



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SP 2011-SU-084
 (Staff will assign)

RECEIVED
 Department of Planning & Zoning
 MAY 31 2011
 Zoning Evaluation Division

APPLICATION FOR A SPECIAL PERMIT
 (PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Shalla Flores	
	MAILING ADDRESS 3425 West ox Rd, Herndon VA 20171	
	PHONE HOME (703) 860-3939	WORK (703) 860-3939
	PHONE MOBILE () N/A	
PROPERTY INFORMATION	PROPERTY ADDRESS 3425 West ox Rd, Herndon VA 20171	
	TAX MAP NO. 0354-01-0072	SIZE (ACRES/SQ FT) 37,103
	ZONING DISTRICT R-1	MAGISTERIAL DISTRICT Sully
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A	
SPECIAL PERMIT REQUEST INFORMATION	ZONING ORDINANCE SECTION 8-305	
	PROPOSED USE Home Child Care Facility	
AGENT/CONTACT INFORMATION	NAME	
	MAILING ADDRESS	
	PHONE HOME ()	WORK ()
	PHONE MOBILE ()	
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input type="checkbox"/> Agent/Contact	
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>SHALLA FLORES</p> <p>TYPE/PRINT NAME OF APPLICANT/AGENT <u>Shalla Flores</u> SIGNATURE OF APPLICANT/AGENT</p>		

DO NOT WRITE IN THIS SPACE

Date Application accepted: 9/16/11

Application Fee Paid: \$ 1,100⁰⁰

9/16/11
 MAB

RECEIVED
Department of Planning & Zoning

AUG 01 2011

Zoning Evaluation Division

Zoning Evaluation Division
Fairfax County
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Dear Sir/Madam,

RE: Special Permit Application number- SP 2011-0159

The following is my response to your deficiency letter dated June 24, 2011.

Deficiency # 5:00: A written Statement from the applicant describing the proposed use, giving all pertinent data, including specifically:

5.01- Type of Operation:

In-home Daycare Provider

5.03- Estimated Number of Patrons/ Clients/Patients/Pupils. ETC:

Ten Kids is the maximum number of kids being requested and that will be there at any one time

5.04-Proposed number of employees/attendants/teachers. ETC:

The two employees; Shalla and Terrance Flores, listed on the application are residents and employees at 3425 West Ox Rd, Herndon VA 20171

5.05- Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day:

This day care does not provide any trips, and as such does not have any mode of transportation and therefore does not generate any traffic impact. The property is equipped with parking accommodations for parents at the side of the property, away from the streets.

5.06-Vicinity or general area to be served by the use:

The entire property will be accessible to the kids of the day care i.e the basement, living area, bedrooms, garage, kitchen, back yard, driveway, bathrooms.

Please feel free to contact me with any questions at 703 860 3939

Sincerely,


Shalla Flores

Zoning Evaluation Division
Fairfax County
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Dear Sir/Madam,

RE: Special Permit Application Number –SP 2011-0159

Please accept the following information as a response to your deficiency request letter dated 8/23/2011.

Deficiency # 5.05: Estimate traffic impact of the proposed use. Including, the maximum expected trip generation and the distribution of such trips by mode and time of day.

Response: The maximum number, mode and time of people coming /going are as follows: Six (6) Parents and Seven (7) children from Monday to Friday between the hours: Droop Off- 7:00AM- 9:00AM and Pick up- 4:00PM- 6:00PM

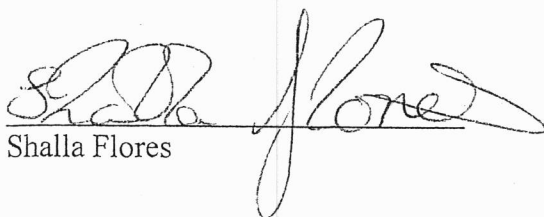
Drop off: Right turn off West Ox Rd, on to front entrance of the property through the cover porch, drop off at the front door, turn around in the driveway and exit by making a right turn to continue straight onto West Ox Rd.

