



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of February 12, 2011**

DATE: February 3, 2011

SUBJECT: U-3192-08-2 USE PERMIT RENEWAL for the addition of a toddler program to an existing preschool, located at 4701 Arlington Blvd. (RPC: 20-025-001)

Applicant:

Arlington Forest United Methodist Church
4701 Arlington Blvd.
Arlington, Virginia 22203

By:

Lisa Banowit
Chesterbrook Montessori

C.M. RECOMMENDATION:

Renew the use permit subject to the conditions of the staff report, with a County Board review in three (3) years (February 2014).

ISSUES: This is a one (1) year review for a toddler program to an existing preschool located at the Arlington Forest United Methodist Church, and no issues have been identified.

SUMMARY: This is a one (1) year review for a toddler program at an existing preschool. The Chesterbrook Montessori preschool at the Arlington Forest United Methodist Church previously allowed a maximum of 65 children ages 3 to 6. In February 2010, a use permit amendment was approved to add a toddler program (18 months to 3 years old), and in September 2010, a Certificate of Occupancy for 28 children was granted for the toddler program. The preschool and toddler program have nine (9) staff members in total. The use has not conflicted with other uses either at the church or in the area. The Child Care Office reports no issues with the program and states that they are currently at full capacity. The preschool is in compliance with the conditions of the use permit. Therefore, it is recommended that the use permit be renewed subject to the conditions of the staff report, and with a review by the County Board in three (3) years (February 2014).

County Manager: *BMD/GA*
Staff: Marco Antonio Rivero, DCPHD, Planning Division
Elizabeth Sanchez, DHS, Child Care Office

PLA-5828

9.

BACKGROUND: The Arlington Forest United Methodist Church (AFUMC) has occupied the site at 4701 Arlington Boulevard since 1940. In February 2008, the County Board approved a use permit for a Chesterbrook Montessori preschool operation at the Arlington Forest United Methodist Church for a maximum of 65 children ages 3 to 6. The preschool occupies the existing 3,000 square foot children's Sunday school area located on the second floor of the northeast wing of the building. In February 2010, a use permit amendment was approved by the County Board for a toddler program located in the basement of the church, for an additional 28 toddlers (18 months to 3 years old). There are a total of nine (9) preschool and toddler program staff members, which is adequate based on State and DHS standards. The parking lot has 53 parking spaces, which is more than sufficient to support the parking required for the preschool and toddler program staff members (one space per staff person) and to provide sufficient area for the pick-up and drop-off of children.

DISCUSSION: The Chesterbrook Montessori toddler program operates Mondays through Fridays from 9 a.m. to 12 p.m. The basement space used for the toddler program required certain renovations in order to meet the Child Care Office requirements for the proposed age group, as well as Building Code requirements. A final determination on the appropriate number of children to be included in the program was made in compliance with Condition #3 of the staff report. Based on these requirements, in September 2010 a Certificate of Occupancy for the basement space was issued for 28 children. Along with the six (6) staff members that serve the Montessori program, additional three (3) staff members serve the toddler program. The Child Care Office reports that the Montessori school and toddler program are at full capacity and have no known issues. Preschool parking is based on the Zoning Ordinance requirement of one space per staff or employee. The existing parking lot has 53 parking spaces, which are sufficient to provide parking for the nine (9) staff persons associated with the preschool and toddler program. The typical use of the parking lot during the week by other uses on site includes two (2) staff people for the Church. Children are also picked up and dropped off using the on-site church parking lot.

Since the Last Review (February 20, 2010):

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 Buckingham Community Civic Association and is adjacent to the Arlington Forest Citizen's Association. Staff notified both civic associations about the use permit review. The Arlington Forest Citizen's Association supports renewal of the use permit amendment. As of the date of this report, the

Buckingham Community Civic Association had not responded to staff's request for comment.

CONCLUSION: The Chesterbrook Montessori toddler program at the Arlington Forest United Methodist Church has been evaluated by staff and no issues have been identified. The site provides adequate space and services for the number of children within the preschool and toddler programs. The applicant is in good standing with the Child Care Office. Therefore, it is recommended that the use permit be renewed subject to the conditions of the staff report, and with a review by the County Board in three (3) years (February 2014).

PREVIOUS COUNTY BOARD ACTIONS:

February 23, 2008 Approved use permit for preschool for up to 65 children ages 3 – 6, with a County Board review in one (1) year (February 2009).

