Commonwealth of Virginia

DEPARTMENT OF SOCIAL SERVICES

FAMILY DAY HOME LICENSE

Issued to: Zeinab Salem

Address: 305 Jade Court, N.W., Vienna, Virginia 22180

This license is issued in accordance with provisions of Chapters 1, 17 and 18, Title 63.2, Code of Virginia and other relevant laws, the regulations of the State Board of Social Services and the specific limitations prescribed by the Commissioner of Social Services as follows:

CAPACITY	
12	
Gender	**Age**
Both	3 months through 8 years

This license is not transferable and will be in effect June 5, 2021 through June 4, 2023 unless revoked for violations of the provisions of law or failure to comply with the limitations stated above.

ISSUING OFFICE:

Virginia Department of Social Services
Division of Licensing - Fairfax Licensing Office
3701 Pender Drive, Suite 450
Fairfax, VA 22030

Telephone: (703) 934-1505

FDH 1109524-L204
LICENSE NUMBER

S. DUKE STOREN
COMMISSIONER OF SOCIAL SERVICES

By _____
Jenifer H. Nalli

Title LICENSING ADMINISTRATOR

Date June 1, 2021

BOARD OF ZONING APPEALS, TOWN OF VIENNA, VIRGINIA
Conditional Use Permit (CUP) to establish a family day home for up to twelve (12) children on property located at 305 Jade Ct NW, in the RS-12.5, Single-Family Detached Residential zone. Application filed by Zeinab Salem, business owner of Zeinab Home Daycare.

ORDER

THIS MATTER was considered by the Board of Zoning Appeals during a public hearing held on July 21, 2021 for a Conditional Use Permit pursuant to § 18-209 to 216 of the Vienna Town Code. Based upon testimony offered by the applicant, exhibits offered into evidence, comments offered by members of the public and other interested parties, the Board has determined the following findings of fact:

A. The subject property currently consists of a split foyer style, 1,276 square foot home built in 1969. The home has a walkout basement to the backyard. The applicant rents the property from the owner and has permission from the owner to operate a family childcare business out of the home. The applicant received a home occupation permit to care for a maximum of seven children on October 26, 2017. The applicant received approval for a conditional use permit to operate a family day home caring for up to twelve (12) children on June 27, 2019, with the condition of renewal required within two (2) years.

B. The childcare operation is primarily located in the lower level of the split-level home, with a full bathroom downstairs for the use of the daycare. The total indoor space used for the home childcare is approximately 550 square feet, or 43% of the living space, including the bathroom. The property also has a large fenced back yard, approximately 2,800 square feet in size, with play equipment for the childcare.

C. The hours of operation of the business will remain the same from 7:00 a.m. and 6:00 p.m. The parents continue staggering their drop-off and pick-up times and park in the driveway to drop off children. The applicant has provided documentation of two weeks of staggered drop-off and pick up times. There are no proposed changes to the existing residence or yard.

D. The number of employees are three, which include the applicant, husband and an assistant.

AND FROM THE FINDINGS OF FACT AS DETERMINED ABOVE, the Board of Zoning Appeals makes the following conclusions of law:

The Board voted 4-0 to approve the request for a Conditional Use Permit to (CUP) establish a family day home for up to twelve (12) children on property located at 305 Jade Ct NW, in the RS-12.5, Single-Family Detached Residential zone, with the following conditions:

I. The Conditional Use Permit will expire in 36 months (3 years).

If the terms and conditions are not met, then this order may be revoked per the Town Code § 18-209 to 216.

The Board supported the application for the following reasons

I. Home daycares are an important resource for the economic and social health of the community.
II. The comprehensive plan encourages home based businesses.

IT IS, THEREFORE, ORDERED, this 6th day of August, 2021 that the request for a Conditional Use Permit, per §18-22 by reference of §18-13.K and §18-210.JJ to establish a family day home for up to twelve (12) children on property located at 305 Jade Ct NW, in the RS-12.5, Single-Family Detached Residential zone application filed by Zeinab Salem, business owner of Zeinab Home Daycare.

Jonathan P. Rak

Jonathan Rak
Board of Zoning Appeals, Chairman
Town of Vienna

BOARD OF ZONING APPEALS, TOWN OF VIENNA, VIRGINIA
Conditional Use Permit (CUP) to establish a family day home up to twelve (12) children on property located at 305 Jade Ct NW, in the RS-12.5, Single-Family Detached Residential zone. Application filed by Zeinab Salem of Zeinab Home Day Care, business owner.

ORDER

THIS MATTER was considered by the Board of Zoning Appeals during a public hearing held on June 5, 2019 for a CUP pursuant to § 18-209 to 216 of the Vienna Town Code. Based upon testimony offered by the applicant, exhibits offered into evidence, comments offered by members of the public and other interested parties, the Board has determined the following findings of fact:

A. The subject property currently consists of a split foyer style, 1,276 square foot home built in 1969. The home has a walkout basement to the backyard. The applicant rents the property from the owner and has permission from the owner to operate a family childcare business out of the home. The applicant received a home occupation permit to care for a maximum of seven children on October 26, 2017.

