

Application for Conditional Use Permit for  
Happy Younglings LLC.

Vienna Virginia

March 2024

Submitted By:

Tania Giviani-Faris

& Kambiz Faris

108 Yeonas Cir. SE

Vienna VA 22180

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# Happy Younglings LLC

Family Daycare  
108 Yeonas Cir. SE  
Vienna, VA 22180  
703-606-3365  
taniafaris@yahoo.com

November 9, 2023

Town of Vienna  
Zoning Commission  
127 Center St. S  
Vienna VA 22180

Dear planning Commission,

My name is Tania Giviani-Faris. My spouse, Kambiz Faris, and I have been the owners of Happy Younglings Family Daycare. We have been in business for over 15 years. The Town of Vienna has been our hometown for more than thirty years. We are proud of providing a warm nurturing environment for all the children in our care. We believe that children are natural learners. They are born with curiosity which encourages them to question, explore, and discover the world around them. We offer activities based on real life experiences and curriculum that fosters social, creative, physical, and cognitive skills, fulfilling the need of the child to develop as a whole person.

As a small and a successful business in the Town of Vienna for more than fifteen years, we are requesting an application approval for Conditional Use Permit for and additional two children to our existing license of ten.

Respectfully and thank you in advance,

Tania and Kambiz Faris

## **Background**

As my memory allows me, the love of caring for children rooted in my soul since I was six years old. At that young age, I loved to help out my relatives babies at all family gatherings. Feeding the babies, rocking them to sleep were the greatest joy for me.

After graduating from high school, I continued my education in Bachelor of Arts. During my education, some of my favorite subjects were social studies and human development. My career involved in retail management. Employee and customer satisfaction were the core of my focus. Our daycare business came about after my two children were born. I felt the need to stay home to raise them. When my son( first born) turned six, I tried to return to old management position. The company informed me that I could not leave everyday at two o'clock to be with my children when they came home from school.

My family needed my extra income to survive. After studying various options, opening a family daycare made the most sense for my family. Could be home with my children and could provide the much needed income. We started small with just immediate neighbors and before long the word of mouth came into play. Today, our daycare, Happy Younglings, is one of the top reviewed and praised among "Moms" in Vienna.

Since the year 2002(the year my first child was born), I have been dedicating my time to educate myself in all aspects of early childhood developments through research. I attended more than three hundred hours of Fairfax County trainings that have helped to polish my learnings since Happy Younglings establishment.

## **Location**

Happy Younglings is located in Vienna Wood Zoning. Our address is: 108 Yeonas Cir. SE Vienna VA 22180. We are close to Town of Vienna downtown( Route: Park Street, Cottage & Center Street), Vienna Metro (Route: Marshall Road), Tysons Corner and Dunn Loring( Cedar Lane, Electric Avenue & Idylwood Road).

## **Narrative and required plans**

A. Detailed Description: Per request of several current enrolled parents who are expecting their 2nd or 3rd child, we would like to add two more children so the siblings can be together.

B. Plan to control any potential impacts

### **1. Noise:**

a. There should not be any additional noise from four or five months old infants.

b. To help eliminate any future equipment noise from playground, we have placed our playground area on the back of the property adjacent to the wooded area behind the property.

c. Additionally, over the last fifteen years, we have added close to sixty evergreen trees on all the borders of the property. Most of those trees are over fifteen to twenty feet tall. Some are as tall as Thirty feet.

## **2. Odors:**

Odors are not applicable

## **3. Trash and litter:**

- a. In the last fifteen years of our business, we have barely had more than one trash can on the day of trash pick-up in addition to one recycle bin.
- b. Same as the fifteen years.
- c. There is no littering. It has not been any littering in the fifteen years and the same will continue.

## **3. Loading/unloading:**

Our loading /unloading is same as the last four years since our driveway expansion.

- a. Four years ago, We expanded our driveway to accommodate five cars. We have managed to have staggered drop offs and pick ups.
- b. Our drop off hours starts from 7:30 to 10:00 in the morning and Pick up hours starts from 4:00 to 6:00 in the afternoon. As it was mentioned, our loading/unloading is staggered and we have very few off street loadings. Most parents prefer to use the driveway.

## **4. Parking and Stacking:**

- a. Our daycare is located in a cul-de-sac with the minimal traffic. The location is very safe for children drop-offs and pick-ups. We have scheduled staggered daily drop offs and pick-ups. Morning drop-offs start from 7:30 and end at 10:00. Our customers park on our driveway and the front curb of our home and leave less than five minutes. Our pick-ups start from 4:00 to 6:00. To reduce the parking duration in our area, we make sure to have the child/children ready at the main entrance inside for all the pick-ups. We have also requested our customers to park at designated areas to show our gratitude to our neighbors. In addition to our six existing parking spaces, we have undergone an expansion to add four additional spaces to the side of our home in 2019. The four new parking spaces are separated with a wooden gate from the front driveway to preserve the historical look of our cul de sac (Please see the attachments). Our employee parks on the near by street and walks to our home daily.
- b. We have also implemented our “Parking Best Practices” with our clients in 2019 and has been a priority since then. Please see the attachment.

