



APPLICATION ACCEPTED: February 19, 2016
BOARD OF ZONING APPEALS: August 3, 2016 @ 9:00 a.m.

County of Fairfax, Virginia

July 27, 2016

STAFF REPORT

SPECIAL PERMIT SP 2016-BR-011

BRADDOCK DISTRICT

APPLICANTS/OWNERS: Karen Uribarri-Tibabuzo d/b/a Little Explorers
Bilingual Day Care, LLC

SUBDIVISION: Lakepointe

STREET ADDRESS: 9932 Lakepointe Court, Burke

TAX MAP REFERENCE: 78-1 ((6)) 43

LOT SIZE: 1,500 square feet

ZONING DISTRICT: R-8C

ZONING ORDINANCE PROVISIONS: 8-305

SPECIAL PERMIT PROPOSAL: To permit a home child care facility.

STAFF RECOMMENDATION:

Staff recommends approval of SP 2016-BR-011 for the home child care facility for a maximum of ten children, with the adoption of the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

Sharon Williams

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

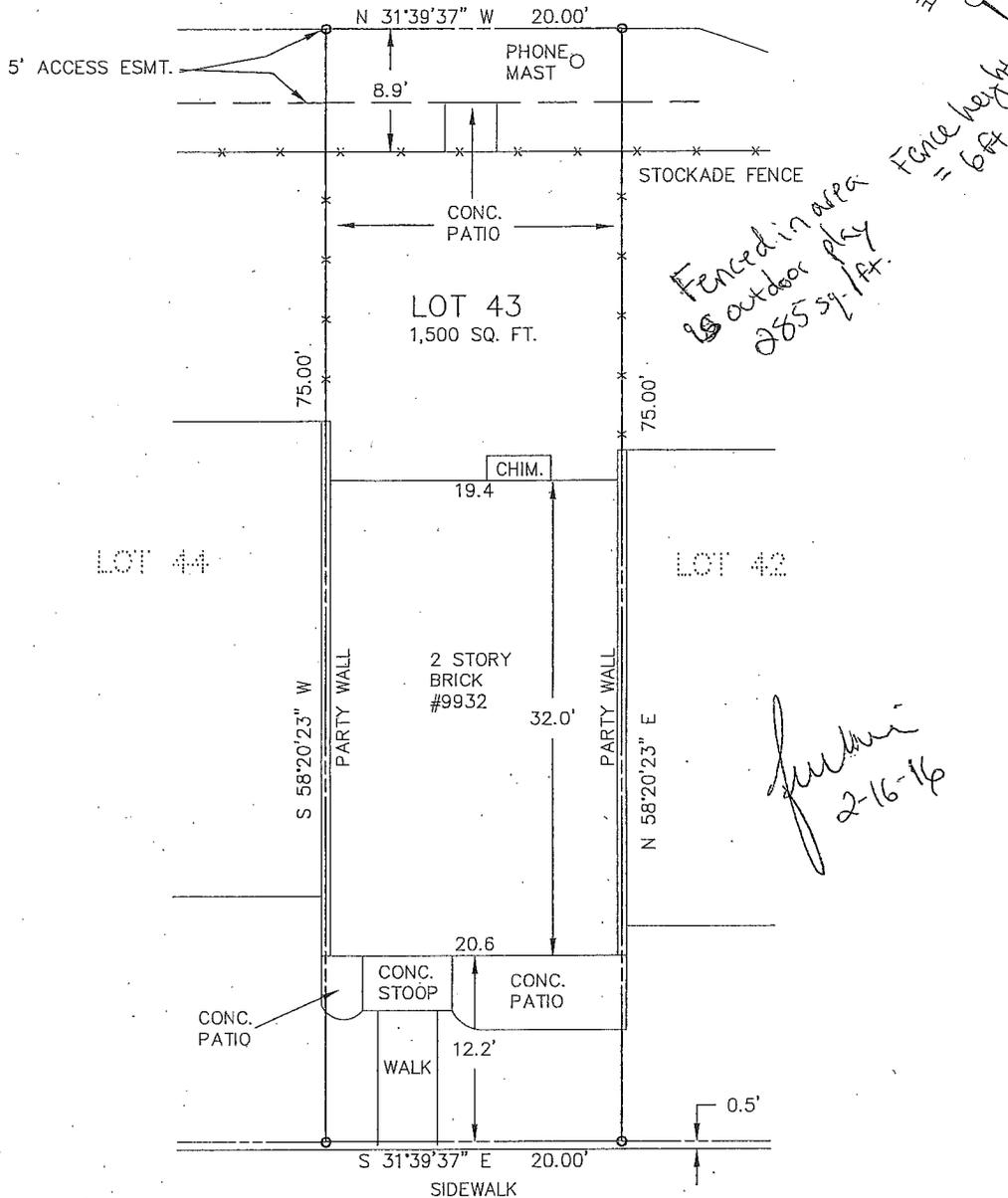
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505**



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

PARCEL "A"

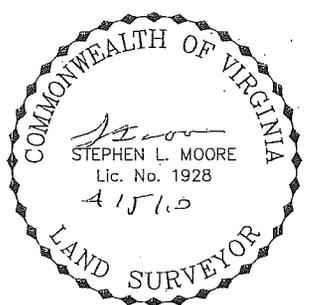


*Fenced in area
is outdoor play
285 sq. ft.
Fence height
= 6 ft.*

*Fuller
2-16-16*

LOT 44

LOT 42



LAKEPOINTE COURT
(PRIVATE STREET)

HOUSE LOCATION SURVEY
LOT 43
LAKEPOINTE
DEED BOOK 3441 PAGE 544
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: APRIL 5, 2010 SCALE: 1" = 10'

RECEIVED
Department of Planning & Zoning
FEB 16 2016
Zoning Evaluation Division

LOCATION OF ALL EXISTING IMPROVEMENTS ON THIS PROPERTY HAS BEEN ESTABLISHED BY TRANSIT AND TAPE SURVEY AND UNLESS OTHERWISE NOTED THERE ARE NO ENCROACHMENTS EITHER WAY. THIS SURVEY HAS BEEN PREPARED WITHOUT A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN. FENCE LOCATIONS ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP. LOT CORNERS HAVE NOT BEEN STAKED UNLESS REQUESTED. IPF DENOTES IRON PIPE FOUND. IRF DENOTES IRON ROD FOUND. THIS PLAT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

FLOOD NOTE: THIS PROPERTY LIES IN FLOOD ZONE X, AN AREA OUTSIDE THE 500 YEAR FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 515525 0075 D DATED MARCH 5, 1990.

STEPHEN L. MOORE LAND SURVEYING, INC.
13554 MINNIEVILLE ROAD WOODBRIDGE, VA. 22192
(703) 878-6515. FAX: (703) 878-4594

OWNER: DIBONA
BUYER: URIBARRI/TIBABUZO
CLIENT#10000392 WORK #2010-0142

SPECIAL PERMIT REQUEST

The applicant is seeking a special permit to allow a home child care facility for up to 12 children. A more detailed description of the proposal is provided on page two.

A copy of the special permit plat, titled "House Location Survey, Lot 43," prepared by Stephen L. Moore on April 5, 2015, as revised by the applicant Karen Uribarri-Tibabuzo on February 16, 2016, is included in the front of the staff report. Copies of the proposed development conditions, the statement of justification with select file photographs, and the affidavit are contained in Appendices 1 through 3, respectively.

CHARACTER OF THE SITE AND SURROUNDING AREA

The site is developed with a two-story single-family attached townhouse. Vehicular access to the townhouse is provided via Lakepointe Court. A walkway and a concrete stoop and patio are located in the front yard on Lakepointe Court. The 285 square foot rear yard is enclosed by a six foot tall wood privacy fence. Small, moveable play equipment is present in the fenced portion of the rear yard.

The property is located north of Guinea Road and south of Lake Royal. The subject property and surrounding properties are zoned R-8C and are developed with single-family attached dwellings.

