

**Proposed Development Conditions**

**SE 2014-MV-028**

**October 7, 2014**

If it is the intent of the Board of Supervisors to approve SE 2014-MV-028 located at 9607 Sloway Coast Drive, Tax Map 107-3 ((6)) 182, for a home child care facility of up to ten 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 for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the home child care use as indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. Any plan or permit submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat, consisting of an annotated copy of the House Location Survey titled, "Lot 182 Section One" prepared by Ernest S. Holzworth and dated August 5, 2004, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. 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.
5. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed ten. The applicant shall obtain the appropriate state license approval prior to increasing the number of children above seven.
6. The hours of operation for the home child care facility shall not exceed 6:30 a.m. to 6:30 p.m., Monday through Friday.
7. A maximum of two nonresident employees, whether paid or not for their services, may be involved in the home child care facility, with the hours of such attendance limited to 6:30 a.m. to 6:30 p.m., Monday through Friday.
8. The dwelling that contains the home child care facility shall be the primary residence of the provider.

9. The existing two-car garage shall not be converted to any use which would preclude the parking of vehicles, and shall be kept clear of debris at all times in order to accommodate parking for the dwelling and the home child care provider.
10. There shall be no signage associated with the home child care facility.
11. All outdoor play equipment shall conform to all applicable state regulations and standards.
12. The rear deck shall receive all applicable permits and inspections within 12 months of Special Exception approval. The maximum number of children for the home child care use shall not exceed seven on-site at any one time until approval of the final inspection for the deck.
13. The rear yard coverage shall be brought into conformance with Sect. 10-103 (3) of the Zoning Ordinance within 12 months of Special Exception approval, and shall be demonstrated to the satisfaction of the Department of Planning and Zoning, Zoning Administration Division.

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.