



APPLICATION ACCEPTED: March 23, 2016

PLANNING COMMISSION: October 5, 2016

BOARD OF SUPERVISORS: TBD

County of Fairfax, Virginia

October 5, 2016

STAFF REPORT

SE 2016-LE-005

LEE DISTRICT



APPLICANT: Ruth Villanueva d/b/a The Little Home Daycare

ZONING: Planned Development Housing District (PDH-4)

LOCATION: 6007 Southward Way, Alexandria, 22315

PARCEL: 91-3 ((11)) (21) 106

ACREAGE: 1,760 square feet

PLAN MAP: Residential, 3-4 dwelling units per acre

SE CATEGORY: Section 6-105: Home Child Care Facility

PROPOSAL: To permit a home child care facility for up to 10 children at any one time.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2016-LE-005, subject to 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 imposing any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Kelly Posusney, AICP

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 Supervisors.

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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



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).

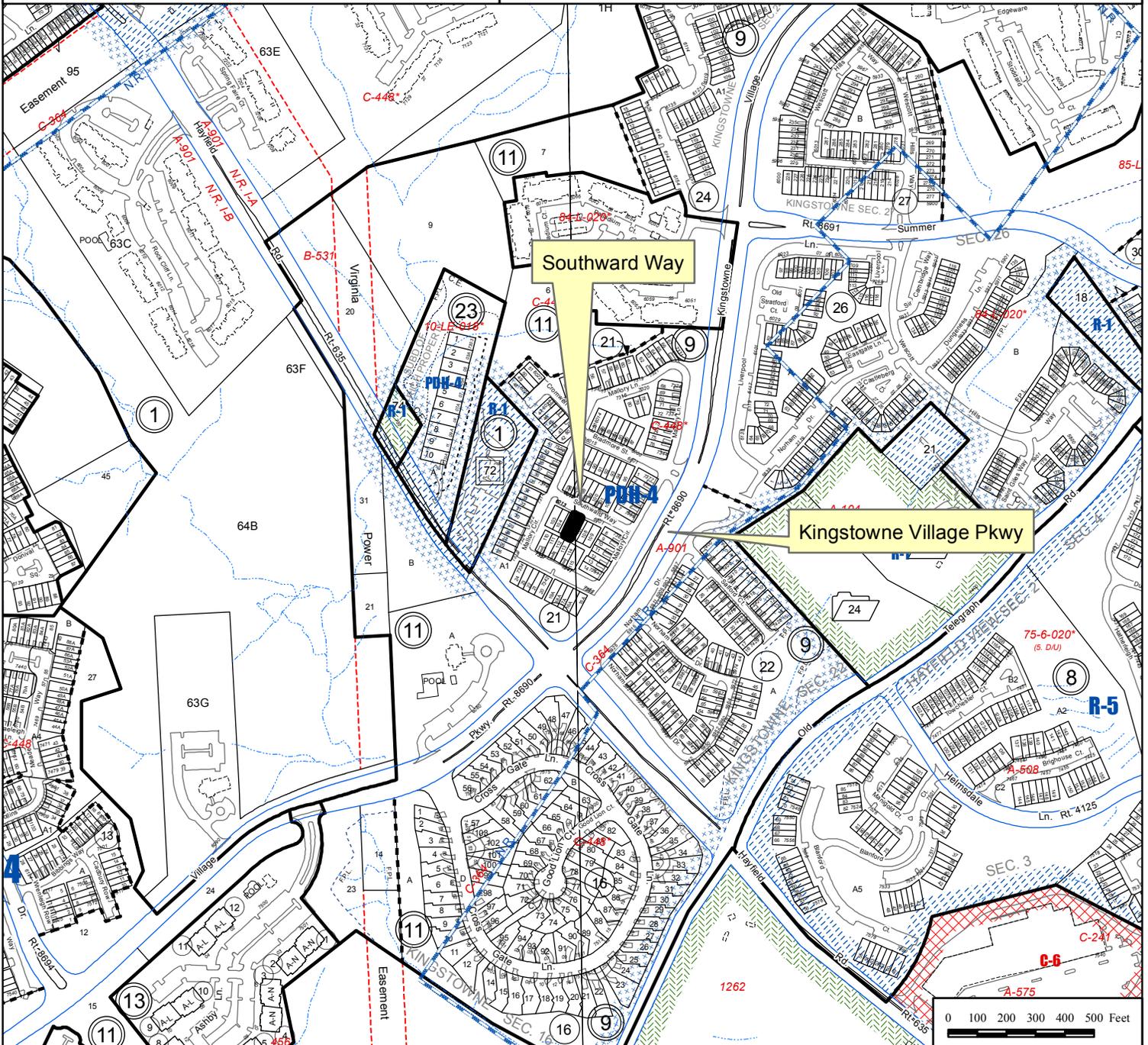
Special Exception

SE 2016-LE-005

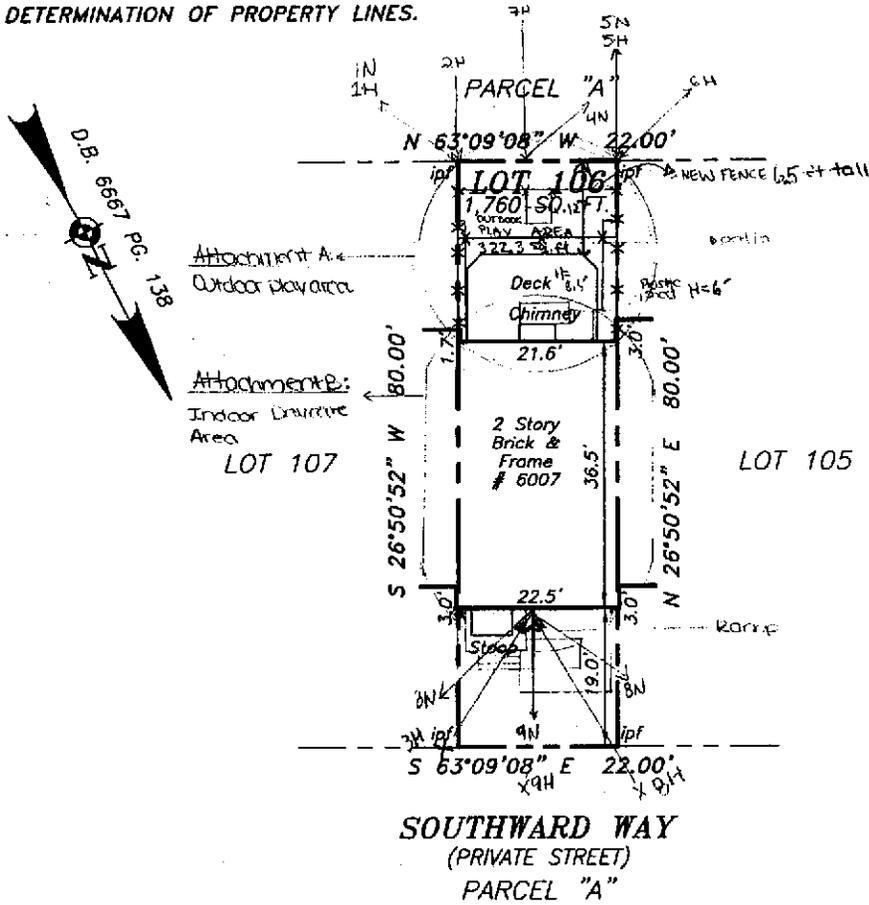


Applicant: RUTH VILLANUEVA DBA THE LITTLE HOME DAYCARE
Accepted: 03/23/2016
Proposed: HOME CHILD CARE FACILITY
Area: 1760 SF OF LAND; DISTRICT - LEE
Zoning Dist Sect: 06-0105
Located: 6007 SOUTHWARD WAY, ALEXANDRIA, VA 22315

Zoning: PDH- 4
Plan Area: 4,
Overlay Dist: NR
Map Ref Num: 091-3- /11/21/0106