B. The childcare operation is primarily located in the lower level of the split-level home, with a full bathroom downstairs for the use of the daycare. The total indoor space used for the home childcare is approximately 550 square feet, or 43% of the living space, including the bathroom. The property also has a large fenced back yard, approximately 2,800 square feet in size, with play equipment for the childcare.

C. The hours of operation are between 7:00 a.m. and 6:00 p.m. The applicant has provided documentation of two weeks of staggered drop-off and pick up times. Currently the applicant and her husband are the only employees for the childcare. They have two vehicles parked in the two-car garage. The driveway has space to park two additional vehicles. Jade Court is restricted to residential permit parking only from 7:00 am to 3:00 pm, Monday through Friday, except holidays. The applicant stated that the parents park in the driveway and bring the children around to the rear of the house, through a gate in the fence to the left of the house.

AND FROM THE FINDINGS OF FACT AS DETERMINED ABOVE, the Board of Zoning Appeals makes the following conclusions of law:

The Board voted 6-0 to approve the request for a CUP Conditional Use Permit (CUP) to establish a family day home up to twelve (12) children on property located at 305 Jade Ct NW, in the RS-12.5, Single-Family Detached Residential zone, with the following conditions:

I. This CUP is good for 24 months. At the end of the 24 months, there is a required reapplication for a continued CUP for up to twelve (12 children).
II. This CUP be limited to use only by the current business owner and not to extend to another owner or future provider coming to the residence.

If the terms and conditions are not met, then this order may be revoked per the Town Code § 18-209 to 216.

The Board supported the application because; it felt it did not impinge the enjoyment of the owners of the neighboring properties. They have carried out the Family Day Home in a satisfactory and responsible manner. Daycare is widely acknowledged as a necessity for current residents, and it serves as a useful purpose improving the lives of all those who can make use of the daycare.

IT IS, THEREFORE, ORDERED, this 27th day of June, 2019 that the application, requesting to establish a family day home up to twelve (12) children on property located at 305 Jade Ct NW, in the RS-12.5, Single-Family Detached Residential zone application filed by Zeinab Salem of Zeinab Home Day Care business owner, be and here is approved.

_____

Robert Dowler
Board of Zoning Appeals, Chairman
Town of Vienna

Town of Vienna
Virginia

Town of Vienna
Home Certificate of Occupancy
Article 22 Chapter 18, Town Code

Permit Number: 14942

A Certificate of Occupancy is hereby granted for the following firm, business, establishment or individual in accordance with Article 22, Chapter 18, of the Code of the Town of Vienna, Virginia. Please note limitations set forth in Section 18-173, specifically, no exterior evidence of the business and customer/client visits by appointment only.

Occupant Name: Zeinab Home Daycare

Street Address: 305 Jade Ct NW

Zoning District: RS-12.5, Single Family Residential

Legal Discription: 38-3 ((31)) 3

Permitted Uses: Home daycare of up to seven (7) children. No outside employees permitted. Per application request, children will be cared for in the basement of the home during the hours of 7am-6pm. Must adhere to all local, county, and state licensing requirements. Please be advised that any increas in care of children will require formal conditional use permit approval issued by the town of Vienna's board of zoning appeals.

Approved for Issuance of Certificate:

Director of Planning & Zoning

Date 10/24/17

This certificate does not take the place of any license required by law, nor does it authorize the use of boilers, motors, machinery or any signs. Any change in the use or occupancy of this structure or upon the subject property shall require a new certificate of occupancy.

This Certificate Shall Be Conspicuously Posted At All Times

The Town of Vienna does not discriminate on the basis of disability in the administration or access to or treatment or employment in its programs for activities. The Director of Human Resources of Vienna, Virginia has

Town of Vienna
Office of Planning & Zoning

AUG 25 2017

TOWN OF VIENNA, VIRGINIA
APPLICATION FOR CERTIFICATE OF OCCUPANCY

HOME OCCUPATION
(TYPE OR PRINT IN INK)

RECEIVED

APPLICANT NAME: Zeinab Salem DATE: 8/25/2017

STREET ADDRESS: 305 Jade CT N W Vienna VA PHONE: 703 762 6595

BUSINESS NAME (IF APPLICABLE): Zeinab Home 22180 Daycare

PROPOSED USE: OFFICE ☐ DAYCARE ☑ WORKSHOP ☐ STORAGE ☐

DESCRIBE—IN DETAIL—THE NATURE OF THE PROPOSED HOME OCCUPATION: single family home. Dayhomecare for seven children

LIST ALL EMPLOYEES AND THEIR RELATION TO YOU: No employees

TOTAL GROSS FLOOR AREA OF DWELLING (INCLUDING BASEMENT): 1276 Sq. ft.

