



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of February 21, 2009**

DATE: February 10, 2009

SUBJECT: U-3192-08-2 USE PERMIT REVIEW for a private preschool; premises known as 4701 Arlington Boulevard (RPC #20-025-001)

Applicant:

Arlington Forest United Methodist Church
4701 Arlington Boulevard
Arlington, Virginia 22203

By:

Lisa Banowit
The Chesterbrook Montessori School

C.M. RECOMMENDATION:

Renew the use permit for the operation of a private preschool for up to 65 children, subject to all previously approved conditions, with a County Board review in three (3) years (February 2012).

ISSUES: This is the one-year review of a use permit for a preschool at the Arlington Forest United Methodist Church and no issues have been identified.

SUMMARY: This is a review of an existing use permit for a private preschool for up to 65 children at the Arlington Forest United Methodist Church at 4701 Arlington Boulevard. The applicant is in compliance with all conditions and there are no issues with regard to the pre-school use. Therefore, it is recommended that the use permit be renewed, subject to all previously approved conditions, with a County Board review in three (3) years (February 2012).

BACKGROUND: The Arlington Forest United Methodist Church (AFUMC) has occupied the site at 4701 Arlington Boulevard since 1940. The facility was designed for a congregation exceeding 500 participants. Currently, the Church has approximately 200 people in attendance at any given event. A Certificate of Occupancy for the pre-school was issued in June 2008. The preschool shares space with the children's Sunday school area. This area is approximately 3,000 square feet is located on the second floor of the northeast wing of the building. The operator, the Chesterbrook Montessori School, serves approximately 65 children ages three (3) to six (6) years old, during weekdays at the church. The Church and the operator have completed renovation

County Manager: _____

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5188

work to enlarge the rooms and install fire doors to meet the Department of Human Services (DHS) requirements before DHS licensing.

DISCUSSION:

Since County Board approval (February 2008):

Use Permit Conditions: The applicant has been in compliance with the conditions of the use permit.

Community Code Enforcement Office, Fire Marshal's Office and Police Department: The Code Enforcement Office, Fire Marshal's Office and the Police Department have not expressed any issues regarding the current use.

Department of Human Services—Child Care Office: The Child Care Office has reported that the operation is going well and there are no issues.

Civic Associations: The site is within the Buckingham Community Civic Association. The president of the civic association has communicated to staff that there are no issues related to the pre-school use.

CONCLUSION: Since receiving their Certificate of Occupancy and license from the Child Care Office, the Chesterbrook Montessori School has operated a successful pre-school at the Arlington Forest United Methodist Church. They are in compliance with the conditions of their use permit, and the Buckingham Community Civic Association is in support of renewal for their use permit. Therefore, it is recommended that the use permit be renewed, subject to all previously approved conditions, with a County Board review in three (3) years (February 2012).

PREVIOUS COUNTY BOARD ACTIONS:

February 2008

Approved a use permit (U-3192-08-2) for a pre-school at an existing church, subject to conditions, with a County Board review in one (1) year (February 2009)

Approved Conditions

1. The applicant (as used in these conditions, the term "applicant" shall mean the owner, the applicant and all successors and assigns) agrees to comply with the conditions set forth below.
2. The applicant agrees to meet the requirements of the Child Care Ordinance, the Community Code Enforcement Office, the Environmental Health Bureau, and the Fire Marshal's Office, including acquiring the required assembly permit prior to the issuance of a certificate of occupancy.
3. Child Care staff shall make the final determination on the appropriate number of children to be included in the programs, not to exceed 65 total, and the final determination ensuring the public/teacher ratios for the group.
4. The applicant shall work with Child Care staff to provide appropriate sized groups of children who could occupy the on-site outdoor play space at any given time. The applicant agrees to work closely with the Child Care staff in the development of any changes to the outdoor play space.
5. The applicant agrees that children receiving care shall be escorted from the drop off to and from the building by staff at all times.
6. The applicant agrees that children receiving care shall be escorted from the play area to and from the building by staff at all times.
7. The applicant agrees that the hours of operation are Monday through Friday between 8:30 a.m. and 4 p.m. The school year runs from September through May, followed by a three week summer school in June.