

## Proposed Development Conditions

SE 2014-LE-064

April 1, 2015

If it is the intent of the Board of Supervisors to approve SE 2014-LE-064 located at 7422 Heatherfield Lane, Tax Map 91-3 ((15)) 125, for a home child care facility of up to 12 children, pursuant to Sect. 6-105 of the Fairfax County Zoning Ordinance, 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, "Lots 122 thru 126, Section 12A, Phase Two, Kingstowne" prepared by Dewberry & Davis and dated August 26, 1993, as revised by the applicant, Eyorusalem Hailu, on September 8, 2014, 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 12. The maximum number of children on site at any one time shall not exceed five until the applicant receives approval of a state-issued family day home license that permits additional children.
4. The hours of operation for the home child care facility shall not exceed 5:30 a.m. to 7:00 p.m., Monday through Friday.
5. A maximum of two nonresident employees, whether paid or not for their services, may be involved in the home child care facility. The hours of the non-resident assistants are limited to 7:00 a.m. to 6:00 p.m.
6. The dwelling that contains the home child care facility shall be the primary residence of the provider.
7. There shall be no signage associated with the home child care facility.
8. All pick-up and drop-off of children shall take place in the townhome's two assigned parking spaces, which shall be reserved exclusively for that purpose during hours of operation of the home child care facility. Arrival and departure of children shall be staggered to ensure that parking will be available to accommodate pick-up/drop-off of children.

9. The approval of the use is contingent on the applicant's continued right to utilize the parking spaces necessary for the operation of the home child care facility.
10. The approval of the use is contingent upon maintenance of a state-issued family day home license that permits the number of children being cared for at the home child care facility.
11. All outdoor play equipment shall conform to all applicable state regulations and standards.

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 automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as outlined above.