THIS HOUSE LOCATION SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED AS AN AID FOR THE CONSTRUCTION OF FENCES OR ANY OTHER IMPROVEMENTS. FENCES SHOWN HEREON ARE APPROXIMATE AND ARE NOT TO BE USED FOR DETERMINATION OF PROPERTY LINES.



NOTES:

1. CURRENT OWNER: RANDOLPH F. HOLLAND, D.B. 16343 PG. 868.
2. THIS PROPERTY IS CLASSIFIED AS ZONE X, AN AREA OF MINIMAL FLOOD HAZARD IN ACCORDANCE WITH FLOOD HAZARD BOUNDARY MAP NO. 51552501280.
3. BEARINGS BASED ON THE RECORD PLAT OF SECTION 21 & 23, KINGSTOWNE D.B. 6667 PG. 138.
4. IPF: DENOTES IRON PIPE FOUND.
5. THIS SURVEY IS A GRAPHIC DEPICTION OF THE LOCATION OF IMPROVEMENTS ONLY. NO CORNER MARKERS SET.



HOUSE AND IMPROVEMENT LOCATION SURVEY
LOT 106
SECTION 21 & 23
KINGSTOWNE
 DEED BOOK 6667 PAGE 138
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

PREPARED FOR:
 S & T Title, LLC
 4151 Chain Bridge Road
 Fairfax, Virginia 22030
 (T)703.766.8083 (F)703.766.8086

SCALE: 1"=20'

DATE: 03/08/06

DRAWN:
DAD

CHECKED:
FKP

LS₂PC
 LAND SURVEYING SERVICES
 2980 EMMA LEE STREET SUITE200
 FALLS CHURCH, VIRGINIA 22042
 703 • 241 • 5515 • FAX • 703 • 241 • 5516

DESCRIPTION OF THE APPLICATION

The applicant requests approval of a Special Exception (SE) to operate a home child care for up to 10 children, at any one time, in a single-family attached dwelling, with two assistants. Without SE approval, the applicant would be limited to a maximum of five children at any one time and one non-resident assistant. Figure 1 provides an aerial view of the subject property and surrounding area.

