



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of September 26, 2009**

DATE: September 16, 2009

SUBJECT: U-2988-00-1 Use Permit Review to renew a pediatric occupational therapy clinic for OT 4 Kids, Inc., located at 1125 Patrick Henry Dr. (RPC# 09-067-001)

Applicant:

Christine M. Harmon
1905 Winslow Ct.
Woodbridge, Virginia 22191

C.M. RECOMMENDATION:

Renew the subject use permit subject to all previous conditions, with no further scheduled County Board review.

ISSUES: This is a five (5) year review of an existing use permit for a pediatric occupational therapy clinic and there have been no issues identified.

SUMMARY: This is a five (5) year review of an existing use permit for a pediatric occupational therapy clinic located in Westover Baptist Church which has been operating since the year 2000 in compliance with all conditions. Therefore, it is recommended that the use permit be renewed subject to all previous conditions, and with no further scheduled County Board review.

BACKGROUND: The subject use permit for a pediatric occupational therapy clinic was approved in September 2000, and was renewed for three years in 2001 and five years in 2004. The clinic is located in the Westover Baptist Church.

DISCUSSION: The clinic operates during weekday business hours offering one-on-one occupational therapy for children from 18 months to eight (8) years of age.

Since the Last Review (September 18, 2004):

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

Community Code Enforcement: Community Code Enforcement has not expressed any

County Manager: _____

Staff: Peter Schulz, DCPHD, Planning Division

PLA-5357

concerns regarding the subject use permit.

Fire Marshal's Office: The Fire Marshal's office has not expressed concerns regarding the subject use permit.

Police Department: The Police Department has no concerns regarding the subject use permit.

Civic Associations: The Westover Village Civic Association has been contacted for their comments. There has been no response to date.

CONCLUSION: The applicant is compliant with all conditions of approval, and there are no issues identified. Therefore, staff recommends renewal of the approved use permit subject to all previous conditions and no further scheduled County Board review.

PREVIOUS COUNTY BOARD ACTIONS:

July 13, 1948	Granted use permit (U-95-48-1) for the purpose of operating nursery school for 30 children from four (4) to six (6) years of age from September to May inclusive, five (5) days a week, for two three hour sessions a day.
June 16, 1951	Continued use permit (U-95-48-1) with a review in one (1) year.
June 28, 1952	Continued use permit (U-95-48-1) with a review in one (1) year.
October 10, 1967	Accepted withdrawal of a use permit request (U-1772-67-2) to operate a private school for 100 children ages 3 to 9 years of age.
September 12, 1970	Approved use permit (U-1846-70-3) for the purpose of operating a day care center for a maximum of 40 pre-school children, ages three (3) months to four (4) years, from 9:30 a.m. to 2:30 p.m. one day a week (Thursday).
June 5, 1971 to June 17, 1975	Annually reviewed and continued use permit (U-1846-70-3).
August 2, 1975	Approved use permit (U-2030-75-4) to increase enrollment from 40 to 50 children for the preschool and mother's day out programs with a review in one (1) year.
June 12, 1976	Continued use permit (U-2030-75-4) with a review in one (1) year.
June 4, 1977	Continued use permit (U-2030-75-4) with a review in one (1) year.
April 8, 1978	Approved use permit (U-2152-78-5) to increase enrollment of the nursery school (preschool Mother's Day Out Program) from 50 children to 68 children, ages infants through 4 year olds; during daytime hours- Monday through Friday.
June 3, 1978	Continued use permit (U-2152-78-5) with no further review.
March 5, 1983	Approved use permit request (U-2360-83-6) to operate an institution of an educational or philanthropic nature (services and office) with a review in one (1) year.