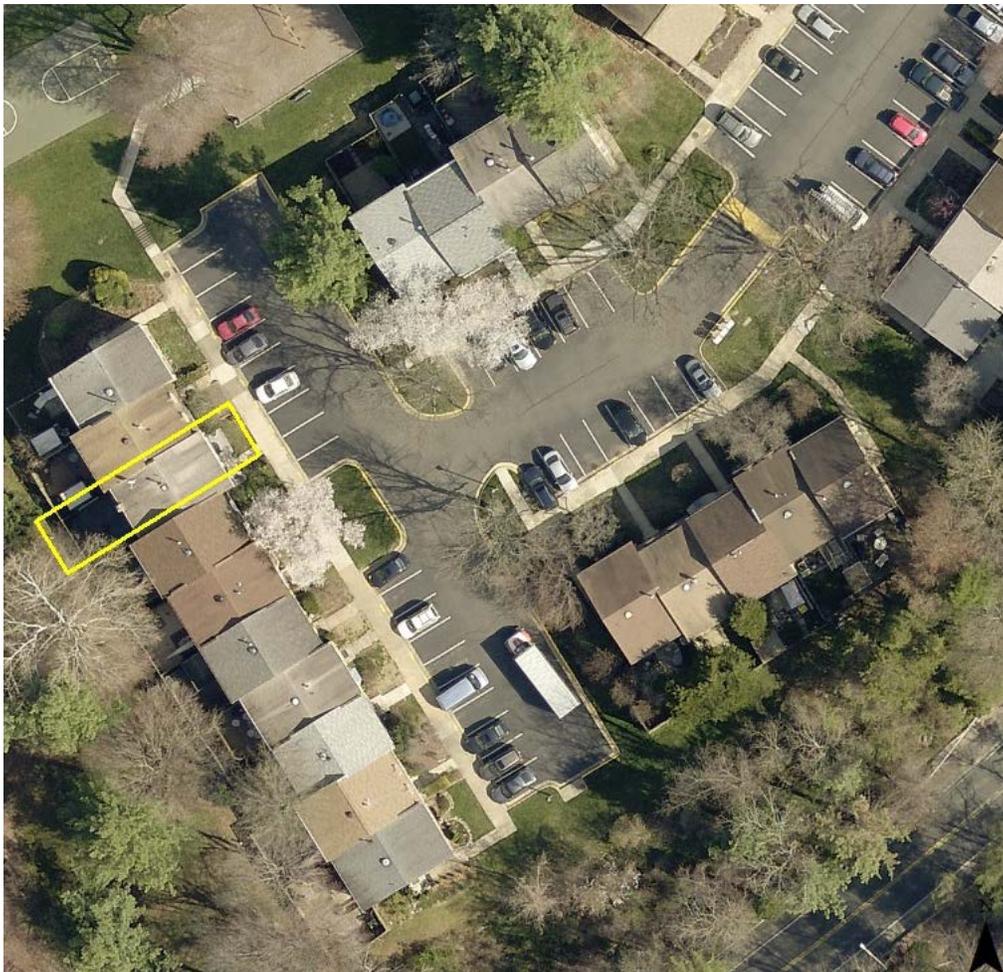


Figure 1: Aerial View

BACKGROUND

Fairfax County Tax Records indicate that the dwelling was constructed in 1972 and purchased by the applicant in 2010.

The applicant has been operating the home child care with five children in its current location for approximately 1 year with no complaints on file with the county.

DESCRIPTION OF THE PROPOSED USE

The applicant requests approval of a special permit for a home child care facility for up to 12 children on-site at any one time, with two assistants. The hours of operation are from 7:00 a.m. to 5:00 p.m., Monday through Friday. The applicant has staggered drop-off and pick-up times for the children which currently occurs on Lakepointe Court in one of the parking spaces in front of the townhouse. There are two reserved parking spaces for the applicant's townhouse; she currently uses one spot for her family vehicle and leaves the other space open for pick-up and drop-off. Currently, there is only one assistant but the applicant is requesting two.

The home child care facility is operated in the basement of the dwelling, which is 573.8 square feet consisting of a play area, a sleeping area, and a bathroom. Staff determined that the finished basement never received permits; as such, the applicant's pursued building permits and final inspections for the finished basement including the plumbing and electrical work within the basement. Staff also determined that the napping area for the children did not have adequate emergency egress; as such, the applicant replaced the window in the nap room to ensure adequate egress. The home child care facility utilizes the entire basement for its operations. The napping area is located in the northeastern portion of the basement and it has adequate emergency egress through an egress window.

The applicant currently cares for five children and she holds a current Family Day Home License, valid through February 5, 2017, from the Commonwealth of Virginia, Department of Social Services. The license permits a capacity of five children, four week through four years age. A copy of the license is included as Appendix 4.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area III, Pohick Planning District
Planning Sector: Main Branch Community Planning Sector (P2)
Plan Map: Residential, 8-12 du/ac

Zoning District Standards

Bulk Standards (R-8C)		
Standard	Required	Provided
Lot Size	No Requirement	1,500 sf
Lot Width	18 feet	20 feet
Building Height	35 feet max.	<35 feet
Front Yard	Min. 5 feet, w/ 15 ABP	12.2 feet
Side Yard	Min. 10 feet, w/ 15 ABP	Attached home
Rear Yard	Min. 20 feet, w/ 30 ABP	~30 feet

On-Site Parking and Site Circulation (Appendix 5)

Due to the limited parking, staff is recommending a maximum of ten children at any one time for the home child care.

The applicant lives in a single-family townhouse with one reserved parking space for parents to use; the applicant parks her family vehicle in the other reserved space. There is no visitor parking or on-street parking for parents to use for pick-up and drop-off of the children. For these reasons, the Fairfax County Department of Transportation (FCDOT) originally recommended that the applicant be limited to five children.

Upon receipt of the original memo, and following subsequent conversations with staff, the applicant has agreed to leave both of her reserved parking spaces open for all pick-up and drop-off activities during the hours of operation of the home child care. During the hours of operation of the home child care the applicant will leave her vehicle at her family member's home. As such, staff has also proposed a development condition to ensure that the applicant will obtain a revised state license for a maximum of ten children, that conforms to the requested hours of operation (7:00 a.m. to 5:00 p.m.) from Monday through Friday.

Zoning Inspection Branch Report (Appendix 6)

The Zoning Inspections Branch report is included in Appendix 6. During a site visit, it was determined that the window in the room used for infant napping was inadequate in size for egress. In addition, the electrical panel was located behind miscellaneous items. The utility room where the mechanical equipment is located contained storage items that were obstructing access.

Staff also discovered that the finished basement had not received building permits or final inspections. The applicants have obtained all applicable permits and inspections for the finished basement including the plumbing and electrical work. (Appendix 6) Since the inspection, the applicants have also corrected the deficiencies for the egress, electrical panel and utility room and provided photographs. (Appendix 7)

Zoning Ordinance Requirements (Appendix 8)

- Sect. 8-006 General Special Permit Standards
- Sect. 8-303 All Group 3 Uses
- Sect. 8-305 Additional Standards for Home Child Care Facilities
- Sect. 10-103 Par. 6 Location Regulations

General Standards for Special Permit Uses (Sect. 8-006)

Standards 1 and 2 Comprehensive Plan/ Zoning District	The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-8 District permits a home child care facility as an accessory use with special permit approval.
Standard 3 Adjacent Development	No new construction is proposed. There is an outdoor play area with play equipment in the rear yard. In staff's opinion, the proposed use will not hinder or discourage the use or development of neighboring properties or value.
Standard 4 Pedestrian/Vehicular Traffic	Arrival and departure times of the children are staggered, and in staff's opinion, the proposed use is not hazardous and with the proposed development conditions, limiting the home child care to a maximum of ten children staff believes the use will not conflict with existing and anticipated traffic in the neighborhood.
Standard 5 Landscaping/Screening	There is an existing six foot tall privacy fence in the side yard that provides screening to the outdoor play area.
Standard 6 Open Space	There is no prescribed open space requirement in the R-8 District.
Standard 7 Utilities, Drainage, Parking, and Loading	There are no changes to the utilities and drainage serving the property or use. One parking space is used for pick-up and drop-off.
Standard 8 Signs	Sect. 10-103 of the Zoning Ordinance prohibits signs for home child care facilities.

Standards for all Group 3 Uses (Sect. 8-303)

Standard 1 Lot Size and Bulk Regulations	The property meets the lot size and bulk regulations for the R-8 District with cluster provisions. No new construction or exterior modifications are proposed.
Standard 2 Performance Standards	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
Standard 3 Site Plan	Home child care facilities are not subject to the provisions of Article 17, Site Plans.

