



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of January 24, 2009**

DATE: January 14, 2009

SUBJECT: U-3191-07-1 USE PERMIT REVIEW for a group home for women and their children at 4624 S. 9th St. (RPC #23-037-017)

Applicant:

Joy Myers, Executive Director
Borromeo Housing, Inc.,
3304 Washington Boulevard
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Renew the subject use permit for a dormitory use, subject to all previous conditions, with an administrative review in three (3) months (April 2009), and a County Board review in three (3) years (January 2012).

ISSUES: This is review of a use permit for a dormitory, and no issues have been identified. However, the applicant has been in operation but had not applied for the required certificate of occupancy until this month.

SUMMARY: The subject use permit is a dormitory operated by the Borromeo Housing program for up to four (4) young mothers and their children. No issues have been raised during the review. A three (3) month administrative review is proposed in order to ensure the applicant passes the certificate of occupancy inspection. Therefore, staff recommends renewal of the use permit for a dormitory, subject to all previous conditions, with an administrative review in three (3) months County Board review in three (3) years (January 2012).

DISCUSSION: The applicant has been operating the dormitory now for about six months, but an oversight meant they had not applied for a certificate of occupancy until this month. Code Enforcement staff has reported that the applicants are otherwise in compliance with their use permit conditions. Staff recommends a three (3) month administrative review to ensure the applicant has passed the certificate of occupancy inspection.

County Manager: _____

Staff: Peter Schulz, DCPHD, Planning Division

PLA-5167

Since the Original Approval (January 2008):

Use Permit Conditions: The subject use is in compliance with the conditions of the site plan amendment, and the applicant has applied for a certificate of occupancy.

Community Code Enforcement: The Code Enforcement Office has found that the applicant is in compliance with the use permit conditions, and there have been no complaints.

Fire Marshal's Office: The Fire Marshal's office has not expressed concerns.

Police Department: The Police Department has not expressed concerns.

Civic Associations: The Barcroft School and Civic League has not responded to a request for comments.

CONCLUSION: The applicant is operating successfully at the site and apart from not applying for the certificate of occupancy until this January, has presented no issues. Therefore, staff recommends renewal of the use permit for a dormitory, subject all previous conditions, with an administrative review in three (3) months (April 2009), and a County Board review in three (3) years (January 2012).

PREVIOUS COUNTY BOARD ACTIONS:

January 26, 2008

Approved a use permit (U-3191-07-1) for a dormitory, subject to conditions and County Board review in one (1) year (January 2009).

Approved Conditions:

1. The dwelling shall meet the requirements of the Community Code Enforcement Office, the Environmental Health Bureau, and the Fire Department, including securing the required assembly permit as specified by the Fire Marshal's Office.
2. The applicant agrees to identify a person who shall serve as liaison between the subject use and the neighborhood. The liaison shall be empowered to address any concerns identified as emanating from the dormitory. The name and telephone number of the liaison shall be shared with the Zoning Administrator, the nearby residents, the Barcroft Civic Association, and any interested residents who request the information, prior to the issuance of the Certificate of Occupancy for a dormitory use.
3. The applicant agrees to comply with all state and local laws and regulations not expressly modified by the County Board's action in this use permit and shall obtain all necessary permits for any work on or improvements to this property. The applicant agrees to endeavor to ensure that all residents in the dormitory shall abide by all state and local laws.
4. The applicant agrees to limit the residential occupancy of the dormitory to eight (8) persons, including staff, at any given time.
5. The applicant agrees to limit the number of vehicles on the site to no more than three (3) at any given time.
6. The applicant agrees that the property, including all physical structures and landscaping, shall be maintained in good condition and must be maintained free of debris at all times.