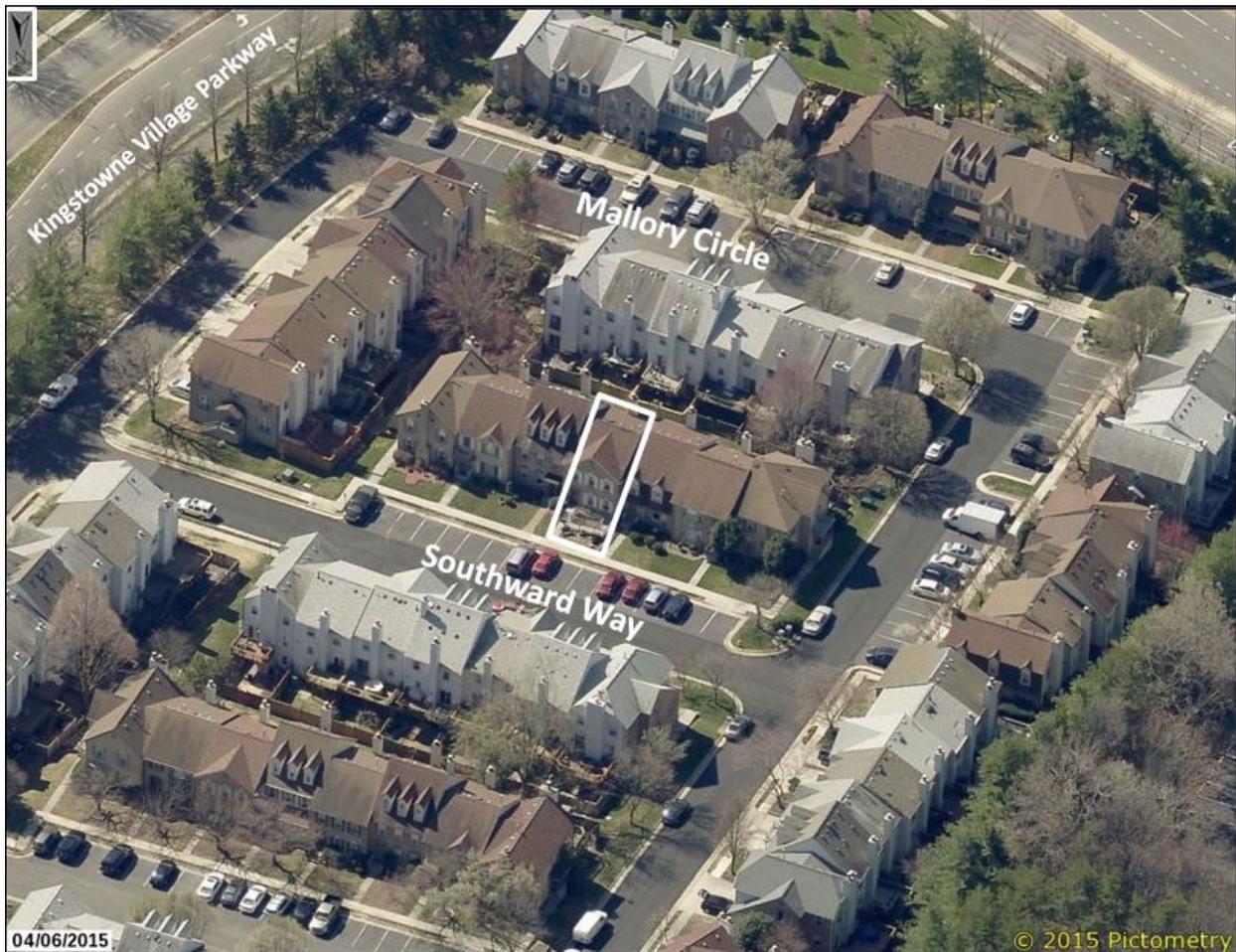


Figure 1: Subject Property (Source: Fairfax County Pictometry)

The 1,760 square foot subject property is located at 6007 Southward Way in the Kingstowne development, northwest of Kingstowne Village Parkway. The surrounding development is single-family attached dwellings. The subject property and the surrounding development are zoned PDH-4 and lie within the Natural Resources Overlay District (NR).

The following is a summary of the application:

- The applicant currently operates a home child care facility at the subject property for up to five children at any one time with her daughter and one non-resident employee. The applicant requests special exception approval to permit up to 10

children at any one time, between the ages of two months to five years, 11 months of age and to permit one non-resident employee.

- The home child care facility is located in the walk-out basement of the dwelling as shown on the floor plan included as Attachment 1 to Appendix 1.
- Primary access to the home child care facility is through the front door of the dwelling.
- There is direct access from the child care facility to the outdoor play area located beneath the elevated deck, adjacent to the walk out basement.
- The hours of operation are from 7:00 a.m. to 6:00 p.m., Monday through Friday with staggered drop-off and pick-up times. Children are dropped-off between 7:00 a.m. and 8:30 a.m. and are picked-up between 4:15 p.m. to 5:45 p.m.
- Parking for drop-off and pick-up is available in the applicant's two assigned spaces for the property, which are kept open during the home child care's business hours. The applicant has an agreement with the neighboring property owner to utilize one of his designated parking spots, thus allowing for three dedicated parking spaces directly in front of the home. Additionally, there are designated visitor parking spaces and on-street parallel parking available on Southward Way and Mallory Circle, both private streets.
- Ruth Villanueva is licensed by the Commonwealth of Virginia to care for five children between the ages of two months through 10 years. The state license expires on May 27, 2018.

The proposed development conditions, applicant's statement of justification with select file photographs and affidavit are contained in Appendices 1 to 3, respectively.

BACKGROUND

The subject property is located in Sections 21 and 23 of the Kingstowne development, approved pursuant to RZ 76-L-079 on December 6, 1976. There are no proffered conditions associated with this rezoning that would preclude the current proposal. According to the Department of Tax Administration records, the dwelling was constructed in 1988 and purchased by the applicant in 2006.

A building permit was issued in 1994 for an open deck; however, it never passed final inspection. The deck is elevated and located off the main floor of the dwelling. While this deck is not utilized by the home child care, the outdoor play area is located underneath this deck. The at-grade decking, located beneath the open elevated deck, is utilized as the outdoor play area for the home child care. The applicant has applied for a current building permit for the decks. As of the publication of the staff report, the applicant is working diligently to bring the deck into conformance with the current building code and

to pass all necessary inspections. A development condition has been proposed for the decking.

