



County of Fairfax, Virginia

October 19, 2016

STAFF REPORT

SPECIAL PERMIT SP 2016-HM-071

HUNTER MILL DISTRICT

APPLICANT: Sadia Javed
Creative Kids Day Care, LLC

OWNERS: Sadia Javed
Janjua Javed

SUBDIVISION: North Point Glen

STREET ADDRESS: 12001 Heather Down Drive, Herndon, 20170

TAX MAP REFERENCE: 11-3 ((23)) 2

LOT SIZE: 14,869 square feet

ZONING DISTRICT: R-3C

ZONING ORDINANCE PROVISIONS: 8-305, 3-303, 8-914

SPECIAL PERMIT PROPOSAL: To permit a home child care facility and to permit a reduction in minimum yard requirements based on errors in building location to permit an accessory storage structure (shed) to remain 2.3 feet from the rear lot line and 1.0 foot from a side lot line.

STAFF RECOMMENDATION:

Staff recommends approval of SP 2016-HM-071 for the home child care facility with adoption of the proposed development conditions contained in Appendix 1.

Erin M. Haley

Staff does not make recommendations on building in error applications. However, if it is the intention of the Board of Zoning Appeals to approve the request for a special permit for error in building location to allow the patio to remain, staff recommends that such approval be made subject to the 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.

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**

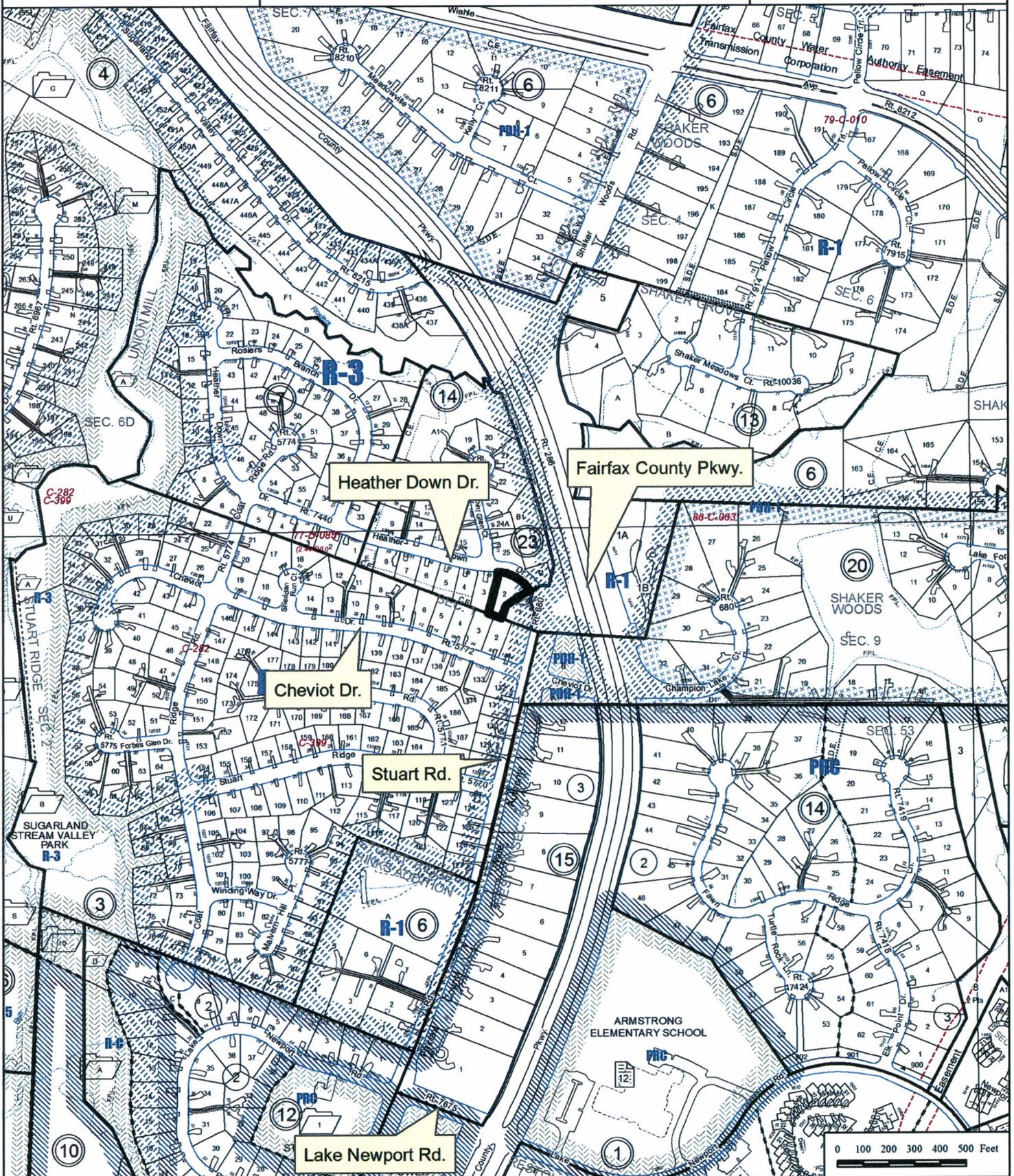


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).



Special Permit SP 2016-HM-071

SADIA JAVED / CREATIVE KIDS DAYCARE LLC



NOTES:

- TAX MAP 011-3-23-0002
- PROPERTY SHOWN HEREON IS ZONED R-3C (R-3 W/CLUSTER DEV)
- MINIMUM YARD REQUIREMENTS IN ZONE R-3C
FRONT: 20'
SIDE: 8', BUT A TOTAL MINIMUM OF 20'
REAR: 25'
- PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AS PER INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51059C0130E EFFECTIVE DATE, SEPTEMBER 17, 2010.
- THE RECORD PLAT DOES NOT SHOW ANY UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE EFFECTING THIS PROPERTY.
- THERE ARE NO VISIBLE GRAVE SITES OR CEMETERY FOUND WITHIN THE BOUNDARY OF THE SUBJECT PROPERTY.
- FLOOR AREA:
EXISTING GROSS FLOOR AREA HOUSE 3,607 SQ. FT.
EXISTING GROSS FLOOR AREA GARAGE 460 SQ. FT.
EXISTING GROSS FLOOR AREA DECK 276 SQ. FT.
EXISTING GROSS FLOOR OPEN PORCH 28 SQ. FT.
EXISTING GROSS FLOOR AREA SHED 120 SQ. FT.

EXISTING FLOOR AREA 4,491 SQ. FT.

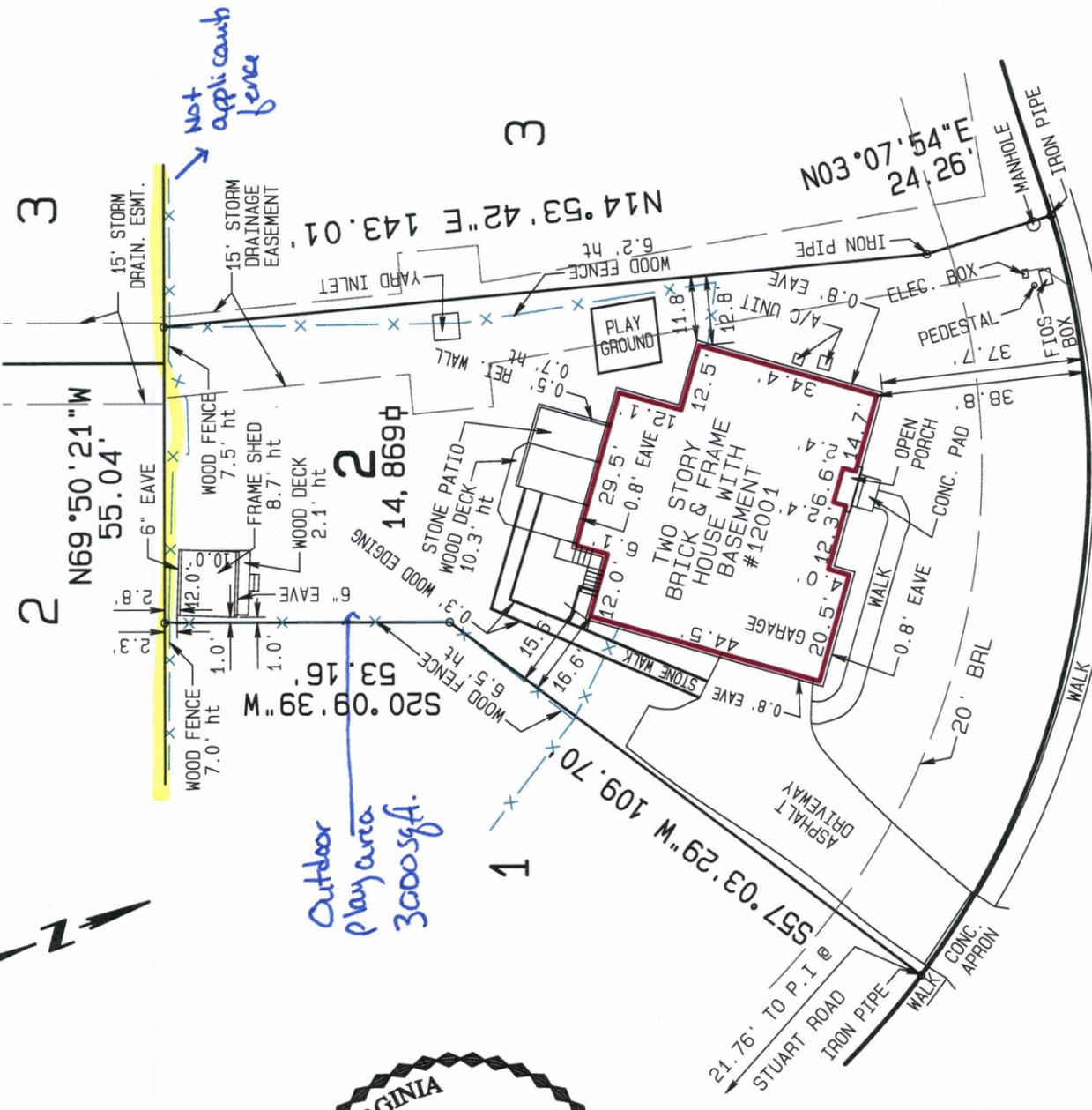
EXISTING FLOOR AREA RATIO:
EX. GFA (4,491) / LOT AREA (14,869) = 0.30

HEIGHT TABLE

HEIGHT OF HOUSE: 31.4'
HEIGHT OF SHED: 8.7'



STUART RIDGE - SECTION 1



HEATHER DOWN DRIVE
ROUTE #7490 - 52' R/W
A=148.71' R=158.00'

SPECIAL PERMIT PLAT

LOT 2

NORTH POINT GLEN

DRANESVILLE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' DATE: JULY 8, 2016

CASE NAME: JAVED	NO TITLE REPORT FURNISHED. PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE. FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.
 SCARTZ SURVEYS LARRY N. SCARTZ LOCAL (703) 494-4181 CERTIFIED LAND SURVEYOR FAX (703) 494-3330 WOODBRIDGE, VIRGINIA LARRY.SCARTZ@SCARTZ.COM	

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Department of Planning & Zoning
JUL 20 2016
Zoning Evaluation Division

SPECIAL PERMIT REQUEST

The applicant is seeking a special permit to allow a home child care facility for up to 12 children. The applicant is also requesting a reduction of minimum yard requirements based on errors in building location to permit an accessory storage structure (shed) to remain 2.3 feet from the rear lot line and 1.0 foot from a side lot line.

A copy of the special permit plat titled, "Special Permit Plat, Lot 2, North Point Glen," by Larry N. Scartz, Land Surveyor, dated July 8, 2016, as revised through July 20, 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 application property is located near the corner of Heather Down Drive and Stuart Road. It is developed with a two-story single-family detached dwelling with a full basement. An asphalt driveway provides access from Heather Down Drive to an attached two-car garage on the eastern side of the house. A walkway leads from the driveway to the front entrance of the house. Another stone walkway leads from the driveway, down a flight of steps, and around the house to a stone patio at the rear of the house. The walk-out entrance to the basement opens on to the patio. Above the patio is an elevated wood deck 10.3 feet in height. A wood fence ranging in height from 6.2 feet to 6.5 feet runs along the eastern and western side lot lines and attaches to the house. A fence not owned by the applicant/owner runs along the rear lot line of all of the houses on Heather Down Drive. An outdoor play area is located in the northwestern corner of the rear yard. Moveable play equipment is located in this area. A portion of a 15.0 foot wide storm drainage easement runs along the western lot line.

The subject property and surrounding properties are zoned R-3 and developed with single-family detached houses with cluster subdivision provisions. The property is located just west of Fairfax County Parkway and south of Wiehle Avenue.

BACKGROUND

Fairfax County Tax Records and building permit records indicate that the house was constructed and then purchased by the property owners in 2003.

Between 2004 and 2005, the property owners obtained building permits and final inspections for the elevated deck and the finished basement with a wetbar. The building permit information is included as Appendix 4.

Records indicate that no other similar special permit applications have been heard by the Board of Zoning Appeals (BZA) in the surrounding area.

DESCRIPTION OF THE PROPOSED USE

Home Child Care Facility

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 between the hours of 6:00 a.m. and 6:00 p.m., Monday through Friday. The applicant has a staggered drop-off and pick-up time for the children. The applicant currently employs three full-time non-resident assistants.

The applicant holds a conditional Family Day Home License from the Commonwealth of Virginia, Department of Social Services, valid through January 16, 2017. The license permits a capacity of 7 children, ages three months through 3 years. The applicant's current state license permits the facility to operate from 7:30 a.m. to 5:30 p.m. Monday

through Friday. A copy of the license information is included as Appendix 5.

The home child care facility is operated in the walk-out basement of the dwelling which consists of one large main child care room, a wetbar food prep area, and a bathroom. All napping occurs in the child care room which has adequate emergency egress through a door to the outside. The fenced portion of the rear yard is utilized for outdoor play. Pictures provided by the applicant show toys and play equipment located in this area.

Error in Building Location

The applicant requests a special permit for a reduction in yard requirements to allow her shed to remain 2.3 feet from the rear lot line, and 1.0 foot from the eastern side lot line. The applicant installed the shed in 2014 and states that she chose the location to maximize the play area for the home child care and to locate the shed as far away from the area. A development condition has been included to require the applicant to keep the shed locked during all hours of operation of the home child care facility.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area III, Upper Potomac Planning District
Planning Sector: Greater Herndon Community Planning Sector (UP4)
Plan Map: Residential, 2-3 du/ac

Zoning District Standards

Bulk Standards (R-3, with cluster subdivision provisions)		
Standard	Required	Provided
Lot Size	8,500 sf.	14,869 sf.
Lot Width	Interior lot: no requirement	Approx. 130 ft.
Building Height	35 ft.	31.4 ft.
Front Yard	20 ft.	37.7 ft.
Side Yard	8 ft., but a total minimum of 20 ft.	Eastern: 15.6 ft. Western: 11.8 ft.
Rear Yard	25 ft.	Approx. 76 ft.

