



# County of Fairfax, Virginia

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June 24, 2019

**2019 Planning  
Commission**

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*At-Large*

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**Julie M. Strandlie**  
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*Providence District*

**Donté Tanner**  
*Sully District*

**Mary D. Cortina**  
*At-Large*

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

**Jacob L. Caporaletti**  
*Clerk to the Commission*

Suresh Peddi  
2472 Silk Court  
Herndon, VA 20171

**Re: Special Exception Application  
SE 2019-HM-005 – MADHURI PEDDI  
Hunter Mill District**

Dear Mr. Peddi:

At a regular meeting held on June 19, 2019, the Planning Commission voted 8-0 (Commissioners Clarke, Niedzielski-Eichner, Strandlie, and Cortina were absent from the meeting) to **RECOMMEND APPROVAL** of SE 2019-HM-005, subject to the proposed development conditions dated June 19, 2019, as attached. A copy of the verbatim transcript is also attached.


This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to final decision by the Board of Supervisors.

Sincerely,

Jacob L. Caporaletti  
Clerk to the Planning Commission

Attachments (a/s)

cc: Catherine M. Hudgins, Supervisor, Hunter Mill District  
John A. Carter, Planning Commissioner, Hunter Mill District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office  
William Mayland, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ)  
Robert Harrison, ZED, DPZ  
Case Date File June 19, 2019

 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  
June 19, 2019  
Verbatim Excerpt**

*SE 2019-HM-005 – MADHURI PEDDI – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home childcare facility. Located at 2472 Silk Ct., Herndon, 20171 on approx. 1,650 sq. ft. of land zoned PDH-8. Tax Map 25-1 ((28)) 11. (Hunter Mill District)*

After Close of Public Hearing

Commissioner Carter: Okay. The applicant proposes a special exception to operate a home child care center – childcare center in a townhouse for up to 12 children, with one to two non-resident employees as needed. The applicant presently operates a permitted home childcare center for a maximum of five children. Okay. The – the open space is adequate for the children. A small vent – fenced backyard is available. But in addition, there is open space located in a townhouse cluster, as well as a nearby local park that's available. Parking is available to serve the needs of the owners of the townhouse and the daycare center. Two spaces in the garage, two spaces behind the garage are available, as well as some visitor spaces if there would be some additional non-resident employees. Additional pickup and drop-off spaces also available. Twelve to fifteen visitor spaces within the townhouse cluster will be used by the center if a conflict occurs with the drop-off and pickup of children. Hours of operation will be staggered for drop-off and pickup of children to avoid conflicts. So, with that, could the applicant again confirm for the record their agreement to the proposed development conditions, including adding the notion of up to one to two non-resident employees?

Suresh Peddi, Applicant's Agent: Yeah. I agree. All the conditions.

Commissioner Carter: With that I MOVE THE – THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING:

- APPROVAL OF SE 2019-HM-005 SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 19<sup>TH</sup>, 2019, AS AMENDED.

Commissioner Tanner: Second.

Chairman Murphy: Seconded by mister – Mr. Tanner. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that they approve SE 2019-HM-005, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 8-0. Commissioners Clarke, Niedzielski-Eichner, Strandlie and Cortina were absent from the meeting.

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**Zoning Evaluation Division**  
*Department of Planning & Zoning*

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**M E M O**

**To: Members of the Planning Commission**

**Date: June 19, 2019**

**From: Jay Rodenbeck, AICP, Staff Coordinator  
RZ/SE Branch, Zoning Evaluation Division, DPZ**

**RE: SE 2019-HM-005**

**Applicant: Madhuri Peddi**

Planning Commission Hearing, June 19, 2019

Staff has revised the proposed development conditions to reflect an updated Statement of Justification submitted by the applicant on June 18 as well as concerns raised by the public.

A condition has been added (Condition #11) requiring the staggering of the arrival and departure of children to mitigate traffic and parking concerns raised by the public.

A condition has been added (Condition #12) requiring the provision of an outdoor play area to reflect the revised Statement of Justification submitted by the applicant which states that children will be able to utilize an area near their property within the Frying Pan Stream Valley Park or the backyard of the property for an outdoor play area.

If you have any questions about this information, please do not hesitate to contact me at (703) 324-1367.

Enclosure: Proposed Development Conditions Dated June 19, 2019 and revised Statement of Justification.

