

FINAL DEVELOPMENT CONDITIONS

SE 2015-SP- 022

March 11, 2016

The Board of Supervisors approved SE 2015-SP-022 located at 9697 South Run Oaks Drive, Tax Map 97-1 ((6)) 166, for a home child care facility with up to twelve children at any one time, pursuant to Sect. 6-105, 6-106, and 8-305 of the Fairfax County Zoning Ordinance, and conditioned the approval 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.
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.

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