On-Site Parking and Site Circulation

The property has an asphalt driveway that provides approximately six parking spaces. On-street parking is available. Parents utilizing the home child care facility conduct drop-off and pick-up activities at staggered times. A condition has been included to require the applicant to keep at least two parking spaces in the driveway clear for the parents to use during all drop-off and pick-up times.

Zoning Inspection Report (Appendix 6)

During the site visit, staff observed that storage room in the basement was used for storing multiple pieces of furniture, including two beds. The storage room does not have adequate emergency egress and should not be used as a sleeping room. The applicant states that no napping occurs in the storage room. A development condition has been included to require no napping be allowed in the storage room.

A shelf was located under the electrical panel, which does not meet the requirement for maintaining 3.0 feet of clear working space. In addition, an extension cord was being used for permanent wiring and electrical tape was used to cover openings on the service panel. The applicant has since removed the shelf and extension cord and repaired the openings in the service panel and provided staff with photographic proof.

The memo provided by the Zoning Inspections Branch also notes the shed is over 8.5 feet in height which does not meet Zoning Ordinance requirements. The applicant has requested approval of an error in building location as part of this application that will address this issue. The shed is located on a platform constructed of fencing boards which does not appear to provide adequate stability. The applicant has since installed a three foot fence to entirely enclose the area around the shed and prevent any access by the children until she has the opportunity to have the structure inspected by the County. Photos of the fence are included in Appendix 2.

Zoning Ordinance Requirements (Appendix 7)

- 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
- 8-903 Standards For All Group 9 Uses
- Sect. 8-914 Provisions for Approval of Reduction to the Minimum Yard Requirements Based on Error in Building Location

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

<p>Standards 1 and 2 Comprehensive Plan/ Zoning District</p>	<p>The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The</p>
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	R-3 District permits a home child care facility as an accessory use with special permit approval.
Standard 3 Adjacent Development	No new construction is proposed. An outdoor play area with play equipment is found in the rear yard. In staff's opinion, the proposed use will not hinder or discourage the use or development of neighboring properties or negatively affect value.
Standard 4 Pedestrian/Vehicular Traffic	Arrival and departure times of the children are staggered and adequate parking exists in the large driveway. The proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.
Standard 5 Landscaping/Screening	There is an existing fence in the yard that provides screening to the outdoor play area. Staff believes this standard is met.
Standard 6 Open Space	There is no open space requirement for individual lots in the R-3 zone.
Standard 7 Utilities, Drainage, Parking, and Loading	There are no changes to the utilities and drainage serving the property. As previously discussed, the driveway would be used for parking for the home child care facility.
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 bulk regulations for the R-3 cluster District. 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)

Standard 1 Maximum of 12 Children & Non-Resident Employee	The applicant is proposing a maximum of 12 children at any one time and staff recommends allowing three full-time non-resident employees.
Standard 2 Access and Parking	Arrival and departure times of the children are staggered and parking is available in the driveway. In staff's opinion the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.
Standard 3 Landscaping/Screening	There is an existing fence in the rear yard that provides screening to the outdoor play area. Staff believes this standard is met.

Standard 4 Submission Requirements	The applicant met all submission requirements for a home child care facility.
Standard 5 Code of Fairfax, Chapter 30 and Code of Virginia, Title 63.2, Chapter 17	The applicant has a valid home child care license.

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

Part A Maximum Number of Children	The maximum number of children permitted by-right at any one time is seven in a single family detached dwelling. The applicant requests special permit approval to permit a maximum of 12 children at any one time.
Part B Licensed Provider/Primary Residence	The applicant is a state licensed home child care provider and the subject property is the provider's primary residence.
Part C No Exterior Evidence Except Play Equipment	There is no exterior evidence of the proposed use except play equipment in the fenced rear yard.
Part D Non-Resident Employee	Staff recommends the applicant be allowed three full-time non-resident employees.
Part E Provider is a Resident	The provider is a resident.
Part F Code of Fairfax, Chapter 30 and Code of Virginia, Title 63.2, Chapter 17	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.
Part G Increase in Children or Non-Resident Employee	The maximum number of children permitted by-right at any one time is seven in a single family detached dwelling and can be increased up to 12 children with special permit approval. The applicant requests special permit approval to permit a maximum of 12 children at any one time and three full-time non-resident employees.

CONCLUSION / RECOMMENDATION

The applicant conducts the home child care facility operations in a large basement with adequate emergency egress. She cares for young children under three years in age and employs three full-time assistants for the operation. The large driveway provides adequate parking which adoption of the proposed development conditions would ensure. The large rear yard is fenced and contains a play area for the children. Staff believes that the subject application is in conformance with the applicable Zoning Ordinance provisions.

Staff recommends approval of SP 2016-HM-071 for the home child care facility with adoption of the proposed development conditions contained in Appendix 1.

Staff does not make recommendations on building in error applications. However, if it is the intention of the Board of Zoning Appeals to approve the request for a special permit for error in building location to allow the shed to remain, staff recommends that such approval be made subject to the 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 Special Permit Development Conditions
2. Applicant's Statement of Justification and Select File Photographs
3. Applicant's Affidavit
4. Building Permit Information
5. State Family Day Home License Information
6. Zoning Inspections Branch Comments
7. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2016-HM-071

October 19, 2016

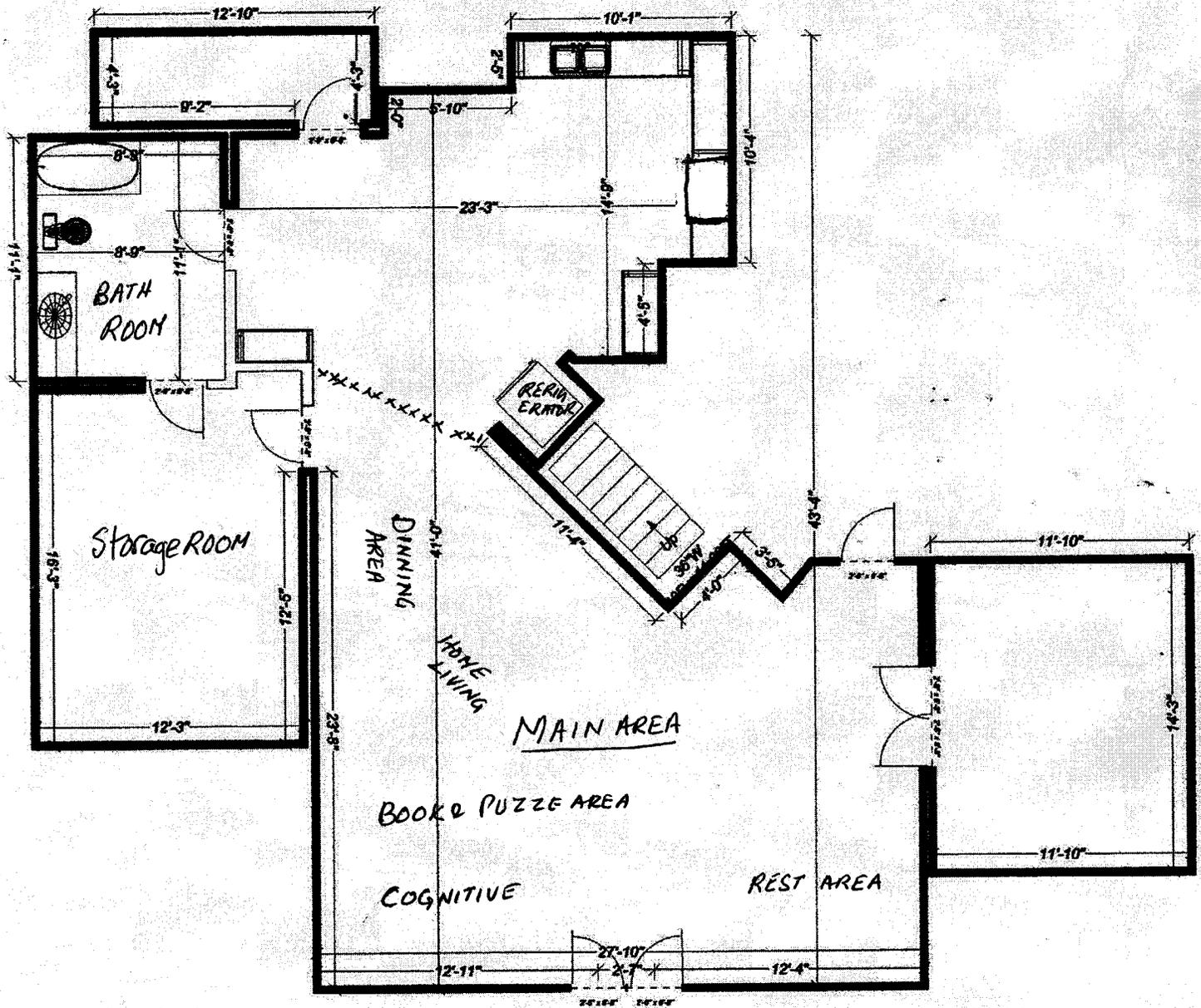
If it is the intent of the Board of Zoning Appeals to approve SP 2016-HM-071 located at Tax Map 11-3 ((23)) 2 to permit a home child care facility pursuant to Section 8-305 and 3-303, and to permit reductions of the minimum yard requirements based on an error in building location to allow a shed to remain pursuant to Section 8-914 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 applicant, Sadia Javed, only, and is not transferable without further action of the Board, and is for the location indicated on the application, 12001 Heather Down Drive, and is not transferable to other land.
2. This special permit is granted only for the home child care use, the location of the accessory storage structure (shed), as indicated on the plat titled, "Special Permit Plat, Lot 2, North Point Glen," by Larry N. Scartz, Land Surveyor, dated July 8, 2016, as revised through July 20, 2016, as submitted with this application, provided further that this approval is not an implicit approval for any portion of the fence or other structures that may be located on Tax Map # 79-3 ((16)) A.
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 hours of operation of the home child care facility shall be limited to 6:00 a.m. to 6:00 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 applicant's own children, the maximum number of children on site at any one time shall be 12.
7. A maximum of three full-time 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 6:00 p.m., Monday through Friday.
8. There shall be no signage associated with the home child care facility.
9. All drop-off and pick-up activities shall occur in the driveway located on the subject property. The applicant shall keep a minimum of two parking spaces in the driveway clear during the hours of operation of the home child care facility.

10. 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.
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.
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 shed on-site shall remain locked during all hours of operation of the home child care facility.
14. No child care activities shall occur in the portion of the rear yard containing the shed until the supporting deck has passed a final County inspection.
15. No sleeping activities shall occur in the room labeled "Storage Room" on the floor plan contained in Attachment 1 to these conditions.

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. This approval, contingent upon the above-noted condition, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

DAYCARE FACILITY IN BASEMENT



RECEIVED
Department of Planning & Zoning

APR 07 2014

Zoning Evaluation Division

JUL 14 2013

Zoning Evaluation Division

TO WHOM IT MAY CONCERN

I humbly submit the following for your kind and sympathetic consideration please:-

- 1) The error was made due to purely in good faith and with out any ill intention.
- 2) The applicant thought it and determined that this was the best place to site and construct the shed keeping in view the safety and security of the young children under the care of my day care.
- 3) Also the applicant thought the siting and constructing the shed at this location will provide ~~at~~ about maximum back yard where children can utilize as out door activities safely and happily - good for their healthy activities.
- 4) A Present location of shed in any way is ~~does~~ not detrimental in any way to other neighboring properties or creating in anyway unsafe conditions.
- 5) Since it was done purely to make the back yard ~~more safe~~ back yard a more safe, positive and healthy environments for generating healthy activities for the children,

I therefore humbly request to kindly review it positively in favor of the applicant.

Thanking you in anticipation: —

Sincerely yours

Sadia Javed

Sadia Javed

12001 Heather Dam Dr

Herndon VA 20170

Tel: 703 862 6598

RECEIVED
Department of Planning & Zoning

JUL 14 2016

Zoning Evaluation Division

APR 12 2016

Zoning Evaluation Division

To: Whom it May Concern

RE: Special Permit for State Day Care Licence

- 1) I am applying for a special permit for State Day Care Licence to take care of upto 12 children in my Single Family Home located at 12001 Heather Iron Drive
- 2) About two years back I had got constructed a storage shed as indicated on the Plat Submitted. The measurement of this storage shed is 10'x12x10'. The Height of the shed including the base is 10'. (The shed is 8.½ Foot High and base about 1½ Foot High)

3) The non compliance as indicated by your office was a pure innocent error and by no means a willful occurrence. Since it was all done in good faith and does not impair the purpose and intent of the ordinance. Neither it is detrimental to the use/enjoyment of other neighboring property. Also it does not create any unsafe condition to any of the property or building in surrounding areas of the shed. The reduction or modification will also not result in an increase in density or floor area ratio as per permitted applicable Zoning District Regs.

4) Owing to good faith to which this shed was made I humbly request you to kindly grant an exception. Thanking you in anticipation.

Sadia Javed
(SADIA JAVED)

Sadia Javed
(SADIA JAVED)

4/11/2016

SPECIAL PERMIT STATEMENT OF JUSTIFICATIONS

I, Sadia Javed am presently running a Child Home Day Care Facility at my home located at 12001 Heather Down Drive, Herndon, VA 20170 under Fairfax County Program. I am planning to enhance the existing facility to State level by and for that here are the details proposed:

- A. Type of operations: Home Daycare facility for Children
- B. Hours of operation: 6 AM to 6 PM
- C. Estimated number of children and largest number of present at any one time, excluding the provider's own children: 10-12
- D. Proposed number of employees/attendants/teachers/etc.: 3 Full Time
- E. Estimated drop-off schedule and largest number of drop offs at any one time: Parents choose different schedules to drop off their children. My driveway can handle up to eight drop-offs at one time (but there are usually no more than three drop offs at one time)
- F. Vicinity or general area to be served by the use: Fairfax and Loudoun County, particularly focusing on the Herndon-Reston Areas, and Sterling-Ashburn. It is conveniently located off of Fairfax County Parkway, convenient for any parent commuting to DC.
- G. The basement is approximately 1800 square feet, fully finished, and turned into a beautiful day care facility with enough space to accommodate 10-12 children
- H. The usage of home daycare in the basement fully meets the zoning standards and does not in any way hinder the neighboring properties/community i.e. North Point Glen.

The usage of this home daycare fully conforms to the standards outlined by the county/state. It is completely harmonious with the intended plan, and fully meets and is also in harmony with the purpose and intent of zoning district regulations. It does not in any way effect neighboring properties. It is an enclave of 25 single, detached homes and does not in any way negatively impact the vehicular or foot traffic while parents are picking and dropping off children. They will not be parking their vehicles on the streets since the driveway is capable of taking at least eight cars at one time. The timings of pick and drop-offs are scheduled in such a way that there are no more than three vehicles parked off the driveway at any given time.