Additional Standards for Home Child Care Facilities (Sect. 8-305)

<p>Standard 1 Maximum of 12 Children & Non-Resident Employee</p>	<p>The applicant is proposing a maximum of 12 children at any one time, which does not exceed the maximum children at any one time. The applicant requests two assistants. Staff is recommending a maximum of ten children due to the limited amount of parking and the lack of visitor and on-street parking options.</p>
<p>Standard 2 Access and Parking</p>	<p>Arrival and departure times of the children are staggered and adequate parking is available in the driveway. In staff's opinion, if the applicant is limited to a maximum of ten children, the proposed use would not be hazardous and would not conflict with existing and anticipated traffic in the neighborhood.</p>
<p>Standard 3 Landscaping/Screening</p>	<p>There is an existing six foot tall privacy fence in the side yard that provides screening to the outdoor play area.</p>
<p>Standard 4 Submission Requirements</p>	<p>The application meets all submission requirements for a home child care facility.</p>
<p>Standard 5 Code of Virginia, Title 63.2, Chapter 17</p>	<p>The applicant has a valid home child care license through February 5, 2017 for five children from 7:00 a.m. to 5:00 p.m., Monday through Friday.</p>

Use Limitations (Par. 6 of Sect. 10-103)

<p>Part A Maximum Number of Children</p>	<p>The maximum number of children permitted by-right at any one time is five in a single family attached dwelling. The applicant requests special permit approval to permit a maximum of twelve children at any one time. Due to the limited parking, staff is recommending a maximum of ten children.</p>
<p>Part B Licensed Provider/Primary Residence</p>	<p>The applicant is a state licensed home child care provider and the subject property is the provider's primary residence.</p>
<p>Part C No Exterior Evidence Except Play Equipment</p>	<p>There is no exterior evidence of the proposed use except for play equipment and toys.</p>
<p>Part D Non-Resident Employee</p>	<p>The applicant is proposing two non-resident employees.</p>
<p>Part E Provider is a Resident</p>	<p>The provider is a resident.</p>

<p>Part F Code of Virginia, Title 63.2, Chapter 17</p>	<p>Chapter 30 of the Code of the County of Fairfax addresses home child care facilities and Title 63.2, Chapter 17 of the Code of Virginia addresses licensure and registration procedures. The applicant has a valid state home child care license.</p>
<p>Part G Increase in Children or Non-Resident Employee</p>	<p>The maximum number of children permitted by-right at any one time is five in a single family attached dwelling and can be increased to up to 12 children with special permit approval. The applicant requests special permit approval to permit a maximum of twelve children at any one time and two non-resident employees. Due to limited parking in the immediate vicinity of the townhouse, staff is recommending limiting the maximum number of children to ten.</p>

CONCLUSION / RECOMMENDATION

Staff believes that the subject application is in conformance with the applicable Zoning Ordinance provisions.

Staff recommends approval of SP 2016-BR-011 for the home child care facility for a maximum of ten children with the adoption of the proposed development conditions contained in Appendix 1.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

APPENDICES

1. Proposed Development Conditions
2. Applicant’s Statement of Justification and Select File Photographs
3. Applicant’s Affidavit
4. State Family Day Home License
5. FCDOT Memo
6. Zoning Inspections Branch Comments
7. Applicable Building Permits
8. Photos of Updated Conditions Since ZIB Inspection
9. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2016-BR-011****July 27, 2016**

If it is the intent of the Board of Zoning Appeals to approve SP 2016-BR-011 located at Tax Map 78-1 ((6)) 43 to permit a home child care facility pursuant to Section 8-305 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This approval is granted to the applicants, Karen Uribarri-Tibabuzo d/b/a Little Explorers Bilingual Day Care, LLC, only, and is not transferable without further action of the Board, and is for the location indicated on the application, 9932 Lakepointe Court, and is not transferable to other land.
2. This special permit is granted only for the home child care use indicated on the plat entitled, "House Location Survey, Lot 43," prepared by Stephen L. Moore on April 5, 2015, as revised by the applicant Karen Uribarri-Tibabuzo on February 16, 2016, 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 and be made available to all departments of the County of Fairfax during the hours of operation of the home child care facility.
4. All pick-up and drop-off activities shall occur in one of the applicant's reserved parking spaces. One parking space shall be open at all times during the hours of operation of the home child care facility.
5. The hours of operation of the home child care facility shall be limited to 7:00 a.m. to 5:00 p.m., Monday through Friday.
6. The dwelling that contains the child care facility shall be the primary residence of the applicant.
7. Excluding the applicant's own children, the maximum number of children on site at any one time shall not exceed ten, limited to children aged 5 years, 11 months and under.
8. A maximum of two non-resident employees, whether paid or not for their services, may be involved in the home child care facility, limited to the hours of 7:00 a.m. to 5:00 p.m.
9. There shall be no signage associated with the home child care facility.

10. Any portions of the dwelling associated with the home child care facility that are used as children's sleeping or rest areas 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 shall be of the dimension and side specified by the Virginia Uniform Statewide Building Code.
11. 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 limited to pre-school aged children.
12. The child care facility shall be operated in accordance with Chapter 30 of the County Code, entitled "Minimum Private School and Child Care Facility Standards."

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 take effect upon adoption of a resolution of approval by the Board of Zoning Appeals.

STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITY

Name: Karen Uribarri-Tibabuzo
Little Explorers Bilingual Daycare LLC
Address: 9932 Lakepointe CT, Burke VA 22015
Tax Map #: 0781-06-0043
Phone: 703-678-6679
Email: ktibabuzo@hotmail.com

Date: _____

Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Re: Special Permit Application
Applicant: Karen Uribarri-Tibabuzo
Zoning Ordinance Section 8-305 For Child Care Facility
Section 9-006 of General Standards

Tax Map #: 0781-06-0043
Zoning District: R 8C
Lot Size: 1500 SQFT

To whom it may concern,

I am writing to you because I would like to submit my Statement of Justification for a special permit for a childcare facility in my home. I own and live in a town house dwelling at 9932 Lakepointe Court, Burke VA 22015. I live in this house with my husband and my 6-year-old daughter. The property is zoned R8C and I understand I need to request special permit from your office to operate a childcare facility and increase the number of children that I would like to care for at my home. I am currently licensed by the State of Virginia to have 5 children in my

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Department of Planning & Zoning

FEB 09 2016

Zoning Evaluation Division

home daycare. Below you can find more information regarding the operations of my home daycare.

Hours

Little Explorers Bilingual Daycare is open Monday to Friday from 7:00 am to 5:00 pm

Number of Children

I currently care for 5 children. I propose to care for a maximum of 12 children at any one time. This number of children does not include my daughter.

Employees

I currently have one assistant that works full time and I am planning to hire another person to work part time with me.

Arrival Schedule

3 of the children will arrive between 7:00 am to 7:15 am, 4 children will arrive between 7:20 am to 7:45 am. 3 will arrive between 8:00 am to 8:20 am. 2 children will arrive at 8:30 am to 9:00 am.

Departure Schedule:

5 children will be picked up between 3:30pm to 4:00 pm. 4 Children will be picked up between 4:15 to 4:30 pm and 3 children will be picked up from 4:30 pm to 5:00 pm. (Please see the attachment to review my arrival and departure schedule for all proposed 12 children).

Parking

I have two parking spaces assigned to us. In one of the parking space I will park my car and the other space will be available for the parents. Additionally my community provides some parking area for visitors that parents can use to park the cars. I will have the children ready to make faster and easier the time parents come to pick up their children.

Area served

Currently, most of the parents live in the general vicinity of my neighborhood. Many of my children live in the neighborhoods of Burke, Fairfax and Springfield. These parents will drive their children to my facility.

Operations

As I stated I own a town house dwelling. It has a walkout basement, which is where the children spend more of their time. I use the kitchen to prepare meals and I use the patio for outside activities during spring, summer, fall and some of the winter seasons. In appendix 2 you can find a floor plan/layout that indicates the areas that I use to operate the daycare. The house has 1500 SQFT. The basement area, the kitchen and the patio where I operate the day care consist of approximately 600 SQFT. (Please see appendix 2 for the floor layout and interior photos of each room used for the daycare)

Hazardous or Toxic Substances

The house and patio are free from hazardous or toxic substances. No hazardous or toxic substances will be generated, utilized, stored, treated, and/or disposed of onsite.

