9:00 AM. The child that arrives at 7:00 AM is picked up at 4:00 PM, the child that is dropped off at 7:15 AM leaves at 5:30 PM, the child that comes at 7:30 AM leaves at 5:00 PM, the child that arrives at 8:00 AM leaves at 4:30 PM, and the child that is dropped off at 9:00 AM is picked up at 6:00 PM.

On the property, there is a double car (64 ft. by 19 ft.) driveway and additional easement in front of the property to allow for additional parking. Parents park their cars in the driveway. In the driveway, a minimum of 3 parking spaces are available for pick up and drop-off. There is an un-built driveway connected directly to Columbia Pike, which may be built if seen fit.

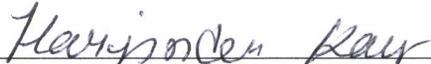
Tax records indicate the total lot size is twenty four thousand one hundred ninety one (24,191) square feet but the house location plat indicates twenty five thousand seven hundred twenty eight (25,728) square feet. The dwelling is a detached single family with four thousand six hundred (4,600) square feet, twelve (12) to thirteen (13) feet high in the front, and nineteen (19) feet high in the back. Additionally, an eight (8) feet tall and thirteen (13) by sixteen (16) feet wooden deck is attached. Also, next to the deck there is an eight point four (8.4) feet tall and twenty-five (25) by thirteen (13) wood planting structure. The lower level used as the daycare is about one thousand five hundred (1,500) square feet, which includes two (2) large rooms for play and learning each with separate outward exits, two (2) nap rooms with windows suitable for fire exits in the event of an emergency, a food storage and lunch room, a diaper changing center, and a bathroom. The lower level has two exits above ground level. Parents drop their kids off from the rear exit. The floor plan is attached. The play area is located in the fenced backyard of the property. The height of the metal fence is four (4) feet and the height of the wood fence (which belongs to the neighboring residence) is six (6) feet. The area of the backyard, which is about three thousand four hundred seventy one (3,471) square feet, is used for play. The property has two (2) play areas about seventeen (17) by thirteen (13) feet with rubber tiles and a fenced area dedicated to children less than two years of age. There is a playhouse, two slides and a picnic table. The play area is about fifty (50) by sixty-five (65) feet with grass and mulch for toddlers. There is a swing set (with mulch underneath), slide, seesaw, sand box, picnic table and water table dedicated to children above two. The play area may be built upon depending on attendance. I have drawn the swing set, play

area #1 and play area #2 on most the recent house location plat, which is included. I have signed and dated this revised and updated location plat.

There is no homeowners' association in the neighborhood; no approval is required for use. However, a couple neighboring residences were spoken to, and the residents supported the use of the property.

In conclusion, I propose no signs regarding the day care. There is a large distance between my dwelling and those of the neighbors. Adequate parking is available for the parents, employees, and family. Employees may use public transit, as there is a bus stop on the corner of my street and Columbia Pike. For these reasons, I believe that my proposed home daycare facility will not adversely affect my neighbors. I hope you find the proposed use justified given the information provided. If any further inquiry is needed, feel free to contact me at 703-656-6444 or hjinderk@yahoo.com. Thank you for your attention to my application.

Sincerely,



Harjinder Kaur
Owner of Little Cuties Home Daycare

BACKYARD

N = DOOR
= WINDOW

EXIT 1

EXIT 2

6' x 4.5'

5.5' x 4'

6' x 4.5'

RECEIVED
Department of Planning & Zoning

SEP 28 2015

Zoning Evaluation Division

27 x 19
LEARNING
AND
PLAY ROOM

12 x 14
DIAPER
CHANGING
CENTER

20 x 14
ART,
FREE PLAY
LUNCH
Room

14 x 7
FOOD
STORAGE
Room

14 x 11
TODDLER'S
NAP AND
CIRCLE TIME
Room

32 x 3
HALLWAY

9 x 14

CLOSET

9 x 8

11 x 14

LAUNDRY
Room
not for
daycare use

STAIRS

BATHROOM

BABY'S
NAP Room

5.5' x 3'

8.5' x 3'

3' x 3'

6' x 3.5'

5.5' x 3.5'

5.5' x 3.5'

DOWNING ST.

Hastings Park
9/15/15

9/5/15
backyard
from S to N



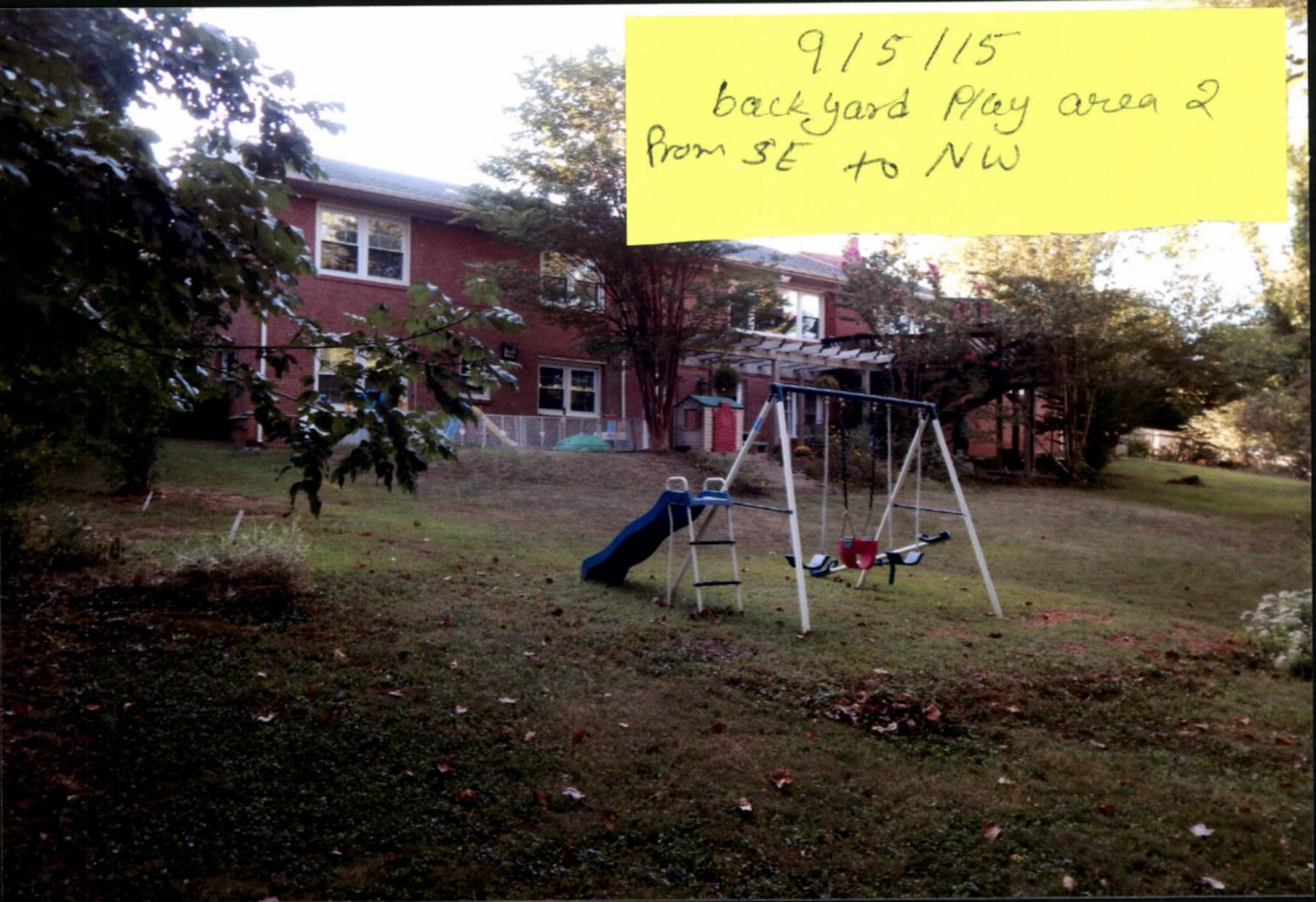
9/15/15
backyard
from N to S



915115
backyard
From E to W



9/5/15
backyard play area 2
from SE to NW

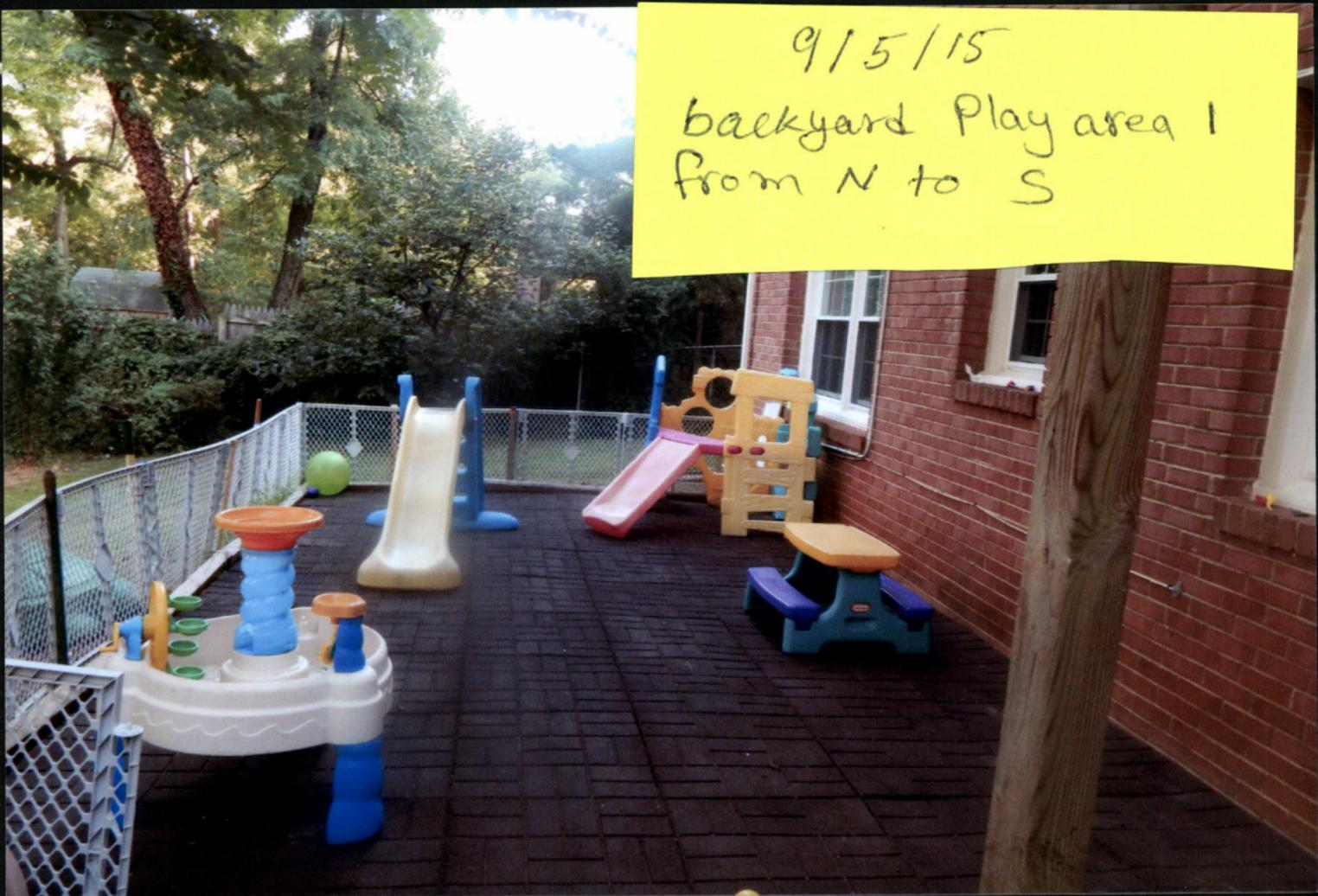


9/5/15
backyard (left side)
from w to E

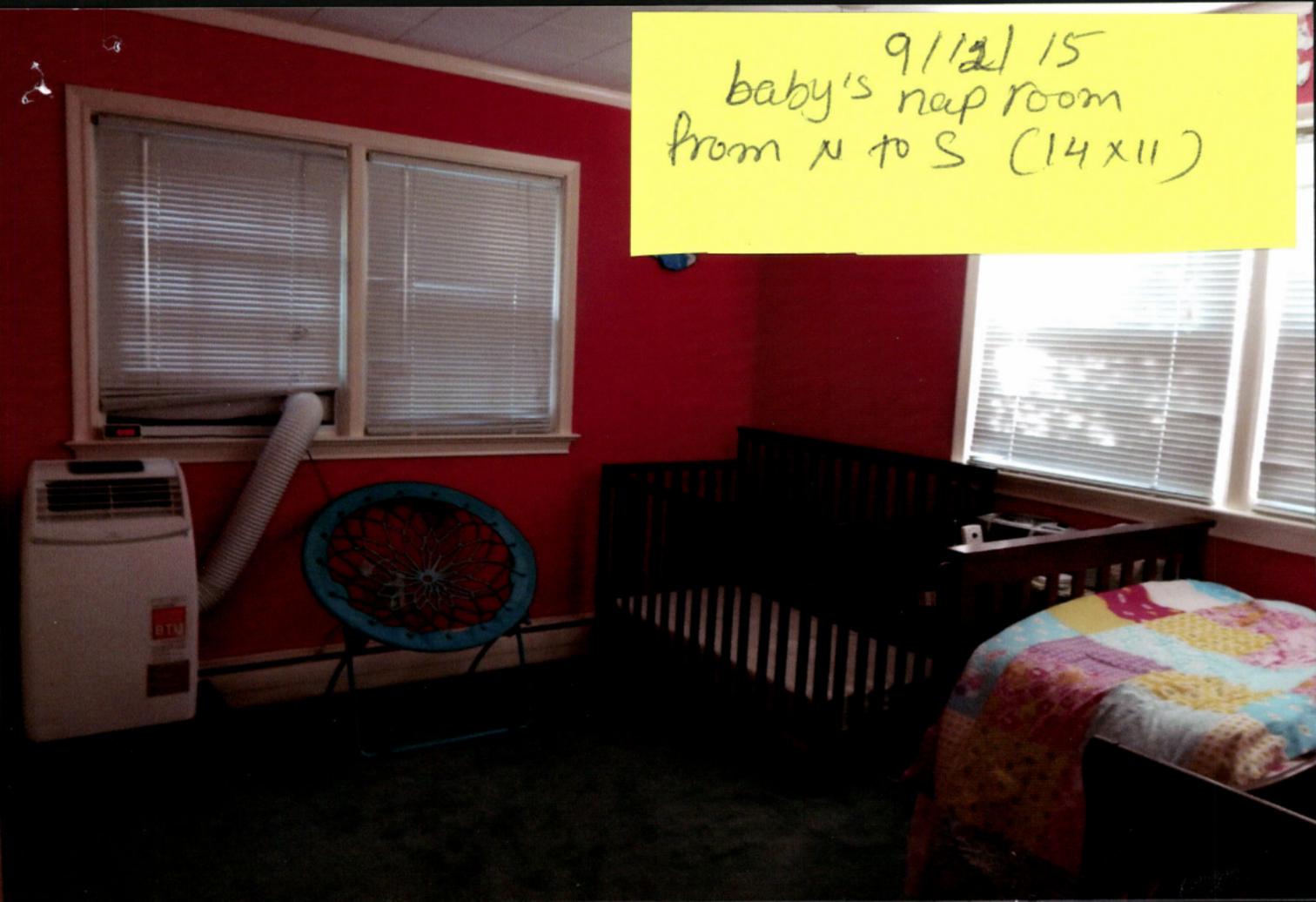


9/5/15

backyard Play area 1
from N to S



9/12/15
baby's nap room
from N to S (14x11)



9/12/15
learning a Play room
from E to W (27x19)



9/12/15
Learning & Playroom
From W to E (27x19)



9/12/15
Learning & Playroom
From N to S (27x19)



9/12/15
Art & Free Play Room
from N to S (20x14)



9/12/15
Art & Free Playroom
From W to E (20x14)



9/6/15
Driveway
From W to E







Before



After



Application No.(s): SP-205-MA-147
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: October 13, 2015
(enter date affidavit is notarized)

131863

I, HARJINDER KAUR, 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)
HARJINDER KAUR DBA LITTLE CUTIES HOME DAY CARE	4001 DOWNING ST. ANNANDALE, VA. 22003	APPLICANT
SALWINDER SINGH	4001 DOWNING ST. ANNANDALE, VA. 22003	HOME OWNER
GURMIT SINGH	4001 DOWNING ST. ANNANDALE, VA. 22003	HOME 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: October 13, 2015
(enter date affidavit is notarized)

131863

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)

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.