The daycare facility and play area adequately meets the specified standards of the zoning proposed for a home daycare facility. The facility is approximately 1800 square feet, only catering for daycare. Also, about 3000 square feet of area of the backyard fully fenced is being utilized as play area for the children. The home and daycare facility are fully compliant with Homeowners Association Standards. No special landscaping is needed. The yards both front and rear are beautifully landscaped and well-maintained, and also fully screened and secured by a way of a fence.

There is no need for special signage as the location of the home is conveniently located, distinctly numbered, and conveniently approached by anyone whether coming by foot or on vehicle.

- I. Presently, the daycare is run under the Fairfax County license and I am proposing to run it under the state license, whereby I can accommodate ten to twelve children at one time to run this facility.

Arrival and Departure Schedule for SADIA JAVED (CREATIVE KIDS DAYCARE LLC)Address: 12001 HEATHER DOWN DR, HERNDON VA 20170

Arrival Schedule

Child	7:00 – 7:45 AM	7:45 – 8:00 AM	8:00 – 8:30 AM	9:00 – 9:15 AM
1	7:00 AM			
2	7:10 AM			
3	7:15 AM			
4	7:25 AM			
5	7:30 AM			
6		7:45 AM		
7		7:50 AM		
8		8:00 AM		
9			8:10 AM	
10			8:15 AM	
11			8:25 AM	
12				

Departure Schedule

Child	2:45 – 4:15 AM PM	4:15 – 4:30 AM PM	4:30 – 5:00 AM	5:00 – 5:30 AM PM
1	4:00 PM			
2	4:10 PM			
3	4:15 PM			
4		4:20 PM		
5		4:25 PM		
6		4:30 PM		
7			4:38 PM	
8			4:45 PM	
9			4:50 PM	
10				5:00 PM
11				5:15 PM
12				5:30 PM

RECEIVED
Department of Planning & Zoning

MAR 28 2016

Zoning Evaluation Division

GEORGE AND SARAH BEEBE
1014 VAN BUREN STREET, HERNDON, VA 20170

RECEIVED
Department of Planning & Zoning
APR 07 2014
Zoning Evaluation Division

October 23, 2013

State of Virginia
Daycare Licensing

Dear Sir or Madam,

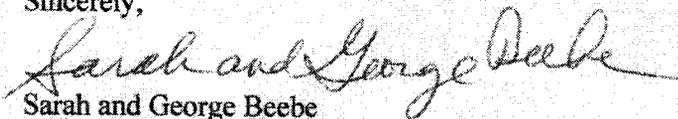
Our family has been blessed to know Sadia Javed since 2004. Since that time she has provided loving care for each of our four children during their early years. Our youngest is currently in her care. We were delighted to learn that she is applying for a State Daycare License because it represents not only a success for her business, but also a success for our community.

Sadia's daycare has become a successful business at a time when other small businesses are faltering. Deciding to place your children in a daycare is no small decision for a parent, but Sadia's honesty, integrity, and deep love of her work and the little children in her care made the decision very easy for us. Her personal integrity and solid operational practices make her stand out in the community. In the nearly ten years that she has cared for our children, she has demonstrated these qualities on a daily basis. There has never been a time when we have questioned her actions or her judgment. In fact, to the contrary, she has worked to build a loving and respectful dialogue with us that has helped us to become better parents, and we have come to see her as our ally. Whether it is teaching our children to share, take responsibility for one's actions, or demonstrate kindness and love to others, she has helped us help our children learn these important lessons. If there is ever an issue such as sickness or another need, Sadia informs us and works with us to take the appropriate action.

When we walk into Sadia's daycare, we see how she integrates these personal qualities into daily operations. She has a structured day that allows the children to experience many different stimuli while also providing for nutritious meals and restful naps. On any given day, she will read to the children, sing songs and play music, work on gross and fine motor skills in the various learning centers, and encourage positive interactions among the children. The daycare facility is perfectly situated in her home on the lower level. This provides a large, carefully designed inside area as well as a beautiful, gated outdoor play area for the children to enjoy. We have watched our children thrive in this environment, and our older children never miss an opportunity to go back and see Sadia.

As fellow residents of Herndon, we view Sadia's business as an important part of our community. She is not just providing a place to drop off children for the day; she is providing a home away from home for the children, and she is developing long lasting relationships with families throughout the area that build a more cohesive community. It is businesses like Sadia's that should receive the full support of state and local government because her work makes all of those whose lives she touches better.

Sincerely,


Sarah and George Beebe

RECEIVED
Department of Planning & Zoning
APR 07 2014
Zoning Evaluation Division

Lema Bashir-Boulghassoul, Esq.
11557 Ivy Bush Ct.
Reston, VA 20191
202.306.1097

February 18, 2014

To whom it may concern,

I write to express my strongest support for Sadia Javed's application for her State Day Care license. Sadia is a wonderful teacher and a very loving caregiver who provided a wonderful opportunity for my daughter Lilia to grow and thrive. We left Sadia's daycare only because Lilia was ready for preschool, but we would happily have kept her with Sadia much longer if it were possible.

Sadia's daycare is a wonderful environment for children. From infancy to just before preschool age, they are in a perfect setting to learn and grow safely. Sadia recently renovated her daycare space and it is just beautiful, with different activity stations and play areas that provide constant interesting stimulation for the children. Further, she and her staff always provide loving guidance to the children, guiding them through different activities and engaging them beautifully. And that is just the inside play area – the outside play area is beautifully set up with toddler-safe play equipment that Lilia just loved to use. But more than just a physical environment, Sadia's daycare provided a wonderful emotional environment for Lilia. She fell in love with Sadia within 10 minutes of meeting her at age 18 months, and excitedly asked us every morning if we were going to see Auntie Sadia. Lilia grew up to be a very confident, obviously well-loved child, due in large part to the nurturing environment Sadia and her staff provided for her. In fact, though Lilia has been in preschool since November, she still asks us almost every day if we can go see Auntie Sadia.

Sadia cares for the children in her daycare as if they were her own. I know my daughter could occasionally be picky with her food, but Sadia always patiently offered her numerous healthy food options until she found something she wanted to eat. I was impressed by how willing Lilia became to try new foods, particularly fruits and vegetables. She was also well on her way to being potty trained when we left the daycare, because of Sadia's great patience in helping her learn. Sadia also taught Lilia, amazingly, to identify all of the letters of the alphabet correctly using flash cards, by the age of 2.5. That is incredible! And she could already count to 15.

This kind of daycare is an asset to any community. Every parent knows how hard it can be to leave their child in someone's care, but with Sadia, we always felt like we were leaving Lilia with family. In fact, we found Sadia after having a bad experience with another daycare, so we were particularly anxious about finding a new facility, but Sadia immediately put us at ease. She has become part of our family, and we still try to visit her regularly.

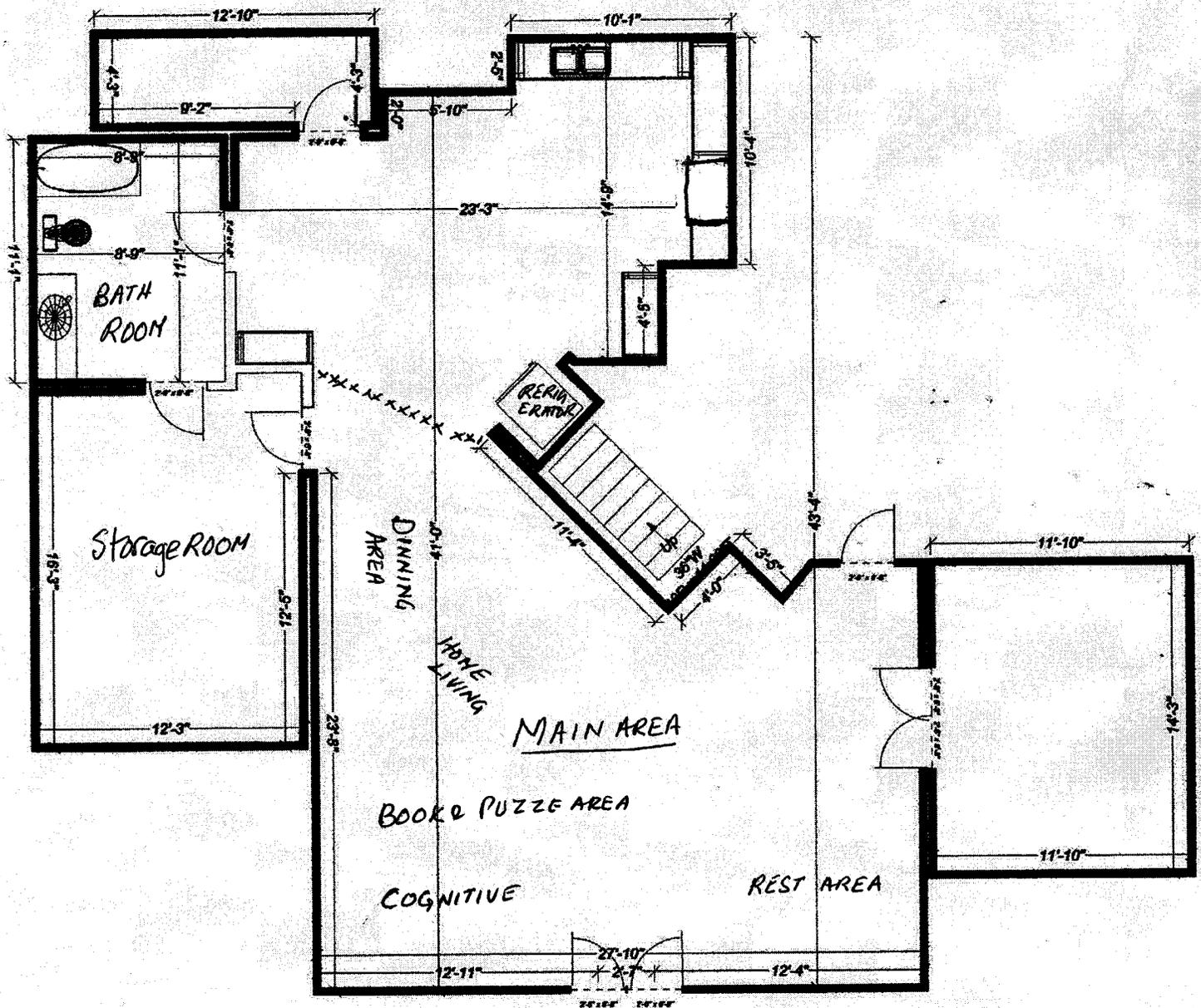
I cannot be strong enough in my recommendation of Sadia Javed and her day care facility. She is a wonderful teacher, loving and nurturing caregiver, and a community treasure. Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Lema Bashir-Boulghassoul'.

Lema Bashir-Boulghassoul

DAYCARE FACILITY IN BASEMENT



RECEIVED
Department of Planning & Zoning

APR 07 2014

Zoning Evaluation Division

①



PROPERTY FROM FRONT WITH SIDE GARAGE

②



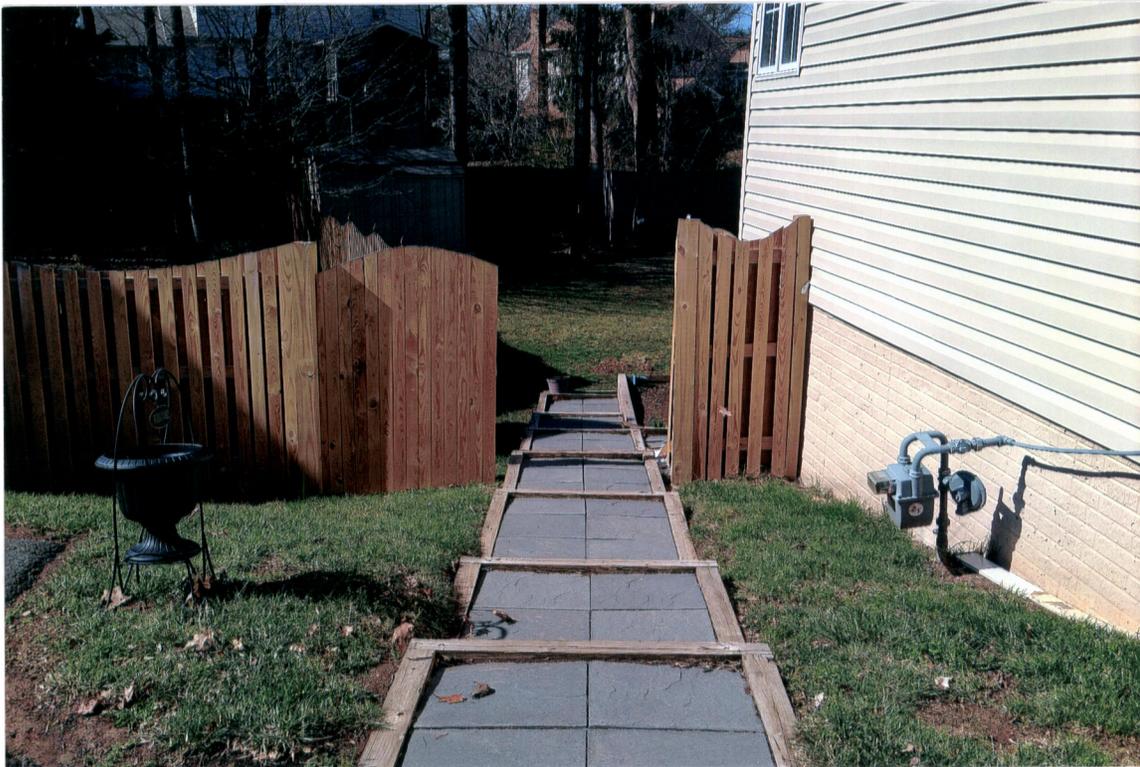
HEATHER DOWN DRIVE PASSING FRONT OF
THE HOUSE — THE HOUSE IS ON THE LEFT
PORTION OF THE FRONT YARD VISIBLE