Zoning Ordinance Compliance

The proposed development conforms to the provision of all applicable ordinances, regulations and adopted standards or, if any waiver, exception or variance is sought, such request has been specifically noted with the justification for such modification.

Outdoor Play Area

I used my patio for a play area. I have a slide set, sand box and dollhouse for children to play in during nice weather. My patio is fenced and safe for children to play there. I have signed and dated this revised and updated house location plan.

In conclusion, I have not proposed any signs regarding the daycare. Adequate parking is available for my family and the parents of the children who request my services. For these reasons, I believe that my proposed home daycare facility will not affect my neighbors in any negative way.

If you have any further questions please do not hesitate in contacting me at ktibabuzo@hotmail.com

Sincerely,

Karen Uribarri-Tibabuzo
Owner
Little Explorers Bilingual Daycare LLC

Proposed Arrival and Departure Schedule for: Little Explorers Bilingual Day Care LLC

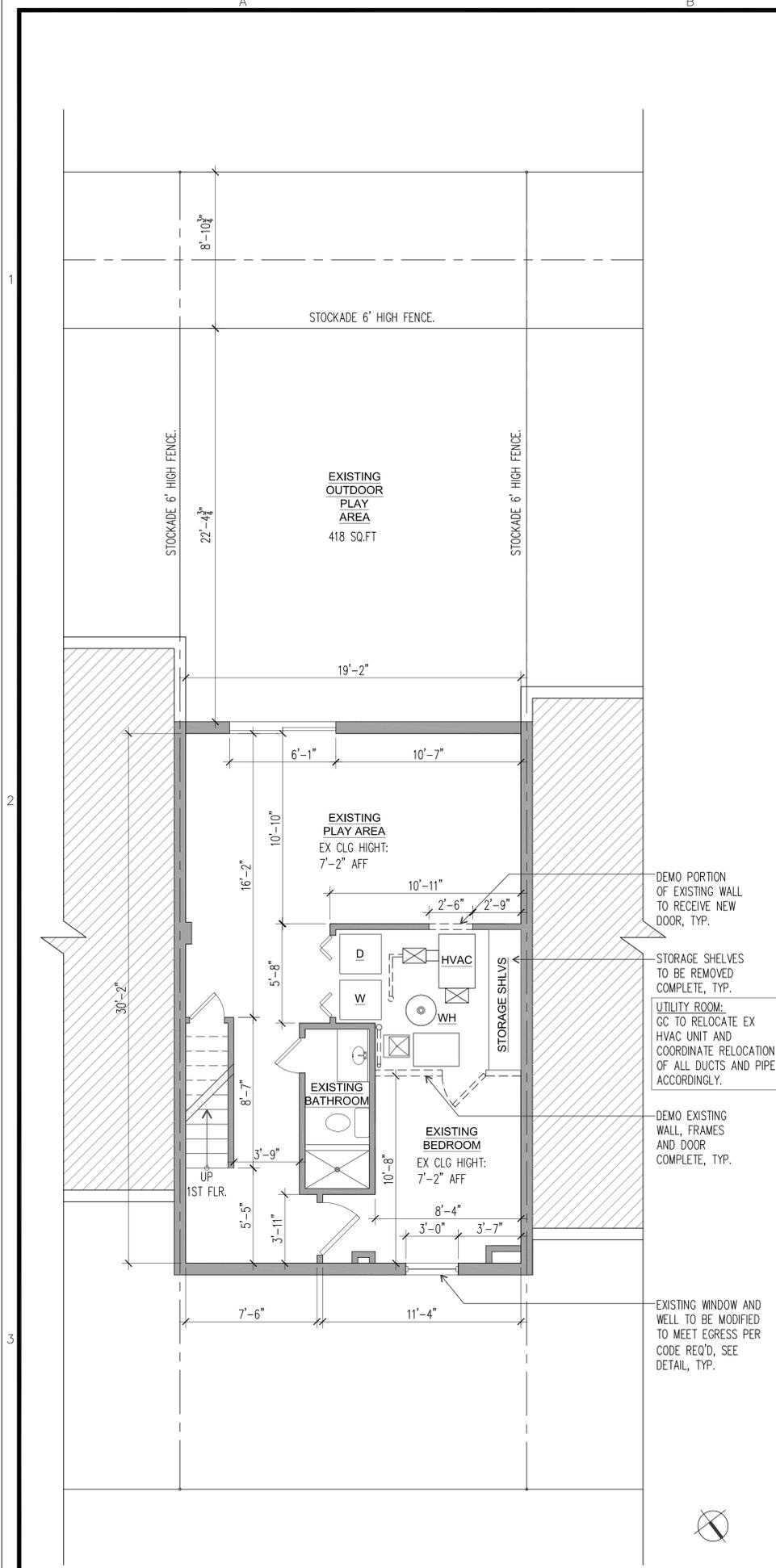
Address: 9932 Lakepointe Ct, Burke, VA 22015

Proposed Arrival Time

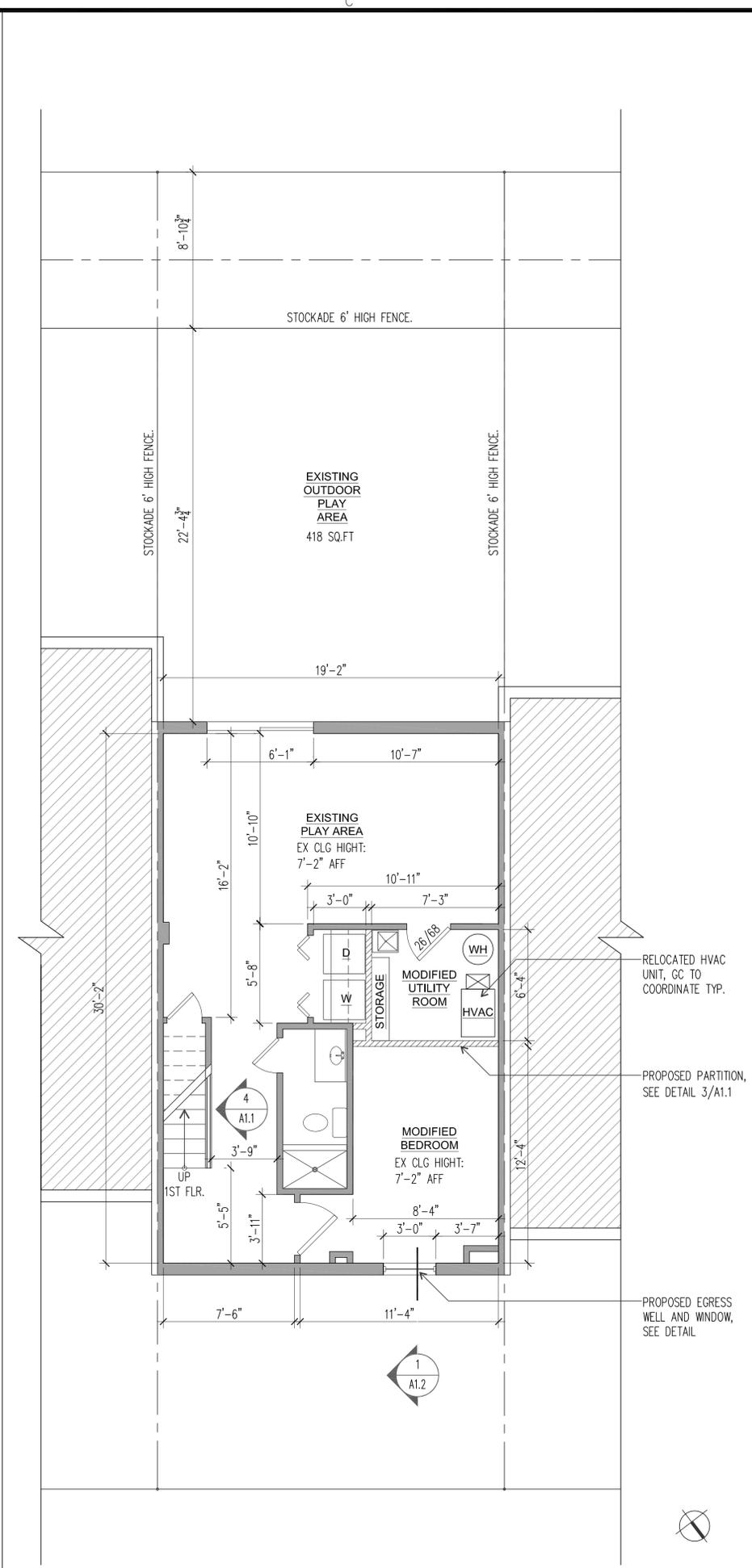
Child	7:00- 7:15 AM	7:20-7:45 AM	8:00-8:20 AM	8:30- 9:00 AM
1	X			
2	X			
3	X			
4		X		
5		X		
6		X		
7		X		
8			X	
9			X	
10			X	
11				X
12				X

Proposed Departure Time

Child	3:30- 4:00 PM	4:15-4:30 PM	4:30-5:00 PM	
1	X			
2	X			
3	X			
4	X			
5	X			
6		X		
7		X		
8		X		
9		X		
10			X	
11			X	
12			X	



EXISTING/DEMO BASEMENT FLOOR PLAN 1/4"=1'-0" | 1



PROPOSED BASEMENT FLOOR PLAN 1/4"=1'-0" | 2

LEGEND :

- EX. WALL TO REMAIN, TYP.
- EXISTING TO BE DEMOLISHED.
- NEW WALL, TYP.