Deficiency # 5.06: Vicinity of general area to be served by the use.

Response: The areas that will be served are: Copper Springs, Vailpark West and Foxmill Estates

I hope that above satisfies the deficiency list.

Please fee free to contact us with any questions.


Shalla Flores

RECEIVED
Department of Planning & Zoning

SEP 09 2011

Zoning Evaluation Division

Zoning Evaluation Division
Fairfax County
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

RE: Statement of Justification

Dear Sir/Madam,

We, Terrance and Shalla Flores hereby certify that we are owners of the property located at 3425 West Ox Rd, Herndon, VA 20171.

Shalla's Daycare, a daycare service provider, has been and will continue to be the use of this property, serving children of various age groups, with particular attention given to children from birth to 12 yrs of age. The business hours are 7am-6pm, Mon-Fri, with some after care services, upon request.

On an average day there are no more than seven (7) kids in the daycare, with two employees providing supervision and meals.

The Daycare is situated approximately 60 feet from the main st and has not caused, and is not causing any traffic impact to the residents in the neighborhood. Patrons are provided parking on the premises. This Daycare does not take trips, but kids are exposed to some outside fun in the jungle gym, in the secured backyard. Kids have access to the entire kids-friendly property.

This daycare has been in operation for the past three (3) years and there has not been any additions to the property.

There are no known hazardous or toxic substances on this site.

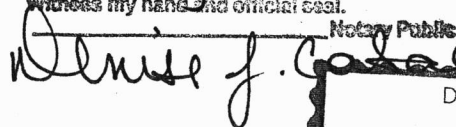
We further certify that the use of this property is consistent with all applicable Daycare ordinances, regulations and adopted standards.

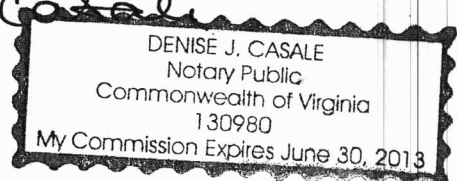
If you have any questions, please do not hesitate to contact us at 703 860 3939.

Sincerely


Terrance & Shalla Flores

City/County of va Fairfax
Commonwealth of Virginia
Sworn to and subscribed before me this 31
day of may, 2011
Witness my hand and official seal.
Notary Public

