



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of February 20, 2010**

DATE: February 1, 2010

SUBJECT: U-3213-09-1 USE PERMIT RENEWAL, family day care home for nine (9) children; 1523 N. Randolph St. (RPC# 06-014-108)

Applicant:

Renu Kumar
1523 N. Randolph Street
Arlington, Virginia 22207

C. M. RECOMMENDATION:

Renew the use permit for a family day care home for nine (9) children, subject to all previous conditions and added condition #4 of the staff report, with a County Board review in three (3) years (February 2013).

ISSUE: This is a one-year review for a family day care home for nine (9) children, and no issues have been identified.

SUMMARY: A use permit for a family day care home for up to nine (9) children was approved in February 2009. The Cherrydale Citizen's Association has expressed concerns over parking on the property's front lawn. A site visit was conducted and a car was found parked on the front lawn. Staff informed the applicant of the Citizen Association's concerns. The applicant has agreed not to park any cars on the front lawn of the property. They will use their front driveway and available on street parking as their parking options. A second site visit was conducted, and no automobiles were found parked on the front lawn. No other issues have been identified at this time, and the applicant has the support of the Child Care Office. Therefore, staff recommends renewal of the family day care home use, subject to the conditions of the staff report, and with a County Board review in three (3) years (February 2013).

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

Site: The subject property is a single-family home in the Cherrydale neighborhood, at the corner of North Randolph Street and 15th Street North. The lot is 7,568 square feet. The

County Manager: BMD/GA

Staff: Marco Antonio Rivero, CPHD, Planning Division
Debra Sheppard-Ross, DHS, Child Care Office

PLA-5505

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property is bordered to the south by 15th Street and Interstate 66, but is otherwise surrounded by single-family homes.

Zoning: The subject site is zoned “R-6” One-Family Dwelling Districts. Family day care homes are a permitted use by special exception by reference to Section 5 of the Zoning Ordinance.

Land Use: The subject site is designated on the General Land Use Plan (GLUP) as “Low Residential, 1-10 units/acre”.

Neighborhood: The subject site is located in the Cherrydale Citizens’ Association. The civic association has been contacted and reported one issue regarding off-street parking.

DISCUSSION: The use permit was approved in February 2009 and has generally operated in compliance with the existing conditions. The Cherrydale Citizen’s Association has expressed concerns over parking on the property’s front lawn. The applicant has agreed not to park automobiles on the front lawn of the property. For this purpose, a new condition (condition #4) has been added to the use permit. The front driveway is the only off-street parking spot available for pickup and drop-off and on street parking is available since the applicant’s property is on a street corner. No other issues have been identified.

CONCLUSION: The applicant has successfully operated a family day care home for three (3) children since 1999, for five (5) children since 2001, and for nine (9) children since April 2009. The applicant is in good standing with the Child Care Office. Therefore, staff recommends renewal 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 three (3) years (February 2013):

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 pickup and drop-off.
3. The applicant agrees that the hours of operation would be Mondays through Fridays from 8 a.m. to 6 p.m. for a maximum of nine (9) children.
4. The applicant agrees not to park on the front lawn of the property and to use their existing driveway for off-street parking.

PREVIOUS COUNTY BOARD ACTIONS:

February 21, 2009

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

