



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of December 12, 2009**

DATE: December 3, 2009

SUBJECTS: U-3139-05-1 USE PERMIT RENEWAL for child care center and USE PERMIT AMENDMENT for an increase in children at 825 23rd St. South (RPC# 36-031-005).

Applicant:

Maria Teresa Desaba
825 23rd St. S.
Arlington, VA 22201

C. M. RECOMMENDATION:

Defer the use permit renewal for a child care center and the requested amendment for an increase in children to the January 23, 2010 County Board meeting.

ISSUES: This is a scheduled renewal of a use permit for a child care center and a requested amendment for an increase in the number of children. As the Center has been in operation for only a few weeks, it is difficult to sufficiently evaluate impact of the existing Center on the neighborhood, and, subsequently, to evaluate the potential impacts of an increase in the number of children enrolled at the Center.

DISCUSSION: This is a scheduled renewal of a use permit for a child care center, Maria Teresa's Babies, located at 825 23rd Street South, as well as a requested amendment for an increase to 50 children. The Center was approved on December 10, 2005, and, over the past four (4) years, has been under construction. During the last use permit review on December 13, 2008, the use permit was at the end of a three (3) year period to allow commencement of the use. Given that the applicant had active building permits, staff recommended, and the County Board approved, renewal of the use permit for one (1) year to allow commencement of the use, as evidenced by the applicant obtaining a Certificate of Occupancy (CO) by December 1, 2009. On November 2, 2009, the applicant obtained a CO for 34 children, the maximum permitted by use permit condition #1, and the Center opened on November 9, 2009. As the Center has been in operation for a few weeks, it is difficult to evaluate impact on the neighborhood. In addition, the applicant is currently researching options for providing required parking to accommodate the increase in employees that would result from an increase in children. A one (1) month deferral would allow staff to evaluate operation of the use and compliance with approved use permit conditions, and evaluate the potential impacts of the proposed increase in children, including parking and pick-up and drop-off. Therefore, staff recommends deferral of the use permit renewal for a child care center and the requested amendment for an increase in children to the January 23, 2010 County Board meeting.

County Manager: BMD/GA

Staff: Melanie Jesick, DCPHD, Planning Division

PLA-5404



U-3139-05-1
825 23rd St. S.
RPC# 36-031-005

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