March 3, 1984	Continued use permit (U-2360-83-6) with no further review.
July 11, 1989	Accepted withdrawal of use permit (U-2646-89-7) for a preschool and child care center.
September 11, 1993	Approved use permit (U-2785-93-8) until June 30, 1995 for a temporary relocation of 175 students from Swanson Middle School.
November 21, 1995	Approved use permit (U-2867-95-8) for a private school including exercise classes at various times between 8:00 a.m. and 8:00 p.m. Mondays through Fridays. (The Fitness Break)
November 16, 1996	Continued use permit (U-2867-95-8) for a private school including exercise classes with an administrative review in three (3) years (November 1999).
April 10, 1999	Approved use permit (U-2960-99-1) for a non-profit community school of music, Mondays through Fridays from 9:00 a.m. to 9:45 p.m., and Saturdays from 9:00 a.m. to 6:00 p.m. for up to 450 students, ages infants to the elderly, with special events scheduled for Sundays that will not conflict with normal activities of the church.
April 8, 2000	Continued use permit (U-2960-99-1) for a community school of music, Mondays through Fridays from 9:00 a.m. to 9:45 p.m., and Saturdays from 9:00 a.m. to 6:00 p.m. for up to 450 students, ages infants to the elderly, with special events scheduled for Sundays, with a review in two (2) years (April 2002).
August 5, 2000	Approved use permit (U-2988-00-1) for a pediatric occupational therapy clinic at various times between 9:00 AM and 5:00 PM, Mondays through Fridays, with a review in one year (August 2001).
September 9, 2000	Approved use permit (U-2990-00-1) for a dance school, ballet for 40 to 65 students with a review in one year (September 2001)
November 18, 2000	Accepted withdrawal of use permit request (U-2995-00-1) for a developmental, educational, cognitive therapy clinic.
June 9, 2001	Approved a use permit amendment (U-2152-78-5) for a preschool for 85 children, subject to conditions and review in

one (1) year (June 2002).

- September 8, 2001 Continued use permit (U-2988-00-1) for a pediatric occupational therapy clinic at various times between 9:00 AM and 5:00 PM, Mondays through Fridays, with a review in three years (September 2004). Continued use permit (U-2990-00-1) for a dance school, ballet for 40 to 65 students with a review in one year (September 2002).
- April 20, 2002 Renewed use permit (U-2960-99-1) for a community school of music, Mondays through Fridays from 9:00 a.m. to 9:45 p.m., and Saturdays from 9:00 a.m. to 6:00 p.m. for up to 450 students, ages infants to the elderly, with special events scheduled for Sundays, subject to all previous conditions and with a review in five (5) years (April 2007).
- June 8, 2002 Renewed a use permit amendment for a preschool for 85 children (U-2152-78-5), subject to all previous conditions and County Board review in three years (June 2005).
- September 14, 2002 Renewed a use permit for a dance school (U-2990-00-1) subject to all previous conditions and County Board review in three years (September 2005).
- January 17, 2003 Approved a use permit (U-3051-02-10) for a literacy school subject to conditions and review in one (1) year (January 2004).
- January 10, 2004 Discontinued a use permit (U-3051-02-10) for a literacy school.
- September 18, 2004 Renewed a use permit (U-2988-00-1) for a pediatric occupational therapy clinic, subject to all previous conditions and County Board review in five (5) years (September 2009).
- June 18, 2005 Renewed a use permit amendment for a preschool for 85 children (U-2152-78-5), subject to all previous conditions and County Board review in five (5) years (June 2010).
- September 17, 2005 Renewed a use permit for a dance school (U-2990-00-1) subject to all previous conditions and County Board review in five (5) years (September 2010).
- April 21, 2007 Renewed use permit (U-2960-99-1) for a music school, subject to all previous conditions, one (1) new condition, and administrative review in one (1) year (April 2008) and no further scheduled County Board review.

Approved Conditions:

1. The applicant shall meet the requirements of the Child Care Office, the Community Code Enforcement Office, the Environmental Health Bureau, and the Fire Marshal's Office, including the installation of smoke detection devices.
2. The applicant agrees that children would be assisted at a one-to-one ratio and that the parent shall be involved in the sessions of all children, particularly children under the age of three (3) years.
3. The applicant agrees to participate with the existing neighborhood advisory committee, which shall be made up of representatives of the Westover Civic Association, the nearest neighbors, this applicant, other use permit-controlled users on the site, and the Westover Baptist Church. The purpose of the Committee shall be to provide a forum to discuss and resolve community concerns regarding the subject use and the other use permit-controlled uses in terms of their impacts on the surrounding neighborhood. The applicant shall provide the name and telephone number of the liaison of the subject program to the Zoning Administrator and the president of the Westover Civic Association prior to issuance of a Certificate of Occupancy.