7



DRIVE WAY OF THE SUBJECT PROPERTY

8



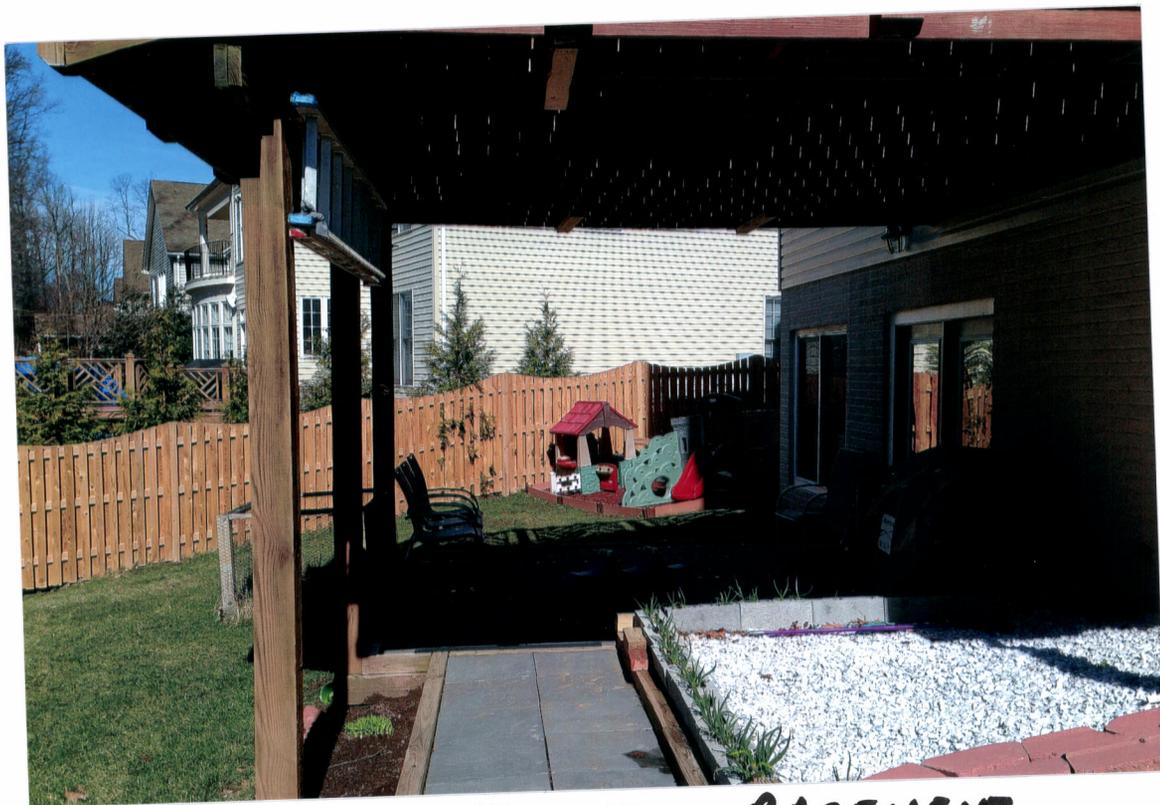
**STEPS FROM DRIVEWAY GOING TO
BACK YARD & BASEMENT**

9



OUT DOOR PLAY AREA IN BACKYARD

10



ENTRANCE TO BASEMENT

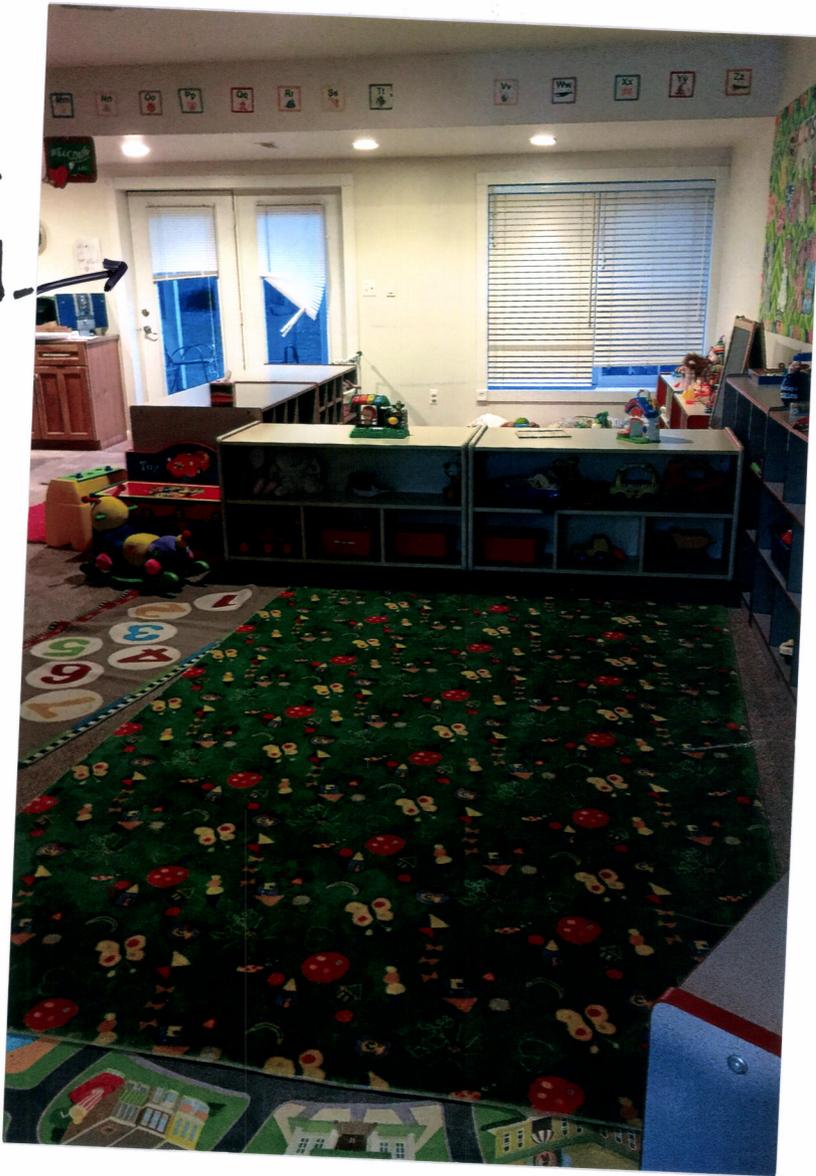
11



BACK YARD

PHOTO 1

ENTRANCE
DOOR
TO
DAYCARE
AREA



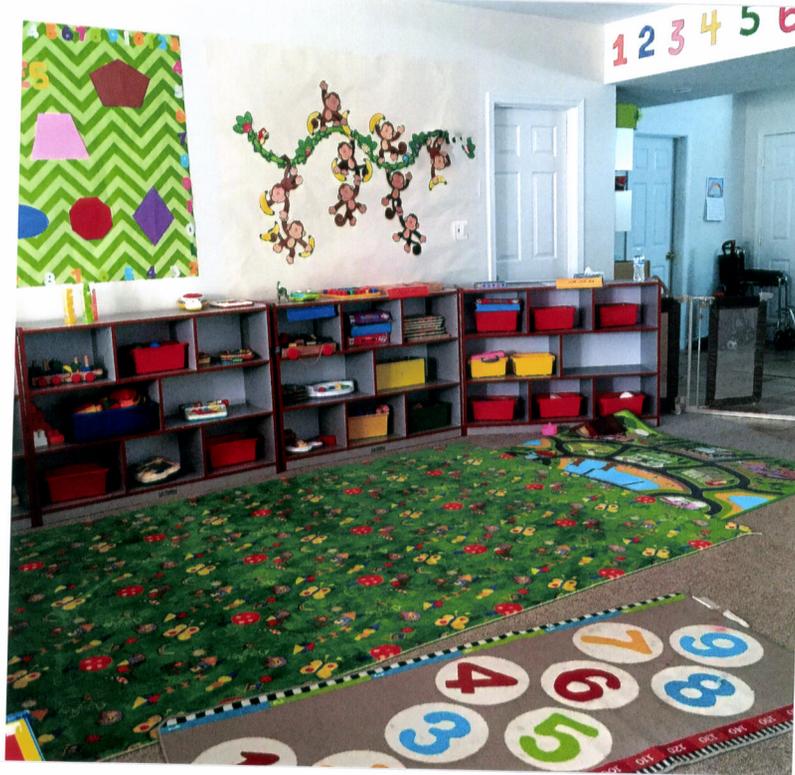
RECEIVED
Department of Planning & Zoning

MAR 28 2016

Zoning Evaluation Division

PHOTO/VIEW : 2

TODDLER
PLAY
AREA
VIEW-1



RECEIVED
Department of Planning & Zoning

MAR 28 2016

Zoning Evaluation Division

PHOTO : 3

TODDLER
PLAY
AREA
VIEW-2



PHOTO 6



ANOTHER
PLAY
AREA
↓
DOLL
HOUSE

RECEIVED
Department of Planning & Zoning
MAR 28 2016
Zoning Evaluation Division

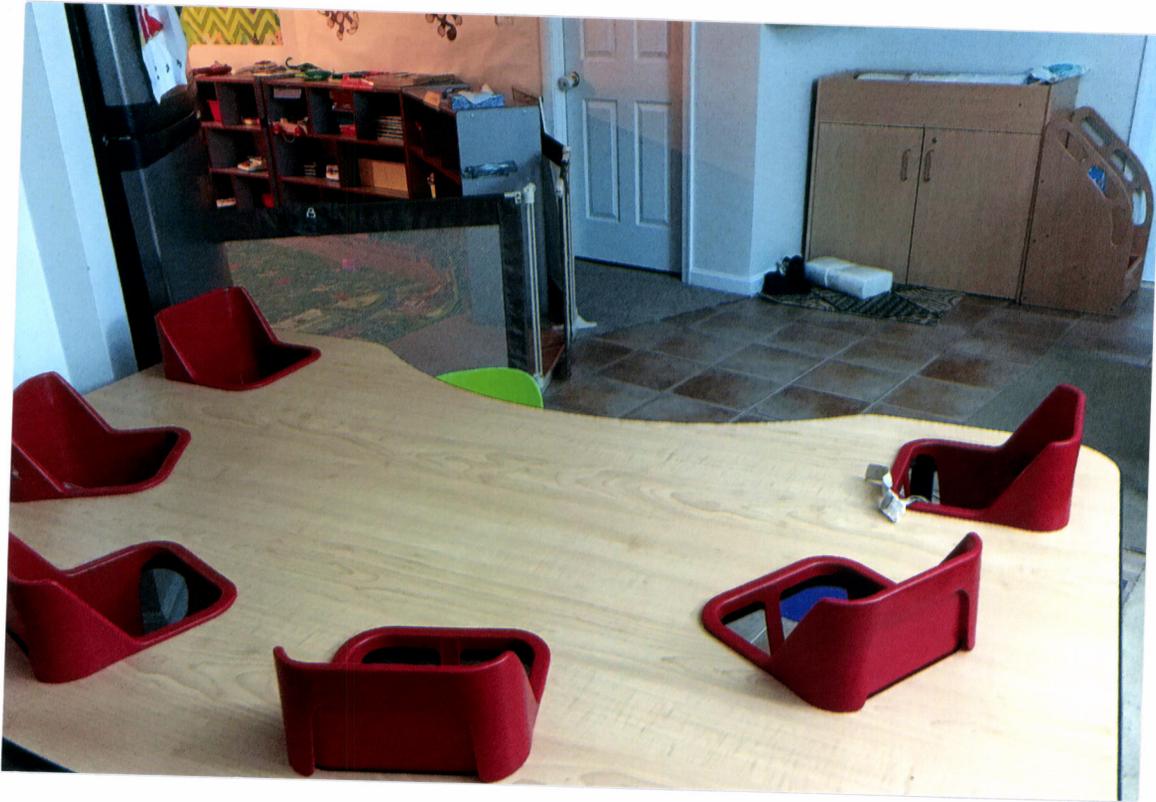
PHOTO 7



READING
AREA

PHOTO 8

~~DIAPER~~
EATING
AREA



RECEIVED
Department of Planning & Zoning
MAR 28 2016
Zoning Evaluation Division

PHOTO 9

DIAPER
CHANGING
AREA

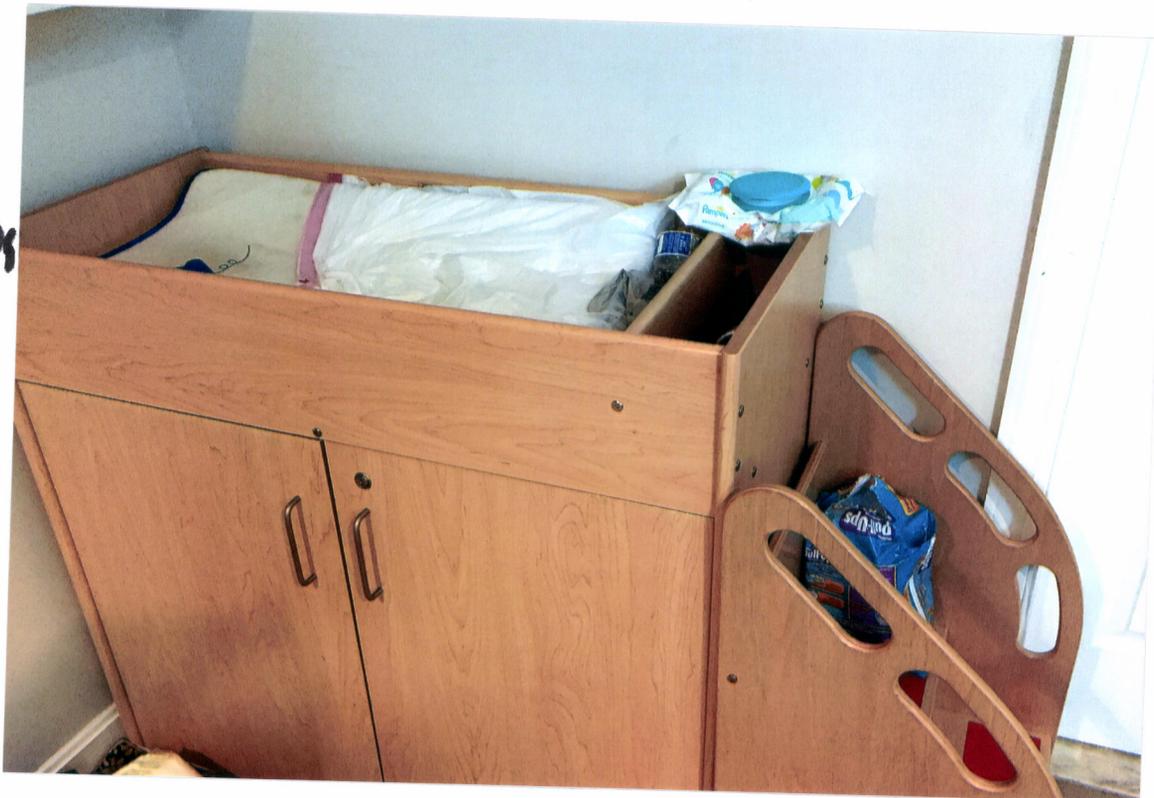
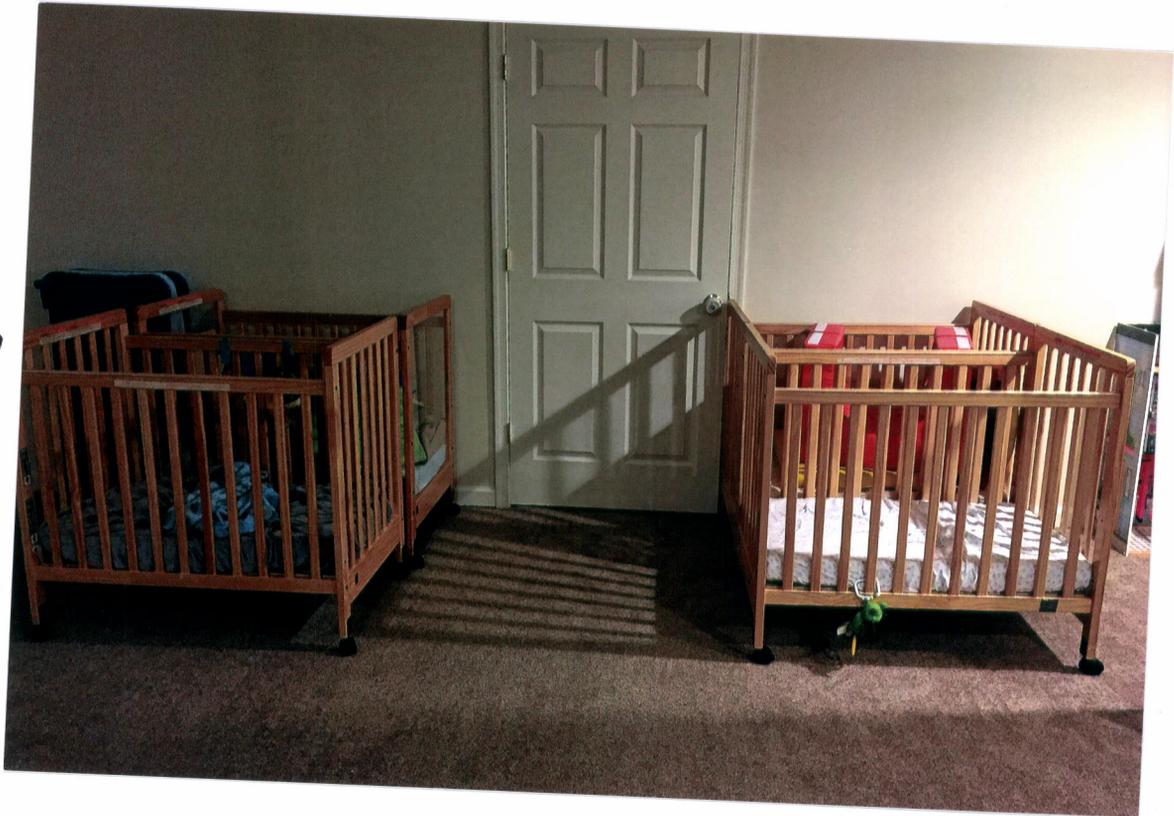


