**County of Fairfax, Virginia**
**Planning Commission Meeting**
**June 25, 2025**
**Planning Commission Action**

SE 2024-MV-00036 – VARINIA VERGARA MIRANDA AND NIMA HOME DAYCARE
(Mount Vernon District)

PLANNING COMMISSION RECOMMENDATIONS:
On June 25, 2025, the Planning Commission voted 11-0 (Commissioner Hancock was absent from the meeting) to recommend to the Board of Supervisors approval of SE 2024-MV-00036, subject to the development conditions consistent with those dated June 11, 2025, included in the staff report.

ATTACHED DOCUMENTS:
Proposed Development Conditions dated June 11, 2025

MJ

**APPENDIX 1**

# PROPOSED DEVELOPMENT CONDITIONS

## SE 2024-MV-00036

## June 11, 2025

If it is the intent of the Board of Supervisors to approve SE 2024-MV-00036, located at Tax Map 107-2-8F-60, for a home child care facility for up to 12 children, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. This Special Exception (SE) is granted for and runs with the land indicated in this application and is not transferrable to other land. This SE is granted only for the home day care facility use as shown on the SE Plat, entitled “Special Permit Plat LOT 60 , Section 1 , Landbay F, Laurel Hill” prepared by Scartz Surveys, Inc. on September 27, 2024, as qualified by these development conditions and is not transferable to other land.

2. A copy of the special exception conditions must be posted in a conspicuous place on the property of the use and be made available upon request to all departments of the County of Fairfax during the hours of operation for the permitted use.

3. The hours of operation for the home day care facility are limited to the hours of 6:00 AM – 6:00 PM, Monday through Friday.

4. The dwelling that contains the home day care facility must be the primary residence of the provider.

5. Excluding the provider’s own children, the maximum number of children on-site at any one time must not exceed twelve.

6. A maximum of two non-resident employees, whether paid or not for their services, may be involved in the home day care facility and limited to the hours of 7:00 AM to 6:00 PM.

7. Any portions of the dwelling associated with the home childcare facility that are used as a children’s sleeping or rest area must be in a room with an operable exterior window, door or similar device that provides for a means of escape and access for rescue in the event of an emergency. Such emergency escape and rescue openings must be of the dimension and size specified by the Virginia Uniform Statewide Building Code.

8. The approval of this use is contingent upon maintenance of a state-issued family day home license that permits the numbers and ages of children being cared for at the home child care facility.

9. The driveway must be left open for drop-off and pick-up during the hours of operation of the home day care. The arrival and departure times of the children being picked-up and/or dropped-off in vehicles must be staggered.

10. Pursuant to subsection 8100.3.D(6) of the Zoning Ordinance, this special exception will be established upon a vote of approval by the Board of Supervisors.

The above-proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors.

This approval, contingent on the above-noted conditions, does not relieve the applicant from compliance with the provisions of any applicable ordinance, regulations, or adopted standards. The applicant is responsible for obtaining the required business licenses and state social services licenses.