GENERAL DEMO NOTES

- CUT AND REMOVE MATERIALS AS INDICATED AND AS NECESSARY TO RESTORE SURFACES TO "LIKE NEW" CONDITION WITHOUT AWKWARD TRANSITIONS.
- EXECUTE ALL DEMOLITION WORK IN AN ORDERLY AND CAREFUL MANNER WITH UTMOST CARE FOR THE EXISTING BUILDING, INCLUDING ANY PARTS OF THE SURROUNDING AREAS WHICH ARE TO REMAIN. BARRICADE AND COVER TO PROTECT OCCUPANTS PEDESTRIANS, WORKMEN, AND ADJACENT PROPERTIES. PERIODICALLY
- PROTECT EXISTING BUILDING AND ADJACENT SURFACES, FEATURES, AND PROPERTY. REMOVE DEBRIS FROM SITE DAILY. INTERFERENCE WITH THE USE OF OTHER FACILITIES SHALL BE KEPT TO A MIN.
- ALL UNSALVAGEABLE MATERIALS SHALL BE REMOVED IN A MANNER THAT WILL AVOID DAMAGE TO MATERIALS OR EQUIPMENT TO REMAIN AND SHALL BE COMPLETELY REMOVED AND LEGALLY DISPOSED.
- GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY BRACING, SHORING, AND SUPPORT DURING DEMOLITION CUTTING, REMODELING AND RELATED NEW CONSTRUCTION AS NECESSARY FOR THE EXECUTION OF THE WORK AND THE PROTECTION OF THE PERSONS AND THE PROPERTY. GENERAL CONTRACTOR SHALL ENGAGE THE SERVICES OF A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECTS LOCATIONS, TO PROVIDE CERTIFIED DESIGN OF TEMPORARY SHORING, BRACING.
- PROVIDE PROTECTIVE COVERINGS AND ENCLOSURES NECESSARY TO PREVENT DAMAGE TO EXISTING SPACES MATERIALS TO REMAIN, PROTECT OPENINGS IN EXTERIOR WALLS AND ROOFS SO AS TO PREVENT DAMAGE FROM WATER AND PREVENT EXCESSIVE HEAT OR COOLING LOSS FROM THE EXISTING BUILDING.
- PATCH EXISTING CONSTRUCTION TO MATCH EXISTING ADJACENT SURFACE OR MATERIAL. EXAMINE EXISTING SURFACES TO BE ALL CONDITIONS WHERE EXISTING MATERIALS, COLORS AND FINISHES CAN'T BE MATCHED TO THE ARCHITECT.
- EXISTING CONSTRUCTION THAT HAS BEEN DAMAGED AS A RESULT OF THE WORK SHALL BE REPAIRED AS AS REQUIRED TO MATCH ADJACENT EXISTING UNDAUNAGED
- WEIGHT OF CONTRACTORS EQUIPMENT SHALL NOT EXCEED THE DESIGNED LIVE LOAD OF THE EXISTING WOOD JOIST FLOOR: FIRST FLOOR.
- VERIFY/COORDINATE WITH OWNER FOR SAVING, RELOCATION AND/OR REUSE OF EXISTING FIXTURES.

GENERAL PLAN NOTES

- VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.
- DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
- CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
- BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT., A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" FROM FINISH FLOOR.
- ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.
- ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
- PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
- BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.
- ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING TAPE FLOAT AND SAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILING WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER. USE 1/2" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
- ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
- PROVIDE DOORBELLS, TRANSFORMER, AND CHIME.
- PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.

WALLS:
GC TO PATCH AND REPAIR EXISTING GYP BOARD AS REQUIRED ON ALL REMAINING WALLS. THIS INCLUDES PREPPING EXISTING WALLS TO RECEIVE PAINT AS INDICATED ON PLANS. GC TO REPAIR ALL CHIPPED CMU AS REQUIRED.

FLOOR:
GC TO REPAIR FLOORING WHERE NECESSARY.

TYP. PARTITION 1 1/2"=1'-0" | 3

REVISIONS AFTER ISSUED

NUMBER	DATE	TO

DATE TO USAGE

DATE	TO	USAGE
4-16-16	CLIENT	REVIEW

DRAWN BY: AS.
EXISTING/DEMO AND PROPOSED BASEMENT PLANS
SHEET #: A1-1

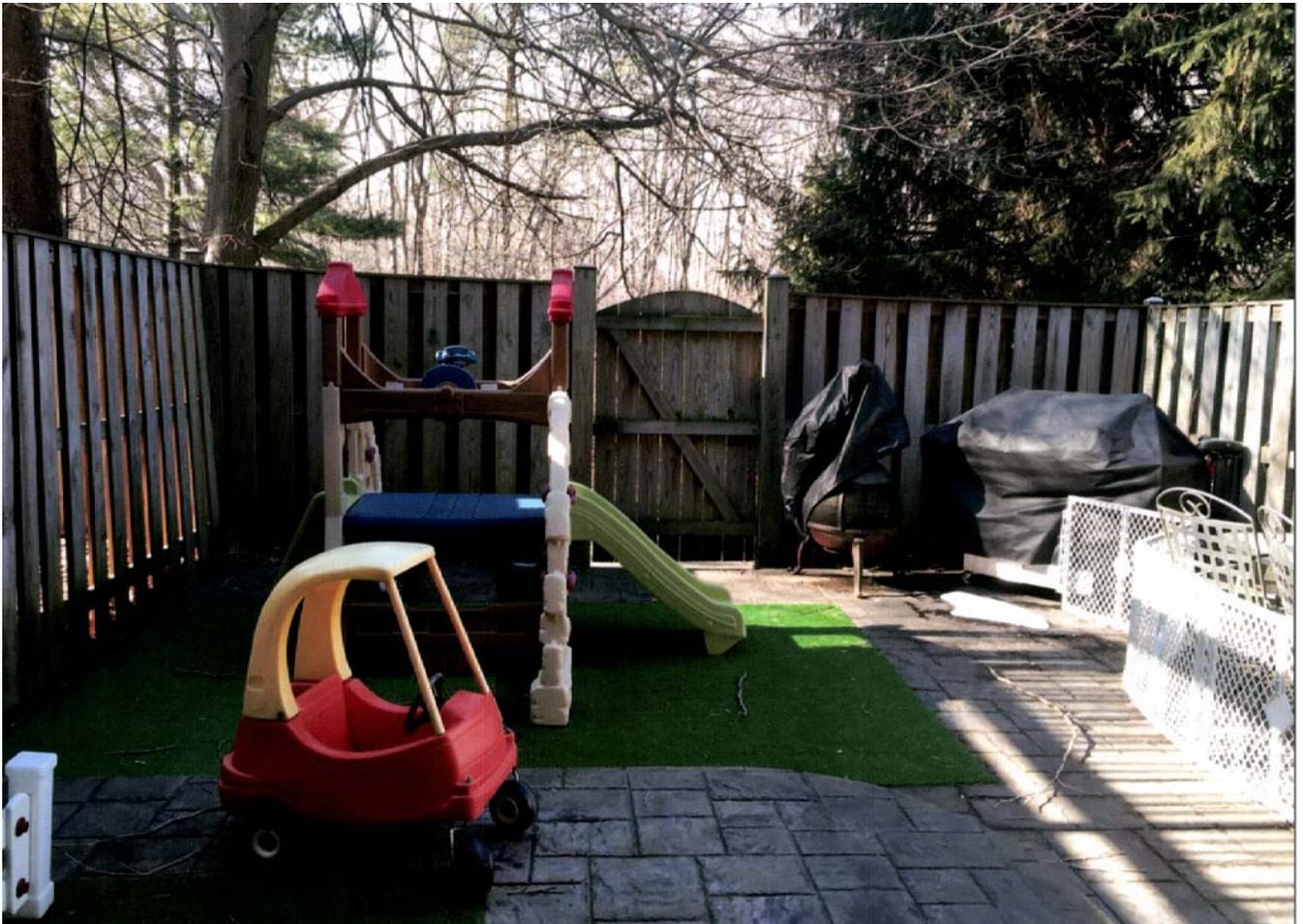
LITTLE EXPLORERS DAYCARE
9932 LAKEPOINT COURT
BURKE VA 22015