PHOTO 10



REST/
SLEEPING
AREA

RECEIVED
Department of Planning & Zoning
MAR 28 2016
Zoning Evaluation Division

PHOTO 11



INSIDE
COMPLETE
VIEW OF
DAY CARE





Comment: The electrical tape covering the knockout openings in the service panel must be replaced with the appropriate sized filler plates. *Done, with filler placed - Photo attached*

Comment: The receptacle (electrical outlet) in the room where the service panels are located requires a receptacle cover. *Done - Photo attached*

3. 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.

Comment: Use of an extension cord as permanent wiring (located in the closet with the service panel) constitutes an electrical hazard. Cease using an extension cord as permanent wiring. *extension cord removed with proper Verizon attachment - Photos attached*

4. 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.

Comment: Clear storage shelf from in front of the service panel as described above.

5. Other Building Code issues:

Shelf removed, and storage material removed - placed clear as per above specification.

Comment: The decking on which the elevated shed is installed consists of fencing boards as decking material. Fencing boards are not intended to be used for decking material. During the inspection, the Property Maintenance Inspector noted substantial flexing or give in the decking. This structure should be inspected by a residential deck inspector. *Zoning being requested for inspection by a deck inspector.*

6. Structures comply with the Zoning Ordinance.

Comment: The freestanding accessory storage structure (shed) does not conform to the location regulations set forth in Par 10E of Sect. 10-104 of the Zoning Ordinance. The structure should be removed, relocated or lowered in height. As an alternative, the applicant is seeking the approval of a Special Permit for an error in building location for the shed.

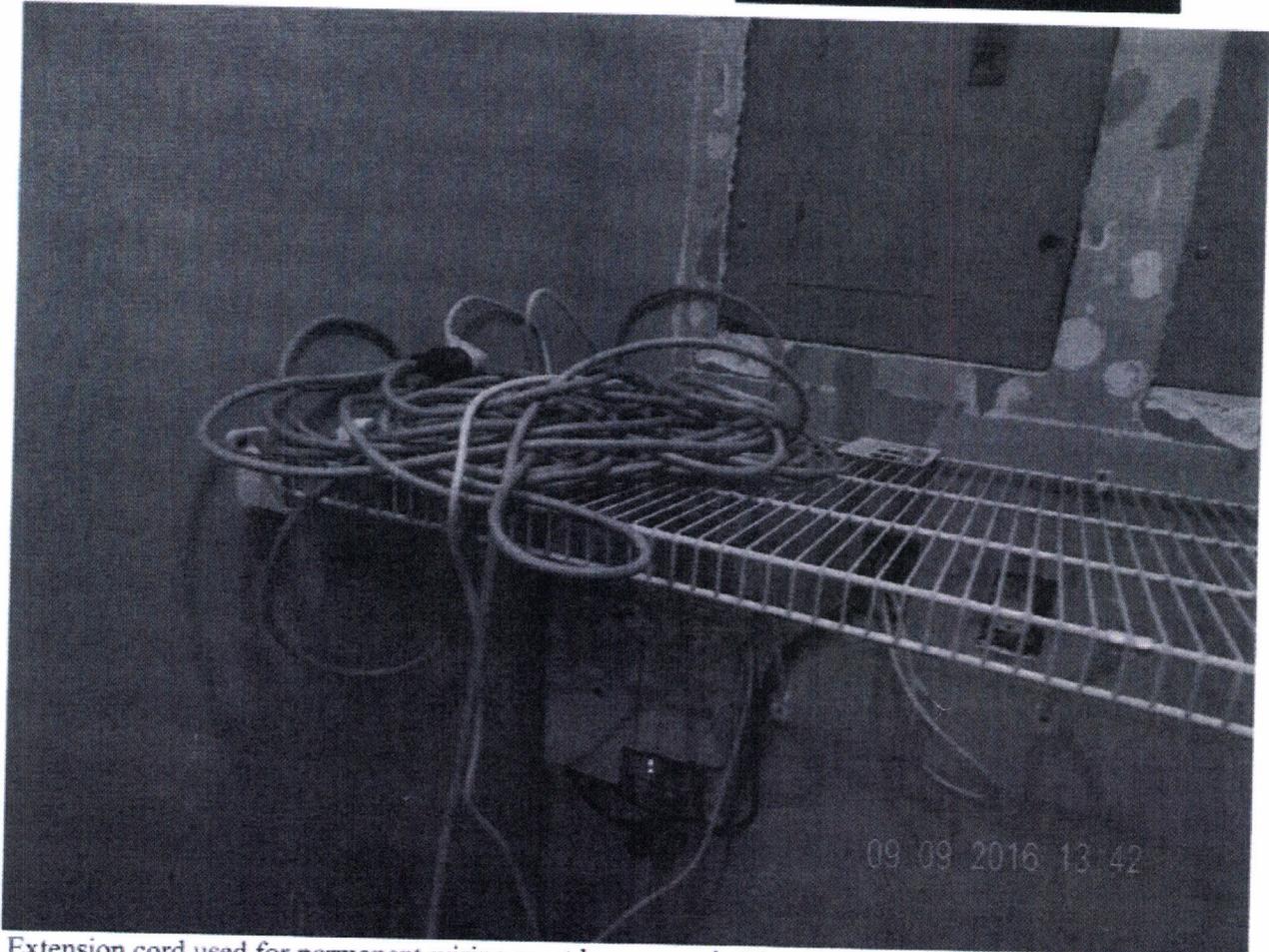
Special Plat Permit already submitted for exception.

The following photographs were taken by Inspector Miller at the time of the inspection:



County of Fairfax, Virginia

MEMORANDUM



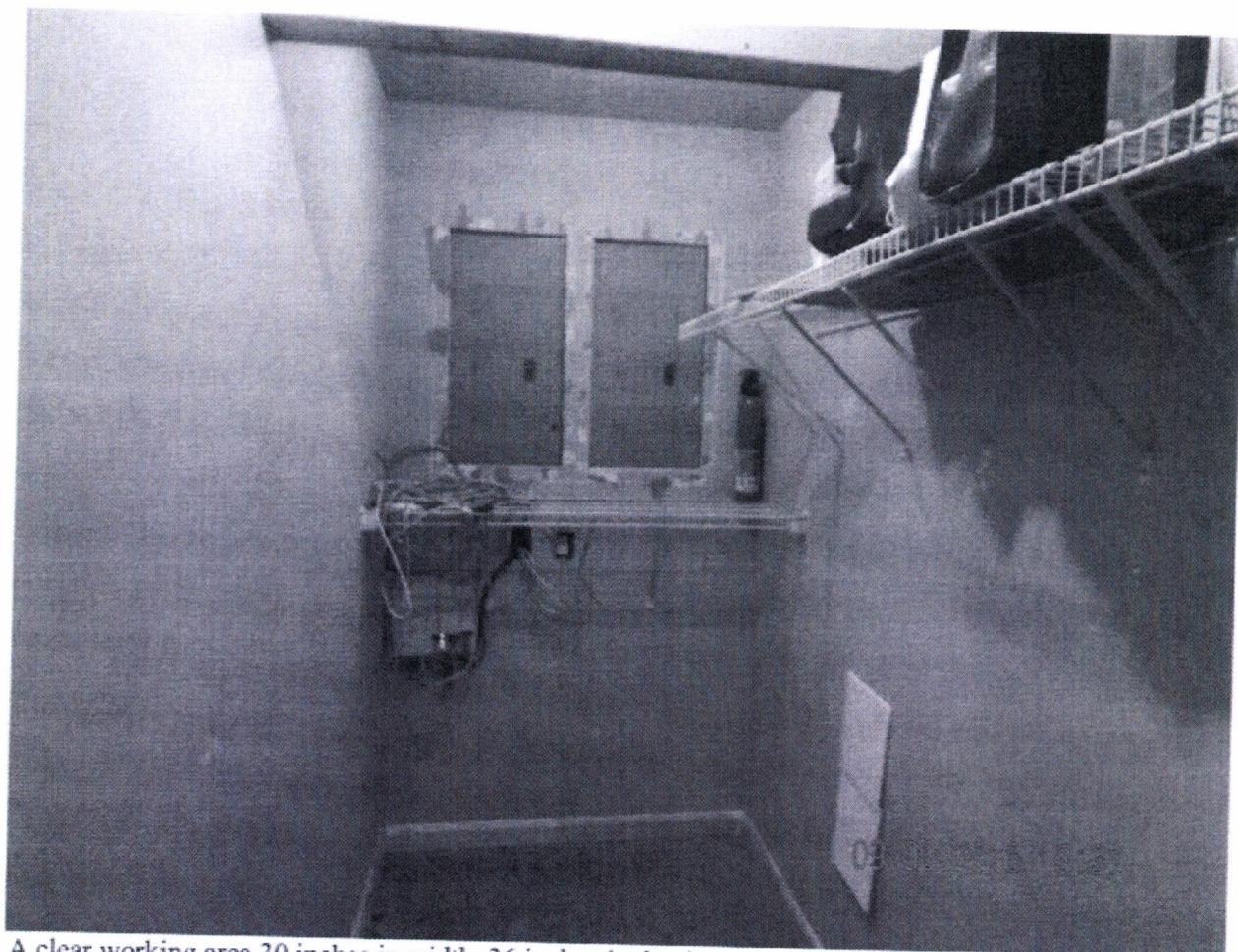
Extension cord used for permanent wiring must be removed. The receptacle in this photograph requires a receptacle (electrical outlet) cover.

REMOVED : PHOTO ENCLOSED



The electrical tape covering the knockout openings in the service panel must be replaced with the appropriate sized filler plates.

**KOCKOUT OPENINGS REPLACED
WITH PROPER SIZE FILLERS**



A clear working area 30 inches in width, 36 inches in depth, and 78 inches in height shall be provided in front of the electrical service equipment. The shelf must be removed.

SPACE AS PER ABOVE
REQUIREMEN DONE -
PHOTO ATTACHED



County of Fairfax, Virginia

MEMORANDUM



Extension cord used for permanent wiring must be removed. The receptacle in this photograph requires a receptacle (electrical outlet) cover.

EXTENSION CORD REMOVED
PHOTO ATTACHED



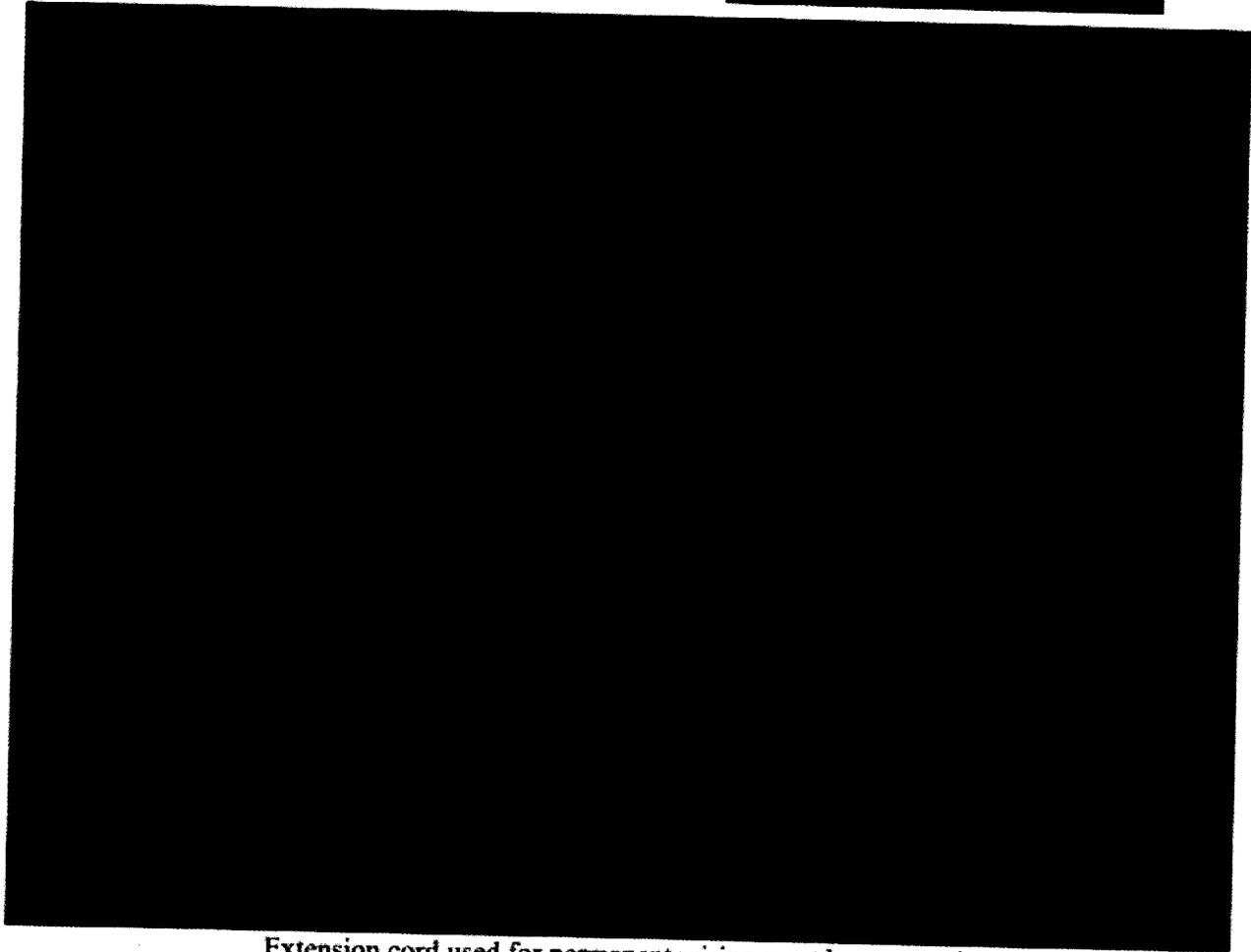
Extension cord used for permanent wiring must be removed.

