

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

NATALIA REBECA QUIROZ GONZALEZ, SP 2014-SU-018 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 14905 Greymont Dr., Centreville, 20120, on approx. 12,085 sq. ft. of land zoned R-2 (Cluster). Sully District. Tax Map 53-2 ((2)) (4) 7. (Deferred from 6/11/14 at appl. req.) Mr. Hart 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 July 16, 2014; and

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

1. The applicant is the owner of the property.
2. There is a favorable staff recommendation, and the Board adopts the rationale in the staff report, mostly.
3. Although there were a number of health and safety-type violations identified, it appears that as of today, all of those violations have been cleared, that the second dwelling unit has gone away, and that the applicant is in agreement with the proposed development conditions, which should mitigate the impacts of the use. The pick-up and drop-off is going to be in the driveway.
4. This one is a little different in that there is a fairly large addition at the rear of the home, but whatever the Board does on the child care, the addition is by right anyway in that location.
5. With the imposition of the development conditions, the impact on the surroundings would be minimal.

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 only, Natalia Rebeca Quiroz Gonzalez d/b/a Caterpillar Club House Home, and is not transferable without further action of

the Board, is for the location indicated on the application, 14905 Greymont Drive, 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, "Plat Showing House Location on Lot 7, Block 4, Section 2, Country Club Manor," prepared by Ander L. Westerman, L.S, of Alexandria Surveys, dated June 24, 2009, 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** 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 6:30 a.m. to 8:00 p.m., Monday through Friday.
5. The dwelling that contains the child care facility shall be the primary residence of the applicant.
6. The maximum number of children on site at any one time shall be twelve, excluding the applicant's own children.
7. The maximum number of assistants shall be two.
8. Pick-up and drop-off of children shall take place in the driveway and the applicant shall park all family cars in on-street parking during the operating hours of the home child care.
9. A minimum of two parking spaces shall be provided on the subject parcel, within areas of existing paving.
10. There shall be no signage associated with the home child care facility.
11. All applicable permits and inspections shall be obtained prior to the establishment of the use, to be demonstrated to the satisfaction of the Zoning Administration Division, including any electrical or plumbing inspections as may be required.

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, six months after the date of approval unless the use has been established as outlined above. 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.

Mr. Hammack seconded the motion, which carried by a vote of 5-0. Mr. Byers and Mr. Smith were absent from the meeting.

A Copy Teste:


Suzanne Frazier, Deputy Clerk
Board of Zoning Appeals