PERMIT SET

ADIL SALTANI
PRESIDENT

ADS studio
design
architectural,
6108 Ober Drive Springfield, VA 22150







Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 02-22-2016
(enter date affidavit is notarized)

133497

I, Karen M Uribarri-Tibabuzo, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Karen M Uribarri-Tibabuzo	9932 Lakepointe Ct Burke, VA 22015	Applicant/ Tittle Owner
Little Explorers Bilingual Daycare LLC		Co-applicant
Fernando Uribarri	9932 Lakepointe Ct Burke, VA 22015	Co- Tittle owner

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 02-22-2016
(enter date affidavit is notarized)

133497

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Little Explorers Bilingual Daycare
9932 Lakepointe Ct
Burke, VA 22015

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

Karen M Uribarri-Tibabuzo

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 02-22-2016
(enter date affidavit is notarized)

133497

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)
N/A

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 02-22-2016
(enter date affidavit is notarized)

133497

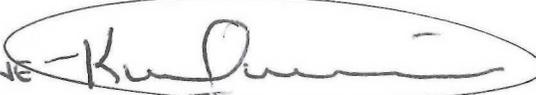
1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

None - 

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 02-22-2016
(enter date affidavit is notarized)

133497

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

Applicant [] Applicant's Authorized Agent

Karen M Uribarri-Tibabuzo

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 22nd day of February 20 16, in the State/Comm. of Virginia, County/City of Fairfax.

Mika Shanice Aja Williams
Notary Public

My commission expires: 30 April 2019



Commonwealth of Virginia

DEPARTMENT OF



SOCIAL SERVICES

FAMILY DAY HOME

Issued to: Karen Uribarri-Tibabuzo, d.b.a. Little Explorers Bilingual Day Care LLC

Address: 9932 Lakepointe Court, Burke, Virginia 22015

This license is issued in accordance with provisions of Chapters 1, 17 and 18, Title 63.2, Code of Virginia and other relevant laws, the regulations of the State Board of Social Services and the specific limitations prescribed by the Commissioner of Social Services as follows:

<u>CAPACITY</u>		
5		
<u>Gender</u>	<u>Age</u>	
Both	4 weeks through 4 years	

This license is not transferable and will be in effect February 6, 2016 through February 5, 2017 unless revoked for violations of the provisions of law or failure to comply with the limitations stated above.

ISSUING OFFICE:

Virginia Department of Social Services
Division of Licensing - Fairfax Licensing Office
3701 Pender Drive, Suite 125
Fairfax, VA 22030

Telephone: (703) 934-1505

FDH 1108915-L154
LICENSE NUMBER

MARGARET ROSS SCHULTZE
COMMISSIONER OF SOCIAL SERVICES

By

James J. Parcelli
James J. Parcelli

Title

LICENSING ADMINISTRATOR

Date

January 13, 2016



County of Fairfax, Virginia

MEMORANDUM

DATE: March 21, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Michael A. Davis, Acting Chief 
Site Analysis Section
Department of Transportation

FILE: 3-6 (SP 2016-BR-011)

SUBJECT: Transportation Impact

REFERENCE: SP 2016-BR-011; Karen Uribarri-Tibabuzo – Little Explorers Bilingual Day Care, LLC
Land Identification: 78-1 ((6)) 43

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office dated April 10, 2010, and revised through February 16, 2016. The application is to permit a home child care center for up to twelve (12) children. Hours of operation are Monday through Friday from 7:00 a.m. to 5:00 p.m. There is one full-time assistant as she has only 5 children now.

The applicant has two assigned parking spaces for her townhouse but she parks in one of them leaving only one space for parents to use to drop off and pick up children. There is no visitor parking or on-street parking available in this community. This department does not recommend that she increase the number of children she now has by right.

MAD/LAH/lah

cc: Sharon Williams, DPZ



County of Fairfax, Virginia

MEMORANDUM

Date: March 24, 2016

To: Sharon Williams, Staff Coordinator
Zoning Evaluation Division

From: Mavis Stanfield *MS*
Deputy Zoning Administrator/Chief Zoning Inspector
Zoning Inspection Branch

Subject: Home Child Care – SP 2016-BR-011, Karen Uribarri-Tibabuzo, dba Little Explorers
Bilingual Day Care

Reference: 9932 Lakepointe Court, Burke, Virginia 22015
Lakepointe, Lot 43
Tax Map# 78-1 ((6)) 43
Zoning District: R-8
Magisterial District: Braddock
ZIB # 2016-0047
Date of Inspection: March 18, 2016

KEY: A “✓” mark in a box indicates that the item was deficient. An unmarked box indicates that no violation was found.

1. Rooms used for sleeping must provide two means of exit, one which leads directly to the outside, as required by the Virginia Uniform Statewide Building Code. (32-12-30.)
- The window in the room used for infant napping was inadequate in size for egress. The cribs should be relocated to an area with appropriate egress. The metal grate over the window well in this room should be removed.
2. An operable smoke alarm shall be provided outside of each sleeping area, with at least one such device on each floor.
- There were no smoke alarms in the child care area.
3. All exit stairs, interior or exterior, shall be in good repair and shall be provided with handrails and guard rails as required by the Virginia Uniform Statewide Building Code.

- 4. All egress pathway and exit doors shall be unlocked in the direction of egress and free from obstructions that would prevent their use, including debris, storage, and accumulations of snow and ice.
- 5. Electrical hazards identified shall be abated in accordance with the Virginia Uniform Statewide Building Code.
- 6. Extension cords, temporary wiring, and flexible cords shall not be substituted for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings, or floors, or under doors or floor coverings, or be subject to environmental or physical damage.
- 7. A working space of not less than 30 inches in width, 36 inches in depth, and 78 inches in height shall be provided in front of the electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space.
 - The electrical panel was located behind pieces of furniture and miscellaneous items. All obstructions should be cleared to provide 36 inches of clearance around the electrical panel.
- 8. Other Building Code issues:
 - The utility room was being used for storage around the appliances. A clear space in front of the service area of the mechanical equipment must be maintained. Storage must be removed or relocated a minimum of 36 inches from the working area of the equipment. Combustible materials must be located a minimum distance of 36 inches from any heat source.
- 9. Structures comply with the Zoning Ordinance.



