



# County of Fairfax, Virginia

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December 9, 2016

**2016 Planning  
Commission**

**Peter F. Murphy**  
Chairman  
*Springfield District*

**Frank de la Fe**  
Vice Chairman  
*Hunter Mill District*

**James R. Hart**  
Secretary  
*At-Large*

**Timothy J. Sargeant**  
Parliamentarian  
*At-Large*

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**Ellen J. "Nell" Hurley**  
*Braddock District*

**John Ulfelder**  
*Dranesville District*

**James Migliaccio**  
*Lee District*

**Julie Strandlie**  
*Mason District*

**Earl L. Flanagan**  
*Mount Vernon District*

**Kenneth A. Lawrence**  
*Providence District*

**Karen Keys-Gamarra**  
*Sully District*

**Janyce N. Hedetniemi**  
*At-Large*

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**Jill G. Cooper**  
*Executive Director*

**Kimberly A. Bassarab**  
*Assistant Director*

**John W. Cooper**  
*Clerk to the Commission*

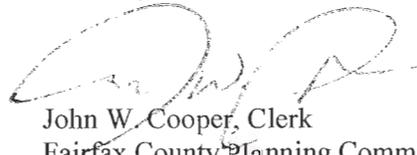
Naima Qadir Dar  
Montessori Mansion  
14018 Roselodge Place  
Chantilly, VA 20151

**Re: SE 2014-SU-042 – MONTESSORI MANSION/NAIMA QADIR DAR  
Sully District**

Dear Ms. Dar:

At its December 8, 2016 meeting, the Planning Commission voted 11-0 (Commissioner Lawrence was absent from the meeting) to **DEFER THE DECISION ONLY** of the above-referenced application to a date certain of **January 25, 2017**. A copy of the verbatim transcript is attached.

Sincerely,



John W. Cooper, Clerk  
Fairfax County Planning Commission

Attachments (a/s)

cc: Kathy L. Smith, Supervisor, Sully District  
Karen Keys-Gamarra, Planning Commissioner, Sully District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office  
Michael Lynskey, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
December 8, 2016 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



**County of Fairfax, Virginia**  
**Planning Commission Meeting**  
**December 8, 2016**  
**Verbatim Excerpt**

*SE 2014-SU-042 - MONTESSORI MANSION/NAIMA QADIR DAR – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 14018 Rose Lodge Pl., Chantilly, 20151 on approx. 8,793 sq. ft. of land zoned PDH-2 and WS. Tax Map 44-2 ((20)) 32. (Sully District)*

Decision Only During Commission Matters  
(Public Hearing held on November 30, 2016)

Commissioner Keys-Gamarra: I also have a second motion with respect to the Montessori Mansion, but before I make that motion I'd like to make a statement. I missed this public hearing, but I was able to attend the Land Use Committee meeting this week and it was clear to me that there is quite a bit of misunderstanding and misinformation surrounding this. Ms. Naima Qadir Dar and the members of the community – I'm sorry – Ms. Naima Qadir Dar and her husband, who is a dentist, are, in my opinion, vital members of our community and they both are seeking to provide service by offering daycare in their home. As a mother of three boys, who struggled to balance both home and work, I know how much these services are needed. So I intend to look at this daycare center in the way that we've looked at many others in accordance with the Comprehensive Plan and the Zoning Ordinance. But I also want to encourage the community to really utilize this deferral period. I was struck at the land use meeting by the amount of misinformation that has so obviously influenced community opinion and that misinformation has led to assumptions I don't believe are necessarily based in fact. So, I hope that these neighbors will use this opportunity to not only talk about the application, but to perhaps exercise the golden rule, maybe share of cup of coffee and work together for all concerned. Therefore, the applicant wishes to defer the decision on this case until January in order for her to attend an upcoming HO – HOA meeting and continue to work with her neighbors to address their concerns. Therefore, I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SE 2014-SU-042, TO A DATE CERTAIN OF JANUARY 25<sup>TH</sup>, 2017, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENT.

Commissioners Hedetniemi and Hart: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi and Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to defer the decision only again with the record remaining open on SE 2014-SU-042, to a date certain of January 25<sup>th</sup>, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 11-0. Commissioner Lawrence was absent from the meeting.

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# County of Fairfax, Virginia

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December 1, 2016

**2016 Planning  
Commission**

**Peter F. Murphy**  
Chairman  
*Springfield District*

**Frank de la Fe**  
Vice Chairman  
*Hunter Mill District*

**James R. Hart**  
Secretary  
*At-Large*

**Timothy J. Sargeant**  
Parliamentarian  
*At-Large*

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**Ellen J. "Nell" Hurley**  
*Braddock District*

**John Ulfelder**  
*Dranesville District*

**James Migliaccio**  
*Lee District*

**Julie Strandlie**  
*Mason District*

**Earl L. Flanagan**  
*Mount Vernon District*

**Kenneth A. Lawrence**  
*Providence District*

**Karen Keys-Gamarra**  
*Sully District*

**Janyce N. Hedetniemi**  
*At-Large*

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**Jill G. Cooper**  
*Executive Director*

**Kimberly A. Bassarab**  
*Assistant Director*

**John W. Cooper**  
*Clerk to the Commission*

Naima Qadir Dar  
Montessori Mansion  
14018 Roselodge Place  
Chantilly, VA 20151

**Re: SE 2014-SU-042 – MONTESSORI MANSION/NAIMA QADIR DAR  
Sully District**

Dear Ms. Dar:

At its November 30, 2016 meeting, the Planning Commission voted 10-0 (Commissioners Keys-Gamarra and Lawrence were absent from the meeting) to **DEFER THE DECISION ONLY** of the above-referenced application to a date certain of December 8, 2016. A copy of the verbatim transcript is attached.