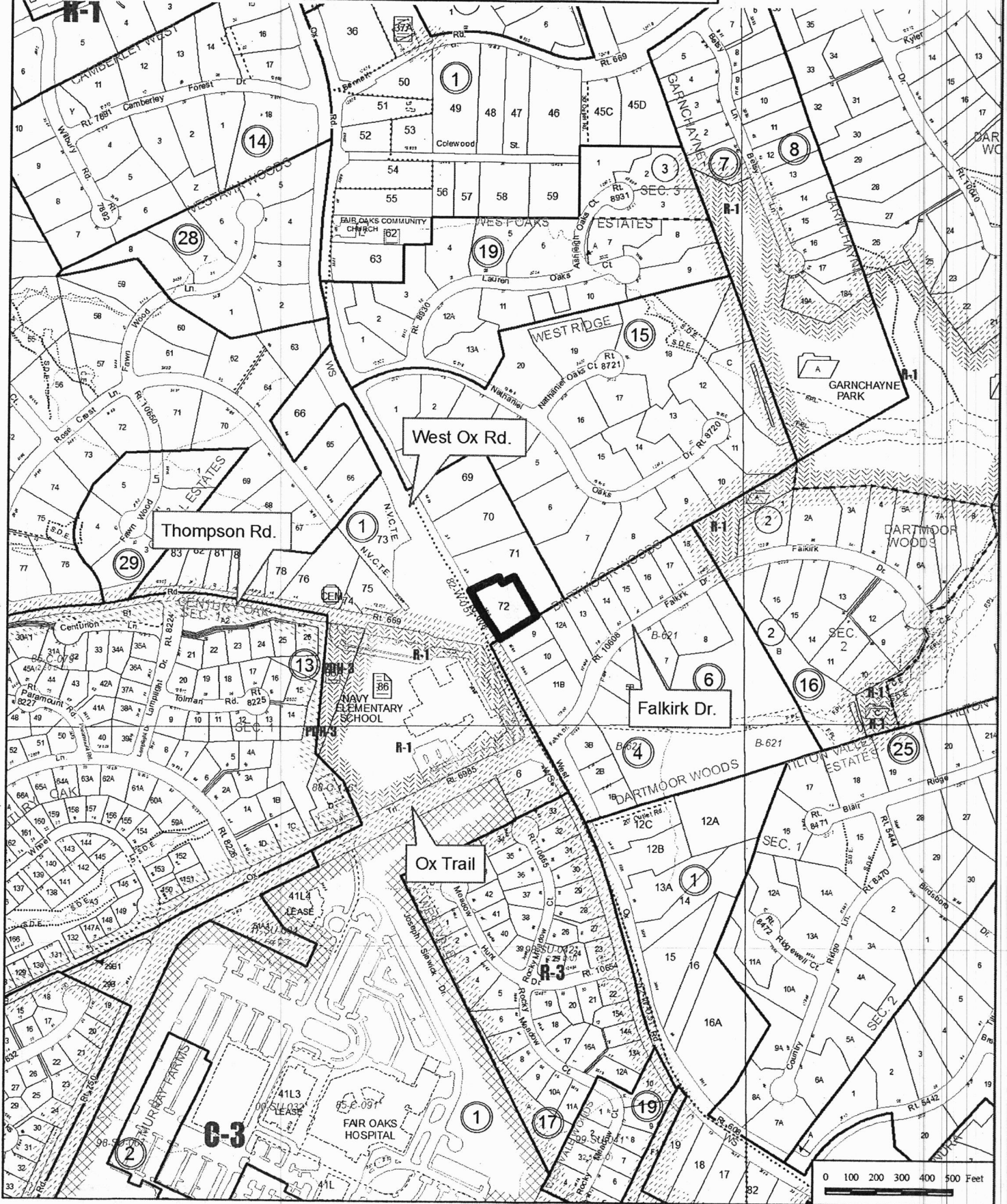




Special Permit

SP 2011-SU-084

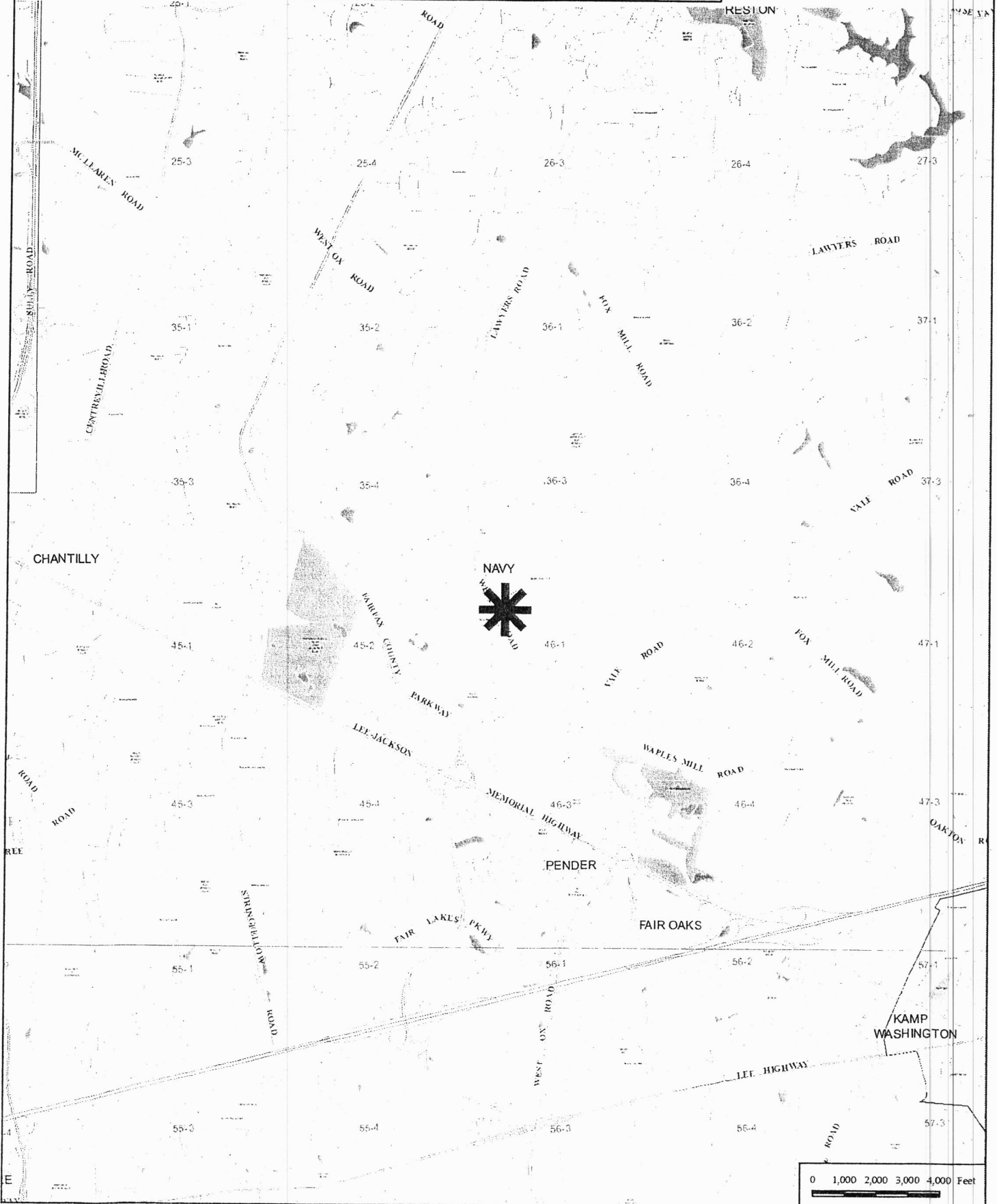
SHALLA FLORES



Special Permit

SP 2011-SU-084

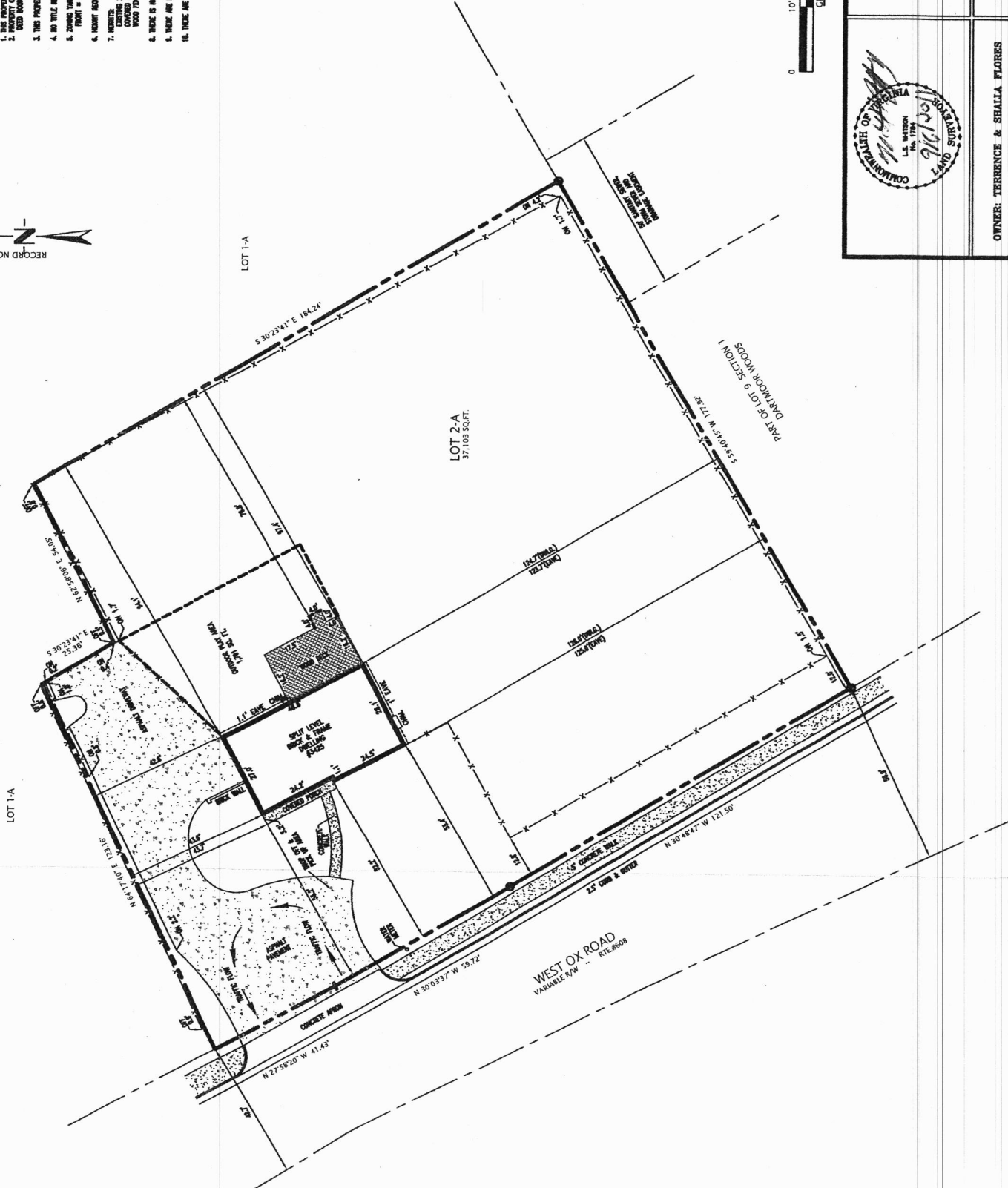
SHALLA FLORES





NOTES:

1. THIS PROPERTY IS LOCATED IN TAX MAPS 34-4-00-00-0072 AND IS ZONED R-1.
2. THIS PROPERTY IS SUBJECT TO THE EASEMENTS AND ENCUMBRANCES SHOWN ON THE RECORD MAPS (MAPS AT PAGE 588 OF THE FAIRFAX COUNTY LAND RECORDS).
3. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
4. NO TITLE REPORT FURNISHED AND ALL ENCUMBRANCES OF RECORD MAY NOT BE SHOWN.
5. ZONING LAND REQUIREMENTS:
FRONT = 40 FEET SIDE YARD = 20 FEET REAR = 20 FEET
6. HEIGHT REQUIREMENTS: 25 FEET
7. HEIGHTS:
MINIMUM 3 FEET
MAXIMUM 14.5 FEET
COVERED PORCH = 6 FEET
WOOD PORCH = 6 FEET
8. THERE IS NO EVIDENCE OF A BURNED SITE ON THIS PROPERTY.
9. THERE ARE NO ENCUMBRANCES OF 25 FEET OR MORE IN WIDTH THAT AFFECTS THIS PROPERTY.
10. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES THAT AFFECTS THIS PROPERTY.



	<p>SPECIAL PERMIT PLAT LOT 2-A RUSSELL LOVE PROPERTY DEED BOOK 4658 PAGE 588 FAIRFAX COUNTY, VIRGINIA DATE: JULY 15, 2011 SCALE: 1" = 20' DATE: SEPTEMBER 6, 2011 (REVISED)</p>
	<p>SAM WHITSON LAND SURVEYING, INC. 7001 GATWAY COURT SUITE 100 - MANASSAS, VIRGINIA 20108 PHONE: (703)580-0828 FAX: (703)580-6778</p>
<p>OWNER: TERRENCE & SHALLA FLORES W.O. #11-1242</p>	