EXTENTION CORD REMOVED
PHOTO ATTACHED



County of Fairfax, Virginia

MEMORANDUM



Extension cord used for permanent wiring must be removed.

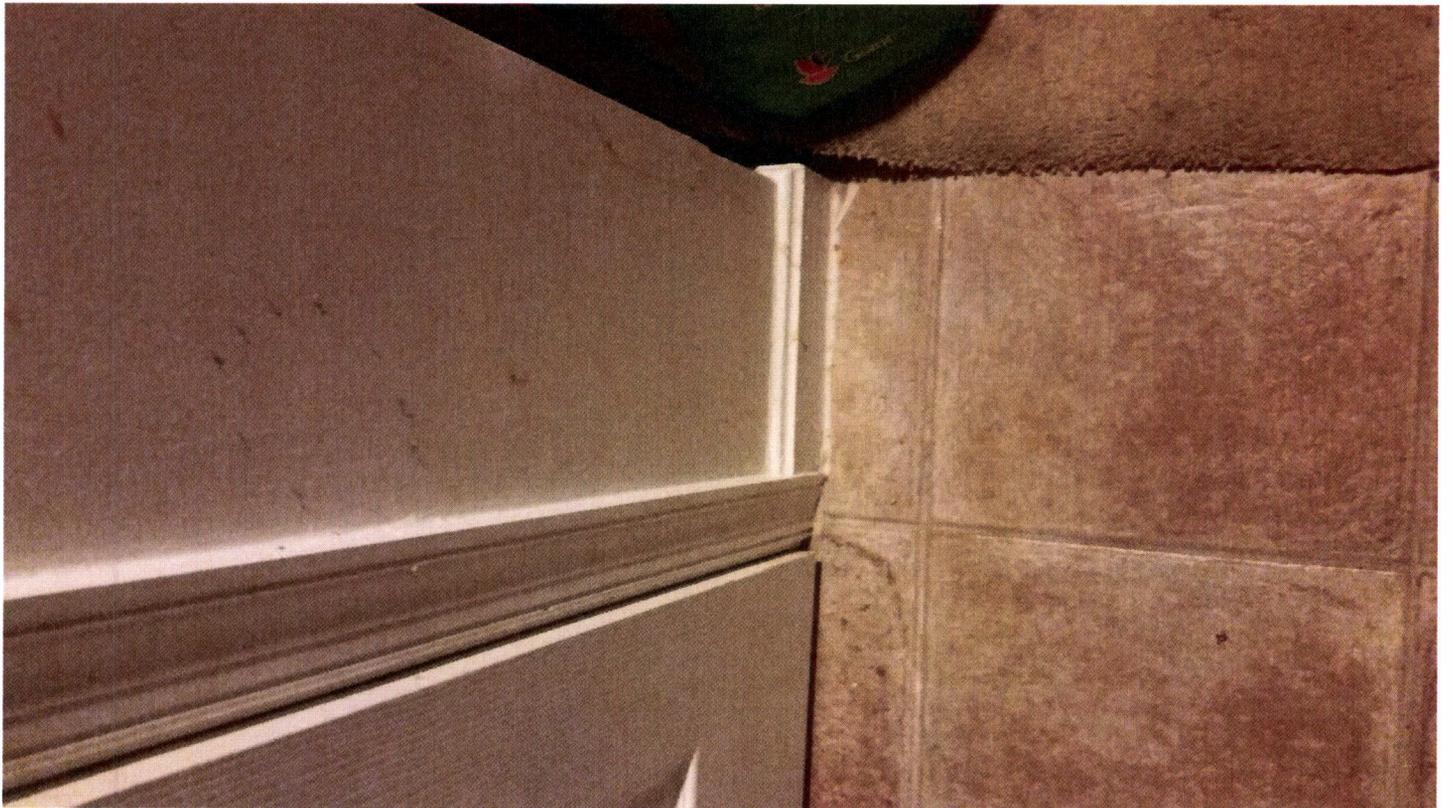
*EE EXTENTION CORD
REMOVED - PHOTO ATTACHED*







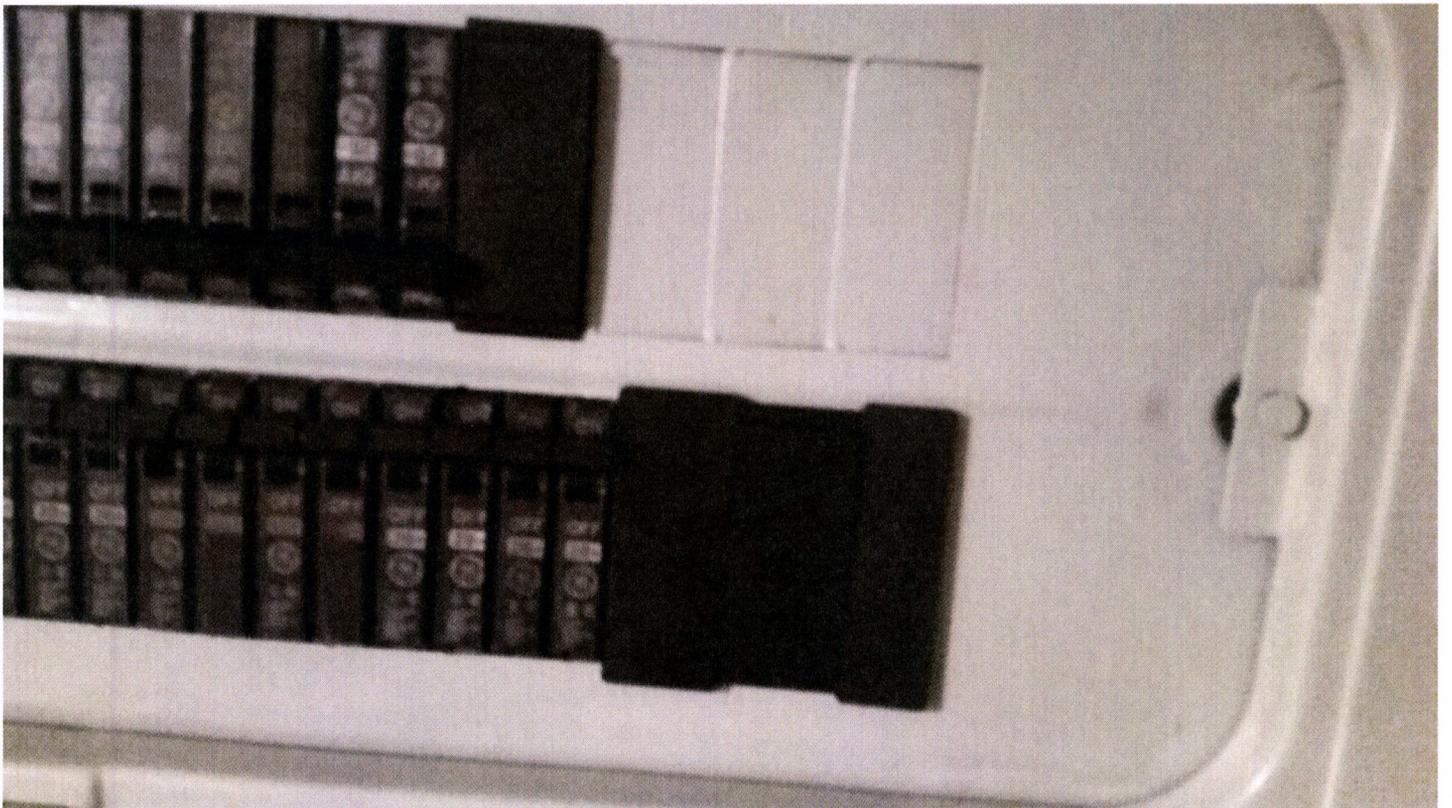












Application No.(s): SP 2016-HM-071
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 04/07/2016
(enter date affidavit is notarized)

135300

I, SADIA JAVED, 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)
SADIA JAVED CREATIVE KIDS DAYCARE LLC	12001 HEATHER DOWN DRIVE HERNDON, VA 20170	APPLICANT/TITLE OWNER
JAVED JANJUA	12001 HEATHER DOWN DRIVE HERNDON, VA 20170	TITLE 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: 04/07/2016
(enter date affidavit is notarized)

135300

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)

CREATIVE KIDS DAYCARE LLC
12001 HEATHER BOWN DR
HERNDON, VA 20170

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)

SADIA JAVED 100% Shareholder

(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)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 04/07/2016
(enter date affidavit is notarized)

135300

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**)

(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: 04/07/2016
(enter date affidavit is notarized)

135300

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.

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 04/07/2016
(enter date affidavit is notarized)

135300

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:

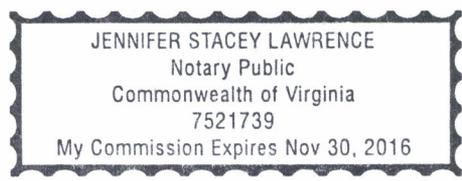
(check one) Sadia Javed
[] Applicant [] Applicant's Authorized Agent

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

Subscribed and sworn to before me this 7th day of April, 2016, in the State/Comm. of Virginia, County/City of Fairfax.

Jennifer Stacey Lawrence
Notary Public

My commission expires: Nov. 30, 2016



900

BUILDING PERMIT APPLICATION

FAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES
 PERMIT APPLICATION CENTER

12055 Government Center Parkway, 2nd Floor
 Fairfax, Virginia 22035-5504

Telephone: 703-222-0801
 Web site: www.fairfaxcounty.gov/dpwes

PERMIT # 05084B0330

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY
 PLAN # N-05-03969
 TAX MAP # 011-3-1231 10002

ROUTING	DATE	APPROVED BY
LICENSING		
ZONING		
SITE PERMITS		
HEALTH DEPT.		
BUILDING REVIEW		
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE \$ 56.-
 FILING FEE - \$
 AMOUNT DUE = \$

BUILDING PLAN REVIEW
 REVIEWER _____ # OF HOURS _____
 REVISION FEES \$ 1
 FIRE MARSHAL FEES \$ _____
 FIXTURE UNITS _____ PLAN LOC: J R

APPROVED FOR ISSUANCE OF BUILDING PERMIT
 (LOG OUT)
 BY ASB DATE 3/25/05

ZONING REVIEW
 USE _____
 ZONING DISTRICT _____ HISTORICAL DISTRICT _____
 ZONING CASE # _____
 GROSS FLOOR AREA OF TENANT SPACE
 YARDS: FRONT _____ GARAGE 1 2 3
 FRONT _____ OPTIONS YES NO
 FRONT _____ REMARKS _____
 L SIDE _____
 R SIDE _____
 REAR _____

GRADING AND DRAINAGE REVIEW
 SOILS # _____ A B C
 AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT) _____
 IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) _____
 PLAN # _____ APPR. DATE _____

STAMPS
 (See reverse side of application)

REMARKS

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN
 (PLEASE PRINT OR TYPE)

JOB LOCATION

ADDRESS 12001 HEATHER DOWN DR
 LOT # 02 BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION NORTH POINT GLEN
 TENANT'S NAME _____

OWNER INFORMATION

OWNER TENANT
 NAME JAVED JANJUA / SADIA JAVED
 ADDRESS 12001 HEATHER DOWN DR
 CITY HERNDON STATE VA ZIP 20170
 TELEPHONE 703862 6472

CONTRACTOR INFORMATION

SAME AS OWNER
 CONTRACTORS MUST PROVIDE THE FOLLOWING:
 COMPANY NAME _____
 ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 TELEPHONE _____
 STATE CONTRACTORS LICENSE # _____
 COUNTY BPOL # _____

APPLICANT

JAVED JANJUA

DESCRIPTION OF WORK

Basement (Full Bath, Finish Basement to include Dry Framing, Drywalling, Painting & Flooring including Electric work 3/4th of Basement Portion partial Fin Bsmt)

HOUSE TYPE Single Family
 ESTIMATED COST OF CONSTRUCTION \$5,000
 BLDG AREA (SQ FT OF FOOTPRINT) _____
 USE GROUP OF BUILDING _____
 TYPE OF CONSTRUCTION _____
 SEWER SERVICE PUBLIC SEPTIC OTHER
 WATER SERVICE PUBLIC WELL OTHER
 OTHER PLEASE SPECIFY _____

DESIGNATED MECHANICS' LIEN AGENT

(Residential Construction Only)
 NAME _____
 ADDRESS _____
 NONE DESIGNATED PHONE _____

CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS

# KITCHENS _____	EXTER. WALLS _____
# BATHS _____	INTER. WALLS _____
# HALF BATHS _____	ROOF MATERIAL _____
# BEDROOMS _____	FLOOR MATERIAL _____
# OF ROOMS _____	FIN. BASEMENT _____ %
# STORIES _____	HEATING FUEL _____
BUILDING HEIGHT _____	HEATING SYSTEM _____
BUILDING AREA _____	# FIREPLACES _____
BASEMENT _____	

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Signature of Owner or Agent Javed Janjua Date 3/25/05

Printed Name and Title JAVED JANJUA
 (Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

NOTARIZATION (if required)

State (or territory or district) of _____
 County (or city) of _____, to wit: I, _____, a _____
 Notary Public in the State and County aforesaid, do certify that _____
 whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.
 Given under my hand this _____ day of _____, 20____. My
 commission expires the _____ day of _____, 20____.
 (Notary Signature)

**Building Permit
Zoning Review**

*This document does not reflect the final
Building Permit approval.*

5/18/11 11:29:17AM

Bldg Permit #:

111380082

INTERIOR ALT. RESIDENTIAL

Address: 12001 Heather Down Dr Herndon VA 20170-0000

Bldg: N/A Floor: Suite: N/A

Subdiv: North Point Glen Lot 2

Sub Census: 805.02 **Lot Size:** 14,869.00

Tax Map: 0113 23 0002

Owner: Janjua Javed

Phone Day: (703)481-3747 x

Evening:

Contractor:

OWNER IS CONTRACTOR
(999) 999-9999

Type of Work: INTERIOR WORK

Description of Work: INTERIOR ALTERATION TO FINISHED BASEMENT - ADD BEDROOM AND WETBAR
PER PLANS

ZPRB Review:

Date

Status

05/18/11 11:28

RG00D3

Approved

Zoning Detail Review TAB:

Zoning Dist.	Use	Wet Bar	2nd Kitchen	Proffer
R-3	SFD	Y	N	Y

DETAILS COMMENTS:

Wet bar consists of sink, counter, cabinets, dishwasher, and under the counter refrigerator. No cooking facilities, including a microwave, are not permitted.

