



ARLINGTON COUNTY, VIRGINIA

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

DATE: November 19, 2010

SUBJECT: U-2032-75-1 USE PERMIT AMENDMENT for a child care center for Arlington Montessori School located at 3809-3813 Washington Boulevard (RPC#: 15-083-006, -007).

Applicant:

Arlington Montessori House, Inc.
3809 Washington Blvd.
Arlington, Virginia 22201

C. M. RECOMMENDATION:

Approve the use permit amendment to expand a childcare center for a total enrollment of 68 children subject to all existing and amended conditions of approval, and with a County Board review in one (1) year (December 2011).

ISSUES: This is a request for an amendment to the applicant's use permit for a pre-school and child care center to expand the total enrollment from 56 children to 68 children. No issues have been identified as of the date of this report.

SUMMARY: The applicant is a Montessori day school for children of pre-school and kindergarten age, which has existed at this site since 1975. The applicant proposes to increase the enrollment from 56 to 68 children. The school was last expanded in 1997. The use has been reviewed numerous times over the life of the use permit, and there is no history of issues being raised, and has integrated well with the surrounding neighborhood. The applicant has adequate parking for instructors and play space for children. Therefore, staff recommends approval of the use permit amendment for a day care center for up to 68 children, subject to the existing and proposed amended conditions, with a County Board review in one (1) year (December 2011).

BACKGROUND: The use permit was first approved in 1975 for the property at 3809 Washington Blvd., and was renewed with no further review in 1978. In 1997, the use permit amendment was approved to expand the use to the house at 3813 Washington Blvd. and increased the number of children served. That use permit amendment was renewed with no further County Board review in 2006.

County Manager: *BMD/GA*
Staff: Peter Schulz, DCPHD, Planning Division
PLA-5756

8.

The following provides more information about the site:

Site: The subject property is approximately 22,000 square feet and consists of two (2) converted houses located at 3809 and 3813 Washington Blvd. in the Ballston-Virginia Square Civic Association area. There is a student drop-off area and a parking lot in the rear of the property, as well as playground space.

To the north:	Single-family and duplex homes, zoned "R-5"
To the south	Across Washington Boulevard, Quincy Park, Zoned "S-3A".
To the east:	Single-family and duplex residences, zoned "R-5".
To the west:	Single-family and duplex residences, zoned "R-5".

Zoning: The site is zoned "R-5" One-Family, Restricted Two-Family Dwelling Districts.

Land Use: The subject site is designated "Low Residential" (1-10 du/acre) in the General Land Use Plan.

Neighborhood: The site is located within the Ballston-Virginia Square Civic Association. The Civic Association has been notified of the amendment application, but has not responded as of the date of this report.

DISCUSSION: The applicant is a Montessori school that provides care to pre-school and kindergarten-age children. The use has operated at the site since 1975, and was expanded to a second building in 1997. The proposed amendment will increase the number of children from 56 to 68. In the past, the school has had an excellent record of compliance with the use permit conditions and good relations with the surrounding community. The use is located on a major traffic artery, on two (2) large lots with adequate play space for the children and parking space for the teachers, including the new teachers that may be required for the increased number of children.

CONCLUSION: The proposed use permit amendment to increase the number of children served from 56 to 68 is reasonable, as the site has ample play space and parking spaces, and the expansion serves a need in the community for pre-school and kindergarten facilities. Therefore, staff recommends approval of the use permit amendment to increase the enrollment from 56 to 68 children, subject to the existing and amended conditions of approval, and with a County Board review in one (1) year (December 2011).

Amended conditions:

- ~~2. The applicant shall discontinue use of the small pull-off area located in front of 3809 Washington Boulevard which shall be landscaped in such a way as to discourage the parking of vehicles. The total number of children enrolled shall not exceed 68.~~
- ~~3. The applicant agrees to inform the County's Child Care Office following completion of the enclosure of the existing porches located at 3809 and 3813 Washington Boulevard. The applicant further agrees that the Child Care staff will make the final~~

