

Home Daycare

Bahareh Ranjbar

430 Old Courthouse Rd NE
Vienna, VA 22180

Introduction

- Welcome to our presentation on our proposal for a home daycare for 12 children in the Town of Vienna.
- We are excited to contribute to the community by offering quality childcare services.
- Our proposal outlines our plans for zoning compliance and operational details.

About Us:

- Bahareh Ranjbar and Mojtaba Khosh Douz, proud homeowners in Vienna.
- Committed to provide a safe and nurturing environment for children.
- Experienced in childcare and dedicated to meet all regulatory requirements.

General information

Name of the Daycare: Happy Hive

Place of operation: Basement of the 3-story single family home

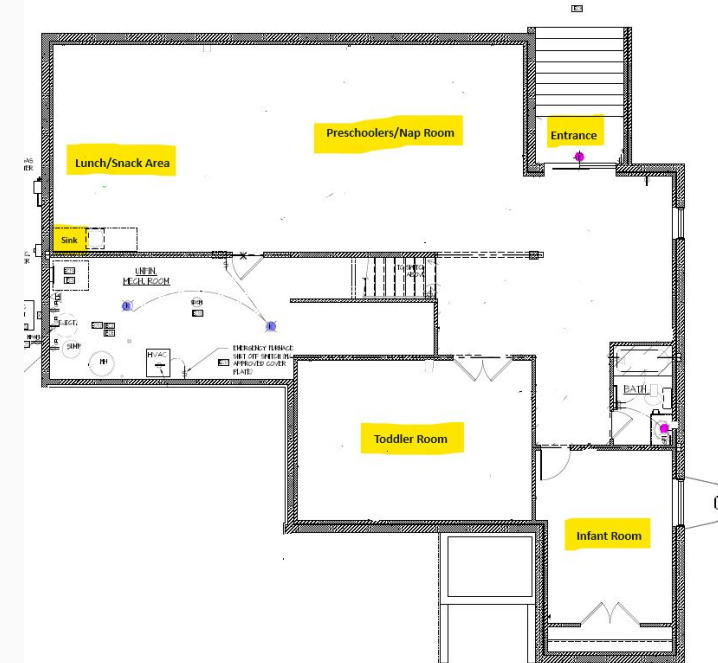
Hours of operation: 7:30 am - 5:30 pm, Monday through Friday

- The basement will be solely dedicated to serve as a home daycare facility. Children will access the daycare directly through the walk-out basement door, although alternative entrances such as the front door or garage door may be utilized during inclement weather conditions such as heavy rain or snow.
- Operating within regular business hours, the daycare will maintain a moderate to minimal noise level to ensure minimal disruption to the surrounding neighborhood. Measures will be taken to prevent any odors from permeating into the neighborhood.
- Trash and litter, primarily generated from class activities and food, will be promptly collected on a daily basis and disposed of with the household trash during weekly pick-ups. Ensuring cleanliness and tidiness, there will be no littering on the property, streets, or adjacent properties.
- Loading and unloading activities are not anticipated.
- As the number of children in our home daycare grows, there may arise a need to employ one additional providers to assist with childcare responsibilities.

Operation Site Plan

- The spacious Rec room will serve as the main area for preschool-age activities, lunch, snack breaks, and nap time. Equipped with a convenient sink, it facilitates easy food service.
- The den is designated for the Infant room, while the media room is designated for the Toddler room.
- Additionally, a full bathroom is available for use by both the children and the providers.

FINISHED BASEMENT		
0A	REC ROOM	1038 SQ. FT
0B	DEN	199 SQ. FT
0C	BATH	44 SQ. FT
0D	MEDIA ROOM	281 SQ. FT



Operation Site Pictures



The Basement Entrance



The Rec Room



The Den



The Media Room



Bathroom

Parking

We have the capacity to offer up to 10 parking spaces at any given time for drop-off and pick-up purposes.

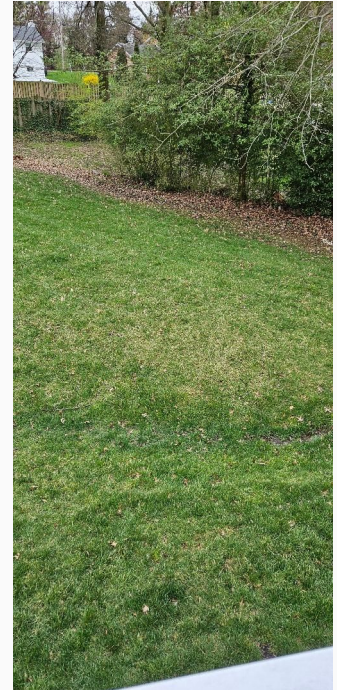
- There are five available street parking spots on the left side of the house and three on the right side.
- Furthermore, our driveway can accommodate parking for two cars simultaneously.
- Our personal vehicle is parked in the two-car garage.

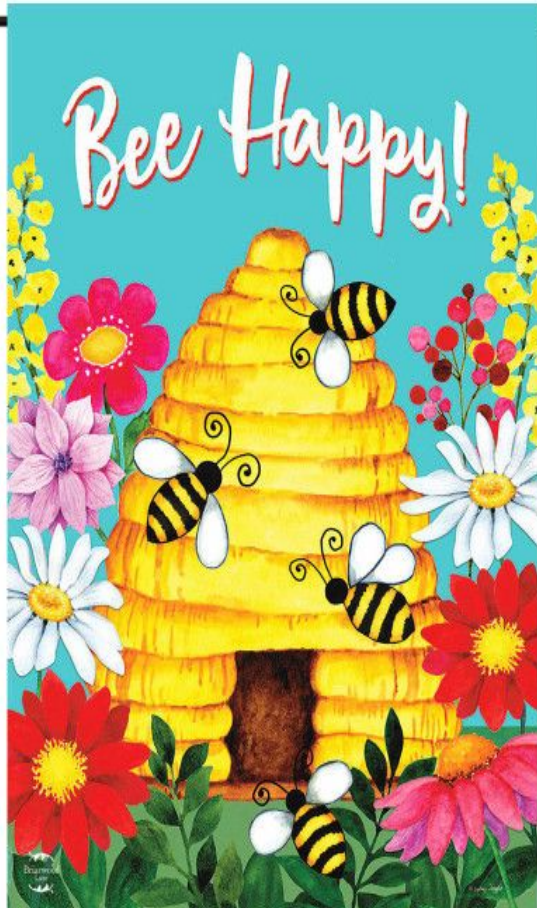


Backyard

The backyard will serve as the designated area for recess and outdoor activities. Prior to commencing home daycare operations, it will be fully enclosed with a fence for safety and security.

Upon obtaining the necessary permit to operate the home daycare, we plan to install an outdoor metal swing set and a sandbox to enhance the outdoor play area.





Thanks!

- We believe our proposal for a home daycare aligns with the values and needs of the Town of Vienna.
- We are committed to meeting all zoning requirements and providing exemplary childcare services.
- Thank you for considering our proposal. We look forward to your support.

Bahareh Ranjbar

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