AREA TO BE USED FOR HOME OCCUPATION (INCLUDING STORAGE): the basement

HOURS OF OPERATION: 7am - 6am TOTAL HORSEPOWER USED: ~~11 hours~~

NUMBER OF DAILY CUSTOMER VISITS: 4 NUMBER OF DAILY DELIVERY/PICKUPS: 4

OWNER NAME: Yi Biam PHONE: 703_424_3609

OWNER ADDRESS: 1408 margie Drive mclean, VA 22101

E-MAIL ADDRESS (for "Contact Person"): (over) ybiang@gmail.com / zazoom1hmoud27@gmail.com

DO YOU OWN THE DWELLING? YES ☐ NO ☑ **NOTE**: IF YOU DO NOT OWN THE SUBJECT PROPERTY, YOU MAY BE REQUIRED TO SUBMIT—ALONG WITH THIS APPLICATION—A LETTER FROM THE PROPERTY OWNER (INCLUDING THE OWNER'S NAME, ADDRESS, TELEPHONE NUMBER, AND E-MAIL ADDRESS—IF KNOWN) STATING THAT THEY HAVE NO OBJECTIONS TO THE PROPOSED BUSINESS BEING CONDUCTED IN THE RESIDENCE.

NOTE (AS REQUIRED BY CHAPTER 8 OF THE VIENNA TOWN CODE): HAVE YOU MADE APPLICATION FOR A TOWN OF VIENNA BUSINESS LICENSE? ***YES ☑ NO ☐***

OFFICE USE ONLY

Permit No.: 14992 Date Assigned: 10.17.17 Processed By: MM.

Legal Description: 38-3((31)) 3 If Platted:

Subdivision: Jade Manor Section: 31 Block: - Lot: 3

Zoning District: RS-12.5 Use Approved/Date:

Use Limitations: Home daycare for up to 7 children - No outside employees must adhere to all county and state regulations.

APPROVED BY:

Director of Planning & Zoning — Date: 10/11/17

Town Manager — Date: 10/16/17

#: 978.

To whom it may concern:

This is to certify that Zeinab Salem and her family are my tenant at 305 Jade Ct NW, VA 22180. Upon her request, I write to you as landlord to clarify that I do not have objection for her to conduct a daycare business with 7 kids at the said property, subject to the condition that the tentants meet all pertinent requirements set by compentant local, state and national authorities. The tenant must also secure proper business licenses and liability insurances for the business as specified by law and indemify the landlord of any damage as a result of the tenant operating the proposed business at the said location.

Sincerely,

Yi Bian
Landlord of 305 Jade court NW, Vienna, VA 22180
1708 Margie Dr., Mclean, VA 22101
email: ybian8@gmail.com
tel: 703-424-3608

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF SOCIAL SERVICES

CONTACT WITH LOCAL ZONING ADMINISTRATOR

THE FOLLOWING INDIVIDUAL PLANS TO SUBMIT AN APPLICATION FOR A LICENSE TO OPERATE A FAMILY DAY HOME PURSUANT TO § 63.2-100 OF THE CODE OF VIRGINIA

To Be Completed by Operator of Family Day Home

NAME OF APPLICANT Zeinab Salem

PHYSICAL ADDRESS 305 Jade CT NW Vienna VA 22180
STREET OR ROUTE NO. CITY STATE ZIP

APPLICANT'S TELEPHONE NUMBER: 703.4626595 EMAIL ADDRESS: 2ozomahmoud2402gmail.com

THE HOME IS LOCATED IN THE COUNTY OR CITY OF Vienna

APPLICANT IS REQUESTING A LICENSE TO CARE FOR THE FOLLOWING NUMBER OF CHILDREN (NOT INCLUDING CHILDREN WHO RESIDE IN THE HOME): 7

To Be Completed by Local Zoning Administrator

THE ZONING ADMINISTRATOR'S SIGNATURE ON THIS FORM VERIFIES THAT THE APPLICANT HAS INFORMED THE ZONING ADMINISTRATOR OF HIS/HER PLANS TO APPLY FOR A LICENSE TO OPERATE A FAMILY DAY HOME AT THE ADDRESS ABOVE.

Tax Map #	Parcel #	Zoning District
38-3	((31)) 3	R5-12.5

FRANK SIMECK
Printed Name of Zoning Administrator

Frank Simeck
Signature of Zoning Administrator

10/17/17
Date

Telephone Number: 703-255-6348

Email Address: FSIMECK@VIENNAVA.GOV

Comments: See attached certificate of occupancy

For questions, please contact your Area Licensing Office (Information Attached)

032-05-0982-01-eng (07/12)