

Child day program offered in the residence.

100 Battle St SE, Vienna VA, 22180

Owner: Anastasia Abraham (703-314-2857)

Building Use: Single Dwelling/Style: Split Foyer

Zoning Description: RS-10(10000 3.2 DU/AC)

Land Area (SQFT):14,379

Bedrooms: 4

Basement Area: 1,571 (sq.ft)

Year Built: 1959/Year

House Remodeled: 2017

Heating: Central A/C

Construction Quality/Grade: A10-AVERAGE 10

Physical Condition/CDU: GD-Good

Work Summary: I, Anastasia Abraham, am proposing the partial use of the property for the establishment of a family day home to accommodate 12 children. It is my intention to comply with the Virginia State Board of Social Services and Department of Education standards and obtain a state license for home-based daycare.

No new construction work is proposed.

Structure Size

Above Grade Living Area Total Sq. Ft	1,571
Basement Garage # Cars	

Attached Accessory Structures

Structure	Size	% Complete
CWD	307 SQ. FT.	100%
ATTACHED GARAGE	650 SQ. FT.	100%

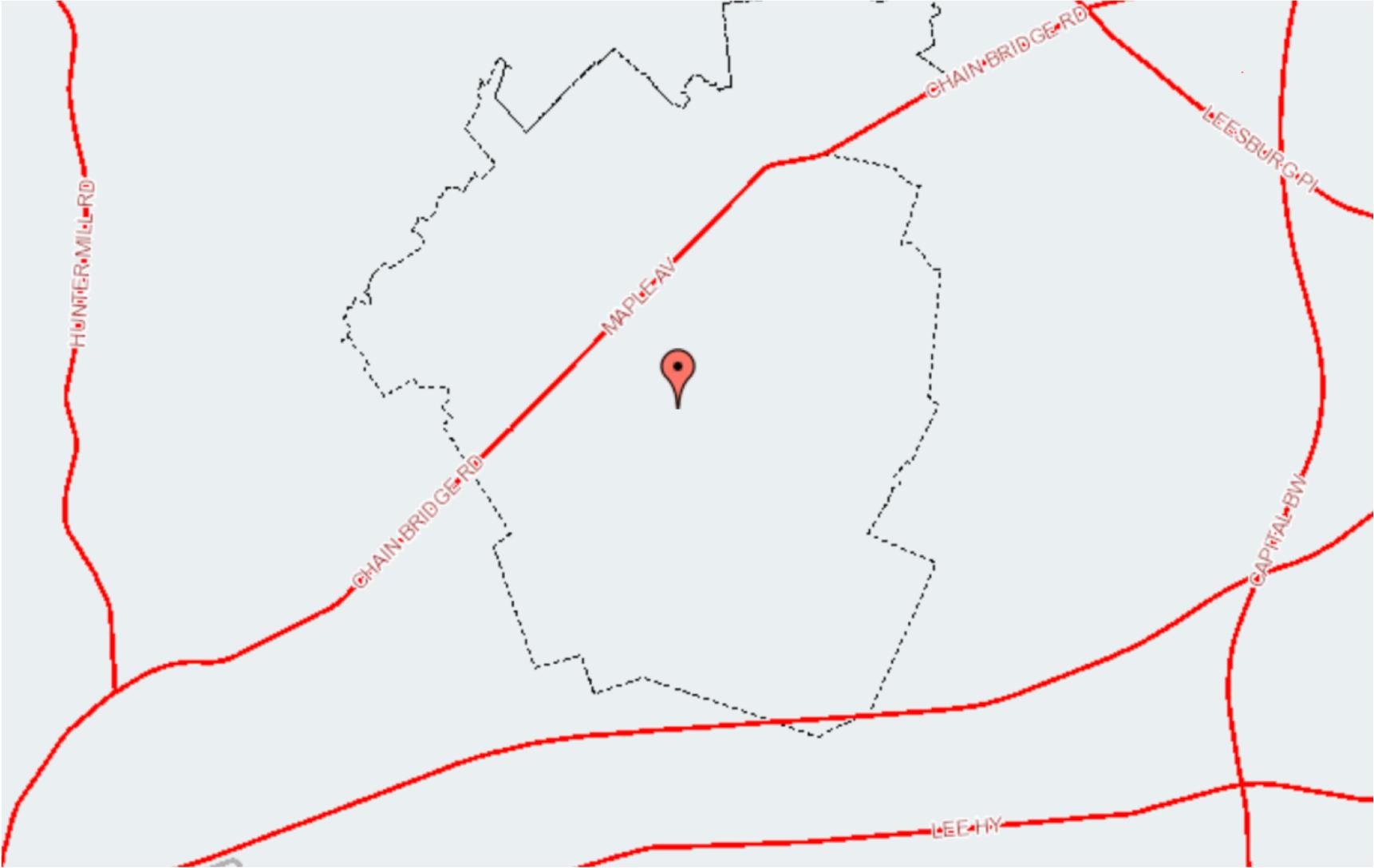
Detached Accessory Structures

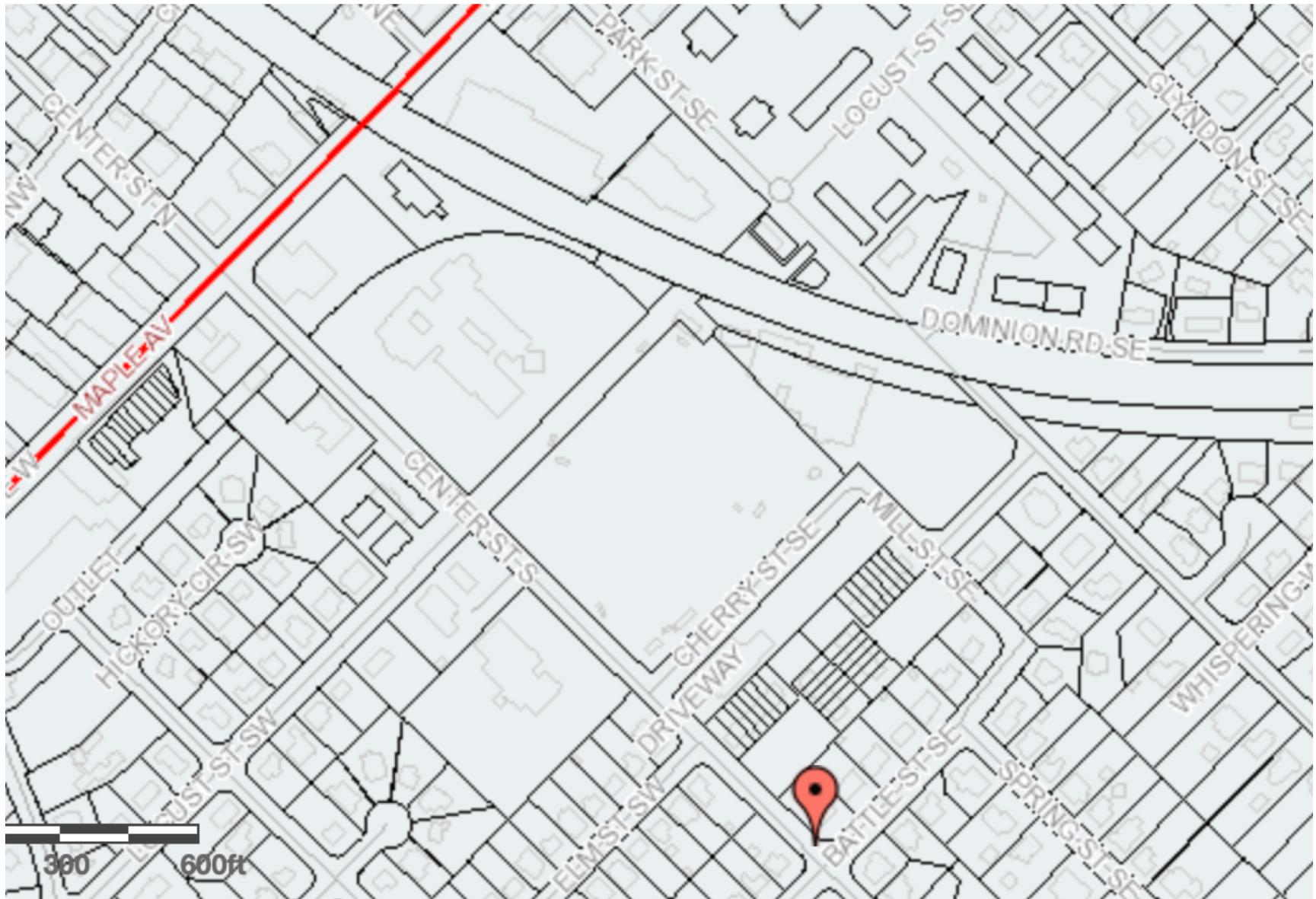
Structure	Size	% Complete	Units
SWIMMING POOL	360 SQ. FT.	100%	
GAZEBO	164 SQ. FT.	100%	

