



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of December 11, 2010**

DATE: November 19, 2010

SUBJECT: U-1861-71-2 USE PERMIT REVIEW to renew a preschool for Kinhaven School located at 4201 Fairfax Drive (RPC#:14-024-017)

Applicant:

Darcy Gruttadaro, President
Kinhaven School
4201 Fairfax Drive
Arlington, Virginia 22203

C.M. RECOMMENDATION:

Renew the use permit for a preschool, subject to all previous conditions, with no further scheduled County Board review.

ISSUES: This is a five (5) year renewal request for a preschool for Kinhaven School and no issues have been identified as of the date of this report.

SUMMARY: The school seeks renewal of a use permit for a preschool. The school continues to operate in compliance with the approved use permit. Staff is unaware of any community concerns regarding this use. Therefore, it is recommended that the use permit be renewed, subject to all previous conditions, and with no further scheduled County Board review.

BACKGROUND: The Kinhaven School has operated at the Central United Methodist Church on Fairfax Drive in Ballston since 1971. The school was granted a use permit amendment on December 8, 2001 to increase enrollment by seven (7) students to incorporate an additional preschool class with one (1) additional staff person.

County Manager:

BMD/GA

Staff: Peter Schulz, DCPHD, Planning Division

PLA-5765

7.

DISCUSSION: Kinhaven School operates on Mondays through Fridays from 9:30 a.m. to 2 p.m. The total student enrollment is 67 children who range in age from twelve months to five (5) years. The school facilities are accessed from a gated courtyard fronting on Fairfax Drive. The outdoor courtyard serves as recreation space for the program and is managed by rotating schedules for outdoor activities. The school still maintains a rolling admissions process and a student waiting list which is drawn upon in the event of a vacancy. Children are picked up and dropped-off using the on-site church parking lot which also accommodates staff parking.

Since the Last Review (December 2005):

Use Permit Conditions: The facility is in compliance with the conditions of the use permit.

Community Code Enforcement: The Code Enforcement Office states that it has no issues regarding this use.

Fire Marshal's Office: Staff has not received any concerns regarding this use from the Fire Marshal's Office.

Child Care Office: Staff has not received any concerns regarding this use from the Child Care Office.

Civic Associations: The preschool is located within the Ballston-Virginia Square Civic Association. Staff has notified the civic association but has not received any response regarding this use as of the date of the staff report.