## **5. Use capacity**

- a. The estimated number of patrons, visitors and... should be the same number as of now.
- b. One employee, same as now.

## **6. Hours**

Happy Younglings is open from 7:30 a.m. to 6:00 p.m. Monday through Friday. We are closed on Saturdays, Sundays and all the government holidays.

## **Outdoors Play Area**

Our outside play area designated for the daycare is a very large fenced playground. The total outdoors use for daycare is 15,000-20,000 SqFt. The yard is fully fenced( six feet tall). For extra safety, there are gates on either side of the property. Handicap access to the daycare and to the playground are available.

## **Indoors Area**

As the pictures exhibit, the designated space for daycare is located in lower level of our split level single family houses with lots of windows and the total of three Emergency Exits/Entrances. The kitchen area has been inspected and approved by Fairfax County Fire Marshall. The main kitchen area(20x10 SqFt) is located on the upper level and is consisted of an oven, a refrigerator, a stove, a large sink and used for all the food preparation. The Wet Bar kitchen(5x10SqFt) in the daycare area is consisted of a double sink, a side by side refrigeration and a microwave. The Wet Bar Kitchenette is used for storing and serving the prepared food. There is also a full bathroom dedicated only to the daycare. The total indoors used for daycare is 1200 SqFt.

## **Facts and Safety**

- Seven Fire Smoke and carbon monoxide alarms through out the house
- Three Fire Distinguishers
- In-home Shelter
- Fire Marshall Inspection
- Monthly Fire Drill
- Land-line Telephone
- Weather Radio

- First Aid Cabinet
- VDOE (Virginia Department Of Education)
- Heating: Forced Air
- Cooling: Central
- Water & Sewer Services: Town of Vienna

### **Conclusion**

It has been told that it takes a village to raise a child and we are part of that village to help parents to raise their children with much love and care.

Happy Younglings  
108 Yeonas Cir. SE  
Vienna, VA 22180  
703-606-3365  
taniafaris@yahoo.com

October 18, 2018

Dear Yeonas Circle Neighbors:

We are taking new steps to communicate to our in-home daycare clients how they can help ease the burden pick up and drop off may place on you, our neighbors on Yeonas Circle. We have put together and circulated the attached "Happy Younglings Drop Off and Pick Up Best Practices" document outlining procedures we have asked our clients to follow. It is our hope that these guidelines will help inform incoming clients, current clients, staff, or anyone else who may be dropping off or picking up their children or otherwise engaging with our business. We would very much appreciate your feedback on this best practices document or any problems that you encounter in the future.

We have communicated much of what is included in the best practices document for years orally and at times by email and text message. However, a few of the things are new. For example, we have recently expanded our driveway and will be asking our clients to park in the driveway or spot directly in front of our house to the extent practicable. We also have recently learned that all parking on the cul de sac should be parallel to the curb. We understand that our clients had been parking perpendicular in front of our house, both because of a lack of understanding of the rules for cul de sac parking and to free up additional space on the street. We now understand that perpendicular parking is not permitted and that it makes parking more difficult for some of our neighbors.

We would very much appreciate it if you let us know if there is anything you feel these guidelines do not meet as we work together to resolve any concerns. If at any time you feel additional changes would help make life on the cul de sac easier, please don't hesitate to reach out. We plan to re-distribute this document every six months as a reminder, or more frequently if the guidance needs to be changed.

Please know that we will do our best to make sure that our assistants and, when possible, any contractors working at our house during drop off or pick up time park on Yeonas Drive or James Circle, absent emergency circumstances.

We are grateful for your support as we try to provide the best care we can to the families who trust us with their children and hope to take any steps we can to minimize any disruption to you. We look forward to working together with you in this regard in the future.