This permit is approved with the understanding that the wet bar will not contain permanent cooking facilities and will not be used in conjunction with a bedroom, bathroom and other living space in a manner that would constitute the establishment of a separate dwelling unit.

BUILDING PERMIT APPLICATION

FAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES
 PERMIT APPLICATION CENTER
 12055 Government Center Parkway, 2nd Floor
 Fairfax, Virginia 22035-5504 Telephone: 703-222-0801
 Web site: www.fairfaxcounty.gov/dpwes

PERMIT # 04307B0680

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN
 (PLEASE PRINT OR TYPE)

JOB LOCATION

ADDRESS 12001 HEATHER DOWN DR
 LOT # 02 BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION NEAR NORTH POINT GLEN
 TENANT'S NAME _____

OWNER INFORMATION

OWNER TENANT
 NAME JAVED JANJUA
 ADDRESS 12001 HEATHER DOWN DR
 CITY HERNDON STATE VA ZIP 20170
 TELEPHONE 703 & 862 6472

CONTRACTOR INFORMATION

SAME AS OWNER
 CONTRACTORS MUST PROVIDE THE FOLLOWING:
 COMPANY NAME _____
 ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 TELEPHONE _____
 STATE CONTRACTORS LICENSE # _____
 COUNTY BPOL # _____

APPLICANT

JAVED JANJUA

DESCRIPTION OF WORK

CONSTRUCTION OF DECK
W/ stair No hot tub.
16x20

HOUSE TYPE DETACHED SINGLE FAMILY
 ESTIMATED COST OF CONSTRUCTION 6000
 BLDG AREA (SQ FT OF FOOTPRINT) 320 sq F
 USE GROUP OF BUILDING _____
 TYPE OF CONSTRUCTION _____
 SEWER SERVICE PUBLIC SEPTIC OTHER
 WATER SERVICE PUBLIC WELL OTHER
 OTHER PLEASE SPECIFY _____

DESIGNATED MECHANICS' LIEN AGENT

(Residential Construction Only)
 NAME _____
 ADDRESS _____
 NONE DESIGNATED PHONE _____

CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS

# KITCHENS _____	EXTER. WALLS _____
# BATHS _____	INTER. WALLS _____
# HALF BATHS _____	ROOF MATERIAL _____
# BEDROOMS _____	FLOOR MATERIAL _____
# OF ROOMS _____	FIN. BASEMENT _____ %
# STORIES _____	HEATING FUEL _____
BUILDING HEIGHT <u>10'</u>	HEATING SYSTEM _____
BUILDING AREA _____	# FIREPLACES _____
BASEMENT _____	

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY
 PLAN # 04307B0680
 TAX MAP # 11-3-2300

ROUTING	DATE	APPROVED BY
LICENSING		
ZONING	<u>11-2-04</u>	<u>SP</u>
SITE PERMITS	<u>11-20-04</u>	<u>SP</u>
HEALTH DEPT.		
BUILDING REVIEW		
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE \$ _____
 FILING FEE \$ _____
 AMOUNT DUE \$ 5700

BUILDING PLAN REVIEW
 REVIEWER _____ # OF HOURS _____
 REVISION FEES \$ _____
 FIRE MARSHAL FEES \$ _____
 FIXTURE UNITS _____ PLAN LOC: J R

APPROVED FOR ISSUANCE OF BUILDING PERMIT
 (LOG OUT)
 BY HF DATE 11/2/04

ZONING REVIEW
 USE SFD RSC
 ZONING DISTRICT _____ HISTORICAL DISTRICT _____
 ZONING CASE # _____

GROSS FLOOR AREA OF TENANT SPACE _____
 YARDS: FRONT Nc GARAGE 1 2 3
 FRONT Nc OPTIONS YES NO
 L SIDE 21 REMARKS Build open
 R SIDE 23 & attached deck
 REAR 58 with steps per
plans

GRADING AND DRAINAGE REVIEW
 SOILS # _____ A B C
 AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT) _____
 IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) _____
 PLAN # _____ APPR. DATE _____

STAMPS
FF over
 (See reverse side of application)

REMARKS Plot attached
Per County detail.

NOTARIZATION (if required)
 State (or territory or district) of _____
 County (or city) of _____, to wit: I, _____ a
 Notary Public in the State and County aforesaid, do certify that

 whose name is signed to this application, appeared before me in the State and County aforesaid
 and executed this affidavit.
 Given under my hand this _____ day of _____, 20____. My
 commission expires the _____ day of _____, 20____.
 (Notary Signature)

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Javed Janjua
 Signature of Owner or Agent
11/2/04
 Date
JAVED JANJUA
 Printed Name and Title
 (Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR UNINCORPORATED AREAS OF FAIRFAX COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 515525 0050 D, MAP REVISED MARCH 5, 1990. IT LIES IN ZONE "X"(AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN).

ALL EASEMENTS SHOWN ARE RECORDED AT DB 13040, PG 1312. UNLESS OTHERWISE NOTED.

TAX ASSESSMENT MAP NO. 011-3-23-0002

LEGEND

- ⊙ SANITARY MANHOLE
- SANITARY CLEANOUT
- ▣ TELEPHONE PEDESTAL
- ⊠ A/C UNIT
- *** WOOD FENCE
- IPS IRON PIPE SET
- IPF IRON PIPE FOUND

STUART RIDGE SECTION ONE

EX. STORM DRAIN EASEMENT
D.B 3806, PG. 417

V.A. STATE GRID NORTH
NAD 83 NORTH ZONE

FOOTINGS AND PIERS MUST BE PLACED ON COMPETENT MATERIAL.

DPW&ES
Office of Building
Code Services
Approved for

By: Open Desk
Date: 11-2-04

APPROVED

William E. Shoup
Zoning Administrator

HEATHERDOWN DRIVE
(R/W VARIES)
D.B. 13040, PG. 1312

HOUSE LOCATION SURVEY
LOT 2
NORTH POINT GLEN

DEED BOOK, 13040, PAGE 1312
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30'

P:\1466-02-002\SURVEY\WC\FHLS-LOT-2.dwg

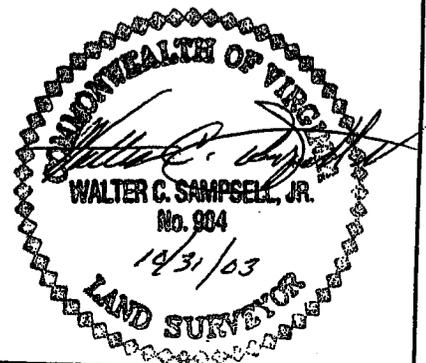
I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ELECTRONIC EQUIPMENT AND/OR TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

THIS SURVEY HAS BEEN PREPARED WITHOUT A CERTIFIED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

Bowman CONSULTING

Bowman Consulting Group, Ltd. Phone: (703) 464-1000
14020 Thunderbolt Pl, Suite 300 Fax: (703) 481-9720
Chantilly, Virginia 20151 www.bowmanconsulting.com

WALL CHECK	FINAL	RECERT.
DATE: 7/1/03	DATE: 10/28/03	DATE:
DRW: PMC	DRW: TSF	DRW:
CHK: HAP	CHK: HAP	CHK:



BUILDING PERMIT AMENDMENT APPLICATION

FAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES
PERMIT APPLICATION CENTER

12055 Government Center Parkway, 2nd Floor
Fairfax, Virginia 22035-5504

Telephone: 703-222-0801
Web site: <http://www.co.fairfax.va.us/dpwes>

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN
(PLEASE PRINT OR TYPE)

JOB LOCATION PERMIT # 04307B0680
ADDRESS 12001 HEATHER DOWN DR
LOT # 02 BUILDING _____
FLOOR _____ SUITE _____
SUBDIVISION North Point Glen
TENANT'S NAME _____

OWNER INFORMATION OWNER TENANT
NAME JAVED JANJUA
ADDRESS 12001 HEATHER DOWN DR
CITY HERNDON STATE VA ZIP _____
TELEPHONE _____

APPLICANT JAVED JANJUA
ESTIMATED COST OF CONSTRUCTION \$ 20.00
(Cost of change, not total construction costs)

AMENDMENT REQUESTED

- CHANGE HOUSE TYPE
FROM _____ TO _____
- RELOCATE HOUSE ON LOT
- FINISH BASEMENT
- ADD DECK/PORCH/SUNROOM
- ADD GARAGE
- ADD CARPORT
- DELETE _____
- CHANGE MECHANICS' LIEN INFORMATION
DESIGNATED MECHANICS' LIEN AGENT:
NAME _____
ADDRESS _____

NONE DESIGNATED PHONE _____

OTHER (PLEASE SPECIFY) Deck steps
changed location as per
attached location

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Javed Janjua 3/29/05
Signature of Owner or Agent Date
JAVED JANJUA
Printed Name and Title

(Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

AMENDED PERMIT # 04307B0680

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY
PLAN # N-04-19964
TAX MAP # 011-3-123/0002

ROUTING	DATE	APPROVED BY
ZONING	<u>3-25-05</u>	<u>Jim</u>
SITE PERMITS	<u>3-25-05</u>	<u>SP</u>
SANITATION		
HEALTH DEPT.		
BUILDING REVIEW		

AMOUNT DUE = \$ 20.20

APPROVED FOR ISSUANCE OF AMENDMENT
LOG OUT BY MJ DATE 3-25-05

ZONING REVIEW
USE SFD HISTORICAL DISTRICT R3C
ZONING DISTRICT _____ HISTORICAL DISTRICT _____
ZONING CASE # _____

GROSS FLOOR AREA OF TENANT SPACE
YARDS: GARAGE 1 2 3
FRONT NC OPTIONS YES NO
FRONT NC REMARKS Amend to
L SIDE 24 change location
R SIDE NC on steps on deck
REAR NC per county detail

GRADING AND DRAINAGE REVIEW
SOILS # _____ A B C
AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT) _____
IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) _____
PLAN # _____ APPR. DATE _____

STAMPS
FF, 697
(See reverse side of application) [Signature]

REMARKS no hot tub
plan attached

NOTARIZATION (if required)
State (or territory or district) of _____
County (or city) of _____, to wit:
I, _____
a Notary Public in the State and County aforesaid, do certify that
whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.
Given under my hand this _____ day of _____, 20____.
My commission expires the _____ day of _____, 20____.

(Notary Signature)



VIRGINIA DEPARTMENT OF SOCIAL SERVICES

[HOME](#)[ABOUT US](#)[Assistance](#)[Foster](#)

APPENDIX 5

Search for Child Day Care



[|Return to Search Results](#) | [New Search](#) |

Sadia Javed

12001 Heather Down Drive
HERNDON, VA 20170
(703) 862-6598

Facility Type:

[Family Day Home](#)

License Type:

[Conditional](#)[Expiration Date:](#)

Jan. 16, 2017

Business Hours:

7:30a - 5:30p, Monday - Friday

Capacity:

7

Ages:

3 months - 3 years

Inspector:

Derek Acosta: (703) 554-4995



MEMORANDUM

Date: September 22, 2016

To: Erin Haley, Staff Coordinator
Zoning Evaluation Division

From: Bruce Miller, Zoning/Property Maintenance Inspector
Zoning Inspections Branch

Subject: Home Child Care Facility
Special Permit Application # SP 2016-HM-071

Applicant: Sadia Javed/Creative Kids Day Care LLC
12001 Heather Down Drive, Herndon, Virginia 20170
Legal Description: North Point Glen, Lot 2
Tax Map Ref: 11-3 ((23)) 2
Zoning District: R-3
Development Type: Cluster
Lot Size: 14,869 square feet
Year Built: 2003
ZIB# 2016-0272

BTM

On September 9, 2016, an inspection was conducted by Zoning/Property Maintenance Inspector Bruce Miller of the property located at 12001 Heather Down Drive, Herndon, Virginia 20170. The Inspector was accompanied by Staff Coordinator Erin Haley and the applicant.

*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.

Comment: Basement room with two beds does not contain an emergency escape opening or a second means of egress. The beds must be removed from the subject basement room.

2. Electrical hazards identified shall be abated in accordance with the Virginia Uniform Statewide Building Code.

Comment: Use of an extension cord as permanent wiring (located in the closet with the service panel) constitutes an electrical hazard. Cease using an extension cord as permanent wiring.



Comment: The electrical tape covering the knockout openings in the service panel must be replaced with the appropriate sized filler plates.

Comment: The receptacle (electrical outlet) in the room where the service panels are located requires a receptacle cover.

3. 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.

Comment: Use of an extension cord as permanent wiring (located in the closet with the service panel) constitutes an electrical hazard. Cease using an extension cord as permanent wiring.

4. 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.

Comment: Clear storage shelf from in front of the service panel as described above.

5. Other Building Code issues:

Comment: The decking on which the elevated shed is installed consists of fencing boards as decking material. Fencing boards are not intended to be used for decking material. During the inspection, the Property Maintenance Inspector noted substantial flexing or give in the decking. This structure should be inspected by a residential deck inspector.