Additional Details

Card	Line	Structure (Lower)	Structure (First)	Structure (Second)	Structure (Third)	Year Built	Area
1	1	BASEMENT FULL	Frame				375
1	2		CWD				307
1	3		ATTACHED GARAGE				650
1	6			UAO			390

Site Location:







LOWER LEVEL
1495 FIN SQ. FT.
7' CEILING

Areas in the house to be used by childcare are located on the first floor.

Area outside to be used by childcare is located on the deck.



MAIN LEVEL
1495 FIN SQ. FT.
8' CEILING

Indoor areas to be used for the childcare.

- Living/dining room
- Breakfast area



- Family room



Battle street SE Front Entrance



Center street S Rear Entrance



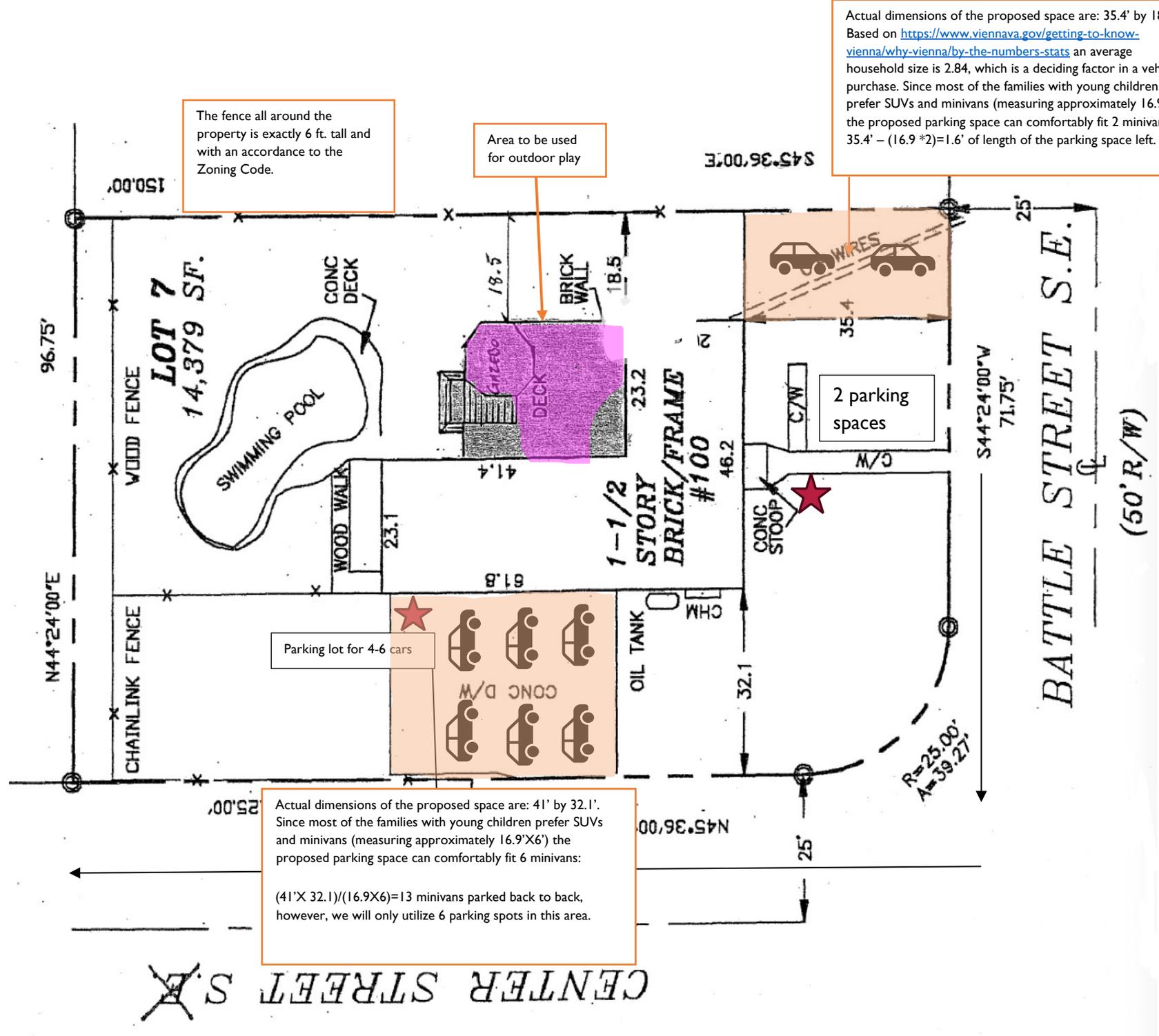
Actual dimensions of the proposed space are: 35.4' by 18.5'.
 Based on <https://www.viennava.gov/getting-to-know-vienna/why-vienna/by-the-numbers-stats> an average household size is 2.84, which is a deciding factor in a vehicle purchase. Since most of the families with young children prefer SUVs and minivans (measuring approximately 16.9'X6') the proposed parking space can comfortably fit 2 minivans: $35.4' - (16.9' * 2) = 1.6'$ of length of the parking space left.