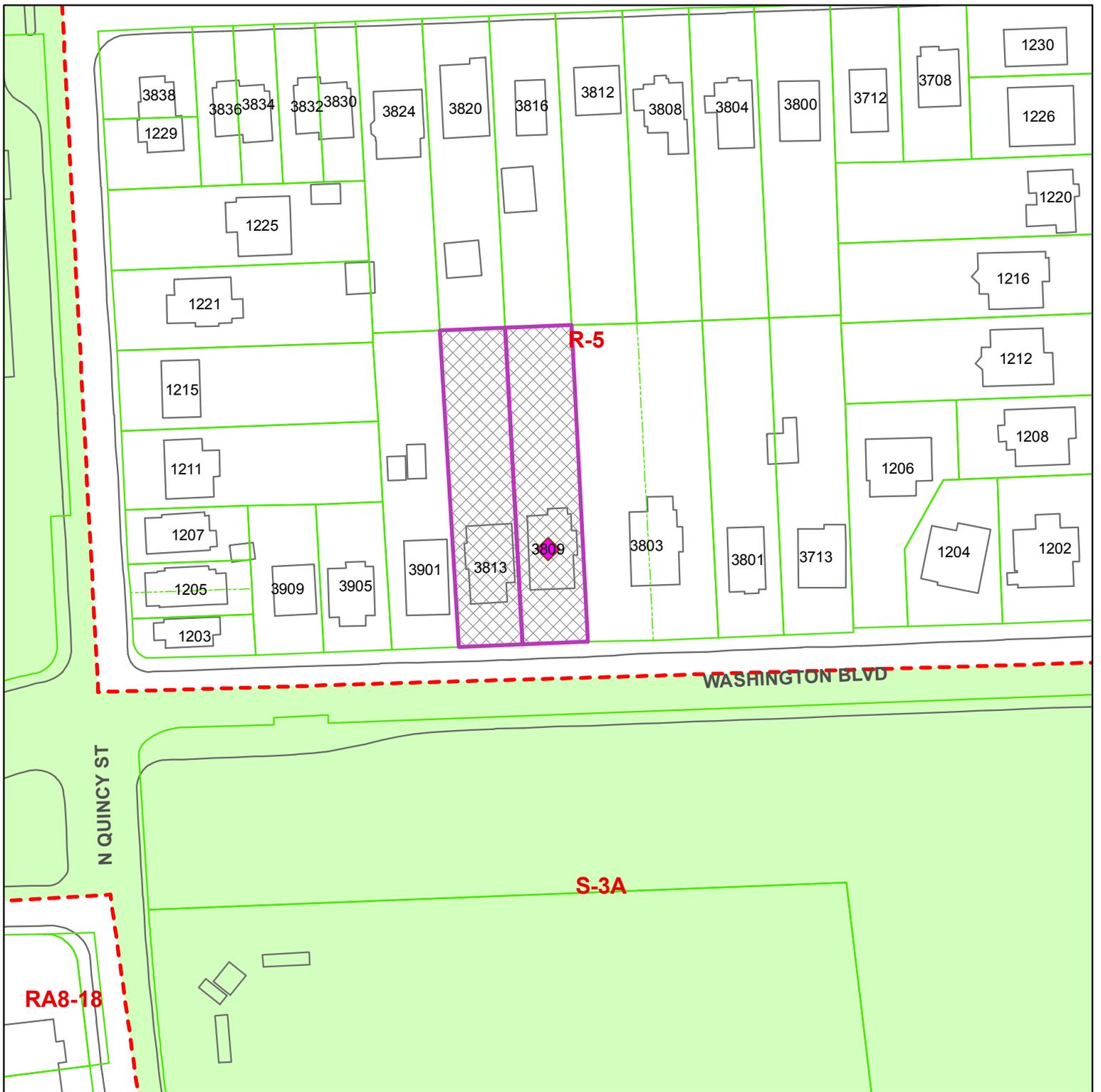
determination regarding the number of children that could be accommodated in the newly developed space.

PREVIOUS COUNTY BOARD ACTIONS:

September 9, 1975	Approved use permit (U-2032-75-1) for 50 students from 9:00 a.m. to 4:00 p.m. weekdays.
June 17, 1976	Continued use permit (U-2032-75-1) through June 30, 1977.
June 4, 1977	Continued use permit (U-2032-75-1) through June 30, 1978.
June 3, 1978	Continued use permit (U-2032-75-1) through with no further review.
April 12, 1997	Approved use permit amendment (U-2032-75-1) to incorporate 3813 North Washington Boulevard into the use permit to add a second classroom for up to 25 children, ages 2 1/2 to 6 years, weekdays, 6:30 a.m. to 6:00 p.m. with a review in one year (April 1998).
April 4, 1998	Continued use permit (U-2032-75-1) with a review in three (3) years (April 2001).
April 7, 2001	Continued use permit (U-2032-75-1) with a review in five (5) years (April 2006).
April 22, 2006	Renewed use permit (U-2032-75-1) with no further County Board review.

Approved Conditions:

1. The applicant shall meet the requirements of the Child Care Office, the Community Code Enforcement Office, the Environmental Health Bureau, and the Fire Marshal's Office, including the installation of smoke detectors.
2. The applicant shall discontinue use of the small pull-off area located in front of 3809 Washington Boulevard which shall be landscaped in such a way as to discourage the parking of vehicles.
3. The applicant agrees to inform the County's Child Care Office following completion of the enclosure of the existing porches located at 3809 and 3813 Washington Boulevard. The applicant further agrees that the Child Care staff will make the final determination regarding the number of children that could be accommodated in the newly developed space.



U-2032-75-1

3809, 3813 N. Washington Boulevard

RPC: #15-083-006, -007



 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.