Cc: William Mayland, Branch Chief, Zoning Evaluation Division



## PROPOSED DEVELOPMENT CONDITIONS

SE 2019-HM-005

June 194, 2019

If it is the intent of the Board of Supervisors to approve SE 2019-HM-005, located at 2472 Silk Court, Tax Map 25-1 ((28)) 11, for a home child care facility with up to twelve children at any one time, pursuant to Sections 6-105, 6-106, and 8-305, of the Fairfax County Zoning Ordinance, staff recommends that the Board of Supervisors condition its approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for the home child care use as indicated on the Special Exception Plat, entitled "Lot 11 Parkside Village" prepared by B.W. Smith and Associates, Inc., on January 11, 2019, as qualified by these development conditions and is not transferable to other land. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
2. A copy of the special exception conditions must be posted in a conspicuous place on the property of the use and be made available upon request to all departments of the County of Fairfax during the hours of operation for the permitted use.
3. The hours of operation for the home child care facility will be between the hours of 7:30 a.m. to 6:00 p.m., Monday through Friday.
4. The dwelling that contains the home child care facility must be the primary residence of the provider.
5. Excluding the provider's own children, the maximum number of children on-site at any one time must not exceed twelve children.
6. Prior to increasing the number of children at the home child care facility beyond five children, the applicant must obtain a state-issued family day home license that permits the numbers and ages of children being cared for at the home child care facility
7. The approval is contingent upon maintenance of a state-issued family day home license that permits the numbers and ages of children being cared for at the home child care facility.

8. All pickups and drops offs of children must take place in the driveway. The driveway must be kept clear and open during the hours of operation of the home child care facility for this purpose.
9. Any portions of the dwelling associated with the home child care facility that are used as a children's sleeping or rest area must 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.
10. There shall be no signage associated with the home child care facility.
11. Arrival and departure of children must be staggered to ensure that the driveway will be available to accommodate pick-up/drop-off of children.
12. Children being cared for at the home child care facility must be provided an outdoor play area within the fenced-in area to the rear of the dwelling as depicted on the Special Exception Plat or within Frying Pan Stream Valley Park.

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

This approval, contingent on the above noted conditions, shall not relieve the application from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Section 9-015 of the Zoning Ordinance, the special exception shall take effect upon approval by the Board of Supervisors.



## Statement of Justification

The type of operation is a home child care facility. The Hours of Operation of our home child care facility are from 7:30AM to 6:00PM Monday through Friday. The estimated number of children are 12 including the largest number present at any one time. Currently there are no workers or assistants in the home child care facility at this time, but on approval of the special permit an assistant will be hired to help manage the children. When the number of children increases and exceeds the capacity of one person an additional assistant will be hired this is based on the demand for our child care facility and will do so if needed. The estimated drop-off time is 7:30 AM - 9:15 AM the estimated pickup time for the children is 2:45 PM - 6:00 PM at the latest, an additional sheet is provided with estimates of the trip schedule of the children. The maximum expected trip generation would not exceed 12 in the morning and 12 in the evening. We live in the Park Side Village neighborhood in at the junction of Frying Pan and Fox Mill road located in Herndon, VA 20171. Most of the children that we serve come from outside our neighborhood near Herndon and Reston area. All of the parents arrive by car to the child care center to drop off their children and they park in my driveway in front of my garage i have a 2 car driveway during drop-off and pick-up. We have a 3000 square foot townhouse in which 2 floors are dedicated to the home child care facility including the living room, dining room, kitchen, family room and basement a map of the facility will be attached approximately 1500 square feet is dedicated to the children for playing, sleeping and feeding. All children bring their own diet and food none is prepared at my facility, each child individual dietary needs are provided for by their parents along with diapers, blankets, sleeping mat. The children have access to my full bathroom in my ground floor for use as well as my half bathroom in my living room for use of parents or their children. The facility has a ton of child

appropriate toys, books, learning activities, drawing boards as well as age appropriate cribs, strollers, feeding table, and plenty of other safe items for the children to play with. There is an outdoor play area near the end of my house children will be able to utilize the area next to the end unit of my housing complex to play. There is plenty of ground for child activities as well as a nature pathway in our community. Also outside of the children's playroom is my back yard where children can play during the summer it is completely fenced and safe it is approximately 100 square feet and i will be renovating the ground with child appropriate soft play mats and tiles on approval of the special permit. There is ample availability of parking at my home child facility. The pick up and drop off area is in the proximity of my facility the children will be dropped off in my driveway in front of my 2 car garage. There is additional on street parking in front of my home with up to 15 additional parking spots for parents to use during drop-off and pick-up they are mostly always empty since all my neighbors park in their own driveway or garage and are available for all visitors to use. I have 2 children both boys are grown up and do not need additional care from me, i will devote all of my attention to supervising the children in my child care facility.