



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of July 10, 2010

DATE: June 23, 2010

SUBJECT: U-3259-10-1 USE PERMIT for a family daycare home for up to 9 children; located at 1243 South Forest Drive (RPC #28-014-003)

Applicant:

Ana Mendez
1243 South Forest Drive
Arlington, Virginia 22204

C.M. RECOMMENDATION:

Approve the use permit for a family day care home subject to the conditions of the staff report, with a County Board review in one (1) year (July, 2011).

ISSUES: This is a request for a family day care home for nine (9) children, and no issues have been identified.

SUMMARY: The applicant requests a use permit for a family day care for up to nine (9) children. The applicant has provided childcare for up to five (5) children without complaints. The increase of four (4) children will not impact adjacent residences and provides a needed service to the community. Therefore, staff recommends approval of the use permit for a family day care home subject to the conditions of the staff report, with a County Board review in one (1) year (July, 2011).

BACKGROUND: The applicant requests a use permit to allow a family day care use for nine (9) children. The following is additional information about the site:

Site: The site is bound on the west by South Forest Drive and on the south by Hamilton Drive. The site consists of one (1) single-family dwelling unit.

Zoning: The site is zoned "R-6" One-Family Dwelling Districts.

Land Use: The site is designated on the General Land Use Plan (GLUP) as "Low" Residential (1-10 units per acre).

County Manager: MB/GA

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5645

27.

Neighborhood: The site is located in the Columbia Forest Civic Association. To date, the civic association has not responded to staff's request for comments.

DISCUSSION: The applicant currently operates a family home day care for five (5) children. The proposed hours of operation will remain from 8 a.m. to 6 p.m. on Mondays through Fridays. The children in the applicants' care will range in age from 2 (two) to eight (8) years. The existing day care operates on the main level of the dwelling, with the sunroom set up as preschool/kindergarten space. There is a securely fenced in backyard terrace which functions as a play area for children. The applicant has worked with the County Child Care Office throughout the duration of their day care use. The Child Care Office supports the proposed expansion and will conduct licensing inspections throughout the next year to ensure continued compliance with County childcare regulations. The applicant possesses a permit from the State of Virginia for a day care serving nine (9) children.

CONCLUSION: The applicant has worked closely with staff throughout the process to ensure compliance with County regulations. The proposed increase of up to four (4) children will not create an adverse impact to adjacent residents. The recommended conditions below are proposed to mitigate any potential impacts to adjacent residences. Therefore, staff recommends approval of the subject use permit for a family day care home, subject to conditions, with a County Board review in one (1) year (July, 2011).

Conditions:

1. The applicant agrees to meet the requirements of the Child Care 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 parents of children receiving care shall escort their children both to and from the home at all times.
3. The applicant agrees that the hours of operation are Monday through Friday between 8 a.m. and 6 p.m.

PREVIOUS COUNTY BOARD ACTIONS:

There have been no previous County Board actions.



U-3259-10-1
1243 South Forest Drive
RPC #28-014-003

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



Not To Scale



Department of Community Planning, Housing and Development

Planning Division