



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of June 13, 2009**

DATE: May 19, 2009

SUBJECT: U-2895-96-1 USE PERMIT RENEWAL group home for substance abusing women and their dependant children in the Barcroft Civic Association Area.

Applicant:

Vanguard Services Unlimited
521 N. Quincy St.
Arlington, Virginia 22203

C. M. RECOMMENDATION:

Renew, subject to all previous conditions, and with a County Board review in five (5) years (June 2014).

ISSUES: This is a review of a dormitory use in the Barcroft Civic Association Area and no issues have been identified.

SUMMARY: This is a use permit review of a 20-person household dormitory use for substance abusing women and their dependant children. The dormitory has had a use permit since 1996 and has been in operation since 1999. The use is in compliance with all use permit conditions. The Department of Human Services states that the use has been meeting all State requirements and that the applicant works collaboratively with County staff. Therefore, staff recommends renewal, subject to all previous conditions, and with a County Board review in five (5) years (June 2014).

BACKGROUND: The use permit for a dormitory was originally approved in 1996 and amended in 1997 to extend the term in which construction or operation could commence. In May 1999, a Certificate of Occupancy was issued to the applicant. The use permit was reviewed several times since. In June 2002, the use permit was amended to revise the number of persons in the household from 18 to 20, which includes a maximum of 15 adults. The last County Board review, in 2006, showed compliance with all use permit conditions and County requirements.

DISCUSSION: Since 2006, the use has operated successfully at the subject location. Staff conducted a site visit of the property, and the property is maintained in good condition with

County Manager: _____

Staff: Melanie Wellman, DCPHD, Planning Division

PLA-5283

ample landscaping around the front and sides of the property, and fencing along the rear and side yards.

Since the last use permit review (June 10, 2006):

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

Department of Human Services (DHS): The Department of Human Services has been contacted and reports that the use has been meeting Virginia Department of Mental Health, Mental Retardation and Substance Abuse Services licensure standards, working collaborative with county staff, and appears to be maintaining the building adequately.

Community Code Enforcement: The Code Enforcement Office has not reported any issues with the use.

Police Department: The Police Department has not reported any issues with the use.

Fire Marshal's Office: The Fire Marshal's Office has not reported any issues with the use.

Civic Association: The site is located within the Barcroft School and Civic League. Staff contacted the Barcroft School and Civic League and, to date, has not received a response regarding this use permit review.

CONCLUSION: The use is operating in compliance with all use permit conditions and is meeting all State and County requirements. The Department of Human Services (DHS) states no concerns with the dormitory. Therefore, staff recommends renewal of the use permit, subject to all previous conditions, and with a County Board review in five (5) years (June 2014).

PREVIOUS COUNTY BOARD ACTIONS:

- October 5, 1996 Approved a use permit (U-2895-96-1) for a dormitory (group home for substance abusing women and their dependent children) for a maximum of 18 persons at any one time, with a maximum occupancy of 14 women at any one time and an annual average of 12 women, subject to conditions and review in six months from the date of occupancy.
- April 26, 1997 Authorized advertising for a public hearing at the May 20, 1997 Recessed Session (from the May 17, 1997 Meeting) to amend the use permit (U-2895-96-1) for a dormitory (group home for substance abusing women and their dependent children) to extend the term in which construction or operation must commence from one year after the initial approval to three years. (October 1999).
- May 17, 1997 Cancellation of May 20, 1997 public hearing and authorization to re-advertise for June 21, 1997 public hearing use permit amendment (U-2895-96-1) to extend the term in which construction or operation of the use must commence from one year after initial approval to three years. (October 1999).
- June 21, 1997 Amended a use permit (U-2895-96-1) for a dormitory to extend the term in which construction or operation of the use must commence from one year after initial approval to three years. (October 1999).
- December 14, 1999 Renewed a use permit (U-2895-96-1) for the operation of a dormitory of substance abusing women and their dependent children, a maximum of 18 children, subject to all previous conditions, and with a review in six (6) months (June 2000).
- June 10, 2000 Renewed a use permit (U-2895-96-1) for the operation of a dormitory of substance abusing women and their dependant children, a maximum of 18 children, subject to all previous conditions, and with a review in nine (9) months (March 2001).
- March 17, 2001 Renewed a use permit (U-2895-96-1) for the operation of a dormitory of substance abusing women and their dependant children, a maximum of 18 children, subject to all previous conditions, and with an administrative review in one (1)

year (March 2002) and a County Board review in three (3) years (March 2004).