The fence all around the property is exactly 6 ft. tall and with an accordance to the Zoning Code.

Area to be used for outdoor play

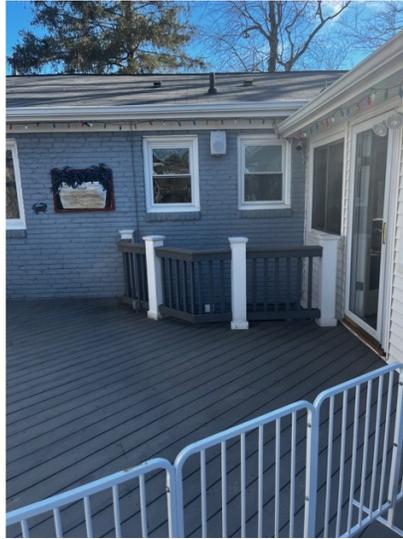
Parking lot for 4-6 cars

Actual dimensions of the proposed space are: 41' by 32.1'.
 Since most of the families with young children prefer SUVs and minivans (measuring approximately 16.9'X6') the proposed parking space can comfortably fit 6 minivans:
 $(41' * 32.1') / (16.9' * 6) = 13$ minivans parked back to back, however, we will only utilize 6 parking spots in this area.

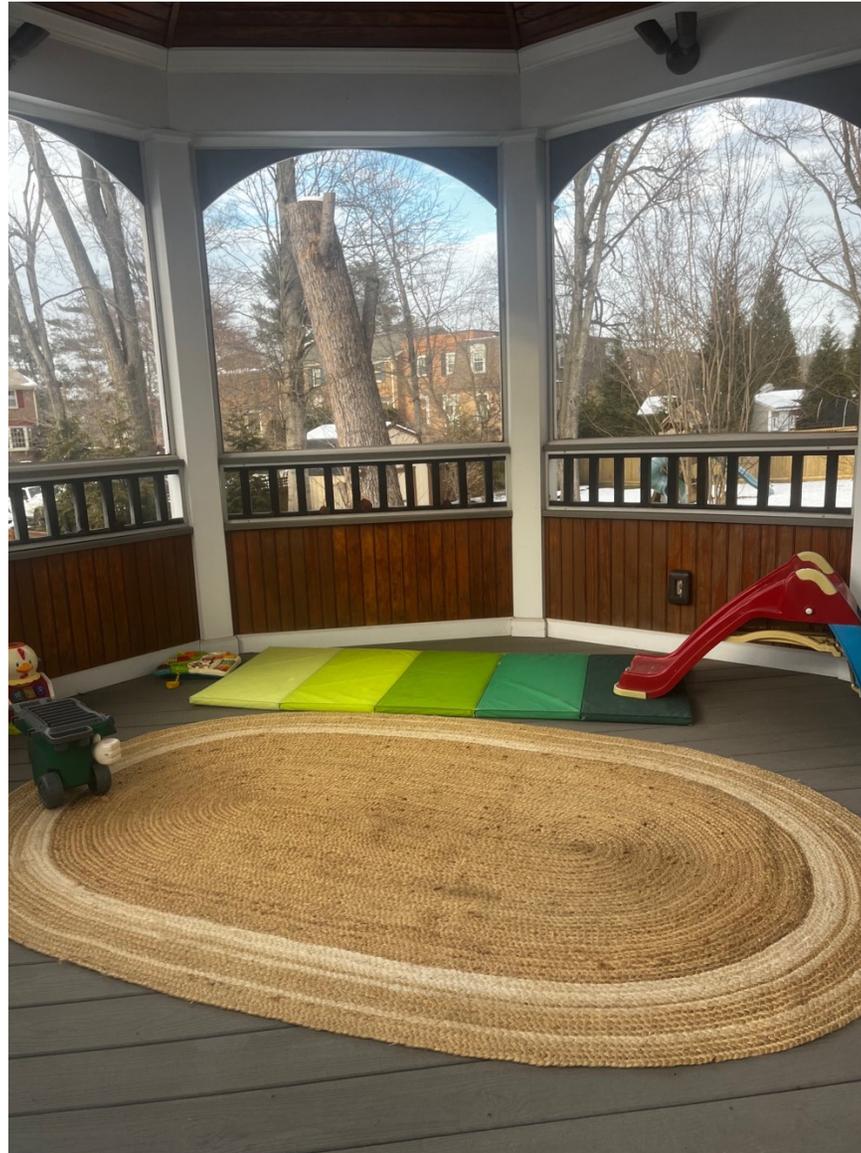


~~CENTER STREET S.E.~~

Play area for children addressing pool and stairs safety gating.



Outside areas to be used by children.



Detailed narrative for the conditional use proposed.
per Section 18-824.5

A. An in home daycare with a capacity of twelve children ranging in age between birth and five years old operating Monday to Friday between the hours of 8:00AM and 6:00pm.

B. i. **Noise:**

- a. A quality program will be provided that will have noise under control contained indoors with no chance for any noise reaching any of the neighbors, also believed that noise emanating from traffic on Center Street will be far louder than any noise produced from our house.
- b. Our patrons will not be producing any noise that would exceed noise level permitted by the Town codes.
- c. Families interactions will be very minimal at drop off and pick up time through in person small talks and daily updates.

ii. **Odors:**

- a. No odors will be emanating out of the premises. Volume of trash will not exceed normal trash volume produced by household and will be contained in a high quality sixty four gallon container sealed in high quality garbage bags.
- b. Frequency of trash collection will not exceed normal schedule of trash collection in our neighborhood.
- c. We will be using high quality garbage bags and container to make sure everything stay inside bags and containers and not spill anywhere on the property or our neighborhood.

iii. **Loading/unloading:**

- a. Off street loading will not exceed normal use and will be taking place in front of our house on Battle street side.
- b. Off street loading schedule will follow the Town codes and will not interfere with our neighbors daily schedule.