NONE

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: October 13, 2015
(enter date affidavit is notarized)

131863

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**)

NONE

(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)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: October 13, 2015
(enter date affidavit is notarized)

131863

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: October 13, 2015
(enter date affidavit is notarized)

131 etc 3

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:

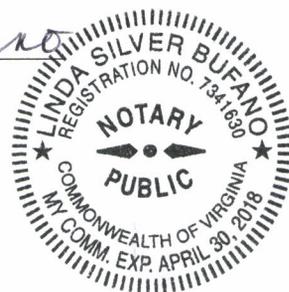
(check one) Applicant *Harjinder Kaur* [] Applicant's Authorized Agent

HARJINDER KAUR
(type or print first name, middle initial, last name, and title of signee)

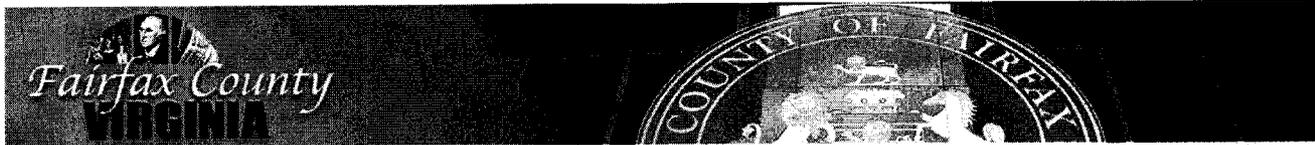
Subscribed and sworn to before me this 13 day of October 2015, in the State/Comm. of Virginia, County/City of Fairfax.

Linda Silver Bufano
Notary Public

My commission expires: 04-30-2018



[Handwritten initials]


Land Development Information History: FIDO - ADDITION R - 160350210

 Welcome EHALEY | [logout](#)
Permit Information

Permit Number:	160350210	Application Date:	
Permit Type:	RESIDENTIAL ADDITION	Tax Map:	061-3 ((02)) 0016
Job Address:	004001 DOWNING ST ANNANDALE , VA 22003-2015	Permit Status:	Finalized
Location:		Bldg:	Floor: Suite:
Subdivision:	ENGLANDBORO SEC.1	Permit Fee:	
Magisterial District:	MASON		
Subcensus Tract:			
AP (Tenant) Name:			
Work Description:	enclose carport to storage area per county details / install wetbar in basement.(no plans needed per debby)		
Type of Work:	ADDITIONAL STORIES		
Building Use:	SFD - SINGLE FAMILY DWELLING		
Standard:	IR12 - IRC 2012		
Plan Number:	N-16-1475		
Parent Permit:			
ISIS Permit:			
Type of Const:	VB		
Use Group:	R5		
Comments:			

 Link to FIDO record : [160350210](#)
Owner Information

Owner:	SINGH GURMIT
Address:	4001 DOWNING ST
City:	ANNANDALE State: VA Zip: 22003
Phone:	(703)256-3075 x

Contractor Information

Name:	OWNER IS CONTRACTOR	BPOL License:	
Address:		State License:	
City:	State: VA Zip:	Trade Reg.:	
Phone:	(999)999-9999 x0000		
Trade Name:			

Applicant Information

Applicant:	
Address:	
City:	State: Zip:
Phone:	

Other Contact Information

Contact:

Address:

City: State: Zip:

Phone:

Inspections**Inspection - R FOOTING - FOOTING INSPECTION - 7002642**

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

Inspection - R FRAMING - FRAMING INSPECTION - 7002643

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

Inspection - R INSLATION - INSULATION INSPECTION - 7002644

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

Inspection - R FINAL - FINAL INSPECTION - 7015871

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2016-02-23	BERNARD GREVE	N	Failed	NO	elec. not pass

Inspection - R FINAL - FINAL INSPECTION - 7019668

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2016-02-24	MICHAEL CRAWFORD	N	Passed	NO	

Inspection - R FINAL - FINAL INSPECTION - 7018282

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

Inspection - R FINAL - FINAL INSPECTION - 7006149

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2016-02-19	MICHAEL CRAWFORD	N	Failed	NO	elec not pass

Inspection - R FINAL - FINAL INSPECTION - 7002645

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2016-02-09	MICHAEL CRAWFORD	N	Failed	NO	need elec permit missing receptacles at the wet bar

Reviews**Review - SITEPERMIT - (SITE PERMITS REVIEW) - 2506312**

Review Type	Review Date	Reviewer	Started	Status
SITEPERMIT	2016-02-04	GARNET WELLS	Y	Approved

Review - ZONING - (ZONING REVIEW) - 2506311

Review Type	Review Date	Reviewer	Started	Status
ZONING	2016-02-04	CHYNA BARBER	Y	Approved

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Other Contact Information

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

Inspections

Inspection - R FINAL - FINAL INSPECTION - 7015868

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2016-02-23	BERNARD GREVE	N	Failed	NO	receptacles need to be tamper resistant and GFI protected

Inspection - R FINAL - FINAL INSPECTION - 7010006

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2016-02-19	MICHAEL CRAWFORD	N	Failed	NO	receptacles for wet bar need to be tamper resistant

Inspection - R FINAL - FINAL INSPECTION - 7018279

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2016-02-24	MICHAEL CRAWFORD	N	Passed	NO	

Inspection - R ELECTRIC - RES ELECTRICAL CONCEALMENT INSPECTION - 7010007

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

Reviews

There were no reviews.