February 21, 2009 Renewed use permit for preschool for up to 65 children ages 3 – 6, with a County Board review in three (3) years (February 2012).

February 20, 2010 Approved a use permit amendment for a toddler program, with a County Board review in one (1) year (February 2011).

Approved Conditions:

1. The applicant (as used in these conditions, the term "applicant" shall mean the owner, the applicant and all successors and assigns) agrees to comply with the conditions set forth below.
2. The applicant agrees to meet the requirements of the Child Care Ordinance, the Community Code Enforcement Office, the Environmental Health Bureau, and the Fire Marshal's Office, including acquiring the required assembly permit prior to the issuance of a certificate of occupancy.
3. Child Care staff shall make the final determination on the appropriate number of children to be included in the programs, not to exceed 115 children total, and the final determination ensuring the public/teacher ratios for the group.
4. The applicant shall work with Child Care staff to provide appropriate sized groups of children who could occupy the on-site outdoor play space at any given time. The applicant agrees to work closely with the Child Care staff in the development of any changes to the outdoor play space.
5. The applicant agrees that children receiving care shall be escorted from the drop off to and from the building by staff at all times.
6. The applicant agrees that children receiving care shall be escorted from the play area to and from the building by staff at all times.
7. The applicant agrees that the hours of operation are Monday through Friday between 8:30 a.m. and 4 p.m. The school year runs from September through May, followed by a three week summer school in June.



ARLINGTON VIRGINIA

Department of Community Planning, Housing and Development.
Planning Division, Zoning Administration Inspection Services Division

CERTIFICATE OF OCCUPANCY

Permission is hereby granted to: CHESTERBROOK MONTESSORI SCHOOL

To use the: BASEMENT floor, and /or suite number: SOCIAL HALL

Of the building located at: 4701 ARLINGTON BLVD ARL, VA 22203,

For the following purpose: MONTESSORI SCHOOL, 28 CHILDREN, TODDLER PROGRAM.

Table with 8 columns: Permit Number, Seating Capacity (Zoning), Number of Children, Use Group, Code Mod., Site plan Number, Comments, Date Issued, Occupant Load, Zoning, ZBZA Case Number, Sprinkler, Fire Alarm. Values include CO1000684, 0, 28, E, A-3, U-3192-0 8-2, 0, 09/17/2010, 0, R-6, 2006, Y, Y.

This certificate does not take the place of any license required by law. Any change in the use, ownership, or occupancy of this building or land shall require a new certificate of occupancy.

This Building or the proposed use of the building or land complies with all provisions of the Virginia Uniform State Building Code and the Arlington County Zoning Ordinance.

