

PROPOSED DEVELOPMENT CONDITIONS

SE 2014-BR-063

February 3, 2015

If it is the intent of the Board of Supervisors to approve SE 2014-BR-063 located at 5509 Mitcham Court, Tax Map 79-1 ((8)) 20, for a home child care facility of up to twelve children and up to two non-resident assistants, pursuant to Sect. 6-105 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted only for the home child care use as indicated on the special exception plat approved with the application, entitled "Lot 20, Section 1, Danbury Forest," prepared by Suburban Development Engineering, originally dated November 16, 1998, annotated March 15, 2014, consisting of one sheet, as qualified by these development conditions.
2. A copy of the special exception conditions 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.
3. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
4. The hours of operation for the home child care facility shall not exceed 7:00 a.m. to 6:00 p.m.
5. The dwelling that contains the home child care facility shall be the primary residence of the provider.
6. A maximum of two non-resident employees, whether paid or not for their services, may be involved in the home child care facility.
7. One assigned parking space for 5509 Mitcham Court shall be left open during the hours of operation of the home child care facility for the drop-off and pick-up of children. All drop-off and pick-up of children shall take place in the assigned parking spaces for 5509 Mitcham Court, visitor parking, or unassigned parallel parking spaces. Arrival and departure of children shall be staggered to ensure that the spaces will be available to accommodate the drop-off and pick-up of children.
8. There shall be no signage associated with the home child care facility.
9. All outdoor play equipment shall conform to all applicable state regulations and standards.

10. In accordance with the Uniform Statewide Building Code, clearances of 30 inches will be maintained to the front and sides of the service panels for the water heater and furnace.
11. Approval of this use is contingent upon maintenance of a state license for a Home Child Care facility for the number of children on-site.

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

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

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