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Land Development Information History: FIDO - PLUMBING R - 160350212
Welcome EHALEY | [logout](#)
Permit Information

Permit Number:	160350212	Application Date:	
Permit Type:	PLUMBING/GAS RESIDENTIAL	Tax Map:	061-3 ((02)) 0016
Job Address:	004001 DOWNING ST ANNANDALE , VA 22003-2015	Permit Status:	Final
Location:		Bldg:	Floor: Suite:
Subdivision:	ENGLANDBORO SEC.1	Permit Fee:	
Magisterial District:	MASON		
Subcensus Tract:			
AP (Tenant) Name:			
Work Description:	install wetbar in basement		
Type of Work:	NEW INSTALLATION		
Building Use:	SFD - SINGLE FAMILY DWELLING		
Standard:	IR12 - IRC 2012		
Plan Number:	W-16-1336		
Parent Permit:			
ISIS Permit:			
Type of Const:			
Use Group:			
Comments:			

 Link to FIDO record : [160350212](#)
Owner Information

Owner:	SINGH GURMIT
Address:	4001 DOWNING ST
City:	ANNANDALE State: VA Zip: 22003
Phone:	(703)256-3075 x

Contractor Information

Name:	OWNER IS CONTRACTOR	BPOL License:	
Address:		State License:	
City:	State: VA Zip:	Trade Reg.:	
Phone:	(999)999-9999 x0000		
Trade Name:			

Applicant Information

Applicant:	
Address:	
City:	State: Zip:
Phone:	

Other Contact Information

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

Inspections

Inspection - R FINAL - FINAL INSPECTION - 7002646

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2016-02-09	MICHAEL CRAWFORD	N	Passed	NO	

Inspection - R PLUMBING - RES PLUMBING CONCEALMENT INSPECTION - 7002647

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

Reviews

There were no reviews.

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**BUILDING
 PERMIT APPLICATION**

APPLICATION NO

19

Date

DO NOT WRITE IN THIS SPACE

Permit No. 506030510
 Map Reference 01 2-12-16
 Building Permit No. _____ Control No. _____
 Std. _____ Mag. 7114 Plan 100 Census _____

Tenants Name _____

OWNER

Name Col. Frank
 Address (Mailing) 1101 Environmental
 City Warrenton State Va Zip _____
 Telephone 701-5071

CONTRACTOR

Company Name _____
 Master _____
 Address _____
 City _____ State _____ Zip _____
 Telephone _____ License No. _____
 State Contractors License No. 024807
 County Business Account No. 12-9734

For Construction of Deck

Description

ROUTING

	Date	Approved By:
Health Review		
Site Review	<u>3-15-85</u>	<u>[Signature]</u>
Zoning Review	<u>3-15-85</u>	<u>[Signature]</u>
Sanitation Review		
Building Review	<u>3/15/85</u>	<u>[Signature]</u>
Fire Review		

Model/Use _____

- Sewage: Public Community Septic Tank None
 WATER: Public Individual Well None
 N-New D-Demolish
 R-Alter or Repair M-Move
 A-Add To O-Other

REMARKS:

**BUILDING
 DESCRIPTION**

QUANTITY

Units _____
 # Stories _____
 # Rooms _____
 # Bedrooms _____
 # To be Added _____
 # Baths _____
 # Half Baths _____
 # Kitchens _____
 # Fireplaces _____
 Basement _____
 % Basements to Finish _____

BUILDING DIMENSIONS			
No. Stories	Width	Depth	Sq. Ft.
	X	=	
	X	=	
	X	=	
	X	=	

Use Group of Building _____
 Type of Construction _____
 Building Area _____
 Estimated Const. Cost 4500

ZONING REVIEW

Zoning Proffers Building R-2
 Zoning Class _____
 Zoning Case # _____

BUILDING CHARACTERISTICS

Building Height _____
 Exterior Walls _____
 Interior Walls _____
 Roofing Material _____
 Flooring Material _____
 Heating Fuel _____
 Heating System _____

GRADING AND DRAINAGE REVIEW

Soils _____
 Historical _____
 Plan # _____
 Retaining Wall _____

YARDS

Front

Front

Left Side

Right Side

Rear

50' 50' 75' 50'

REMARKS

Englund, R/H 16, Sec. 1
Deck - Plans Attached.

FOR COUNTY USE ONLY:

Date 3/11/85 By [Signature]
 Approved for Issuance of Building Permit

Fee _____
 Filing Fee _____
 Amount Due 20

The request for and use of personal information on this form is subject to the provisions of the Privacy Protection Act of 1976 and the Freedom of Information Act.

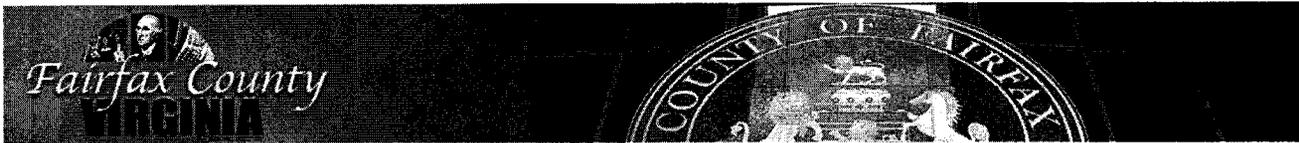
I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that if a permit is issued the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. He/She and the company or organization named and represented herein is duly registered or exempt from registration in accord with the provisions of Chapter 7 of the Code of Virginia.

