

Proposed Development Conditions

SE 2014-SP-037

November 19, 2014

If it is the intent of the Board of Supervisors to approve SE 2014-SP-037, located at 6616 Green Ash Court, Tax Map 88-2 ((9)) 0063, for a home child care facility of up to twelve children, pursuant to Sect. 6-105 of the Fairfax County Zoning Ordinance, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions:

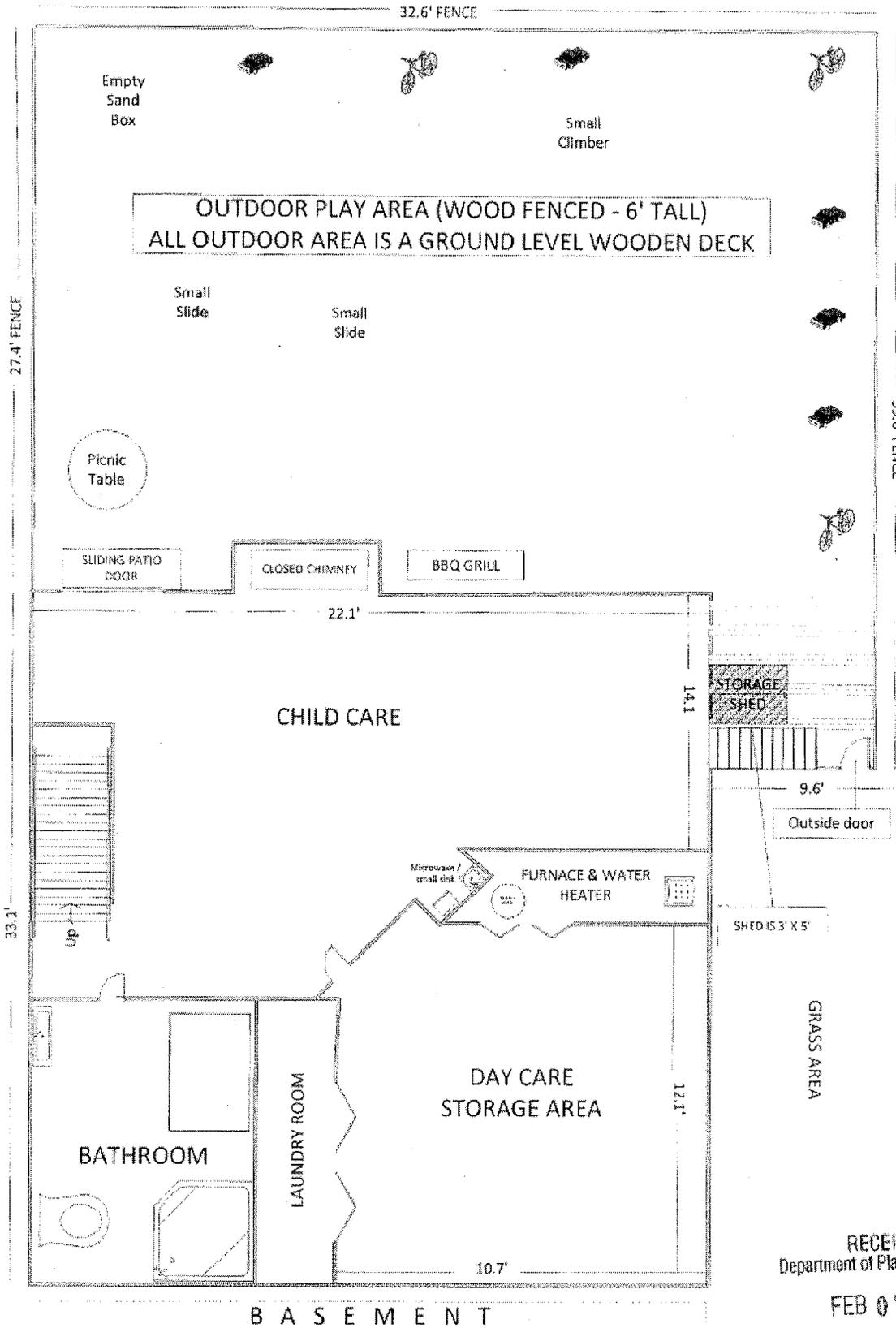
1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the home child care use as indicated on the special exception plat approved with the application, as qualified by these development 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, dated February 7, 2014, of the House Location Survey entitled "Lot 63, Greentree Village," prepared by Suburban Development Engineering and dated March 5, 1990, 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 twelve.
6. The hours of operation for the home child care facility shall not exceed 7:00 a.m. to 5:00 p.m.
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 7:00 a.m. to 5:30 p.m.
8. The dwelling that contains the home child care facility shall be the primary residence of the provider.

9. There shall be no signage associated with the home child care facility.
10. This Special Exception is contingent on the applicant's continued right to utilize the assigned parking spaces for the use of the home child-care facility.
11. The outdoor play area shall conform to all applicable state regulations and standards.
12. Any portions of the dwelling associated with the home child care facility that is used as a children's sleeping area shall be located in a room with proper emergency egress as defined by the Virginia Uniform Statewide Building Code. No children shall sleep in the area labeled as "Day Care Storage Area" in Attachment 1 unless an egress window or door has been installed and approved by Fairfax County.
13. Approval of this use is contingent upon maintenance of a state license for the home child care facility for 12 children.

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

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 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.



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