



ARLINGTON COUNTY, VIRGINIA

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

DATE: April 10, 2009

SUBJECT: U-3218-09-1 USE PERMIT, family day care home; 1201 S. Columbus St. (RPC# 28-030-062)

Applicant:

Janeth Torrico
1201 S. Columbus Street
Arlington, Virginia 22204

C. M. RECOMMENDATION:

Approve the use permit for a family day care home, subject to the conditions of the staff report, and with a County Board review in one (1) year (April 2010).

ISSUE: This is a use permit for a family day care home, and no issues have been identified.

SUMMARY: The applicant requests a use permit for a family day care home. No issues have been identified, and the applicant has the support of the Child Care Office. There are neither planning nor land use issues with the proposed use. Therefore, staff recommends approval of the family day care home use, subject to the conditions of the staff report, and with a County Board review in one (1) year (April 2010).

BACKGROUND: The following provides additional information regarding the subject property:

Site: The subject property is a single-family home in the Columbia Forest neighborhood. The lot is 5,395 square feet. The property is an interior lot, with houses to the north and south.

Zoning: The subject site is zoned "R-6" One-Family Dwelling Districts. Family day care homes are a permitted use by special exception by reference to Section 5 of the Zoning Ordinance.

Land Use: The subject site is designated on the General Land Use Plan (GLUP) as "Low Residential, 1-10 units/acre".

County Manager: _____

Staff: Peter Schulz, CPHD, Planning Division

PLA-5234

Neighborhood: The subject site is located in the Columbia Forest Civic Association. There is a letter attached from the President of the association stating that there are no issues.

DISCUSSION: The applicant currently has a Certificate of Occupancy for a family day care home of up to five (5) children, and wishes to have the ability to have up to nine (9) children, the maximum allowed in a family day care home. The day care is provided in an accessory building to the main house, and meets all requirements of the Child Care office. The applicant has one off-street parking spot available for pickup and drop-off.

CONCLUSION: The applicant has successfully operated a family day care home for five (5) children since 2001. The applicant has the support of the Child Care Office to expand the family day care home to have up to the maximum of nine (9) children. Therefore, staff recommends approval of the use permit for a family day care home, subject to the following conditions, and with a County Board review in one (1) year (April 2010):

1. The applicant agrees to meet the requirements of the Childcare Ordinance, Community Code Enforcement Office, Environmental Health Bureau and the Fire Marshal's Office, including securing the appropriate assembly permit prior to the issuance of a Certificate of Occupancy.
2. The applicant agrees that children shall be escorted by adults to and from the building at all times including during pickup and drop-off.
3. The applicant agrees that the hours of operation would be Mondays through Saturdays from 6:30 a.m. to 11:30 p.m. for a maximum of nine (9) children.

PREVIOUS COUNTY BOARD ACTIONS:

December 15, 1992

Vacated a 10-foot right-of-way for a sewer through 1121 and 1201 South Columbus Street.