



# County of Fairfax, Virginia

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

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Department of Planning & Zoning

MAY 04 2016

Zoning Evaluation Division

March 16, 2016

Eileen Meade  
DBA Meade Family Daycare  
9697 South Run Oaks Drive  
Fairfax Station, VA 22039

Re: Special Exception Application SE 2015-SP-022

Dear Ms. Meade:

At a regular meeting of the Board of Supervisors held on March 15, 2016, the Board approved Special Exception Application SE 2015-SP-022 in the name of Eileen Meade DBA Meade Family Daycare. The subject property is located at 9697 South Run Oaks Drive, on approximately 11,487 square feet of land, zoned PDH-2 in the Springfield District [Tax Map 97-1 ((6)) 166]. The Board's action permits a home child care facility, pursuant to Sections of 6-105, 6-106, and 8-305 the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for the home child care use as indicated on the Special Exception Plat, consisting of an annotated House Location Survey entitled "House Location Survey, Lot 166, Section 2-A, South Run Oaks," was prepared by L.S. Whitson, L.S., and certified on October 16, 2014, and revised on April 11, 2015 by Barbara Giery, and as qualified by these conditions.
2. A copy of the special exception conditions shall be posted in a conspicuous place on the property of the use and made available upon request to all departments of the County of Fairfax during the hours of operation for the permitted use.
3. The hours of operation for the home child care facility shall be between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday.
4. The dwelling that contains the home child care facility shall be the primary residence of the provider.

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March 16, 2016

5. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
6. A maximum of two non-resident employees, whether paid or not for the services, may be involved in the home child care facility and limited to the hours of 7:00 a.m. to 6:00 p.m.
7. All drop-off and pick-up of children shall take place on the driveway. The driveway shall be kept clear of any personal or assistant vehicles during the hours of operation of the home child care. Arrival and departure of children shall be staggered to ensure that the driveway will be available to accommodate pick-up/drop-off of children.
8. The existing two-car garage shall not be converted to any use that would preclude the parking of vehicles and shall accommodate parking for the dwelling.
9. 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.
10. There shall be no signage associated with the home child care facility.
11. All outdoor play equipment shall conform to all applicable County and State regulations and standards within one year of approval.
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 accessory storage structure shall remain locked during the hours of operation of the home child care facility.
14. The applicant shall use her rear yard as an outdoor play area for the home child care.

This approval, contingent on the above noted conditions, shall not relieve the application from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

SE 2015-SP-022  
March 16, 2016

Pursuant to Sect. 9-105 of the Zoning Ordinance, the special exception shall take effect upon approval by the Board of Supervisors.

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova  
Supervisor Pat Herrity, Springfield District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager, GIS, Mapping/Overlay  
Michael Davis, Section Chief, Transportation Planning Division  
Donald Stephens, Transportation Planning Division  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation