



## ARLINGTON COUNTY, VIRGINIA

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

**DATE:** September 17, 2009

**SUBJECT:** U-3225-09-1 USE PERMIT for Vanguard Services Unlimited to operate a 12-bed dormitory use at 3530 22<sup>nd</sup> St. South (RPC# 31-021-021).

**Applicant:**

Vanguard Services Unlimited  
521 N. Quincy Street  
Arlington, Virginia 22201

**C. M. RECOMMENDATION:**

Approve the subject use permit, subject to the proposed conditions, and with a County Board review in one (1) year (September 2010).

**ISSUES:** This is a new use permit request for a dormitory and no issues have been identified.

**SUMMARY:** This is a use permit request for a 12 (twelve) bed dormitory within the Nauck Civic Association area. The dormitory, called the Girls Recovery Lodge, has been in operation with 8 (eight) beds by-right at this location since 2007. A use permit is needed to increase the number of residents to twelve (12). The Nauck Civic Association supports the use's expansion to include four (4) additional residents. An advisory group comprised of members of the Nauck Civic Association and the Police Department has been meeting quarterly to address any concerns, and will continue to meet after use permit approval. Therefore, staff recommends approval of the use permit, subject to the proposed conditions, and with a County Board review in one (1) year (September 2010).

**BACKGROUND:** The Girls Recovery Lodge is housed in a 3-story, 4,960 square-foot detached home. The lodge has been in operation at this location since 2007 with a total of eight (8) residents.

The following provides information about the site:

Site: The site is comprised of a three (3) story single-family detached home with a driveway in front. A fence surrounds the back yard.

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

Staff: Melanie Jesick, DCPHD, Planning Division

PLA-5341

To the north: Two (2) townhouses and single-family homes.  
To the south: Single-family homes.  
To the east: Three (3) townhouses and single-family homes.  
To the west: Single-family homes.

Zoning: The site is zoned “R2-7” Two-family and Town House Dwelling Districts.

Land Use: The subject site is designated “Low Residential” (10-15 units/acre).

Neighborhood: The site is located within the Nauck Civic Association. The applicant presented the use permit request to the Nauck Civic Association and the Civic Association voted to support the request (letter attached).

**DISCUSSION:** Vanguard Services Unlimited, the applicant, is requesting to increase the number of residents to twelve (12) at the Girls Recovery Lodge which currently houses eight (8) residents by-right. The Girls Recovery Lodge Program began in 1990 at another location in Virginia, and began operation at the subject location in Nauck in 2007. The program is an adolescent substance abuse treatment program for girls between the ages of 13 and 18. The facility is open year round, 24 hours a day and provides diagnostic substance abuse assessment, individualized treatment plans, counseling, and continuity of care from intake to treatment. In addition, an on-site, licensed school operates throughout the year for the residents and has a full curriculum. The applicant states that there is consistently a waiting list for admission to the Lodge, and it is for this reason they are asking to increase the capacity of the facility from eight (8) to twelve (12) residents.

Approximately two (2) staff are on shift each day and evening, and one (1) staff overnight. A van that drops off and picks up residents utilizes the driveway in front of the home, and, in addition, there is plenty of available, on-street parking for the staff on site at the time.

A community advisory group comprised of members of the Nauck community and a member of the Police Department has been meeting quarterly since 2007 to discuss any issues or concerns from the community. However, the applicant and the Police Department report that very few issues ever arise. The applicant has agreed to continue these quarterly meetings, per proposed Condition #4.

**CONCLUSION:** Increasing the occupancy of the existing dormitory to twelve (12) residents will have little impact on the surrounding community, as the dormitory operates currently with no issues. The Nauck Civic Association supports the use’s expansion for four (4) additional residents. An advisory group comprised of members of the Nauck Civic Association and the Police Department will continue to meet after use permit approval. Therefore, staff recommends approval of the dormitory use permit, subject to the proposed conditions, and with a County Board review in one (1) year (September 2010).

Proposed conditions:

1. The dwelling shall meet the requirements of the Code Enforcement Office, the Environmental Health Bureau, and the Fire Department.
2. The applicant agrees to limit the number of residents of the dormitory to twelve (12) at any given time, not including any staff on-site.
3. The applicant agrees to identify a person who shall serve as a liaison between the subject use and the neighborhood. The liaison shall be empowered to address any concerns identified as emanating from the dormitory. The name and telephone if the liaison shall be shared with the Zoning Administrator and the Nauck Civic Association.
4. The applicant agrees to continue the established meetings of the community advisory group, comprised of the Nauck Civic Association and the Police Department. The group shall meet quarterly and address any concerns with the use.
5. The applicant agrees that the property, including all physical structures and landscaping, shall be maintained in good condition and free of debris at all times.

PREVIOUS COUNTY BOARD ACTIONS:

There are no previous County Board actions for this site.