Authorized by

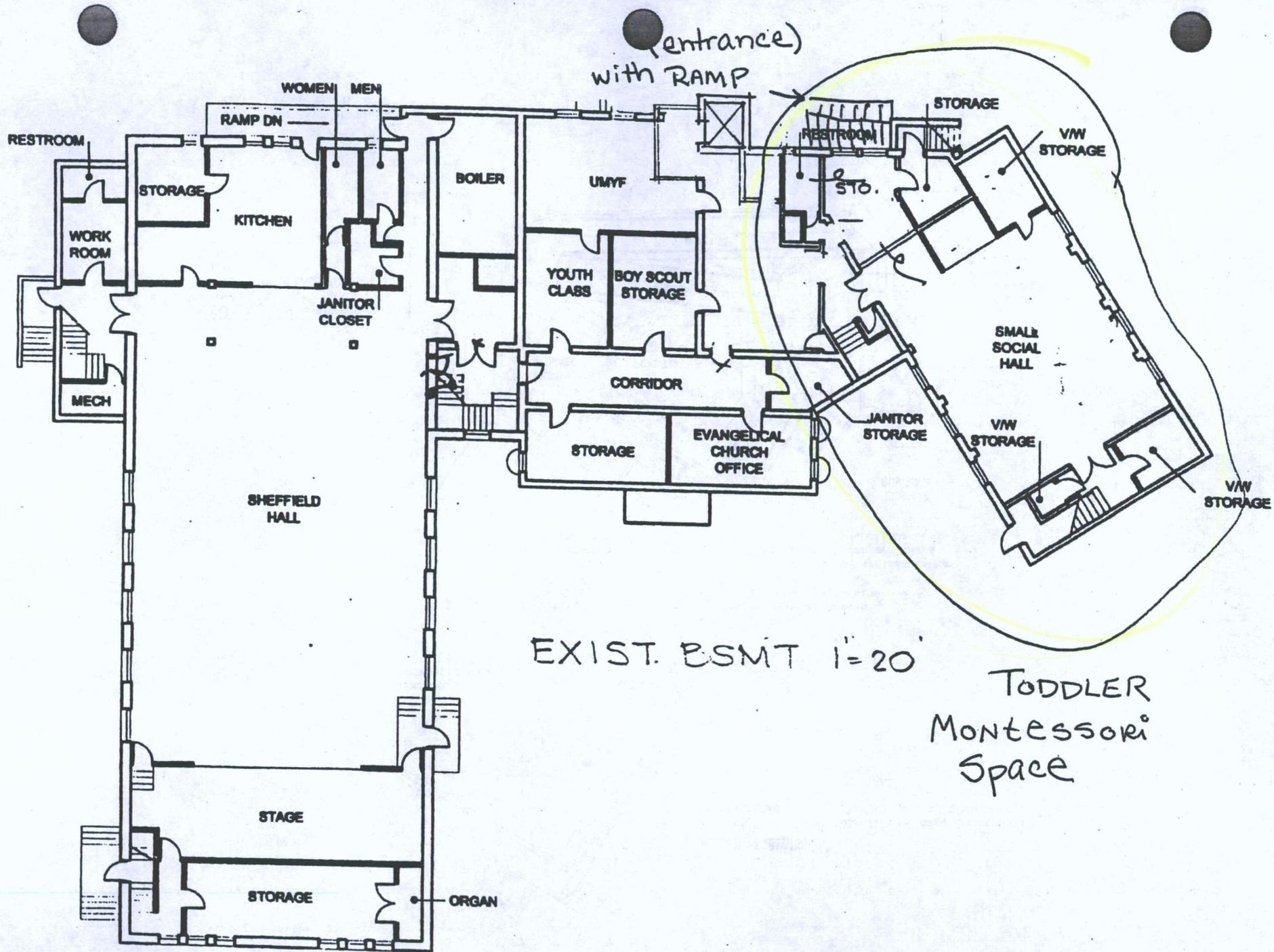
Handwritten signature of Shahriar Amiri

Shahriar Amiri
Building Official

Handwritten signature of Melinda Artman

Melinda Artman
Zoning Administrator

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES.

