

## COUNTY OF FAIRFAX, VIRGINIA

### SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

SUMA RAJANNA / CURIOUS KIDS LEARNING CENTER, SP 2014-PR-057 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit home child care facility. Located at 2852 Cedarest Rd., Fairfax, 22031, on approx. 16,018 sq. ft. of land zoned R-1, HC. Providence District. Tax Map 49-3 ((2)) 12. 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 September 10, 2014; and

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

1. The applicant is the owner of the land.
2. Staff is recommending approval, and the Board adopts the rationale in the staff report.

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, Suma Rajanna, Curious Kids Learning Center, and is not transferable without further action of the Board, and is for the location indicated on the application, 2852 Cedarest Road, Fairfax, 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 "Lot 12 Melville" prepared by Apex Surveys, dated February 20, 2011, and approved with this application, as qualified by these 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 6:00 p.m., Monday through Friday, except for emergencies.

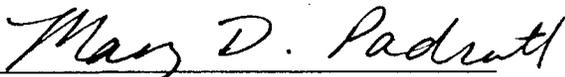
5. The dwelling that contains the child care facility shall be the primary residence of the applicant.
6. The maximum number of children on site at any one time shall be twelve.
7. The maximum number of assistants for the home child care shall be two.
8. There shall be no signage associated with the home child care facility.
9. All drop-off and pick-up of children shall take place in the driveway.
10. In the event the driveway is used as a play area, the use shall take place within the 15 feet closest to the garage, shall be cordoned off with some form of barrier, and supervised at all times.

This approval, contingent on 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. Beard seconded the motion, which carried by a vote of 5-0. Chairman Ribble and Mr. Smith were absent from the meeting.

A Copy Teste:



Mary D. Padfutt, Deputy Clerk  
Board of Zoning Appeals