

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

ROSARIO PICINI, SP 2014-MV-004 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2301 Collingwood Rd., Alexandria, 22308, on approx. 13,660 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-1 ((27)) (2) 15. Mr. Byers moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on April 2, 2014; and

WHEREAS, the Board has made the following findings of fact:

1. The owner of the property is the applicant.
2. The zoning is R-3.
3. The area of the lot is 13,660 square feet.
4. The staff recommends approval, and the Board adopts its rationale.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicant, Rosario Picini, only and is not transferable without further action of the Board, and is for the location indicated on the application, 2301 Collingwood Rd., and is not transferable to other land.
2. This special permit is granted only for the use as a home child care facility as qualified by these development conditions.
3. A copy of this special permit **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.

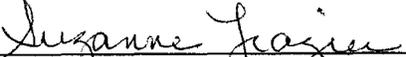
4. The maximum hours of operation of the home child care facility shall be limited to 7:00 a.m. to 6:30 p.m., Monday through Friday.
5. The maximum number of children on site at any one time shall be 12, excluding the applicant's own children.
6. The dwelling that contains the child care facility shall be the primary residence of the applicant.
7. There shall be no signage associated with the home child care facility.
8. An egress window, that meets emergency escape and rescue openings requirements of the 2009 Virginia Residential Building Code, shall be installed in the "childcare playroom" as labeled on the basement floor plan in Attachment 1. **This egress window shall be installed within 100 days of the approval of the special permit.**
9. The floor elevation from the basement floor to the threshold at the basement door shall be reduced to a height of no more than 7.75 inches **within 100 days of the approval of the special permit.**
10. The applicant shall maintain a safe, continuous, and unobstructed path of travel, with adequate aisle widths as determined by the zoning inspection staff, from all points in the basement to points of emergency egress.
11. Parking, including all pick-up and drop-off of children, for the child care facility shall be limited along Candlewood Drive only.

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 automatically expire, without notice, one hundred (100) days after the date of approval unless the use has been established as outlined above. The number of children shall not be increased above seven until all conditions are met. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

Ms. Theodore seconded the motion, which carried by a vote of 7-0.

A Copy Teste:



Suzanne Frazier, Deputy Clerk
Board of Zoning Appeals