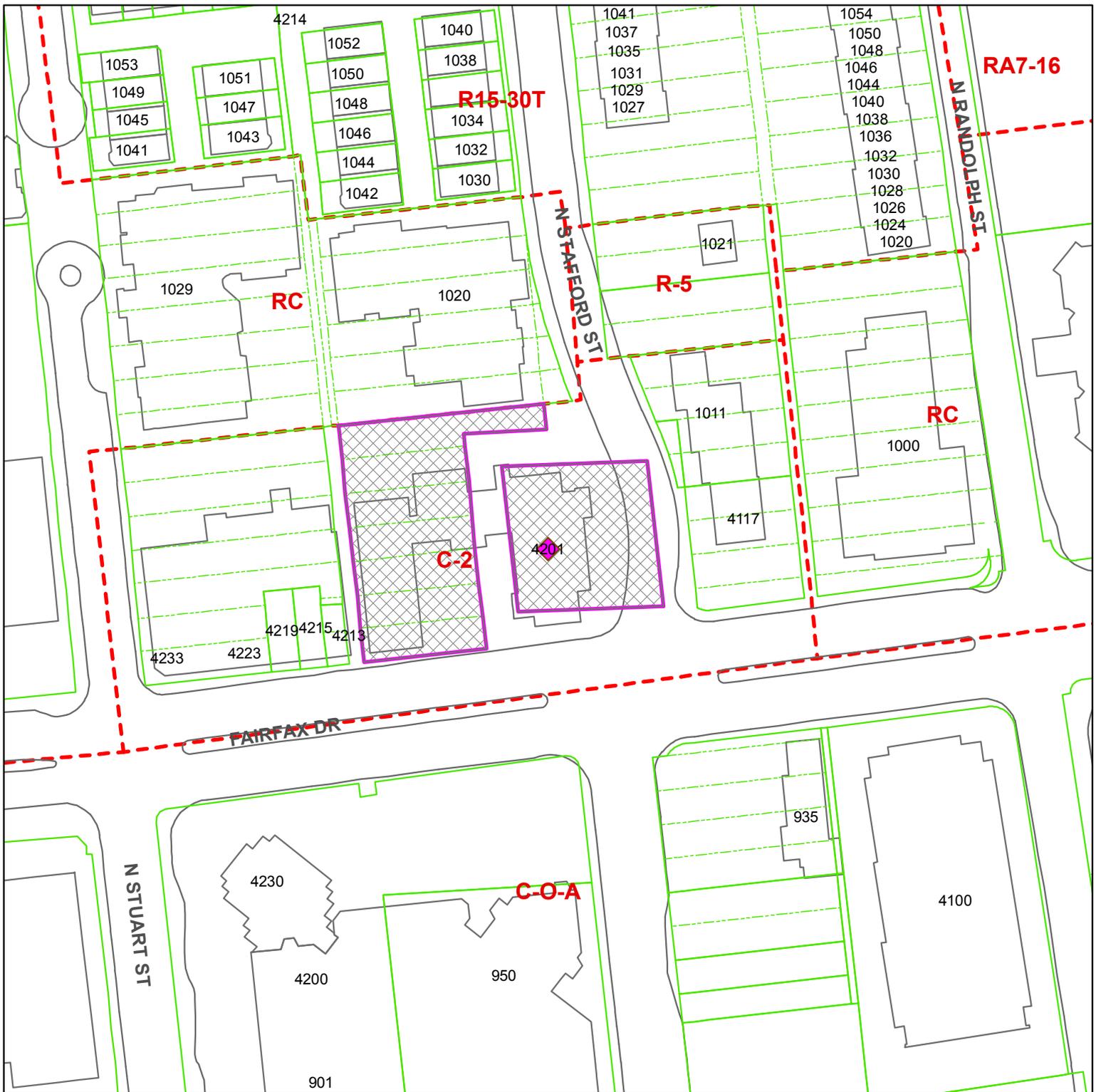
CONCLUSION: The preschool is in compliance with the use permit conditions. Staff is not aware of any outstanding community concerns regarding this use. The use was last renewed in December 2005, for a five-year period. As this use has never generated concerns in the community and is compliant with the use permit conditions, and as the last renewal was for five (5) years, staff recommends no further scheduled County Board review of this use permit. Therefore, staff recommends that the use permit for the preschool be renewed, subject to all previous conditions and with no further scheduled County Board review.

PREVIOUS COUNTY BOARD ACTION:

June 6, 1959	Approved use permit (U-1350-59-1) for a school for speech and personality for persons aged eight (8) through adults, a maximum of 15 persons per class, one day a week from 10:00 a.m. through 10: 00 p.m.
May 19, 1971	Approved use permit (U-1861-71-2) for operation of a day care center for a maximum of 60 preschool children, ages 3 months to five (5) years, from 9:30 a.m. to 1:30 p.m., one day a week with a review in one (1) year.
June 3, 1972 through June 30, 1978	Continued use permit (U-1861-71-2) with annual reviews.
June 3, 1978	Renewed use permit (U-1861-71-2) for operation of a day care center with no further review.
December 8, 2001	Approved use permit amendment (U-1861-71-2) for an additional preschool class, 7 children, ages 2-5 years with a review in one year (December 2002).
December 7, 2002	Renewed use permit amendment (U-1861-71-2) for an additional preschool class, 7 children, ages 2-5 years with a review in three years (December 2005).
December 10, 2005	Renewed use permit amendment (U-1861-71-2) for an additional preschool class, 7 children, ages 2-5 years with a review in five (5) years (December 2010).

Approved Conditions

1. The applicant agrees to meet all of the requirements of the Child Care Ordinance, Community Code Enforcement Office, Inspection Services Division, Environmental Health Bureau, and the Fire Marshal's Office, including the installation of smoke detection devices.
2. Child Care staff shall make the final determination on the number of children to be included in the program.
3. The applicant agrees to inform all parents that all children are to be escorted to and from the site at all times.



U-1861-71-2

4201 Fairfax Drive

RPC: 14-024-017



 Case Location(s)

Scale: 1:1,200

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