June 8, 2002

Amended the use permit operation of a dormitory of substance abusing women and their dependent children, with a maximum of 20 clients with 15 adult participants at any time and eliminating the annual average of 12 women with an administrative review in one (1) year (June 2003) and a County Board review in two years (June 2004).

June 12, 2004

Renewed a use permit (U-2895-96-1) for the operation of a dormitory for substance abusing women and their dependant children, subject to all previous conditions and with an administrative review in one (1) year (June 2005) and a County Board review in two (2) years (June 2006).

June 10, 2006

Renewed a use permit (U-2895-96-1) for the operation of a dormitory for substance abusing women and their dependant children, subject to all previous conditions and with a County Board review in three (3) years (June 2009).

Approved Conditions:

1. Occupancy may not exceed 20 clients, including mothers and children, at any one time, and there may not be more than 15 women at any time. (amended 6/8/02)
2. The applicant shall establish a neighborhood advisory committee to include representatives of the Barcroft School and Civic League to address concerns which may be associated with this use.
3. The applicant shall provide six (6) exterior parking spaces on the site for use by program staff and volunteers only. Residents of the facility shall not have cars on-site. The parking area shall be adequately landscaped and screened from view as shown on the landscape plan (condition number six [6]), put in place before occupancy as permitted by the weather and planting season.
4. The structure and property, including the right-of-way, shall comply with all applicable state and local codes and ordinances and shall be maintained in a state of good repair and appearance.
5. The dwelling shall meet the requirements of the Community Code Enforcement Office, the Environmental Health Bureau, the State of Virginia Department of Mental Health, Mental Retardation and Substance Abuse Services and the Fire Department, including the installation of smoke detectors/alarms as specified by the Fire Marshal prior to occupancy.
6. The applicant shall submit a landscape plan and exterior architectural plan relating to additions to the property which shall be reviewed by representatives of the Barcroft neighborhood. The plan shall include details of the location, quantity, size and species of plant materials, specify the type and location of fencing and screening along the rear and side property lines, parking, any additional lighting and location of the trash receptacle. The plan shall be approved by the County Manager or his designee prior to issuance of a certificate of occupancy.
7. There shall be no client visitation of any kind at this location. All client visitation shall occur away from the property.
8. Enrollment shall be restricted to mothers and up to two (2) children each and pregnant women. Arlington residents shall be given priority in enrollment.
9. Demeter House clients shall be supervised by staff at all times while in the Barcroft neighborhood, except when going to and from work.
10. The applicant shall not expand the program to additional sites within the Barcroft School and Civic League area nor construct enclosed additions to the existing structures to increase potential occupancy.

11. The applicant shall request that the use permit be discontinued in the event that the property ceases to operate as a residential group home.
12. The applicant shall provide 24-hour staff coverage of the site.
13. The program shall adhere to standard applicable Child Care requirements of the County and the State.
14. In the first year there shall be quarterly reviews of the use permit conditions with the advisory committee including inspection by County staff and, after that, at the request of the advisory committee.
15. The applicant shall develop in cooperation with the neighborhood a plan to minimize the impact of cars waiting to pick up staff to the extent possible. The plan shall be approved by the County Manager or his designee.
16. Trash bins, receptacles, dumpsters, etc., shall be screened from view and locked.
17. Smoking shall be confined to the rear of the building.
18. The address shall be confidential.
19. The properties at 1301 and 1305 South Monroe Street shall be maintained in good condition with no deterioration from its current condition while owned by Vanguard Services Unlimited.