

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

ALICE MATTHEWS DBA ALICE'S LITTLE ANGELS FAMILY DAYCARE, SP 2014-PR-112 Appl. under Sect(s). 3-103, 8-305, and 8-923 of the Zoning Ordinance to permit a home child care facility, and to permit a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 3933 Fairfax Farms Rd., Fairfax, 22033, on approx. 26,872 sq. ft. of land zoned R-1, HC. Providence District. Tax Map 46-4 ((2)) 11 and 13. (Concurrent with VC 2015-PR-011). 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 December 2, 2015; and

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

1. The applicant is the owner of the land.
2. The zoning is R-1 and HC.
3. The lot area is 26,872 square feet.
4. The fence causes no issues, and meets standards 2, 3, and 4 of the special permit criteria.
5. The applicant has read, understands and concurs with the proposed development conditions.

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, Alice Matthews dba Alice's Little Angels Family Daycare, and is not transferable without further action of the Board, and is for the location indicated on the application, 3933 Fairfax Farms Road, and is not transferable to other land.
2. This special permit is granted only for the home child care use and the fence in the front yard over four feet in height as indicated on the plat entitled "Property of Patrick Matthews, Alice Matthews," prepared by John E. Kroboth, L.S., dated

September 15, 2015, as revised through October 30, 2015, and approved with this application, as qualified by these development conditions.

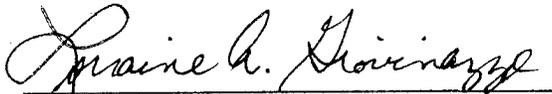
3. A copy of the special permit conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The applicant shall continue to operate with the approved hours of operation, 7:00 a.m. to 5:30 p.m., Monday through Friday.
5. The dwelling that contains the child care facility shall be the primary residence of the applicant.
6. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
7. A maximum of two nonresident employees may be involved in the home child care facility, limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday.
8. All pick-up and drop-off of children shall take occur in the driveway.
9. There shall be no signage associated with the home child care facility.
10. 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.
11. 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.
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".
13. The accessory storage structure shall remain locked during the hours of operation of the home child care facility.
14. The applicant shall obtain a building permit and inspection for the shed within six (6) months of the date of this hearing.

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.

Mr. Hart seconded the motion, which carried by a vote of 5-0. Chairman Ribble was not present for the vote. Mr. Smith was absent from the meeting.

A Copy Teste:



Lorraine A. Giovinazzo
Clerk to the Board of Zoning Appeals