



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of November 14, 2009**

DATE: October 27, 2009

SUBJECT: U-3229-09-1 USE PERMIT request for a family day care home for up to nine (9) children, located at 2101 27th Street South (RPC# 38-008-001).

Applicant:

Dammanti K. Passa
2101 27th Street South
Arlington, Virginia 22206

C. M. RECOMMENDATION:

Approve the use permit for a family day care home for up to nine (9) children, subject to the conditions of the staff report, and with a County Board review in one (1) year (November 2010).

ISSUE: This is a use permit for a family day care home for up to nine (9) children, and no issues have been identified.

SUMMARY: The applicant requests a use permit for a family day care home for up to nine (9) children. The applicant currently operates a family daycare home for five (5) children. No issues are anticipated with the proposed use. The applicant has the approval of the Child Care Office and the support of neighbors. 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 (January 2010).

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

Site: The subject property is a semi-detached home in the Long Branch Creek neighborhood, at the corner of 27th Street South and South Uhle Street. The lot is 3,707 square feet. To the west is the other half of the semi-detached dwelling and the remainder of the neighborhood consists of semi-detached dwellings.

County Manager: BMD/GA

Staff: Peter Schulz, CPHD, Planning Division

PLA-5396

15.

Zoning: The subject site is zoned “R2-7” Two-Family and Townhouse Dwelling Districts. Family day care homes are a permitted use by special exception by reference to Section 5. A.6.a.(1) (“R-20” One-Family Dwelling Districts) of the Zoning Ordinance.

Land Use: The subject site is designated on the General Land Use Plan (GLUP) as “Low Residential” (11-15 units/acre).

Neighborhood: The subject site is located in the Long Branch Creek Civic Association. The civic association has not responded to a request for comments. The applicant has the support of the immediate neighbors, however.

DISCUSSION: The applicant currently has a Certificate of Occupancy for a family day care home of up to five (5) children for two (2) years, and wishes to have the ability to have up to nine (9) children, the maximum allowed in a family day care home. The applicant is in good standing with the Child Care Office and immediate neighbors support the request. The applicant is on a corner lot and has two off-street parking spaces available as well ample curb space for the small number of pick-ups and drop-offs.

CONCLUSION: The applicant has successfully operated a family day care home for five (5) children, has the support of the neighbors and the approval of the Child Care Office. Therefore, staff recommends approval of the use permit for a Family day care home for up to nine (9) children, subject to the following conditions, and with a County Board review in one (1) year (November 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 pick-up and drop-off.

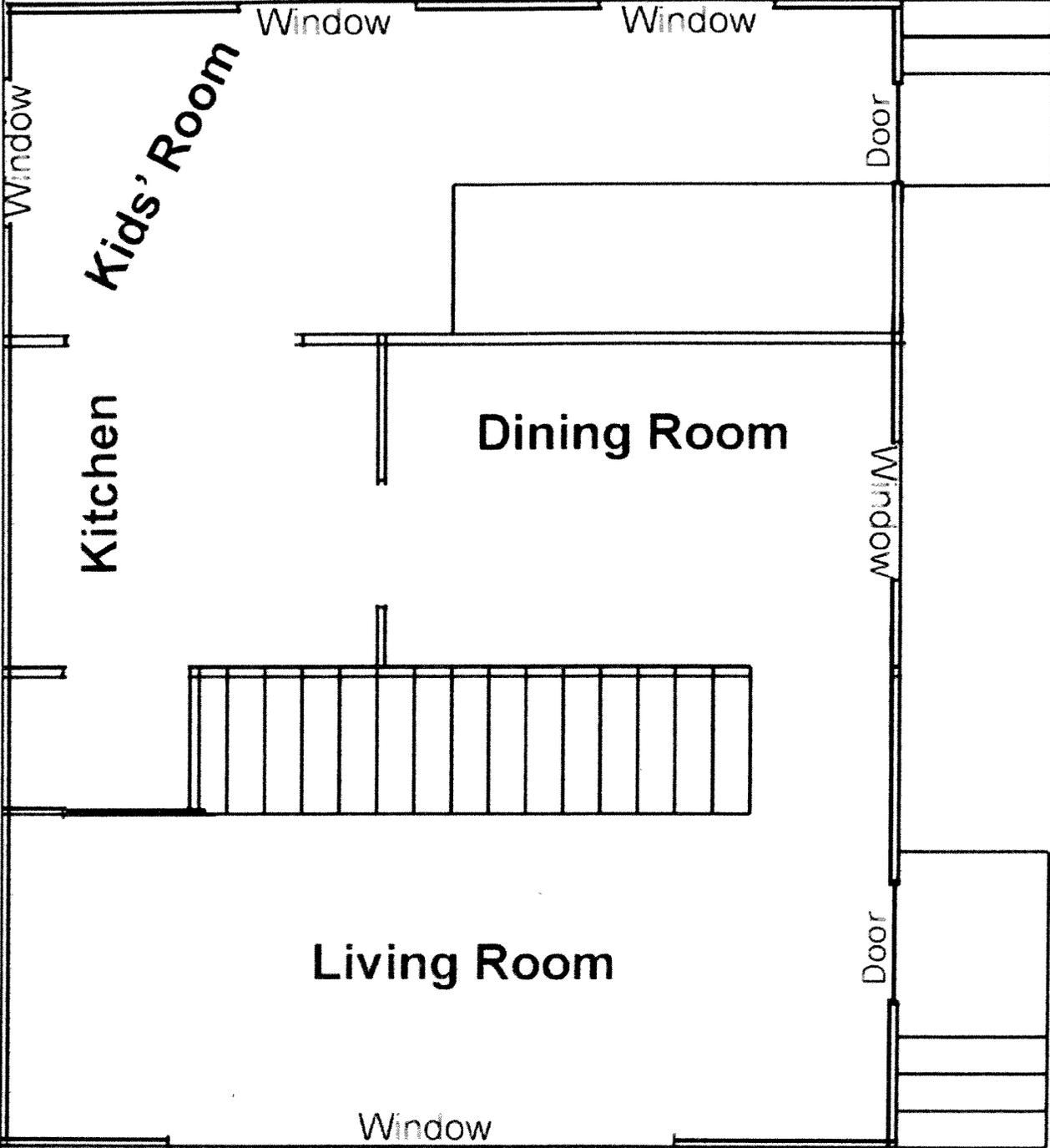
PREVIOUS COUNTY BOARD ACTIONS: There are no previous County Board actions on the site.

