



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of October 23, 2010**

DATE: October 5, 2010

SUBJECT: U-3268-10-1 USE PERMIT for a family day care home for nine (9) children located at 3224 9th St. S.. (RPC# 25-012-052)

Applicant:

Nafisa S. Rawoot
3224 9th Street South
Arlington, Virginia 22204

C. M. RECOMMENDATION:

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

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

SUMMARY: The applicant requests approval of a use permit to increase the existing day care home from five (5) children to a total of nine (9) children. County Child Care staff has monitored the day care for five (5) children and supports the expansion of the family day care home. Expansion of the use by four (4) children will have no impact on adjacent uses and provides a desired service in the community. Therefore, staff recommends approval of the family day care for nine (9) children, subject to the conditions of the staff report, and with a County Board review in one (1) year (October 2011).

BACKGROUND: The following provides additional information the site:

Site: The site is comprised of a two-family dwelling located along 9th Street South.

Zoning: The site is zoned "R2-7" Two-Family and Town House Dwelling Districts.

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

County Manager:

BMD/GA

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

PLA-5698

14.

Neighborhood: The site is located within the Arlington Heights Civic Association. Staff has notified the civic association about this use permit request and, to date, they have not responded with comments. The applicant is in the process of obtaining written support from their adjacent neighbors.

DISCUSSION: The family day care home is located in a duplex. The proposed days and hours of operation are Monday through Friday, from 7 a.m. to 6 p.m. The applicant is the owner of the house and will hire another licensed provider to assist her with day care services. The living room and the entire basement of the home will continue to be utilized for the day care use. The applicant will have different stations set up within these spaces for different activities. There is a secondary exit located in the kitchen that leads to a brick patio and a back yard where outdoor activities will occur. A fenced backyard provides an area for children to play. There is a driveway adjacent to the home that will provide ample off-street parking space for drop-off and pick-up of children. The applicant has worked with the County Child Care Office throughout the duration of their existing operation and the Child Care Office supports the proposed expansion.

CONCLUSION: The proposed increase from five (5) to nine (9) children will not adversely impact adjacent properties or residents. Therefore, staff recommends approval of the subject use permit for a family day care for nine (9) children, subject to the conditions in the staff report, and with a County Board review in one (1) year (October 2011).

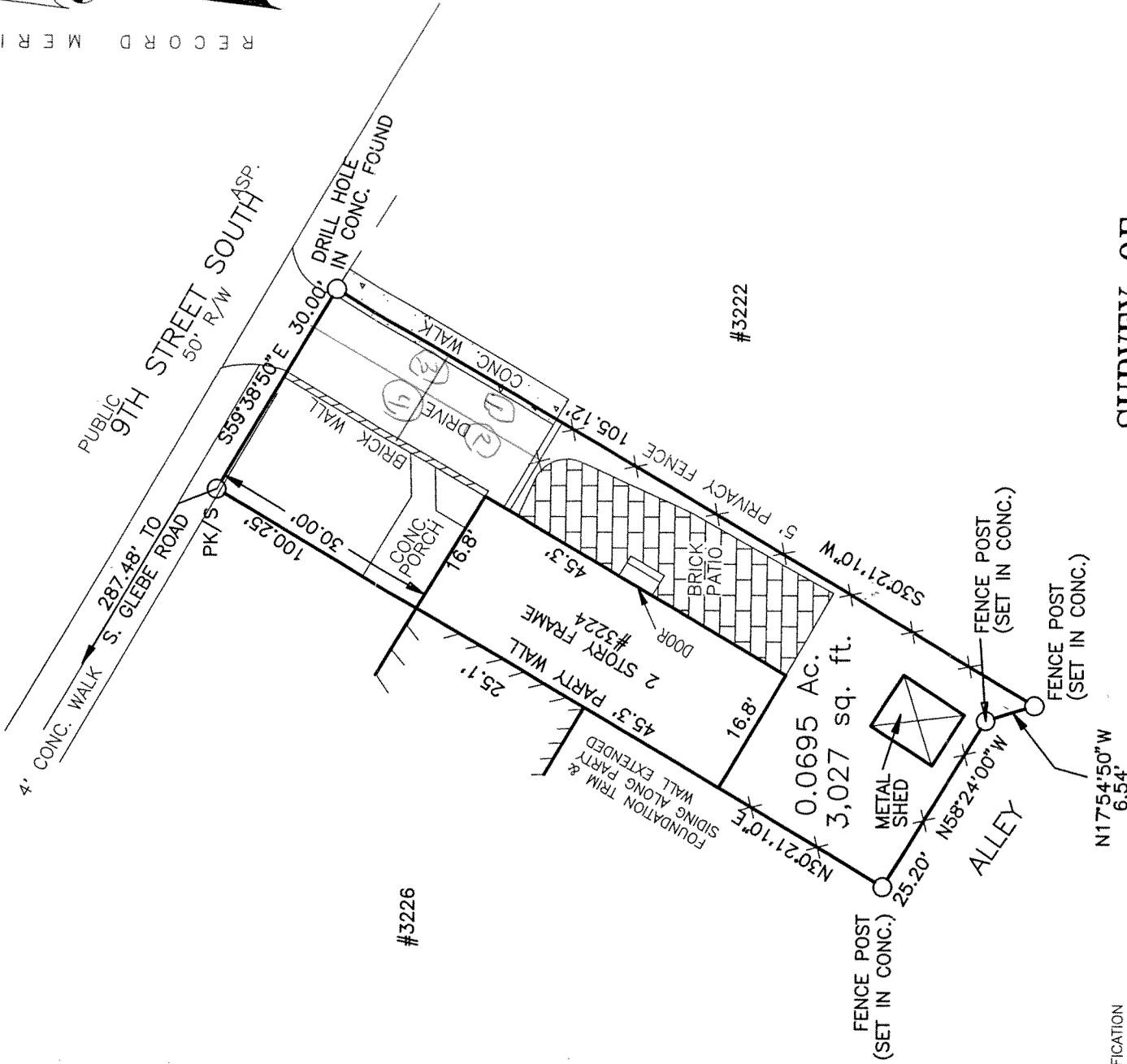
Proposed conditions:

1. The applicant agrees to meet the requirements of the Child Care Ordinance, Community Code Enforcement Office, Environmental Health Bureau and the Fire Marshall's Office.
2. The applicant agrees that the hours of operation are Monday through Friday between 7 a.m. and 6 p.m.
3. The applicant agrees that parents of children receiving care shall escort their children both to and from the home at all times.
4. The applicant agrees that pick-up and drop-off of the children shall occur off the street in the existing driveway.

PREVIOUS COUNTY BOARD ACTIONS: There have been no previously approved County Board actions on this site.

RE: RAWOOT SHAWKATULLAH

RECORD MERIDIAN



**SURVEY OF
PROPERTY SITUATED ON THE
SOUTH LINE OF 9TH STREET SOUTH
AND EAST OF SOUTH GLEBE ROAD**
ARLINGTON COUNTY, VIRGINIA
JULY 14, 2010 SCALE 1" = 20'
(REVISED 7/26/10)



Landmark-fleet Surveyors, P.C.
SURVEYORS & PLANNERS
8014 MIDLOTHIAN TURNPIKE, SUITE 103
RICHMOND, VA. 23235
PH. 804-330-5676

CERTIFICATION
THIS IS TO CERTIFY THAT WE MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON, THAT ALL IMPROVEMENTS AND VISIBLE EASEMENTS ARE SHOWN HEREON, THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES, OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON.

NOTES:
TITLE BINDER PROVIDED.
WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.
WETLANDS AND SUBAQUEOUS AREA OF WETLANDS MAY BE SUBJECT TO THE FEE RIGHTS OF THE COMMONWEALTH OF VIRGINIA. THESE AREAS HAVE NO SPECIFIC JUDICIAL DETERMINATION OF TITLE AND NO OPINION OF TITLE IS AVAILABLE AS OF DATE OF SURVEY. SUBJECT TO SECTION 28.2-1200 OF THE CODE OF VIRGINIA.
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING & URBAN DEVELOPMENT. (PREMISES LOCATED IN ZONE C)
REFERENCE IS HEREBY MADE TO ALL EASEMENTS, RESTRICTIONS, AND CONDITIONS OF RECORD WHICH MAY LAWFULLY APPLY TO SAID PROPERTY.
THE INFORMATION CONVEYED HEREON IS THE WORK PRODUCT OF LANDMARK/FLEET SURVEYOR'S PC, AND IS SOLELY FOR THE EXCLUSIVE USE OF OUR CLIENTS AND THEIR AGENTS FOR MORTGAGE PURPOSE
I HEREBY CERTIFY THAT THIS PHYSICAL SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED ARCHITECTS.
ANY CERTIFICATION OR SPECIAL PROVISIONS OF THIS SURVEY ARE SUBJECT TO TERMS, CONDITIONS AND RESTRICTIONS OF OUR PROFESSIONAL INSURANCE LIABILITY COMPANY IN FORCE AT THE TIME OF THIS SURVEY AND/OR ANY NOTIFICATION RELATIVE TO SAID INSURANCE AS IT APPLIES TO THIS SURVEY AND ANY REVISIONS HEREOF.

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