v. **Parking and Stacking**

a&b. Our property possesses plenty of spaces thanks to two separate driveways, one driveway on Battle street side that can hold two cars and another driveway on Center street with a capacity of four to six cars besides our garage that will be holding our only two household cars inside and also besides ample parking spaces in front of our property on Battle street and Center street sides (please refer to the drawings provided). There will be only one employee outside of the household that will be mainly relying on public transportation.

vi. **Use Capacity**

- a. Patrons will be dropping off and picking up children and leaving the premises right away, projected capacity of maximum twelve children in care with no expectations of parents entering premises and no visitors during working hours.
- b. Only one employee from outside the household will be present during operating hours 8:00AM and 6:00PM Monday to Friday.

vii. **Hours:** proposed days and times Monday to Friday 8:00AM to 6:00PM.

- A. I will be obtaining state license as soon as I get zoning approval since it is a requirement by the state for me to get state license caring for up to twelve children.
- B. Resident children are not calculated in the count.
- C. The facility will be the primary resident of the operator of the family daycare home.
- D. The facility will comply with all Town and State codes and requirements.
- E. Only one employee from outside the household will be present during operating hours 8:00AM and 6:00PM Monday to Friday.
- F. No signs or outside evidence will be visible in the neighborhood and our home will always appear as a dwelling at all times.

2. Our property possesses plenty of spaces thanks to two separate driveways, one driveway on Battle street side that can hold two cars and another driveway on Center street with a capacity of four to six cars besides our garage that will be holding our only two household cars inside and also besides ample street parking spaces in front of our property on Battle street and Center street sides (please refer to the drawings provided). There will be only one employee outside of the household that will be mainly relying on public transportation.