DESCRIPTION OF THE SPECIAL EXCEPTION PLAT (SE PLAT)

The Special Exception Plat, entitled “House and Improvement Location Survey, Lot 106, Section 21 & 23, Kingstowne,” prepared by LS 2 PC on March 8, 2006, as revised by the applicant, Ruth Villanueva, on March 3, 2016, depicts a 1,760 square foot lot containing a 1,584 square foot single-family attached dwelling with a front stoop leading to the sidewalk. As discussed previously, there is an open, elevated deck located in the rear of the dwelling off the main living area of the home. Additionally, there is a 322 square foot outdoor play area on the at-grade deck in the rear yard beneath the open, elevated deck. The rear yard contains a 6.5 foot tall wood privacy fence.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area IV
Planning District:	Rose Hill Planning District
Planning Sector:	Lehigh Community Planning Sector (RH4)
Plan Map:	Residential, 3-4 du/ac
Plan Text:	The plan text does not address home child care uses.

ANALYSIS

Transportation

The neighborhood is accessed from Kingstowne Village Parkway. Parking for drop-off and pick-up is available in the applicant’s two assigned spaces for the property, which are kept open during the home child care’s business hours. The applicant has an agreement with the neighboring property owner to utilize one of his designated parking spots, thus allowing for three dedicated parking spaces directly in front of the home. Additionally, there are designated visitor parking spaces and on-street parallel parking available on Southward Way and Mallory Circle, both private streets.

Drop-off and pick-up for the home child care facility is staggered, as stated in the applicant’s statement of justification. To ensure that the assigned parking spaces remain open during the home child care’s hours of operation, the applicant’s family and her employee utilize the available on-street parking. Fairfax County Department of Transportation (FCDOT) has no issues with this application (Appendix 4). Given the available parking, staff does not believe that the home child care will present any parking or traffic issues.

Zoning Inspections Branch (Appendix 5)

On May 13, 2016, staff conducted a zoning inspection of the home child care facility. During the inspection staff observed storage around the mechanical equipment in the utility room, items located near the electrical panel, a coat hanger on the wall at the bottom of the stairway impeding access to the egress location and the main entry to the home child care had an improper lock. Subsequent to the zoning inspection, the applicant demonstrated to staff's satisfaction that the storage items had been removed from around the electric panel, mechanical equipment and near the stairway. The door lock was replaced with a thumb lock. As of the publication of the staff report, there are no outstanding issues.

As mentioned previously, a building permit was issued in 1994 for an open deck; however, it never passed final inspection. The applicant has applied for a current building permit for the deck. As of the publication of the staff report, the applicant is working diligently to bring the deck into conformance with the current building code and to pass all necessary inspections. A development condition has been proposed for the deck.

Zoning Ordinance Provisions (Appendix 6)

PDH-4 District (Sect. 6-101)

The townhouse was constructed in 1988 in accordance with the approved FDP and thereby conforms to the applicable PDH-4 regulations. As noted previously, an open deck was constructed for which the applicant is seeking final inspection.

Natural Resources Overlay District (Sect. 7-600)

The purpose and intent of the Natural Resource Overlay District is “*to acknowledge that natural resources exist in the County; to recognize that natural resource extraction operations constitute a significant potential impact on the pattern of development in nearby areas; and to require a special permit for the extraction of natural resources in the County.*” The overlay district has no applicability to this application.

SE Standards

Section 10-103 of the Zoning Ordinance provides that a home child care facility with more than five children in a single-family attached dwelling may be permitted in accordance with the provisions of Part 3 of Article 8, Special Permits. That section classifies home child care facilities as a Group 3, Institutional use. Section 6-105 for Planned Development Districts specifies that a Group or Category use may be permitted with the approval of a Special Exception when such a use is not specifically designated on an approved final development plan (FDP). Since home child care uses are not provided for on the approved FDP for this property, this special exception application is required to satisfy the provisions of the General Standards for Special Exceptions (Section 9-006), Standards for all Group 3 Uses (Section 8-303), Additional Standards for Home Child Care Facilities (Section 8-305), and Use Limitations (Paragraph 6 of of Section 10-103).

General Standards for Special Exceptions (Section 9-006)

Standards 1 and 2 <i>Comprehensive Plan/ Zoning District</i>	Staff finds that the proposed use is in harmony with the Comprehensive Plan and the general purpose and intent of the PDH-4 Zoning District.
Standard 3 <i>Adjacent Development</i>	No construction is proposed with this application, other than that necessary to bring the open deck up to conformance with the current code. Staff finds that the home child care will not affect the use or development of neighboring properties.
Standard 4 <i>Pedestrian/Vehicular Traffic</i>	Arrival and departure times of the children are staggered and adequate parking exists in the applicant's designated spots, visitor spots and on surrounding public streets. In staff's opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.
Standard 5 <i>Landscaping/Screening</i>	No additional landscaping is required for the proposed use.
Standard 6 <i>Open Space</i>	The PDH-4 District requires 20% of the gross area of the site to be open space. The FDP that governs the subject property meets this requirement.
Standard 7 <i>Utilities, Drainage, Parking, Loading</i>	There are no changes to the utilities and drainage serving the property or use. Staff concludes that the available parking is sufficient to accommodate the home child care.
Standard 8 <i>Signs</i>	Section 10-103 of the Zoning Ordinance does not permit signs for home child care facilities.

Standards for all Group 3 Uses (Section 8-303)

Standard 1 <i>Lot Size and Bulk</i>	No site improvements are proposed. The property would continue to comply with the lot size and bulk regulations for the PDH-4 District as provided for with the approved FDP.
Standard 2 <i>Performance Standards</i>	The use would comply with the performance standards set forth in Article 14.
Standard 3 <i>Site Plan</i>	Home child care facilities are not subject to Article 17, Site Plans.

