

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

OGAI NASSERI / MY BABY STEPS ACADEMY CO., SP 2014-MA-234 Appl. under Sect(s). 8-305 and 3-103 of the Zoning Ordinance to permit a home child care facility. Located at 7324 Beverly St., Annandale, 22003, on approx. 22,203 sq. ft. of land zoned R-1. Mason District. Tax Map 71-3 ((11)) 58. 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 February 11, 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.
3. The lot area is 22,203 square feet.

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, Ogai Nasserri / My Baby Steps Academy Co., only, and is not transferable without further action of the Board, and is for the location indicated on the application, 7324 Beverly Street, and is not transferable to other land.
2. This special permit is granted only for the home child care use indicated on the plat prepared by Larry N. Scartz of Scartz Surveys, dated August 5, 2013, as revised by the applicant through October 16, 2014, 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.

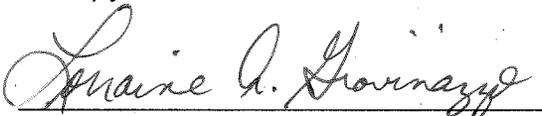
4. The maximum hours of operation of the home child care facility shall be limited to 6:30 a.m. to 6:30 p.m., Monday through Friday.
5. The dwelling that contains the child care facility shall be the primary residence of the applicant.
6. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve. The maximum number of children on-site at any one time shall not exceed seven until the applicant receives approval of a state-issued family day home license that permits additional children.
7. The approval of the use is contingent upon maintenance of a state-issued family day home license that permits the number of children being cared for at the home child care facility.
8. A maximum of two nonresident employees, whether paid or not for their services, may be involved in the home child care facility, and limited to the hours of 7 a.m. to 6 p.m.
9. All pick-up and drop-off of children shall take place in the driveway.

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 6-0. Mr. Smith was absent from the meeting.

A Copy Teste:



Lorraine A. Giovinazzo, Deputy Clerk
Board of Zoning Appeals