Best regards,

Tania and Kambiz Faris



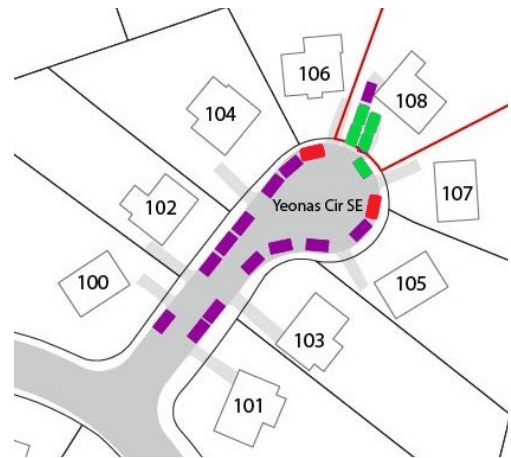
# HAPPY YOUNGLINGS

## Drop Off and Pick Up Best Practices

One of the benefits of Happy Younglings is our location on a quiet cul de sac, shielding the children from the pollution and dangers that come from a busy street. However, this also means that our business has a bigger impact on our neighbors. To help alleviate that burden, we ask you to please be as respectful as possible, follow the practices set out below, and ask grandparents or anyone else dropping off or picking up your child(ren) to do the same. Thank you for your efforts and please do not hesitate to ask questions or make suggestions for ways we can improve these procedures.

### **Parking:**

- Except in cases of emergency, please park in only the primary parking spots in our driveway or immediately in front of our house (see parking spots highlighted in green on the diagram).
- If you expect to stay more than 10 minutes, please park on Yeonas Drive or James Drive to leave the primary parking spots open for quick drop offs or pick ups.
- Please utilize all available parking spots in the driveway before using public parking in the cul de sac. When parking in the driveway, if a spot is open on the right-hand side, please pull into that spot. Always pull as far forward as possible to leave room for another car to park behind you.
- When parking on the street in front of our house, park only parallel to the curb. Parking perpendicular is a parking violation in the Town of Vienna and makes parking more difficult for our neighbors.
- Upon entering the cul de sac, if you find that the primary parking spots are taken, please wait at the top of the cul de sac for a spot to open or park on Yeonas Drive or James Drive.
- Please do not block any driveways and try to avoid parking in front of any neighbor's house, especially if the house has limited street parking (see spots highlighted in red).



**Drop off / pick up times:** Although Happy Younglings is open from 7:30am to 6pm, please try to avoid arriving precisely at opening and closing. Drop off and pick up times naturally stagger among our families, but congestion is most likely to occur right at opening and closing.

**Parking grace period:** If you arrive at closing and find that all available parking is taken, please know that you will not be charged if you miss the 6pm closing time because you need to wait to park or park on Yeonas Drive or James Drive and walk.

**Call ahead option:** Please feel free to call or text 10-15 minutes before your expected arrival to ask that your child be ready for a quick pick up.

**Holiday party parking:** Each year, Happy Younglings hosts a holiday party. We will provide notice to our neighbors prior to the party, but we ask that you be especially respectful of your parking choices during the party, as the cul de sac, Yeonas Drive, and James Drive may all become quite full. When possible, please walk or drive together as a family rather than arriving separately and do not block any driveways.

# HAPPY YOUNGLINGS

# Commonwealth of Virginia

DEPARTMENT



OF EDUCATION

## FAMILY DAY HOME LICENSE

Issued to: Tania Giviani-Faris, d.b.a Happy Younglings LLC

Address: 108 Yeonas Circle, S.E., Vienna, Virginia 22180

This license is issued in accordance with provisions of Chapter 14.1, Title 22.1, Code of Virginia and other relevant laws, the regulations of the State Board of Education, and the specific limitations prescribed by the Superintendent of Public Instruction, as follows:

<u>CAPACITY</u>  10		
<u>GENDER</u>  Both	<u>AGE</u>  3 months through 5 years	

This license is not transferable and will be in effect December 15, 2022 through December 14, 2024 unless revoked for violations of the provisions of law or failure to comply with the limitations stated above.

ISSUING OFFICE:

Virginia Department of Education  
Office of Child Care Health and Safety (Fairfax)  
3701 Pender Drive, Suite 450  
Fairfax, VA 22030

Email Address: [Fairfax.cclicensing@doe.virginia.gov](mailto:Fairfax.cclicensing@doe.virginia.gov)

JILLIAN BALOW  
SUPERINTENDENT OF PUBLIC INSTRUCTION

By Jenifer H Nalli

Title LICENSING ADMINISTRATOR

FDH 1108518 – L211  
LICENSE NUMBER

Date January 6, 2023



VIENNA

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

Permit Number: 15585

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.

Occupant Name: Happy Younglings LLC

Street Address: 108 Yeonas Cir SE

Zoning District: RS-10, Single-Family Detached

Legal Description: Vienna Woods Lt 2618 Sec 15 0393 13 2618

Permitted Uses: Conditional Use Permit (CUP) to establish a family day home up to ten (10) children. The CUP expires upon the transfer of title to the real estate § 18-209 to 216.