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

Standard 1 <i>Max. 12 Children; Approval of more than one nonresident person</i>	The applicant is proposing a maximum of 10 children at any one time. The applicant requests approval to permit one non-resident employee.
Standard 2 <i>Access and Parking</i>	Arrival and departure times of the children are staggered and adequate parking exists in the applicant's designated

	spots, visitor spots and on surrounding public streets. In staff's opinion and as previously discussed, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.
Standard 3 <i>Landscaping/Screening</i>	Staff finds that no additional landscaping is required for this location.
Standard 4 <i>Submission Requirements</i>	The submission requirements allow the submission of a house location survey in lieu of the SE plat.
Standard 5 <i>Code of Virginia: Title 63.2, Chapter 17</i>	Staff has proposed a development condition in which the approval of this use is contingent upon issuance of a state license for the home child care facility to care for up to 10 children.

Use Limitations (Sect. 10-103, Paragraph 6)

Part A <i>Maximum Number of Children</i>	The maximum number of children permitted by-right at any one time is five in a single-family attached dwelling. The applicant requests special exception approval to permit a maximum of 10 children at any one time.
Part B <i>Licensed provider/primary residence</i>	The applicant holds a license from the Virginia Department of Social Services for a Family Day Home. The dwelling is her primary residence.
Part C <i>No exterior evidence except play equipment</i>	Staff finds there is no exterior evidence of the home child care facility.
Part D <i>Non-resident person</i>	This application requests approval for one non-resident employee.
Part E <i>Primary residence of non-resident person</i>	The dwelling is the primary residence of the home child care provider.
Part F <i>Code of Virginia: Title 63.2, Chapter 17</i>	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. Staff has proposed a development condition in which the approval of this use is contingent upon issuance of a state license for the home child care facility for up to 10 children.
Part G <i>Increase in children or non-resident person</i>	The maximum number of children permitted by-right is five in an attached single-family dwelling, and can be increased to up to 12 with SE approval. The applicant requests SE approval to allow a maximum of 10 children at any one time.

CONCLUSION AND RECOMMENDATION

In staff's opinion, the proposed home child care facility for up to 10 children at any one time with one non-resident assistant at the subject property would not adversely impact the surrounding properties, neighborhood traffic, or parking. Staff finds the application in harmony with the Comprehensive Plan and applicable Zoning Ordinance provisions.

Staff recommends approval of SE 2016-LE-005, subject to 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 of Supervisors, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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 this application.

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 Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification and File Photographs
3. Affidavit
4. Fairfax County Department of Transportation Memo
5. Zoning Inspections Branch Review
6. Applicable Zoning Ordinance Provisions
7. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SE 2016-LE-030

September 21, 2016

If it is the intent of the Board of Supervisors to approve SE 2016-LE-030 located at 6007 Southward Way, Tax Map 91-3 ((11)) (21) 106, for a home child care facility with up to 10 children at any one time and one assistant, pursuant to Section 6-105 of the Fairfax County Zoning Ordinance, staff recommends that the Board of Supervisors condition its approval by requiring conformance with the following development conditions:

1. The Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted for the home child care use as indicated on the Special Exception Plat, entitled "House and Improvement Location Survey, Lot 106, Section 21 & 23, Kingstowne," prepared by LS 2 PC on March 8, 2006, as revised by the applicant, Ruth Villanueva on March 3, 2016, and approved with this application, as qualified by these conditions.
3. A copy of the special exception conditions shall be posted in a conspicuous place on the property of the use and be made available upon request to all departments of the County of Fairfax during the hours of operation for the permitted use.
4. 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.
5. The dwelling that contains the home child care facility shall be the primary residence of the provider.
6. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed 10.
7. A maximum of one non-resident employee, 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.
8. Drop-off and pick-up of children shall take place in the applicant's assigned parking spaces, which shall be reserved exclusively for that purpose during hours of operation of the home child care facility.

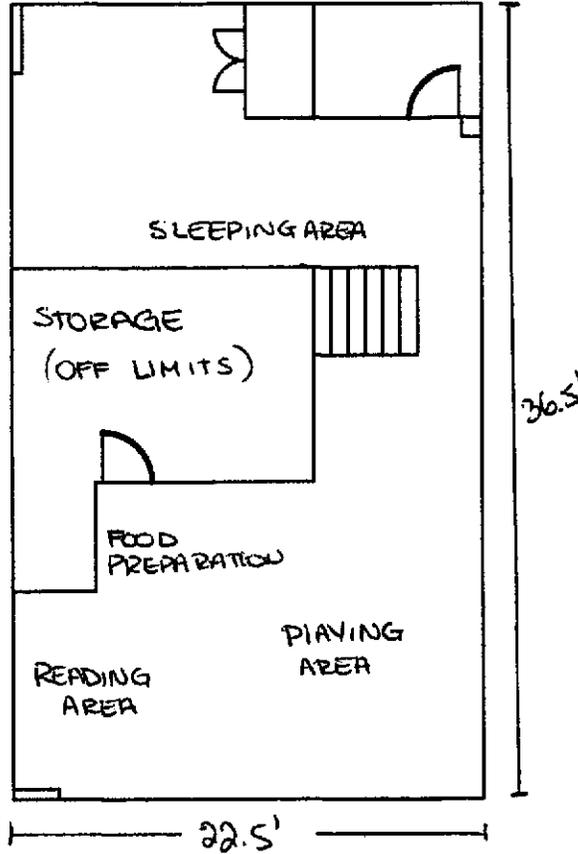
9. The approval is contingent upon maintenance of a state-issued family day home license that permits up to 10 children at any one time being cared for at the home child care facility.
10. The child care facility shall be operated in accordance with Chapter 30 of the County Code, entitled "Minimum Private School and Child Care Facility Standards."
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. There shall be no signage associated with the home child care facility.
13. The applicant shall continue to diligently pursue all necessary permits for the upper deck and complete all necessary inspections within six months of approval of the special exception. Until such time as the necessary permits and inspections are obtained, no home child care activities shall take place on the upper deck.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until they are adopted by the Board of Supervisors.

