

**TOWN OF VIENNA, VIRGINIA  
CERTIFICATE OF OCCUPANCY  
ARTICLE 22, CHAPTER 18, TOWN CODE**

NUMBER: **13464**

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 CIRCLE SE**

SUITE: -

FLOOR: -

ZONING DISTRICT: **RS-10, RESIDENTIAL SINGLE FAMILY**

LEGAL DESCRIPTION: **39-3 ((13)) 2618**

IF PLATTED: LOT: **2618**

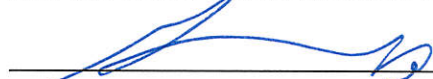
BLOCK: -

SECTION: **15**

SUBDIVISION: **VIENNA WOODS**

PERMITTED USES: **OCCUPANCY FOR A HOME CHILDCARE TO ALLOW SEVEN (7) CHILDREN PLUS ONE (1) PRESCHOOLER NOT TO EXCEED EIGHT (8) CHILDREN – PRESCHOOLER MEANING TO BE INVOLVED IN SOME OTHER SCHOOLING PROGRAM THAT IS OFF THE PREMISES DURING SOME PORTION OF THE WORK WEEK**

APPROVED FOR ISSUANCE OF CERTIFICATE:



DATE: March 1, 2013

DIRECTOR OF PLANNING & ZONING AND ZONING ADMINISTRATOR

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. No land disturbing activity modifying an approved erosion and sediment control permit shall be permitted without obtaining the appropriate approvals and permits.

**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 or activities. The Director of Human Resources, 127 Center Street, South, Vienna, Virginia 22180, has been designated to coordinate compliance with non-discrimination requirements. This document will be made available in large print or on audio cassette upon request. Call 255-6300 (voice) or TDD users dial 255-5730 (Police Department), 255-5735 (Town Hall) or 255-5739 (Parks and Recreation).

**TOWN OF VIENNA, VIRGINIA**  
**APPLICATION FOR CERTIFICATE OF OCCUPANCY**

MAR - 1 2013

**HOME OCCUPATION**  
(TYPE OR PRINT IN INK)

APPLICANT NAME: Tania Giviani-Faris DATE: 3/1/2013  
STREET ADDRESS: 108 Yeonas Cir. SE Vienna, VA 22180 PHONE: (716) 606-5562 / (716) 606-3365  
BUSINESS NAME (IF APPLICABLE): Happy Younglings LLC  
PROPOSED USE: OFFICE ☐ DAYCARE ☒ WORKSHOP ☐ STORAGE ☐  
DESCRIBE—IN DETAIL—THE NATURE OF THE PROPOSED HOME OCCUPATION: Family Daycare  
Eight children the one is going to special school part time (preschool)  
LIST ALL EMPLOYEES AND THEIR RELATION TO YOU: \_\_\_\_\_

TOTAL GROSS FLOOR AREA OF DWELLING (INCLUDING BASEMENT): 1450 x 2 = 2900  
AREA TO BE USED FOR HOME OCCUPATION (INCLUDING STORAGE): 1450  
HOURS OF OPERATION: 7:30 - 6:30 TOTAL HORSEPOWER USED: \_\_\_\_\_  
NUMBER OF DAILY CUSTOMER VISITS: 8 NUMBER OF DAILY DELIVERY/PICKUPS: 8

OWNER NAME: Tania Giviani-Faris PHONE: (716) 606-5562

OWNER ADDRESS: 108 Yeonas Cir. SE Vienna, VA 22180

E-MAIL ADDRESS (for "Contact Person"): Kambiz777@yahoo.com / tania.faris@yahoo.com

**DO YOU OWN THE DWELLING?** YES ☒ NO ☐ **NOTE:** IF YOU DO NOT OWN THE SUBJECT PROPERTY, YOU ARE 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.

**OFFICE USE ONLY**

Permit No.: 13464 Receipt No.: \_\_\_\_\_  
Zoning District: RS-10 Legal Description: 39-3((15)) 2618  
If Platted: Subdivision: Vienna Woods Section: 15 Block: - Lot: 2618  
Use Limitations: Home childcare for seven (7) children plus one (1) preschooler with a total of eight (8) children. (8)

APPROVED BY: (Signature)

Director of Planning & Zoning

Town Manager

Date

Date

\* 7 children plus 1 preschooler child with eight (8) total.  
Preschooler.  
(8) Pre-schooler means to be involved in some other schooling program off the premises during some portion of the workweek.



## SECTION 18-4 AND 18-173: HOME OCCUPATION RESTRICTIONS:

**A Home Occupation is defined in Section 18-4 of the Vienna Town Code as follows:** "Any accessory use of a dwelling unit in addition to occupancy (See Sec. 18-173 for Supplemental Regulations). A boarding house, tourist home, or real estate office shall not be deemed a home occupation."


**Section 18-173 of the Vienna Town Code states the following:** In any residential zone a home occupation is permitted including the use of the home as an office, provided that the occupation complies with all the following:

- A. Is entirely operated within the single dwelling unit and only by the residents maintaining a dwelling therein.
- B. Creates no external evidence of the home occupation, including any advertisement other than a dwelling name plate no larger than 1.5 square feet in area.
- C. Does not utilize more than 25% of the gross livable floor area including the basement.
- D. No person is employed other than a member of the immediate family residing on the premises.
- E. Does not use any internal combustion engine as a power source and does not use more than a total of three horsepower in fractional horsepower electric motors (other than normally used for domestic use).
- F. Will not involve the emission of any sounds, odors, or smoke beyond the property in excess of normal single family dwelling use.
- G. No commodity or good may be sold on the premises.
- H. Customers or Clients may come to the premises only by appointment.
- I. Will not constitute a nuisance due to sidewalk or street traffic.
- J. Will not tend to adversely affect the use and development of adjoining properties in the immediate neighborhood.
- K. All equipment and/or merchandise may only be stored inside the principal residential structure.
- L. All commercial deliveries, either to or from the premises, may only be made between 8:00 AM to 6:00 PM.

**A boarding house, tourist home, massage therapist or massage therapy establishment, or principal office of a real estate business shall not be deemed a home occupation.**

**ADDITIONAL NOTE: PROHIBITED HOME OCCUPATIONS** also include Hair Salons, Nail Salons and Food Services that use the home kitchen for goods sold to the public (home-based catering, bakery, etc., are also prohibited by Fairfax County Health Department Regulations).

I, Tania Giviani-Faris, CERTIFY THAT I UNDERSTAND THE HOME OCCUPATION RESTRICTIONS AND ORDINANCE, SECTIONS 18-4 AND 18-173 OF THE TOWN CODE, AND A VIOLATION OF SUCH RESTRICTIONS MAY RESULT IN THE REVOCATION OF MY HOME OCCUPATION PERMIT. I ALSO UNDERSTAND THAT THIS CERTIFICATE DOES NOT TAKE THE PLACE OF ANY OTHER LICENSES THAT MAY BE REQUIRED.

SIGNATURE:  DATE: 3/1/13

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Revised 1/5/2011