Approved for Issuance of Certificate:

  
Planning & Zoning

2/5/2020  
Date

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**

**VA State Code Use Group: R-5**

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 been designated to coordinate compliance with nondiscrimination requirements. This document will be made available in large print or audio cassette upon request. Call (703) 255-6300 (voice) or TTY users 711.

**Town of Vienna  
Commonwealth of Virginia  
Business License**

2023  
License Number  
726

Owner Name: HAPPY YOUNGLINGS LLC  
DBA: HAPPY YOUNGLINGS LLC  
Address: 108 YEONAS CIR SE  
City, State Zip: VIENNA, VA 22180

Kind of Business or Profession:  
CHILDCARE



**TOWN OF**  
**VIENNA**  
*Virginia*

By

A handwritten signature in dark ink, appearing to read "Marion S. Jones", is written over a horizontal line.

Treasurer, Town of Vienna, Virginia

This license must be publicly displayed in all commercial businesses  
and readily accessible for review in all home occupations.

**This License is NOT Transferable**



Virginia Department of Social Services  
Division of Licensing Programs  
Summary, Violation and Supplemental Report

INSPECTION SUMMARY

Facility Name/Number: Tania Giviani-Faris 1108518  
DBA: HAPPY YOUNGLINGS, LLC  
Inspect. Type: Monitoring

Inspection Date: 06/22/2023  
Inspection End Date: 06/22/2023  
Unannounced Mandated

Areas of Standards Reviewed

8VAC20-800-(13) Transportation  
8VAC20-800-(14) Nighttime Care  
8VAC20-820-(G3) THE LICENSE  
8VAC20-820-(G4) THE LICENSING PROCESS  
8VAC20-820-(G9) HEARINGS PROCEDURES  
8VAC20-770-(BC) Background Checks  
20-(6.1) Access to minor's records  
22.1-(14.1) Background Checks Code, Carbon Monoxide  
54.1-(34) Provider must be MAT certified to administer prescription medication.  
63.2-(15) Child abuse and neglect  
8VAC20-800-(2) Administration  
8VAC20-800-(3) Personnel  
8VAC20-800-(4) Household Members  
8VAC20-800-(5) Physical Health of Caregivers and Household Members  
8VAC20-800-(6) Caregiver Training  
8VAC20-800-(7) Physical Equipment and Environment  
8VAC20-800-(8) Care of Children  
8VAC20-800-(9) Preventing the Spread of Disease  
8VAC20-800-(10) Medication Administration  
8VAC20-800-(11) Emergencies  
8VAC20-800-(12) Nutrition

Comments/Discussion

An unannounced monitoring inspection was conducted today from approximately 1:45pm-2:45pm. There were 9 children in the direct care and supervision of 3 caregivers. A sample of 4 children's records, and 2 caregivers records were reviewed. The children were observed napping. Zero new caregivers have been hired since the last inspection. No areas of non-compliance are identified in this report. The exit interview was conducted with the provider. If you have any questions, contact Kimberly.Sawyer@doe.virginia.gov.

Violation Notice Issued: No

By signature the facility representative acknowledges that the inspector reviewed all information found on the Inspection Summary, including areas of standards reviewed, date(s) and time(s) of inspection, technical assistance provided and the comments/discussion section.

*Kimberly Sawyer*  
Inspector Signature

Date: 06/26/23

*[Signature]*  
Facility/Program Representative Signature

Date: 06/26/2023



# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

## INSPECTION REPORT

### Virginia Statewide Fire Prevention Code and The Code of the County of Fairfax

**Inspection Date:** June 20, 2023  
**Record #:** FRCF-DSS-2023-00101  
**Record Type:** Regulated Care Facility Inspection  
**Inspection Type:** State Reg. Care Facility  
**Applicant:** Tania Giviani-Faris  
**Property Owner:** FARIS KAMBIZ  
**Project Name:** Happy Younglings LLC.  
**Project Address:** 108 YEONAS CIR SE  
VIENNA, VA 22180  
**Status:** Pass

Inspection Sequence #	Inspector
2885322	Jeffrey Carroll

**Result Comment:** No issues noted.

Inspectors may not accept any payments, including those associated with fines and fees.

**RIGHT OF APPEAL.** The owner of this building or structure, the owner's agent, or any other person involved in the use of this building or structure has the right to appeal this notice of violation. Virginia Fire Prevention Code appeals must be filed within 14 days from the date you receive this notice. Appeal information and forms may be obtained from the Secretary to the Local Board of Building Code Appeals (703) 324-1780 or at: <https://www.fairfaxcounty.gov/landdevelopment/code-interpretations-modifications-and-appeals>. Failure to submit an application for appeal within the specified timeframe shall constitute acceptance of the notice of violation written by the Code Official. Appeal of any listed violation does not relieve responsibility for immediately, or as specified, correcting all other violations noted.