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

SOUTHWARD WAY
(FRONT)



RECEIVED
Department of Planning & Zoning

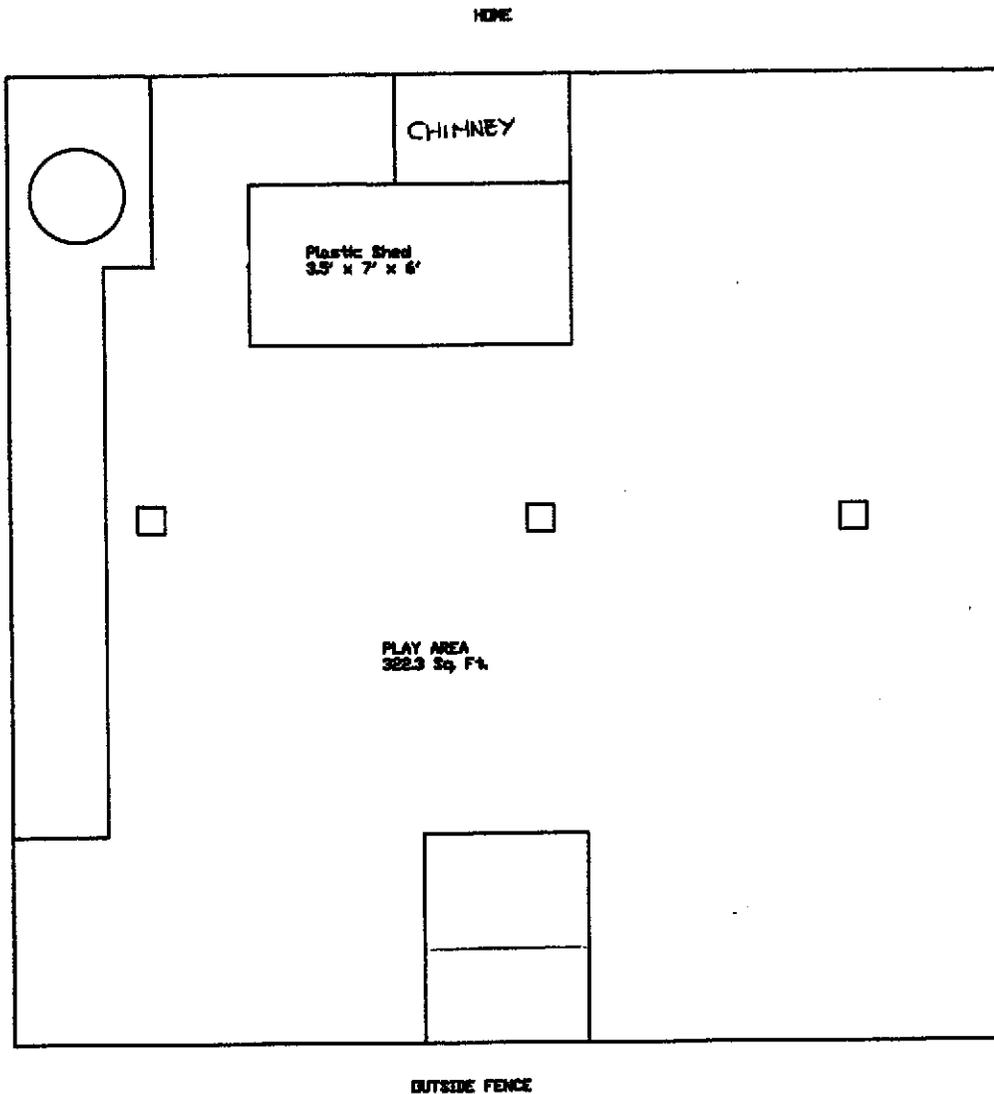
MAR 18 2016

Zoning Evaluation Division

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Attachment B: INDOOR DAYCARE AREA

DRAWN BY: SANDRA HERNANDO | SHEET: 1 OF 1 | DATE: 01-28-2016



Attachment A: Outside Play Area

DRAWN BY: SANDRA HERNANDO | SHEET: 1 OF 1 | DATE: 01-28-2016

Ruth Villanueva
6007 Southward Way
Alexandria, VA 22315
703-740-6795
thelittlehome01@gmail.com

February 28, 2016

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

Re: Special Permit Application
Applicant: Ruth Villanueva
Zoning Ordinance Section 8-305 for Home Child Care Facility and
Section 8-004 of General Standards
Tax Map #: 0913 11210106
Zoning District: PDH-4
Lot size: 1,760 square feet

To whom it may concern,

Please accept the following as my statement of justification for a special permit for a home child care facility in my home. I own and live in a town-home dwelling at 6007 Southward Way in Alexandria, Virginia with my daughter. The property is zone PDH-4 and I understand I need to seek approval of a special permit in order to operate a childcare facility within my home. Currently, I'm licensed by the State of Virginia to care for 5 children in my child care facility in my home, and seek to go back to the number of children that I awarded back in 2006. In 2006, I was licensed to care for 10 children ages from 2 months to 12 years of age. During eight years, until we had to decrease our number to 5 children, we have cared for over 50 children with no issues with regards to indoor/outdoor space. In addition, parking has not been an issue since we have a number of spaces available, and parents are well aware of their pick-up/drop-off times. With all the given information and had not seen any issues caring for 10 children for over 8 years, I consider that this fact stands for itself as support/evidence that caring for 10 children, 2 months to 5 years 11 month of age, at my home should satisfy the standards. Below is information about my child care facilities operations:

Hours: The child care is open from 7:00 AM to 6:00 PM, Monday through Friday.

