



ARLINGTON COUNTY, VIRGINIA

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

DATE: February 12, 2009

SUBJECT: U-3193-08-1 USE PERMIT REVIEW Combat Sports International, Inc., martial arts academy; 2407, 2411 Wilson Blvd., (RPC #15-060-002)

Applicant:

Team Lloyd Irwin Martial Arts and Fitness Center
Combat Sports International, Inc.
P. O. Box 42006
Arlington, Virginia 22204

By:

Chau Bui, Owner

C.M. RECOMMENDATION:

Renew the use permit request for a martial arts academy, subject to all previous conditions, with a County Board review in three (3) years (February 2012).

ISSUES: This is a use permit review for a martial arts training facility for up to 50 children and no issues have been identified.

SUMMARY: The applicant operates a private martial arts studio for 50 children, 5 to 13 years of age at 2407 Wilson Boulevard. The applicant also offers classes for up to 300 adult students. The applicant is compliant with the use permit conditions and no issues have been raised. Therefore, staff recommends renewal of the use permit for a martial arts academy, subject to all previous conditions, with a County Board review in three (3) years (February 2012).

BACKGROUND: The use permit was approved by the County Board in February 2008 for martial arts classes for up to 50 children. The applicant also offers classes for up to 300 adult students. The hours of operation for the studio are 6 a.m. to 10 p.m.

County Manager: _____

Staff: Peter Schulz, DCPHD, Planning Division

PLA-5191

DISCUSSION: Since the original approval, the applicant has obtained a certificate of occupancy. The applicant has installed window signs that meet the transparency requirements of condition #6. The applicant is also compliant with all other conditions.

Since the Original Approval (February 2008):

Use Permit Conditions: The subject use is in compliance with the conditions of the use permit, and the applicant has obtained 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 Clarendon-Courthouse Civic Association has been notified and to date has not submitted comments.

CONCLUSION: The applicant is compliant with the use permit conditions, and no issues have been identified. Therefore, it is recommended that the County Board renew the use permit for the martial arts academy, subject all previous conditions, with a review by the County Board in three (3) years (February 2012).

PREVIOUS COUNTY BOARD ACTIONS:

February 23, 2008

Approved a use permit (U-3193-08-1) for a martial arts academy, subject to conditions and County Board review in one (1) year (February 2009).

Approved Conditions:

1. The applicant shall meet the requirements of the Child Care Ordinance, the Code Enforcement Office, the Environmental Health Bureau, and the Fire Marshal's Office, including securing the required fire inspection assembly permit.
2. The applicant agrees that parents of children taking classes shall escort their children both to and from the building at all times.
3. The applicant agrees that the total number of children enrolled in the studio classes shall not exceed 50 children.
4. The applicant agrees that the maximum number of students in classes on site at one time is 60, of which 25 can be children.
5. The applicant agrees that the hours of operation are daily from 6 a.m. to 10 p.m., with the classes for children Monday, Tuesday, Thursday, and Friday, 5:30 p.m. to 6:30 p.m., Wednesdays from 5:15 to 6 p.m., and on Saturdays from 10:30 a.m. to 11:30 a.m.
6. The applicant agrees that the windows along the public rights-of-way (Wilson Boulevard) is required to have an overall minimum transparency of 50% as measured from floor to ceiling. In addition, the portion of the retail storefront that is located between two and eight feet from grade is required to be at least 80% transparent. The purpose of this condition is to allow pedestrians to view the activity within the retail establishment and to allow patrons and employees of the retail establishments to view the activity on the sidewalk and street. "Transparency" shall mean using glass or other transparent exterior material offering a view into an area of the retail establishment where human activity normally occurs and shall not be satisfied by views into areas blocked by display cases, the rear of shelving, interior walls, blinds, hallways, or the like.