Land Development Information History: FIDO - FINISHBSMT - 161130037

Permit Information

Permit Number:	161130037	Application Date:	
Permit Type:	FINISHED BASEMENT RESIDENTIAL	Tax Map:	078-1 ((06)) 0043
Job Address:	009932 LAKEPOINTE CT BURKE , VA 22015-1818	Permit Status:	Finalized
Location:		Bldg:	Floor: Suite:
Subdivision:	LAKEPOINTE	Permit Fee:	\$108.00
Magisterial District:	BRADDOCK		
Subcensus Tract:			
AP (Tenant) Name:			
Work Description:	finiesh basement with bedroom no wet bar nop 2nd kitchen / new egress window		
Type of Work:	FINISHED BASEMENT		
Building Use:	SFD - SINGLE FAMILY DWELLING		
Standard:	IR12 - IRC 2012		
Plan Number:	W-16-2476		
Parent Permit:			
ISIS Permit:			
Type of Const:	VB		
Use Group:	R5		
Comments:			

Link to FIDO record : [161130037](#)

Owner Information

Owner: URIBARRI FERNANDO
Address: 9932 LAKEPOINTE CT
City: BURKE **State:** VA **Zip:** 22015

Contractor Information

Name:	OWNER IS CONTRACTOR	BPOL License:	
Address:		State License:	
City:	State: VA Zip:	Trade Reg.:	
Trade Name:			

Applicant Information

Applicant: URIBARRI
Address: 9932 LAKEPOINT CT
City: BURKE **State:** VA **Zip:** 22015

Other Contact Information

Contact:

Address:

City: State: Zip:

Inspections**Inspection - R FINAL - FINAL INSPECTION - 7074786**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2016-05-31	BRETT BREEDING	N	Passed	NO	

Inspection - R ROUTINE - ROUTINE INSPECTION - 7108993

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R ROUTINE	2016-05-26	BRETT BREEDING	N	Passed	NO	

Inspection - R FRAMING - FRAMING INSPECTION - 7104308

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2016-05-26	BRETT BREEDING	N	Failed	NO	need 9 s.f. egress dimension in well

Inspection - R FRAMING - FRAMING INSPECTION - 7110081

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING			N	None	NO	Auto Finalization

Inspection - R FRAMING - FRAMING INSPECTION - 7074787

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2016-05-20	BRETT BREEDING	Y	Passed	NO	need window(egress window) installed

Reviews**Review - BUILDING - (BUILDING REVIEW) - 2527550**

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2016-04-22	JACK SMITH	Y	Approved

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Land Development Information History: FIDO - ELECTRIC R - 161130039

Permit Information

Permit Number:	161130039	Application Date:	
Permit Type:	ELECTRIC RESIDENTIAL	Tax Map:	078-1 ((06)) 0043
Job Address:	009932 LAKEPOINTE CT BURKE , VA 22015-1818	Permit Status:	Finalized
Location:		Bldg:	Floor: Suite:
Subdivision:	LAKEPOINTE	Permit Fee:	
Magisterial District:	BRADDOCK		
Subcensus Tract:			
AP (Tenant) Name:			
Work Description:	install fixtures for finished basement		
Type of Work:	NEW INSTALLATION		
Building Use:	SFD - SINGLE FAMILY DWELLING		
Standard:	IR12 - IRC 2012		
Plan Number:	W-16-2476		
Parent Permit:			
ISIS Permit:			
Type of Const:			
Use Group:			
Comments:			

Link to FIDO record : [161130039](#)

Owner Information

Owner: URIBARRI FERNANDO
Address: 9932 LAKEPOINTE CT
City: BURKE **State:** VA **Zip:** 22015

Contractor Information

Name: OWNER IS CONTRACTOR
Address:
City: **State:** VA **Zip:**
Trade Name: **BPOL License:**
State License:
Trade Reg.:

Applicant Information

Applicant: URIBARRI
Address: 9932 LAKEPOINT CT
City: BURKE **State:** VA **Zip:** 22015

Other Contact Information

Contact:
Address:

City: State: Zip: **Inspections****Inspection - R FINAL - FINAL INSPECTION - 7074788**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2016-05-31	BRETT BREEDING	N	Passed	NO	

Inspection - R ELECTRIC - RES ELECTRICAL CONCEALMENT INSPECTION - 7074789

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R ELECTRIC	2016-05-20	BRETT BREEDING	N	Passed	NO	

Reviews

There were no reviews.

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Land Development Information History: FIDO - PLUMBING R - 161130041

Permit Information

Permit Number:	161130041	Application Date:	
Permit Type:	PLUMBING/GAS RESIDENTIAL	Tax Map:	078-1 ((06)) 0043
Job Address:	009932 LAKEPOINTE CT BURKE , VA 22015-1818	Permit Status:	Final
		Bldg:	Floor: Suite:
		Permit Fee:	
Location:			
Subdivision:	LAKEPOINTE		
Magisterial District:	BRADDOCK		
Subcensus Tract:			
AP (Tenant) Name:			
Work Description:	install fixtures for finished basement		
Type of Work:	NEW INSTALLATION		
Building Use:	SFD - SINGLE FAMILY DWELLING		
Standard:	IR12 - IRC 2012		
Plan Number:	W-16-2476		
Parent Permit:			
ISIS Permit:			
Type of Const:	VB		
Use Group:	R5		
Comments:			

Link to FIDO record : [161130041](#)

Owner Information

Owner: URIBARRI
FERNANDO
Address: 9932 LAKEPOINTE
CT
City: BURKE **State:** VA
Zip: 22015

Contractor Information

Name:	OWNER IS CONTRACTOR	BPOL License:	
Address:		State License:	
City:	State: VA	Trade Reg.:	
	Zip:		
Trade Name:			

Applicant Information

Applicant: URIBARRI
Address: 9932
 LAKEPOINT CT
City: BURKE **State:** VA
Zip: 22015

Other Contact Information

Contact:
Address:
City: **State:** **Zip:**

Inspections**Inspection - R FINAL - FINAL INSPECTION - 7074792**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2016-05-31	BRETT BREEDING	N	Passed	NO	

Inspection - R ROUTINE - ROUTINE INSPECTION - 7112906

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R ROUTINE	2016-05-31	MICHAEL ANTONOWICS	N	Closed	NO	routine inspection not a required inspection

Inspection - R ROUTINE - ROUTINE INSPECTION - 7108991

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R ROUTINE	2016-05-26	BRETT BREEDING	N	Failed	NO	lid needs gasket and screws installed

Inspection - R PLUMBING - RES PLUMBING CONCEALMENT INSPECTION - 7074793

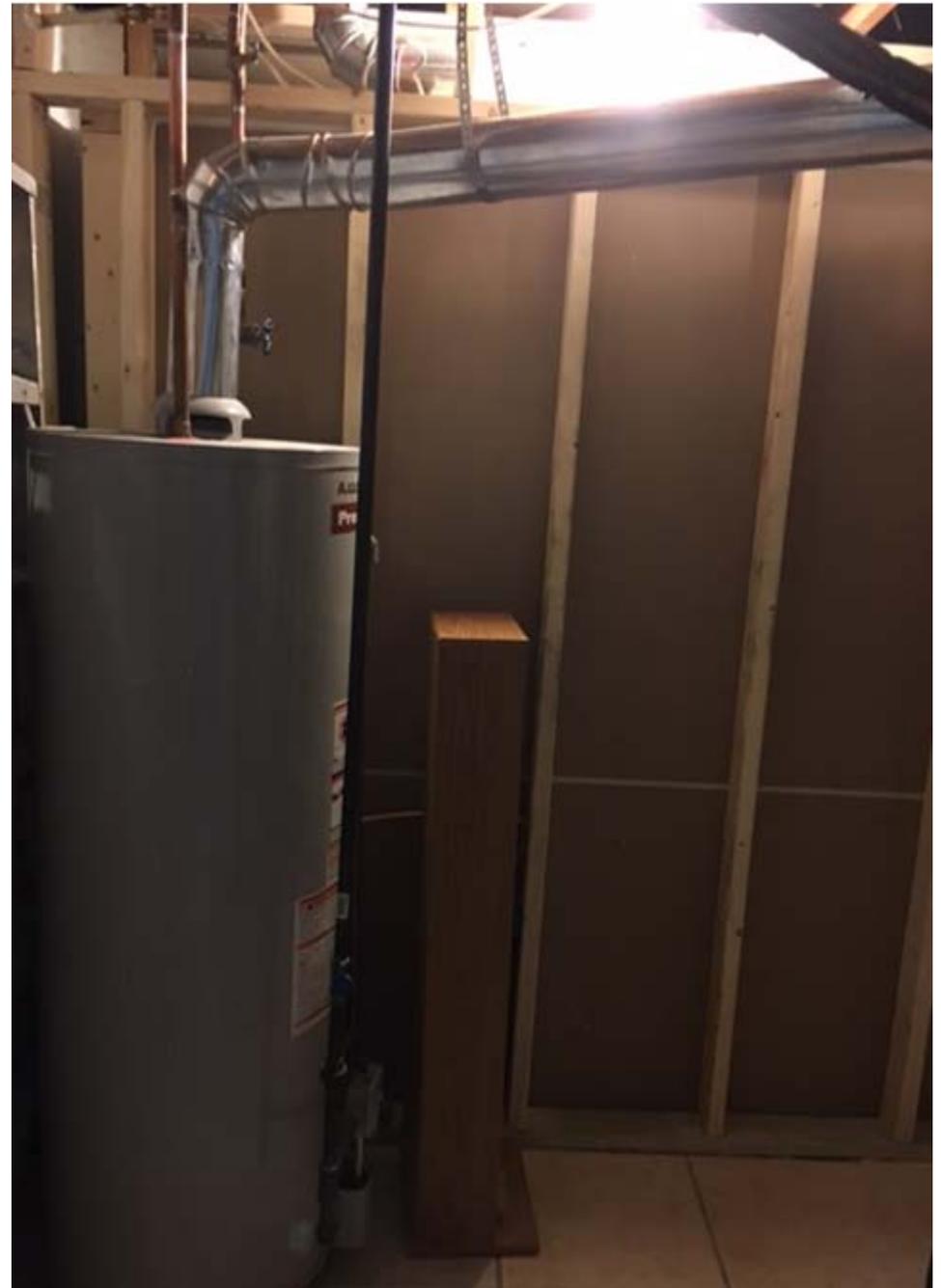
Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R PLUMBING	2016-05-20	BRETT BREEDING	Y	Passed	NO	need window well and drainage