Number of Children: I currently care for up to 5 children at any one time. However, I would like to increase my capacity to my original capacity of 10 children, previously cared for without any problem for over 8 years.

Employees: Daughter assists at times.

Arrival Schedule: Currently: One child arrives between 7:00-7:15 AM. Two of the children (brothers) arrive between 7:45-8:00 AM. One child arrives between 8:00-8:15 AM. One child arrives between 8:15-8:30 AM.

Departure Schedule: One of the children is picked up between 4:15-4:30PM. Two of the children (brothers) are picked up between 5:00-5:15 PM. One child is picked 5:15-5:30PM. One child is picked up at 5:30-5:45 PM

Area Served: Currently, most of the children live in the general vicinity of my neighborhoods.

Operations: As I stated, my house is a townhouse dwelling. It has a walk-out basement, which is where the children spend their time. Attached is a floor plan that indicates the areas where the daycare is located. The house has 1,584 square feet. The basement area is where I conduct the day care consist of approximately 530 square feet in total. (See Attachment B for floor layout and Attachment C Section C for interior photos.

Hazardous or Toxic Substances: The house and yard are free from hazardous or toxic substances. No hazardous materials will be generated, utilized, stored, tread, and/or disposed of onsite.

Zoning Ordinance Compliance: The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standard 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 use my backyard for outdoor play for the children. The area is 322.3 square feet. I have drawn the fence on my most recent house location plat which is included. (See Attachment A for the outdoor play area layout)

Parking: I use my parking space in front of my house once the children are dismissed for my car. My daughter parks her car along the street. Therefore, we have 2 available parking spaces in front of the house. In addition, my next door neighbor Brian Birky at 6009 Southward Way has given us permission to use 1 of his 2 parking spaces during business hours. Overall, we have **3 parking spaces directly in front** of the house (NO NEED TO CROSS THE STREET). In addition, there are 3 visitor parking spaces on my street (NO NEED TO CROSS THE STREET). Also, ample parking is available along the street.

For these reasons, I believe that my proposed home day care facility will not impact my neighbors in any negative way.

In conclusion, I am proposing no changes to the outside appearance of my brick and vinyl sided home. I propose no addition and no signs regarding the daycare. Adequate parking is available for the parents, employees and my family. For these reasons, I believe that my proposed home daycare facility will not impact my neighbors in any negative way.

Sincerely,

Ruth Villanueva
Owner of The Little Home Daycare

MAR 23 2016

Zoning Evaluation Division

**Proposed Arrival and Departure Schedule for:
Ruth Villanueva dba. The Little Home Daycare**

Address:

6007 Southward Way Alexandria, VA 22315

Proposed Arrival Schedule

Child	7:00 – 7:45 AM	7:45 – 8:00 AM	8:00 – 8:30 AM	8:30 – 9:00 AM	9:00 – 9:15 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 Schedule

Child	2:45 – 4:15 PM	4:15 – 4:30 PM	4:30 – 5:00 PM	5:00 – 5:30 PM	5:30 – 6:00 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		

*siblings

Commonwealth of Virginia

DEPARTMENT OF SOCIAL SERVICES

FAMILY DAY HOME LICENSE

Issued to: Ruth E. Villanueva, d.b.a. The Little Home Daycare

Address: 6007 Southward Way, Alexandria, Virginia 22315

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	2 months through 10 years

This license is not transferable and will be in effect May 28, 2016 through May 27, 2018 unless revoked for violations of the provisions of law or failure to comply with the limitations stated above.

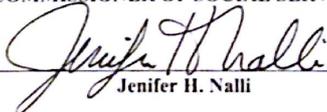
ISSUING OFFICE:

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

Telephone: (703) 934-1505

FDH 1107351- L106
LICENSE NUMBER

MARGARET ROSS SCHULTZE
COMMISSIONER OF SOCIAL SERVICES

By 

Jenifer H. Nalli

Title LICENSING ADMINISTRATOR

Date June 8, 2016

August 24,2016

I currently own a home at 6009 Southward Way, Alexandria Virginia 22315. Until further notice , I agree to allow the residents of 6007 Southward Way to use the parking space numbered 49 in front of my house from 5am to 7pm for dropoff and pickup of children associated with their day care business.

Thank you, .

A handwritten signature in cursive script that reads "John Birky".

John Birky

**Ruth Villanueva – The Little Home Daycare
Select File Photographs**



Front of Home



Rear Yard



Outdoor Play Area



Indoor Play Area



Napping Area

Post ZIB Inspection Photos



Water Heater



Bottom of Stairway



Electrical Panel

SPECIAL EXCEPTION AFFIDAVIT

134195

DATE: 04/08/16
 (enter date affidavit is notarized)

I, RUTH VILLANUEVA, 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

in Application No.(s): SE 2016-LE-005
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information 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 are to 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)
RUTH E. VILLANUEVA d/b/a The Little Home Day Care	6007 SOUTHWARD WAY ALEXANDRIA, VA 22315	Applicant/Title owner

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception 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).