DAMMANTI PASSA

2101 S. 27th St

Arlington VA 22206

903-979-4599



Dear Neighbors,

I have applied for a home daycare ^{state} license for nine (9) children at 2101 South 27th Street.

My daycare timings are from 7am to 6pm, Monday to Friday. Children arrive between 7-10am and leave between 4-6pm.

Parents will spend at most five minutes dropping off/picking up their child/children.

If you acknowledge or agree to this change, please sign this letter.

Sincerely,

Dammanti Passa
2101 South 27th Street
Arlington, VA 22206
703 - 979 - 4599

Ellis Jones + Dorothy Jones
2011 S 27th St
Arlington, VA 22206
703-553-9099

Yousaf Feruzpuri
YOUSAF FERUZPURI
2110 S 27th St.
ARL VA 22206
703-778-8398

Jennifer Wright
Jennifer Wright
2010 27th St. S.
Arlington, VA 22206
703-599-3127

Brian Reteneller
Brian Reteneller
2105 27th St. South
Arlington, VA 22206
617-605-1243

Dear Neighbors,

I have applied for a home daycare license for nine (9) children at 2101 South 27th Street. Currently I am licensed to take care up to five (5) children. Part of the application is to let my neighbors know of this change that may happen.

My daycare timings are from 7am to 6pm, Monday to Friday. Children arrive between 7-10am and leave between 4-6pm.

One concern you may have is parking. When parents come to pick up children, they have two parking spots available provided by me near the home daycare. Parents will spend at least five minutes dropping off/picking up their child/children. Although I currently take care of four children at this time, it is rare for all the parents to arrive at the same time, dropping off or picking up.

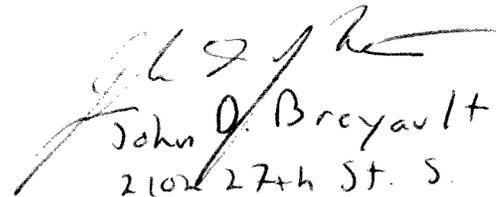
When I have my license for more children, this may change; parents may arrive at similar times and occupy some street parking. Upgrading my license to take care of nine children does not necessarily mean I will have nine children at all times, but simply means I am capable of taking care of nine children.

If you have any questions or concerns you would like me to be aware of, you can call 703-979-4599. This is my home phone number and you can leave a message with a contact number.

If you acknowledge or agree to this change, please return this letter signed.

Sincerely,

Dammanti Passa


John D. Breyault
2102 27th St. S.
Arlington, VA 22206

Peshwaz Faizalla
2106 27th St. South
Arlington, VA, 22206
202-449-8440

James Feliber
2100 27th Street S
Arlington, VA 22206

Mahesh K. Passa
Passa
2103 S. 27 St.
Arl. VA 22206

Mai Davis
2006 27th Street South
Arlington, VA 22206
cel: 703-599-5371 (Good neighbors)



U-3229-09-1
2101 27th Street South
RPC: 38-008-001

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



Not To Scale