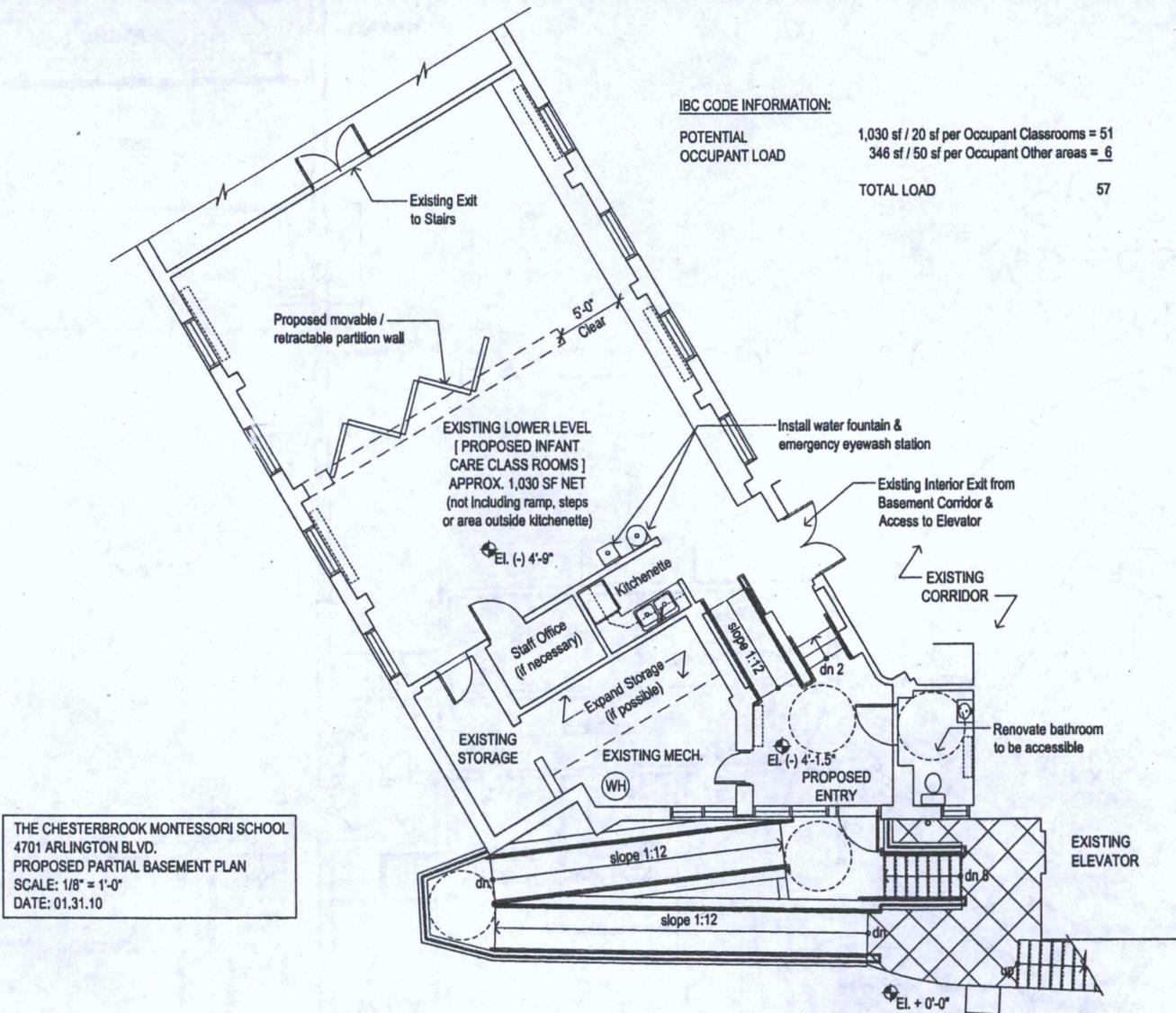


EXIST. BSMT 1"=20'

TODDLER
Montessori
Space

IBC CODE INFORMATION:

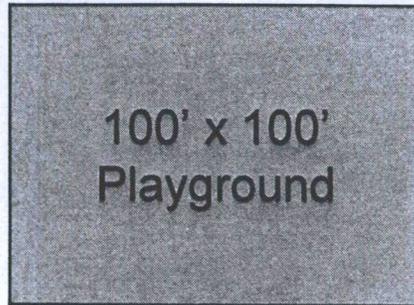
POTENTIAL OCCUPANT LOAD	1,030 sf / 20 sf per Occupant Classrooms = 51
	346 sf / 50 sf per Occupant Other areas = 6
TOTAL LOAD	57



