ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of July 10, 2010

DATE: June 23, 2010

SUBJECT: U-3260-10-1 USE PERMIT for a family daycare home for up to 9 children; located at 3519 18th Street South (RPC #26-015-002)

Applicant:
Hamida Ahmed
3519 18th Street South
Arlington, Virginia 22204

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, 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 complaint. 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 south by 18th Street South and on the east by South Walter Reed 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).

Neighborhood: The site is located in the Douglas Park 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 existing day care operates on the main and lower levels of the dwelling, and the applicant has agreed to limit the day care use to these spaces. There is an exit from the lower level to the exterior of the dwelling. The children's play area is located in the back yard, which is fenced. 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.

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-3260-10-1
3519 18th Street South
RPC #26-015-002

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

Not To Scale

Case Location(s)

Department of Community Planning, Housing and Development

Planning Division