Signature of Owner or Agent

Date

Notary Signature

Date



Land Development Information History: ISIS - Building Permit - 85060B0560 [Welcome EHALEY](#) | [logout](#)

Permit Information

Permit Id:	85060B0560	Application Date:	1985-03-01 Time: 14:40:47
Job Address:	004001 DOWNING ST	Tax Map:	061-3 ((02)) 0016
Subdivision:	ENGLANDBORO	Permit Status:	Initial/Approved (IA)
Trade Name:	NA	Subobj:	2105 R/C: R
Applicant Name:	JOE DUGGAN	Bldg:	NA Floor: NA Suite: NA
Work Description:	BUILD DECK		
Type Work:	Exterior Addition (A02)		
Building Use:	Single-Family, Detached Or Semi-Detached (010)		
Standard:	0181		
Plan Number:	Use Group: R4 Bldg Permit: NA ¹		
Permit Hold Date:	By: QNO: R-85-00222 POF:		
Hold Release Date:	By: Proffer: Pre-Const Meeting: Date:		

Comments:

Permit Status Summary

Permit Status:	Initial/Approved (IA)	Building Plan	1985-03-01 RSLT: APP BY:
Applied Date:	1985-03-01	Review:	WHM
Issued Date:	1985-03-01	Real Estate:	1985-03-01 RSLT: APP BY:
Paid Date:	1985-03-01		RH
Inspection Date:	1985-03-21	Business	1985-03-01 RSLT: APP BY:
Expiry Date:	1985-09-01	Licensing:	RH
		Zoning:	1985-03-01 RSLT: APP BY:
			TB
		Grading /	1985-03-01 RSLT: APP BY:
		Drainage:	GPL
		Licensing:	1985-03-01 RSLT: APP BY:
			RH

Owner Information

Leasee:		Corp:	
Owner:	EDGAR JAMES S V	Job Magisterial	Mason
Address:	04001 DOWNING ST	Dist:	
City:	ANNANDALE State: VA Zip:	Planning Dist:	Annandale
	22003	Subcensus Tract:	520.01
Phone:	7039415679		

Contractor Information

Name:	PARSONS & ASSOC	Master:	
Address:	04200 DAVIS FORD RD	BPOL Licnese:	189734
City:	WOODBIDGE State: VA	State License:	24802
	Zip: 22192	Trade Reg.:	0
Phone:	7039415679		

Building Permit

Building Plan Review

Estimated Cost:	4500	Sewer Water Code:	1
Use Group:	(01) R4	Sewer Shed:	N1
Type Const:	(01) Other (4B)	Review Time:	00:00:00
Model Group:		Results:	APP
Plan Received:	1985-03-01	Engineer:	WHM
Review Started:	1985-03-01		
Review Completed:	1985-03-01		
Comments:			

Totals Fee Area

Type of Construction	Fee	Fee Rate
Other (4B)	380	0.020

Total	380
Filing Fee	21.00
Total Fee	21.00
Amount paid	21.00

Real Estate Review

Building		Basement:	
Units:	0	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: EDGAR JAMES S V

Review Data

Date To: 1985-03-01
 Date From: 1985-03-01
 Results: APP
 Reviewer: RH
 Comments:

Business Licensing Review

Review Data

Date To: 1985-03-01
 Date From: 1985-03-01
 Results: APP
 Reviewer: RH
 Comments:

Zoning Review

Review Data

Date To: 1985-03-01
 Date From: 1985-03-01
 Results: APP
 Reviewer: TB

Comments:

Grading / Drainage Review

Review Data

Date To: 1985-03-01
Date From: 1985-03-01
Results: APP
Reviewer: GPL
Comments:

Licensing Review

Review Data

Date To: 1985-03-01
Date From: 1985-03-01
Results: APP
Reviewer: RH
Comments:

Inspections

There were no inspections.

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COUNTY OF FAIRFAX, VIRGINIA

OFFICE OF THE BUILDING INSPECTOR

Application for Building Permit

MAP REFERENCE			
PLAT NUMBER	Subd. Des.	Blk. or Sec.	PARCEL OR LOT

CENSUS TRACT NO. 19D
DATE June 10 1959
PERMIT NO. 27507

To: BUILD Alter or Repair Add to Demolish Move

JOB LOCATION	DIRECTIONS
	Route 244 Street Downing Street Lot No. 16 Subdivision ENGLAND BORO Block Section
OWNER	Name SAMUEL ENIX Address Box 576 City ANNANDALE CL60974 Tel. No.
	Name STRANG & CHILDERS Address ANNANDALE City VA State Reg. No.
CONTRACTOR	Name OWNER Address City State Reg. No.

