



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of October 24, 2009**

DATE: October 16, 2009

SUBJECT: U-2697-91-1 USE PERMIT RENEWAL for a day care center for up to 50 children at the Early Steps Bilingual Preschool (formerly Embassy School) located at 1701 N. Bryan St. (RPC #15-027-003).

Applicant:

Ms. Ana Cespedes, Director
Early Steps Bilingual Preschool
1701 N. Bryan St.
Arlington, Virginia 22201

C. M. RECOMMENDATION:

Renew the subject use permit, subject to all previous conditions with a County Board review in five (5) years (October 2014).

ISSUES: This is a use permit renewal for a preschool and no issues have been identified.

SUMMARY: This is a renewal of the Early Steps Bilingual Preschool located in the Community United Methodist Church at 1701 N. Bryan Street. Early Steps Bilingual Preschool opened after the September 2004 County Board use permit review and has been operating under the same use permit conditions as the former Embassy School at this location. The use permit renewal was deferred one (1) month to the October 24, 2009 County Board meeting in order to allow the applicant, the Church, and the community to hold a meeting to discuss any concerns with the use, per approved Condition #7, as some neighbors raised concerns during the 2004 County Board review with the previous Embassy School. A meeting was held on September 24, 2009. A representative from the Lyon Village Citizens Association was present and expressed no concerns with the preschool. Given that the use permit has been reviewed and renewed several times in the past, and there are no issues at this time, staff is recommending a County Board review in five (5) years (October 2014). Therefore, staff recommends the use permit be renewed, subject to all previous conditions, and with a County Board review in five (5) years (October 2014).

BACKGROUND: A day care center for 50 children has operated at its current location since use permit approval in 1991, first under the name "Embassy School" and then by a new owner

County Manager: PC/GA

Staff: Melanie Jesick, DCPHD, Planning Division

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under the name “Early Steps Bilingual Preschool”. It was reviewed and renewed several times since 1991, the most recent being in 2004 when it was approved with an administrative review in one (1) year (September 2005) and a County Board review in five (5) years (September 2009). The preschool currently has 47 students, slightly under the approved number of 50 children.

DISCUSSION: Condition #7 requires the applicant to facilitate a meeting of a neighborhood advisory committee, to include representatives from the civic association, neighbors in the immediate vicinity, the church, and the applicant to address concerns. The use permit renewal was deferred for one (1) month to the October 24, 2009 County Board meeting, as a meeting of the neighborhood advisory committee had not been held recently, and during the last County Board review in 2004, several concerns were raised by neighbors with the previous Embassy School. Those concerns were specifically related to inappropriate parking by some parents (parking in the wrong direction on the street) and the church’s decision to relocate the existing playground on the property. A meeting of the neighborhood advisory committee was held on September 24, 2009 at the preschool. The applicant invited County staff, neighbors of the preschool, and the Lyon Village Citizens Association. No neighbors in the immediate vicinity of the preschool attended the meeting, but a representative of the Lyon Village Citizens Association, who voiced no known concerns with the use, was present. Furthermore, the applicant states that as the Director of the school, she does keep in close contact with neighbors and works to address any questions that come up, and, in addition, notifies the neighbors of any special activities happening at the school. Therefore, it was concluded at the meeting that there are no known concerns with the Early Steps Bilingual Preschool.

Since the last use permit review (September 18, 2004):

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

Child Care Office: The Child Care Office reports no concerns with the day care center and supports renewal of the use permit.

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 Lyon Village Citizens Association. The Lyon Village Citizens Association attended the September 24, 2009 meeting of the neighborhood advisory committee for the use, and reported no concerns.

CONCLUSION: There are no concerns with the use at this time. Therefore, staff recommends the use permit be renewed, subject to all previous conditions and with a County Board review in five (5) years (October 2014).

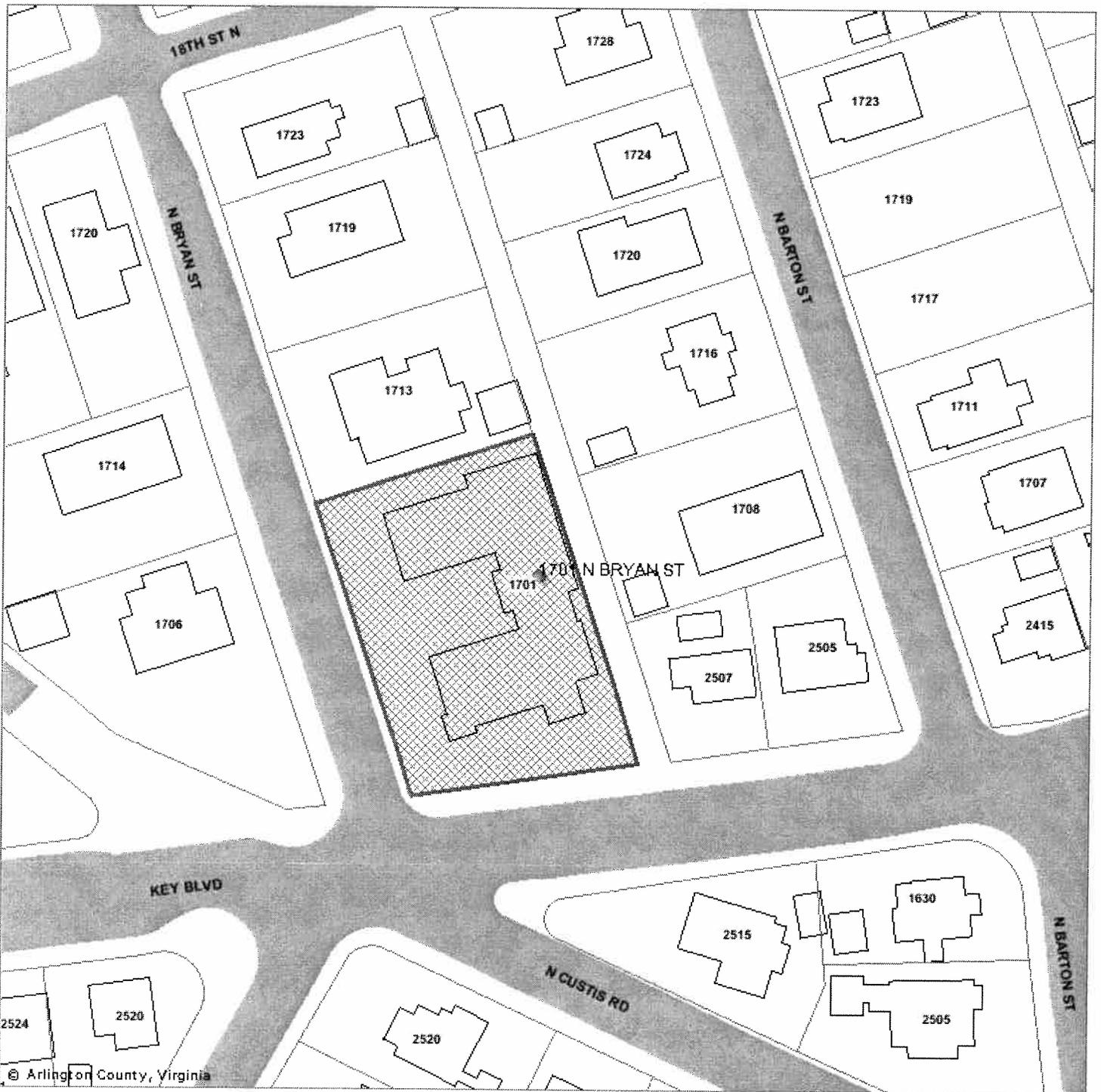
PREVIOUS COUNTY BOARD ACTIONS:

- April 6, 1991 Authorized a Request to Advertise "On the County Board's Own Motion" a use permit to operate a day care center for 60 children.
- May 11, 1991 Deferred use permit request (U-2697-91-1) for a day care center for 50 children to the May 14, 1991 recessed County Board meeting.
- May 14, 1991 Approved use permit request (U-2697-91-1) for a day care center for 50 children subject to seven (7) conditions and with a review in six (6) months following issuance of a Certificate of Occupancy.
- December 7, 1991 Continued use permit (U-2697-91-1) for a day care center for 50 children subject to amended condition #3, all previous conditions and with a review in six (6) months.
- May 16, 1992 Continued use permit (U-2697-91-1) for a day care center for 50 children with a review in nine (9) months.
- March 10, 1993 Continued use permit (U-2697-91-1) for a day care center for 50 children subject with a review in one (1) year.
- March 12, 1994 Continued use permit (U-2697-91-1) for a day care center for 50 children subject with a review in one (1) year.
- March 4, 1995 Continued use permit (U-2697-91-1) for a day care center for 50 children with a review in one (1) year and authorized advertisement of a use permit amendment to change the age groups of children in care from, 2 1/2 to 8 years of age to 2 to 8 years of age to be heard at the April 29, 1995 County Board meeting.
- April 29, 1995 Approved use permit amendment (U-2697-91-1) to modify the ages of the children from ages 2 1/2 to 8 years to ages 2 years to 8 years with a review in one (1) year.

May 1, 1996	Continued use permit (U-2697-91-1) for a day care center for 50 children with a review in three (3) years (April 1999).
April 10, 1999	Continued use permit (U-2697-91-1) for a day care center for 50 children subject with a review in five (5) years (April 2004).
April 24, 2004	Deferred review of use permit (U-2697-91-1) for a day care center for 50 children to the June 26, 2004 meeting.
June 26, 2004	Deferred review of use permit (U-2697-91-1) for a day care center for 50 children to the September 18, 2004 meeting.
September 18, 2004	Renewed the subject use permit (U-2697-91-1) for a day care center for 50 children subject to all previous conditions, with an administrative review in one (1) year (September 2005) and review by the County Board in five (5) years (September 2009).
September 26, 2009	Deferred to subject use permit renewal (U-2697-91-1) for a day care center for 50 children to the October 24, 2009 County Board meeting.

Approved Conditions:

1. The applicant shall meet the requirements of the Child Care Ordinance, Community Inspections Office, Environmental Health Bureau, and the Fire Marshal's Office, including the provision of smoke detectors if required.
2. The applicant shall develop a parking plan to be approved by the County Manager or his designee prior to the issuance of a certificate of occupancy. The applicant shall secure off-site parking for all employees of the center.
3. The applicant shall develop a play area at the site for children ages 2 ½ to 3 years. The children will not use this play area for a period of 2 ½ hours each day during midday.
4. The applicant shall use the nearby off-site public recreational facilities for outdoor play activities for children ages 4 and 5 years.
5. The day care program shall have a maximum enrollment capacity of 50 children.
6. The applicant shall inform parents, in writing, to use the 2-hour parking zone on Key Boulevard to drop off and pick up their children and to escort their children into the center, and shall develop and inform the parents of a preferred travel pattern which shall be adhered to by parents picking up or dropping off their children.
7. The applicant shall facilitate the formation of a neighborhood advisory committee including representatives from the civic association, neighbors in the immediate vicinity, the church, and the applicant to address issues relating to, but not limited to, the dropping off and picking up of children, playground use, and travel patterns.



U-2697-91-1
1701 N. Bryan St (Early Steps Bilingual Preschool, formerly Embassy School)
(RPC #15-027-003)

Note: These maps are for property location assistance only.
 They may not represent the latest survey and other information.



Not To Scale