6. Structures comply with the Zoning Ordinance.

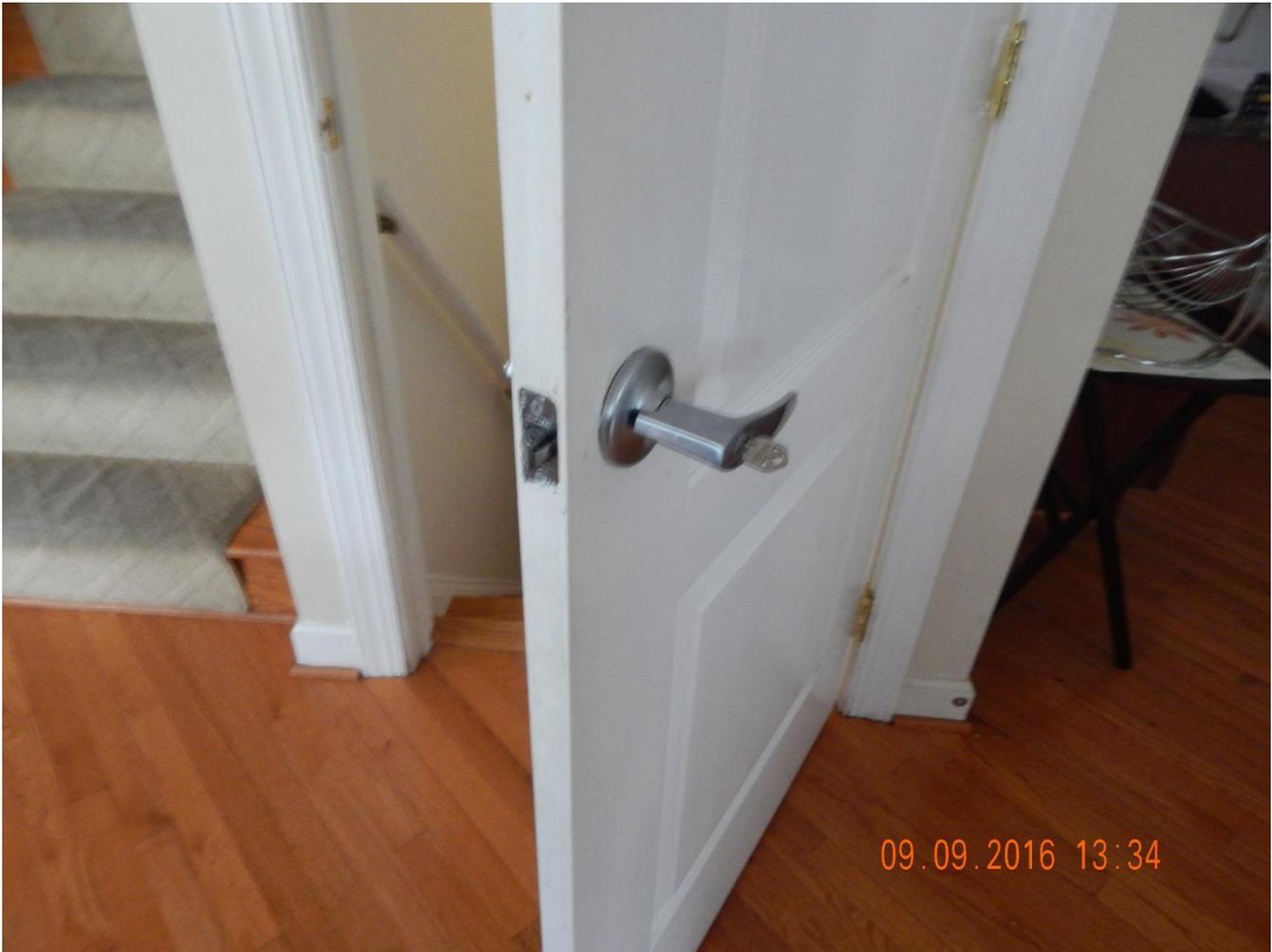
Comment: The freestanding accessory storage structure (shed) does not conform to the location regulations set forth in Par 10E of Sect. 10-104 of the Zoning Ordinance. The structure should be removed, relocated or lowered in height. As an alternative, the applicant is seeking the approval of a Special Permit for an error in building location for the shed.

The following photographs were taken by Inspector Miller at the time of the inspection:



County of Fairfax, Virginia

MEMORANDUM



This is an egress door and is openable from the stairway via a thumb switch and is openable in the direction of egress. Therefore, the lock does not have to be removed.



Stairway to the basement HCCF. The required handrail is in place.



County of Fairfax, Virginia

MEMORANDUM



Stairway to the basement HCCF. The required handrail is in place.



HCCF food preparation area.



County of Fairfax, Virginia

MEMORANDUM



Charged fire extinguisher installed in the basement HCCF.



HCCF dining area.



County of Fairfax, Virginia

MEMORANDUM



A second charged fire extinguisher installed in the basement HCCF.

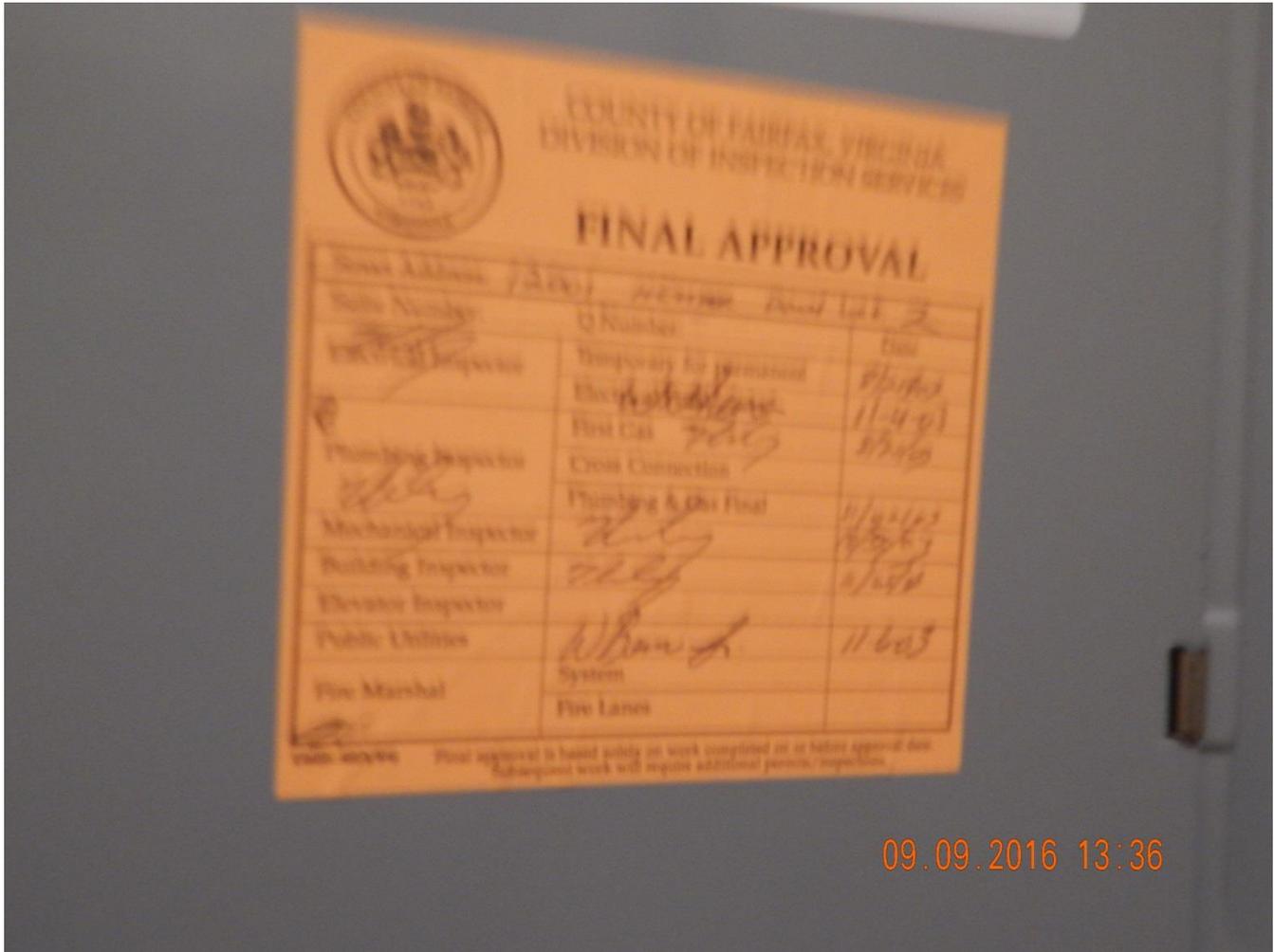


The electrical tape covering the knockout openings in the service panel must be replaced with the appropriate sized filler plates.



County of Fairfax, Virginia

MEMORANDUM



Final Approval on Service Panel.





A clear working area 30 inches in width, 36 inches in depth, and 78 inches in height shall be provided in front of the electrical service equipment. The shelf must be removed.



County of Fairfax, Virginia

MEMORANDUM



HCCF bathroom.



HCCF bathroom.



County of Fairfax, Virginia

MEMORANDUM



Extension cord used for permanent wiring must be removed. The receptacle in this photograph requires a receptacle (electrical outlet) cover.

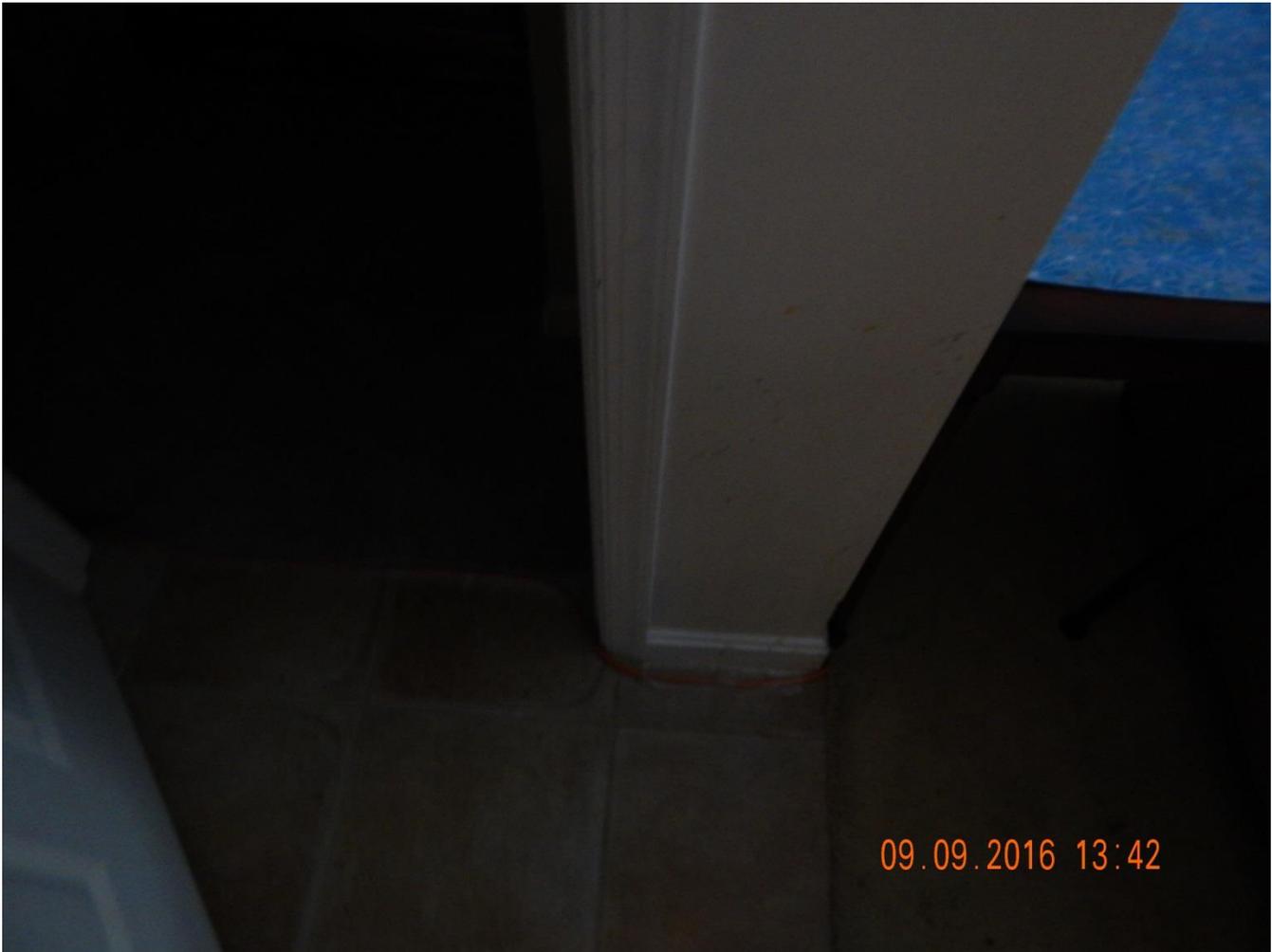


Extension cord used for permanent wiring must be removed.



County of Fairfax, Virginia

MEMORANDUM



Extension cord used for permanent wiring must be removed.



HCCF bathroom.



County of Fairfax, Virginia

MEMORANDUM



HCCF room.



HCCF room.



County of Fairfax, Virginia

MEMORANDUM



HCCF basement egress door.

Special Permit Application # SP 2016-HM-071
Sadia Javed/Creative Kids Day Care LLC
12001 Heather Down Drive, Herndon, Virginia 20170
September 22, 2016
Page 2



Functioning smoke alarm installed.

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 or Title 63.2, Chapter 17 of the Code of Virginia.

Sect. 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 such 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.

8-903 Standards For All Group 9 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
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, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.

8-914 Provisions for Approval of Reduction to the Minimum Yard Requirements Based on Error in Building Location

The BZA may approve a special permit to allow a reduction to the minimum yard requirements for any building existing or partially constructed which does not comply with such requirements applicable at the time such building was erected, but only in accordance with the following provisions:

1. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia and such plat shall contain the following information:
 - A. Boundaries of entire property, with bearings and distances of the perimeter property lines and of each zoning district.
 - B. Total area of the property and of each zoning district in square feet or acres.
 - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
 - D. Location of all existing structures, with dimensions, including height of any structure and penthouse, and if known, the construction date(s) of all existing structures.
 - E. All required minimum yards to include front, side and rear, and a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing structures to lot lines.
 - F. Means of ingress and egress to the property from a public street(s).
 - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).
 - H. If applicable, the location of well and/or septic field.
 - I. For nonresidential uses, a statement setting forth the maximum gross floor area and FAR for all uses.
 - J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
 - K. Seal and signature of professional person certifying the plat.

In addition, the application shall contain a statement of justification explaining how the error in building location occurred and any supportive material such as aerial photographs, Building Permit applications, County assessments records, a copy of the contract to build the structure which is in error, or a statement from a previous owner indicating how the error in building location occurred.

2. The BZA determines that:
 - A. The error exceeds ten (10) percent of the measurement involved, and
 - B. The noncompliance was done in good faith, or through no fault of the property owner, or was the result of an error in the relocation of the building subsequent to the issuance of a Building Permit, if such was required, and
 - C. Such reduction will not impair the purpose and intent of this Ordinance, and
 - D. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity, and
 - E. It will not create an unsafe condition with respect to both other property and public streets, and
 - F. To force compliance with the minimum yard requirements would cause unreasonable hardship upon the owner.
 - G. The reduction will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.
3. In granting such a reduction under the provisions of this Section, the BZA shall allow only a reduction necessary to provide reasonable relief and may, as deemed advisable, prescribe such conditions, to include landscaping and screening measures, to assure compliance with the intent of this Ordinance.
4. Upon the granting of a reduction for a particular building in accordance with the provisions of this Section, the same shall be deemed to be a lawful building.
5. The BZA shall have no power to waive or modify the standards necessary for approval as specified in this Section.