DESCRIPTION	
For: Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Institutional <input type="checkbox"/> Industrial <input type="checkbox"/>	No. of Bldgs. ONE Type Dwelling
No. of Units ONE	Est. Const. Cost \$21,000
No. of Kitchens ONE	No. of Stories 1
No. of Baths 3	Ht. of Building 26 Ft.
No. of Rooms 5 (Exclude Kit. & Bath)	Total Area 1660
Basement <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Crawl <input type="checkbox"/>	FILL <input type="checkbox"/> Soil SOLID <input checked="" type="checkbox"/>
Footing Size 10x24	Depth from Finish Grade Ft.
Material of Exterior Walls Masonry	Basement Masonry 1st Floor Veneer
2nd Floor	Other
Material of Interior Walls Plaster	HEAT: Gas <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Hot Air <input checked="" type="checkbox"/> Hot Water <input type="checkbox"/>
Boiler <input type="checkbox"/> Air Conditioner <input type="checkbox"/> Sprinkler <input type="checkbox"/>	ROOF: Flat <input type="checkbox"/> Pitch <input checked="" type="checkbox"/> Shed <input type="checkbox"/>
SEWAGE: Public <input checked="" type="checkbox"/> Community <input type="checkbox"/> Septic Tank <input type="checkbox"/> Pit Privy <input type="checkbox"/> None <input type="checkbox"/>	WATER: Public <input checked="" type="checkbox"/> Individual Well <input type="checkbox"/> None <input type="checkbox"/>
Remarks:	

I hereby certify that I have the authority to make this application, that the information given is correct, and that the use and construction shall conform to the County Health Regulations, the Building and Zoning Ordinances, and private deed restrictions, if any, which are imposed on the property.

JE 27910 Phone No. 6/10/59 Date *Bernard L. Ferguson* Signature of Owner or Auth. Agent

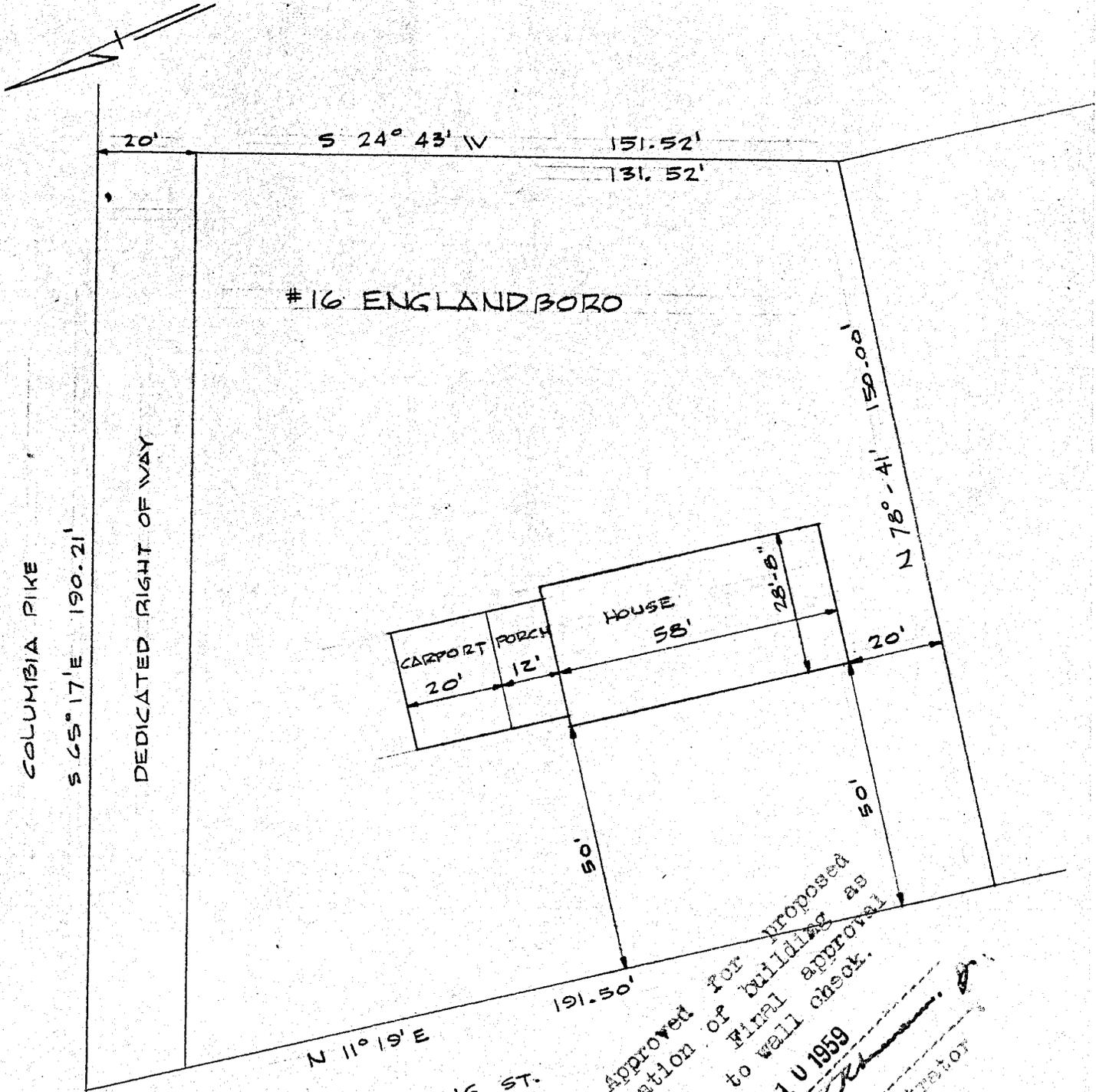
PLAN APPROVAL	Use Group of Building L-3	Area of Bldg. @ per Sq. Ft. \$
	Type of Construction 4B	Area of Bldg. 6470 ^{sq} x @ .007 ^{sq} per Sq. Ft. \$
	Fire District	Total Each Bldg. \$
	Date Checked 6/10, 1959 By CRB	TOTAL FEE \$45.00
Approved by Building Inspector <i>DENEY G. ROY</i>		