Sincerely,

John W. Cooper, Clerk  
Fairfax County Planning Commission

Attachments (a/s)

cc: Kathy L. Smith, Supervisor, Sully District  
Karen Keys-Gamarra, Planning Commissioner, Sully District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office  
Michael Lynskey, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
November 30, 2016 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.

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**Fairfax County Planning Commission**  
12000 Government Center Parkway, Suite 330, Fairfax, VA 22035  
703-324-2865 (Voice) 703-324-7951 (TTY) 703-324-3948 (Fax)  
[www.fairfaxcounty.gov/planning](http://www.fairfaxcounty.gov/planning)



**County of Fairfax, Virginia  
Planning Commission Meeting  
November 30, 2016  
Verbatim Excerpt**

*SE 2014-SU-042 – MONTESSORI MANSION/NAIMA QADIR DAR – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 14018 Rose Lodge Pl., Chantilly, 20151 on approx. 8,793 sq. ft. of land zoned PDH-2 and WS. Tax Map 44-2 ((20)) 32. (Sully District)*

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed. Mr. Hart.

Commissioner Hart: Thank you, Mr. Chairman. These are difficult cases and anything on the end of the court is always difficult on top of that. This – I think that the Land Use Committee needs to look at this and we – we may need a little more time. Mr. Lyskey, between the 7<sup>th</sup> and the 8<sup>th</sup>, does staff have a preference? We might – I know we've got – we do – we were doing a lot of Sully things on the 7<sup>th</sup>, but it seems like the night – if we make it the 7<sup>th</sup>, it's the night after the Committee meeting and maybe one more day would... I'm not sure we're going to make it by the 7<sup>th</sup> or the 8<sup>th</sup>, no matter what. But between the two days, is the 8<sup>th</sup> a possibility?

Michael Lyskey, Zoning Evaluation Division, Department of Planning and Zoning: Yeah, I have no preference, personally. And I just – those are the last dates of this year. Otherwise, it'll be January, so that's the only reason that we were shooting for – for next week.

Commissioner Hart: Ms. Dar, tentatively, is December the 8<sup>th</sup> a clear night for you? A week from tomorrow?

Naima Qadir Dar, Applicant/Title Holder: Yes.

Commissioner Hart: All right. Therefore, Mr. Chairman, I move that the – hold on, let me say, also – let me thank the folks for coming out and speaking and patiently listening to – to our deliberations tonight. It helps – it helps to have input from the community on these cases. I **MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SE 2014-SU-042 TO A DATE CERTAIN OF DECEMBER 8, 2016, WITH THE REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENT.**

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to defer decision only on SE 2014-SU-042 to a date certain of December 8<sup>th</sup>, with the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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(The motion carried by a vote of 10-0. Commissioners Keys-Gamarra and Lawrence were absent from the meeting.)

JLC



# County of Fairfax, Virginia

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November 17, 2014

**2014 Planning  
Commission**

**Peter F. Murphy**  
Chairman  
*Springfield District*

**Frank de la Fe**  
Vice Chairman  
*Hunter Mill District*

**Janet R. Hall**  
Secretary  
*Mason District*

**James R. Hart**  
Parliamentarian  
*At-Large*

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**John Ulfelder**  
*Dranesville District*

**Earl L. Flanagan**  
*Mount Vernon District*

**Janyce N. Hedetniemi**  
*At-Large*

**Ellen J. "Nell" Hurley**  
*Braddock District*

**John L. Litzenberger**  
*Sully District*

**Kenneth A. Lawrence**  
*Providence District*

**James Migliaccio**  
*Lee District*

**Timothy J. Sargeant**  
*At-Large*

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**Jill G. Cooper**  
*Executive Director*

**Kimberly A. Bassarab**  
*Assistant Director*

**John W. Cooper**  
*Clerk to the Commission*

Naima Qadir Dar, Owner  
Montessori Mansion  
14018 Rose Lodge Place  
Chantilly, Virginia 20151

**Re: SE 2014-SU-042 – MONTESSORI MANSION/NAIMA QADIR DAR  
Sully District**

Dear Naima Qadir Dar:

At its November 13, 2014 meeting, the Planning Commission voted 8-0 (Commissioners de la Fe, Flanagan, Lawrence, and Sargeant were absent from the meeting) to **DEFER THE PUBLIC HEARING INDEFINITELY** for the above-referenced application. A copy of the verbatim transcript is attached.

Sincerely,

Jill G. Cooper, AICP  
Executive Director

Attachments (a/s)

cc: Michael Frey, Supervisor, Sully District  
John Litzenberger, Planning Commissioner, Sully District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office  
William O'Donnell, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
November 13, 2014 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



Planning Commission Meeting  
November 13, 2014  
Verbatim Excerpt

SE 2014-SU-042 – MONTESSORI MANSION/NAIMA QADIR DAR

During Commission Matters

Commissioner Litzenberger: Thank you, Mr. Chairman. I wish to defer one of the cases this evening. It's SE 2014-SU-042, which is the Montessori Mansion daycare application. What's happened is the staff discovered it needs an FDPA before it can do their SE, so I'M GOING TO REQUEST WE DEFER THAT APPLICATION INDEFINITELY.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Hart. Is there a discussion? All those in favor of the motion to defer the public hearing indefinitely on SE 2014-SU-042, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 8-0. Commissioners de la Fe, Flanagan, Lawrence, and Sargeant were absent from the meeting.)

JN