SPECIAL EXCEPTION AFFIDAVIT

DATE: 04/08/16
(enter date affidavit is notarized)

134195

for Application No. (s): SE 2016 - LE - 005
(enter County-assigned application number(s))

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 and number, street, city, state, and zip code)

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)

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 04/08/16
(enter date affidavit is notarized)

134195

for Application No. (s): SE 2016 - LE - 005
(enter County-assigned application number(s))

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, and 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)

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 04/08/10
(enter date affidavit is notarized)

134195

for Application No. (s): SE 2016 - LE - 005
(enter County-assigned application number(s))

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 Supervisors, 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 Exception Attachment to Par. 2" form.

Application No.(s): SE 2016-LE-005
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 8, 2016
(enter date affidavit is notarized)

134195

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, 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 Exception 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

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

Subscribed and sworn to before me this 08 day of April 2016, in the State/Comm. of VIRGINIA, County/City of FAIRFAX

Patricia J. Plant
Notary Public

My commission expires: 01-31-2020

PATRICIA J. PLANT
NOTARY PUBLIC
REGISTRATION # 7665053
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JANUARY 31, 2020



County of Fairfax, Virginia

MEMORANDUM

DATE: May 10, 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: 3-5 (SE 2016-LE-005)

SUBJECT: Transportation Impact

REFERENCE: SE 2016-LE-005: Ruth Villanueva dba The Little Home Daycare
Identification Map: 91-3 ((11)) (21) 106

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat dated March 8, 2006, and revised through March 3, 2016. The applicant, who has 5 children in care now, seeks approval to operate a home childcare facility for 12 children. There is one assistant at this time. The hours of operation are 7:00 a.m. to 6:00 p.m. Monday–Friday.

This is a small townhouse with two assigned parking spaces. There are three visitor spaces and parking spaces also on the nearby streets. This department has no transportation issues with this application.

MAD/LAH/lah

cc: Kelly Posusney, DPZ



County of Fairfax, Virginia

MEMORANDUM

Date: May 13, 2016

To: Kelly Posusney, Staff Coordinator
Zoning Evaluation Division

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

Subject: Home Child Care – SE 2016-LE-005, Ruth Villanueva, d/b/a The Little Home Daycare

Reference: 6007 Southward Way, Alexandria, Virginia 22315
Kingstowne, Sections 21 & 23, Lot 106
Tax Map Ref.: 91-3 ((11)) (21) 106
Zoning District: PDH-4
Magisterial District: Lee
ZIB Ref.: 2016-0083
Date of Inspection: April 27, 2016

The following violations were noted during the inspection conducted on April 27, 2016. It is noted that the child care is conducted in the walk-out basement level of the dwelling. The only separation between the door egress and the nap room is the stairway, as shown in the attached photographs.

1. 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.

Storage, consisting of items hanging on the wall, impeded access at the bottom of the stairway. It is recommended that the applicant move the storage to a location that would not impede access. The main entry to the home child care has a door lock that should be replaced with a thumb lock.

2. 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.

Items located near the electrical panel must be removed to provide required clearance as noted above.

3. A clear space in front of the service area of the mechanical equipment must be maintained. Combustible materials must be located a minimum distance of 36 inches from any heat source.

The utility room was being used for storage around the appliances. Storage must be removed or relocated a minimum of 36 inches from the working area of the equipment.

6-103 Secondary Uses Permitted

The following secondary uses shall be permitted only in a PDH District which contains one or more principal uses; only when such uses are presented on an approved final development plan prepared in accordance with the provisions of Article 16; and subject to the use limitations set forth in Sect. 106 below.

1. Accessory uses, accessory service uses and home occupations as permitted by Article 10.
2. Automated teller machines, located within a multiple family dwelling.
3. Business service and supply service establishments.
4. Commercial and industrial uses of special impact (Category 5), limited to:
 - A. Automobile-oriented uses
 - B. Drive-in financial institutions
 - C. Drive-through pharmacies
 - D. Golf courses, country clubs
 - E. Golf driving ranges
 - F. Marinas, docks and boating facilities, commercial
 - G. Quick-service food stores
 - H. Service stations
 - I. Service station/mini-marts
 - J. Vehicle light service establishments
5. Commercial recreation uses (Group 5), limited to:
 - A. Billiard and pool halls
 - B. Bowling alleys
 - C. Commercial swimming pools, tennis courts and similar courts
 - D. Health clubs
 - E. Miniature golf courses
 - F. Skating facilities
6. Community uses (Group 4).

7. Eating establishments.
8. Financial institutions.
9. Garment cleaning establishments.
10. Institutional uses (Group 3).
11. Interment uses (Group 2).
12. Kennels, limited by the provisions of Sect. 106 below.
13. Light public utility uses (Category 1).
14. Offices.
15. Outdoor recreation uses (Group 6), limited to:
 - A. Riding or boarding stables
 - B. Veterinary hospitals, but only ancillary to riding or boarding stables
 - C. Zoological parks
16. Personal service establishments.
17. Quasi-public uses (Category 3), limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Congregate living facilities
 - G. Cultural centers, museums and similar facilities
 - H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - I. Independent living facilities

- J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
- 18. Repair service establishments.
 - 19. Retail sales establishments.
 - 20. Transportation facilities (Category 4), limited to:
 - A. Bus or railroad stations
 - B. Electrically-powered regional rail transit facilities
 - C. Heliports
 - D. Helistops
 - E. Regional non-rail transit facilities
 - 21. Veterinary hospitals.

6-105

Special Exception Uses

- 1. Subject to the use limitations presented in Sect. 106 below, any use presented in Sect. 103 above as a Group or Category use may be permitted with the approval of a special exception when such use is not specifically designated on an approved final development plan.
- 2. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Bed and breakfasts
 - B. Commercial off-street parking in Metro Station areas as a temporary use
 - C. Fast food restaurants

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dba: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		