ROUTING	OFFICE	Rm. No.	DATE	APPROVAL	REMARKS
<input checked="" type="checkbox"/>	Land Office	112	6/10/59	<i>E.M.H.</i>	
<input checked="" type="checkbox"/>	Zoning Administrator	210	6-10-59	<i>CRB</i>	
<input checked="" type="checkbox"/>	Health Officer	Rt. 237			Health and Welfare Bldg. on Rt. 237
<input checked="" type="checkbox"/>	Sanitary Engineer	Bsmt			
<input checked="" type="checkbox"/>	Finance Office	120			
<input checked="" type="checkbox"/>	Building Inspector	203			Return to secure Bldg. Permit

CERTIFICATION	Supervisor of Assessments
	Property is listed in name of <i>Sam Crisp</i>
	Magisterial District <i>Trason</i> Deed Book Reference <i>688-132</i>
Authorization: <i>John W. Ferguson H</i>	

ZONING	Subdivision ENGLAND BORO Lot No. 16 Block Section 1 Zone SUB 9
	No. Acres or Sq. Ft.
	Street Address Col. Pike & Downing St.
	LOT SIZE: Front Cor. Lot Right Side Left Side Rear
Use of Bldg. Dwelling + CARPORT Use after Alteration No. Families ONE	
Set Back: Front 41' Rt. Side 20' Left Side 50' Rear	
Authorization <i>CRB</i>	

LOCATED
REVISION
REQUIRED



#16 ENGLANDBORO

COLUMBIA PIKE

S 65° 17' E 190.21'

DEDICATED RIGHT OF WAY

S 24° 43' W 151.52'
131.52'

CARPORT PORCH
20' 12'

HOUSE
58'

28'-0"

N 78° -41' 150.00'

50'

50'

N 11° 19' E

191.50'

DOWNING ST.

Approved for proposed location of building as shown. Final approval subject to wall check.

Date JUN 10 1959
[Signature]

PROPOSED HOUSE LOCATION

LOT 16
ENGLANDBORO
MASON MAG. DIST.
FAIRFAX CO. VA.

SCALE 1"=30'-0" JUNE 4, 1959

N.C. HALE ASSOCIATES

903 LEESBURG PIKE FALLS CHURCH VIRGINIA



Provider Name	Address	Phone Number
KAUR, HARJINDER	4001 DOWNING ST. ANNANDALE , VA 22003 [Map] [Directions]	(703) 256-3075
	E-mail	Website
	Hjinderk@yahoo.com	

Details

Type of Care: Family Child Care Provider
Ages Served: 3 Month(s) to 5 Year(s)
Elementary School(s): Columbia, Belvedere, Parkdawn
Hours of Operation: 07:00 AM to 06:00 PM
Language - Other than English: Hindi, Punjabi
Special Needs: Allergies, Asthma/Respiratory, Dispense Medication
Provider License: Fairfax County Permit
Provider Accreditation: N/A
USDA Food Program: No
Environment: No Pets, Non-Smoking, Near Public Transport
Transportation Provided: No



County of Fairfax, Virginia

MEMORANDUM

DATE: January 6, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Michael A. Davis, Acting Chief 
Site Analysis Section
Department of Transportation

FILE: 3-6 (SP 2015-MA-147)

SUBJECT: Transportation Impact

REFERENCE: SP 2015-MA-147; Harjinder Kaur dba Little Cuties Home Day Care
Land Identification: 61-3 ((2)) 16

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office dated June 22, 2001, and revised through November 4, 2015. The application is to permit a home child care center for up to twelve (12) children. Hours of operation are Monday through Friday from 7:00 a.m. to 6:00 p.m. She has only 5 children now.

Downing Street has traffic calming and is a low volume street. There is parking in the driveway and also some curbside parking on the street opposite the subject residence. However, the section of Downing Street in front of the residence is a ditch section which requires parked vehicles to be completely out of the roadway. Unless parking can be provided totally off the roadway, parking in this area should not be used by parents dropping off and picking up children.

MAD/LAH/lah

cc: Erin M. Haley, DPZ



County of Fairfax, Virginia

MEMORANDUM

Date: December 21, 2015

To: Erin Haley, Planner III
Zoning Evaluation Division

From: Dawn Curry
Senior Zoning Inspector
Zoning Inspection Branch

Subject: Home Child Care – SP 2015-MA-147

Applicant: Harjinder Kaur, (DBA) Little Cuties Home Daycare
4001 Downing Street, Annandale, Virginia 22003
Englandboro PT Lot 16 Sec 1
Tax Map# 61-3 ((02)) 16
Zoning District: R-2
Magisterial District: Mason
ZIB # 2015-0527
Date of Inspection: December 15, 2015

KEY: A “✓” mark in a box indicates that the item was deficient. An unmarked box indicates that no violation was found.

- 1. Rooms used for sleeping must provide two means of exit, one which leads directly to the outside, as required by the Virginia Uniform Statewide Building Code. (32-12-30.)
- 2. An operable smoke alarm shall be provided outside of each sleeping area, with at least one such device on each floor.
- 3. 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.

- ✓ 4. 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.

*The lower level day care had a keyed lock.

- 5. Electrical hazards identified shall be abated in accordance with the Virginia Uniform Statewide Building Code.

- ✓ 6. 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.

The light switch is missing a cover.

- 7. 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.

- ✓ 8. Structures comply with the Zoning Ordinance.

The property had an accessory structure (wooden trellis) which measured 25' x 13' x 8' 4" tall. While the structure meets the minimum yard requirements, it may require a building permit.

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.