



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of April 25, 2009**

**DATE:** April 10, 2009

**SUBJECT:** U-3085-04-3 USE PERMIT AMENDMENT: Saint Charles Catholic Church and School; increase enrollment of kindergarten; 3299 N. Fairfax Dr., 3304 Washington Blvd. (RPC #15-088-002, -003, -004)

**Applicant:**

Joanne McGlinchy  
Saint Charles Catholic Church  
3304 Washington, Boulevard  
Arlington, Virginia 22202

**C. M. RECOMMENDATION:**

Approve, subject to all previously approved conditions, with a revised Condition #2, and with a County Board review in one (1) year (April 2010).

**ISSUES:** This is a use permit amendment to increase the maximum enrollment of a kindergarten at St. Charles Catholic Church and School, and no issues have been identified.

**SUMMARY:** The proposed use permit amendment will allow the St. Charles Catholic Church and School kindergarten to increase enrollment from 80 to 125 students, although they have no plans in the near term to expand the enrollment by that much. Enrollment for next autumn will be approximately 88 children. There is adequate parking and drop off space and the applicant has the approval of the Child Care Office. Therefore, staff recommends approval of the use permit amendment, subject to all previously approved conditions, with a revised Condition #2, and with a County Board review in one (1) year (April 2010).

**BACKGROUND:** The applicant, St. Charles Catholic Church and School, operates a kindergarten for children ages 3 to 5. The original use permit was approved in June 2004. A use permit amendment was granted in March 2007 to expand the hours of operation and eliminate the requirement that classes be evenly divided in numbers. A use permit amendment was approved in July 2008 to expand enrollment by 40 students.

St. Charles Catholic Church has operated an elementary school at the site since at least 1954, and has operated a kindergarten/preschool since 2004.

County Manager: \_\_\_\_\_

Staff: Peter Schulz, DCPHD, Planning Division

PLA-5221

**DISCUSSION:** The applicant has requested the use permit amendment to expand the kindergarten from the current limit of 80 students, set in July 2008. Although the applicant anticipates only 88 preschool students in the fall, staff supports and the applicant agrees to set a maximum potential enrollment of 125 students, in order to accommodate longer-term growth and eliminate the need for frequent use permit amendments to adjust the enrollment number.

The existing preschool program operates on Mondays through Fridays from 8 a.m. to 3 p.m. and follows the Arlington County school year calendar. The property has 72 off-street parking spaces, eight (8) of which are reserved solely for preschool pickup and drop-off. Historically, there has been sufficient parking to accommodate the elementary school and the preschool. About 30-35 spaces are occupied during a typical school day. The site is located on major arterials, along Metro and bus lines and within walking distance of residential neighborhoods.

**Since the last review (July 2008):**

Use Permit Conditions: The preschool is in compliance with the approved use permit conditions.

Child Care Office: The Child Care Office reports that the preschool is in compliance with County child care regulations and supports the continuation and expansion of this use.

Community Code Enforcement: The Community Code Enforcement office has not reported any concerns regarding the expansion of this use.

Fire Marshal's Office: The Fire Marshal's Office has not reported any concerns regarding the expansion of this use.

Police Department: The Police Department has not reported any concerns regarding the expansion of this use.

Neighborhood: The site is located in the Ballston-Virginia Square neighborhood. The Civic Association has no objection to the expansion of the kindergarten.

**CONCLUSION:** The site has more than adequate parking and drop-off facilities for a preschool of up to 125 children. The site is bordered by arterial streets and adjacent to commercial and mid- to high-density residential land uses and the proposed expansion of the existing preschool would not have any significant impact to the adjacent community. The program has maintained compliance with the Arlington County Child Care Office and will continue to work with the county to ensure continued compliance throughout the proposed expansion. Therefore, staff recommends renewal of the use permit and approval of the use permit amendment to expand an existing preschool program, subject to all previous conditions and amended Condition #2, and with a County Board review in one (1) year (April 2010)

Approved Conditions, with amended condition #2:

1. The applicant agrees to comply with the requirements of the Child Care Office, the Community Code Enforcement Office, the Environmental Health Bureau, and the Fire Marshal's Office.
2. The preschool will operate in the morning from 8 a.m. to 3 p.m., Monday through Friday. Enrollment shall be limited to a maximum of ~~80~~ 125 children.
3. A block of eight (8) consecutive parking spaces, which are located within the site near the preschool, shall be designated for drop-off and pick-up for preschool 15 minutes before and after each class.

PREVIOUS COUNTY BOARD ACTIONS:

October 14, 1947	Approved a use permit (U-76-47-1) to conduct a school for 68 children ages 7 to 10.
October 12, 1948	Renewed a use permit (U-76-47-1) to conduct a school for 68 children ages 7 to 10 for one (1) year.
May 15, 1954	Approved a use permit (U-1135-54-2) to permit operation of a parochial school.
July 30, 1982	Discontinued a use permit (U-76-47-1) to conduct a school for 68 children ages 7 to 10.
June 28, 2004	Approved a use permit (U-3085-04-3) to operate a preschool for 40 children subject to conditions and review in (1) year. (June 2005)
June 18, 2005	Renewed a use permit (U-3085-04-3) to operate a preschool for 40 children subject to all previous conditions and review in (3) years. (June 2008)
March 17, 2007	Amended a use permit (U-3085-04-3) to operate a preschool for 40 children subject to amended condition #2 and review in fifteen months (June 2008).
June 17, 2008	Deferred a use permit review (U-3085-04-3) to the July 19, 2008 County Board hearing.
July 19, 2008	Approved a use permit amendment to expand the kindergarten/preschool to 80 children, subject to all previous conditions and a revised condition #2 with a review in one (1) year (July 2009).