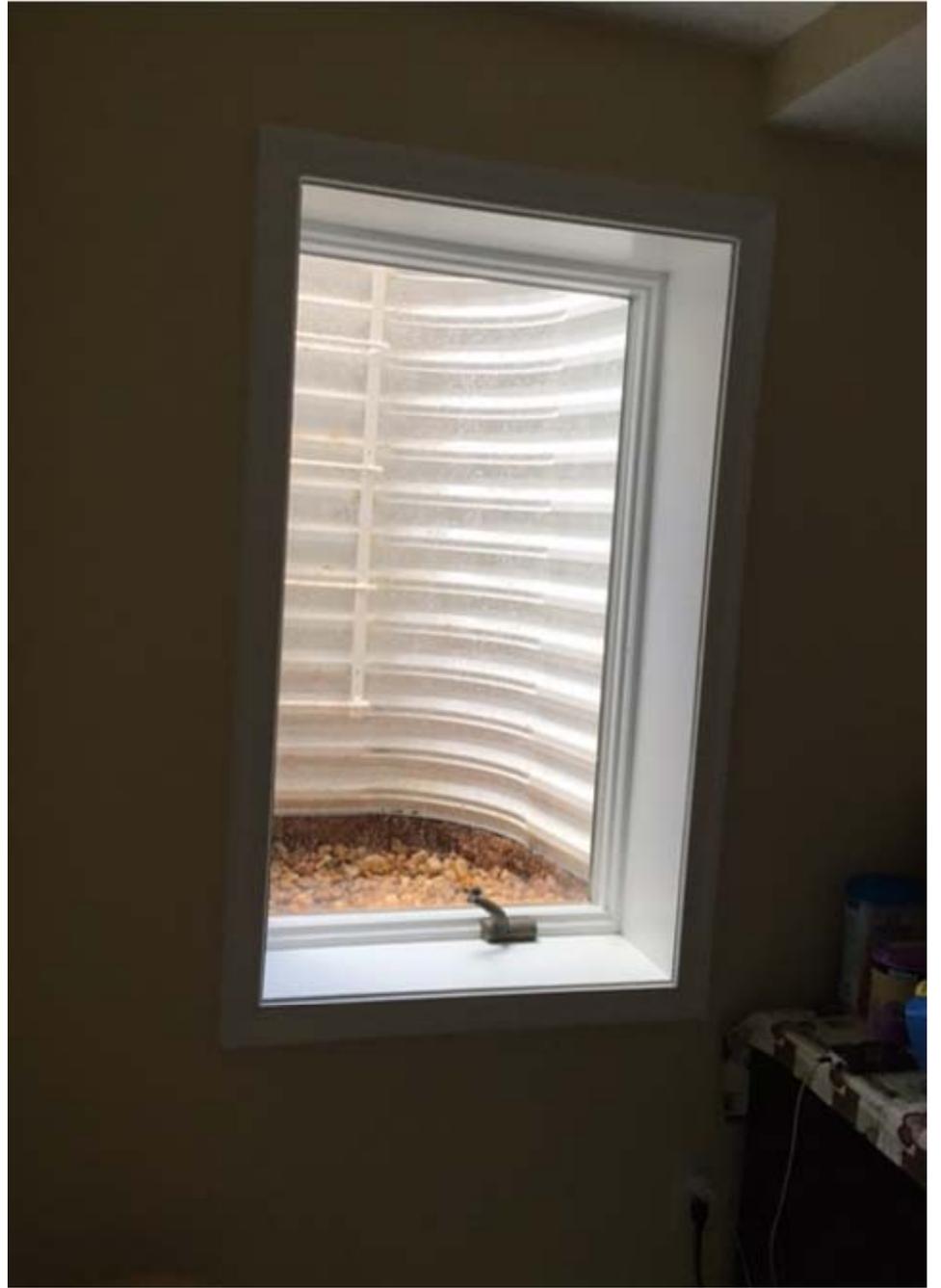
Reviews

There were no reviews.

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8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-303 Standards for all Group 3 uses

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

1. Except as may be qualified in the following sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of article 17, Site Plans.

8-305 Additional Standards for Home Child Care Facilities

1. The number of children that may be cared for in a home child care facility may exceed the number of children permitted under Par. 6A of Sect. 10-103, but in no event shall the maximum number of children permitted at any one time exceed twelve (12), excluding the provider's own children. The BZA may also allow more than one nonresident person to be involved with the use. Except as described above, home child care facilities shall also be subject to the use limitations of Par. 6 of Sect. 10-103.
2. The BZA shall review access to the site and all existing and/or proposed parking, including but not limited to the availability of on-street parking and/or alternative drop off and pick up areas located in proximity to the use, to determine if such parking is sufficient. The BZA may require the provision of additional off-street parking spaces based on the maximum number of vehicles expected to be on site at any one time and such parking shall be in addition to the requirement for the dwelling unit.
3. The provisions of Article 13 shall not apply to home child care facilities, however, the BZA may require the provision of landscaping and screening based on the specifics of each application.

4. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plan drawn to scale. The plan, which may be prepared by the applicant, shall contain the following information:
 - a. The dimensions, boundary lines and area of the lot or parcel.
 - b. The location, dimensions and height of any building, structure or addition, whether existing or proposed.
 - c. The distance from all property lines to the existing or proposed building, structure or addition, shown to the nearest foot.
 - d. The dimensions and size of all outdoor recreation space and the location of such space in relation to all lot lines.
5. All such uses shall be subject to the regulations of Chapter 30 of The Code of Title 63.2, Chapter 17 of the Code of Virginia.

10-103 Use Limitations

6. The following use limitations shall apply to home child care facilities:
 - A. The maximum number of children permitted at any one time shall be as follows:
 - 1) Seven (7) when such facility is located in a single family detached dwelling.
 - 2) Five (5) when such facility is located in a single family attached, multiple family or mobile home dwelling.

The maximum number of children specified above shall not include the provider's own children.

- B. A home child care facility shall be operated by the licensed or permitted home child care provider within the dwelling that is the primary residence of such provider, and except for emergency situations, such provider shall be on the premises while the home child care facility is in operation. Notwithstanding the above, a substitute care provider may operate a home child care facility in the absence of the provider for a maximum of 240 hours per calendar year.
- C. There shall be no exterior evidence, including signs, that the property is used in any way other than as a dwelling, except that play equipment and other accessory uses and structures permitted by this Part shall be allowed.
- D. In addition to the persons who use the dwelling as their primary residence, one (1) nonresident person, whether paid or not for their services, may be involved in the home child care use on the property, provided that there is only one (1) such person on the property at any one time and the hours of such attendance shall be limited to 7:00 AM to 6:00 PM, Monday through Friday.

- E. Notwithstanding the provisions of Par. B above, a child care provider may care for the maximum number of children permitted in Par. A above in a dwelling other than the provider's own, as long as the dwelling is the primary residence of at least one of the children being cared for by the provider. Such child care provider shall comprise the one nonresident person allowed under Par. D above.
- F. All uses shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.
- G. An increase in the number of children permitted under Par. A above or the involvement of more than one nonresident person as permitted under Par. D above may be permitted in accordance with the provisions of Part 3 of Article 8.