

APPROVED DEVELOPMENT CONDITIONS

SE 2019-HM-005

July 12, 2019

The Board of Supervisors approved 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. The Board of Supervisors conditioned 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 7:00 a.m. to 6:30 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 one of the following locations; the fenced-in area to the rear of the dwelling as depicted on the Special Exception Plat, within Frying Pan Stream Valley Park, or within the open space of the Parkside Village Homeowners Association, subject to the association's approval.
13. A maximum of two non-resident employees, whether paid or not for their services, may be involved in the home child care facility.

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.