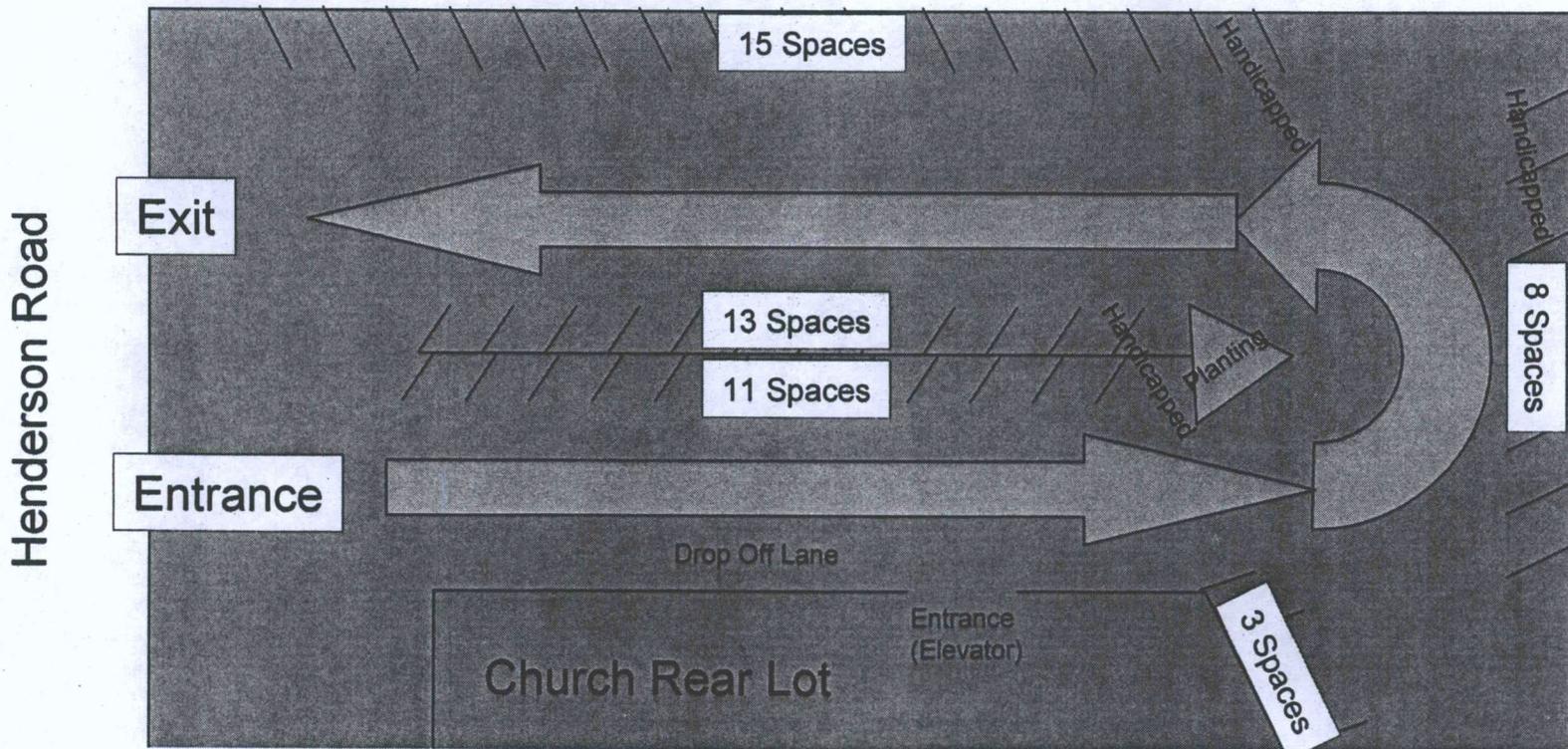
THE CHESTERBROOK MONTESSORI SCHOOL
4701 ARLINGTON BLVD.
PROPOSED PARTIAL BASEMENT PLAN
SCALE: 1/8" = 1'-0"
DATE: 01.31.10

4701 Arlington Blvd.

Ample street parking
on Henderson Rd



Grass Playground Area



Marco Rivero

From: Julie Kirchhoff [juliek4828@yahoo.com]
Sent: Wednesday, December 29, 2010 1:17 PM
To: Marco Rivero; cmwolfe000@comcast.net
Subject: Re: Feb 2011 - Use Permit Review: U-3192-08-2

Hello Mr. Rivero -

Arlington Forest does not have any concerns about this nor are there any pending issues. We would support the approval of this use permit ammendment.

Thank you for reaching out!

juliek
Julie Kirchhoff, CMP

President

Arlington Forest Citizens Association
phone: 571-338-4828
email: juliek4828@yahoo.com

From: Marco Rivero <Mrivero@arlingtonva.us>
To: juliek4828@yahoo.com; cmwolfe000@comcast.net
Sent: Tue, December 28, 2010 8:53:13 AM
Subject: Feb 2011 - Use Permit Review: U-3192-08-2

Hello,

This is Marco Rivero with the Arlington County Planning Office. I am currently reviewing a use permit amendment for U-3192-08-2, Arlington Forest United Methodist Church (4701 Arlington Blvd). It is for a toddler program to an existing preschool. I am currently conducting the research and outreach for this case. It was last reviewed February 2010 and approved by the County Board.

I am sending you a copy of the most recent County Board report dated February 20, 2010. Since you are the heads of your respective civic associations, I would like to ask if you have any concerns regarding this use at this particular site. Are there any pending issues that staff should be aware of at this moment? If so, please contact me so I can assess this matter appropriately and comprehensively. Thank you for your cooperation, and I hope to be in contact with you soon.

Marco

<<U-3192-08-2_Feb2010Amendment.pdf>>

Marco Antonio Rivero

01/20/2011

Planner I - DCPHD, Current Planning

Arlington County Government

2100 Clarendon Blvd, Suite 700

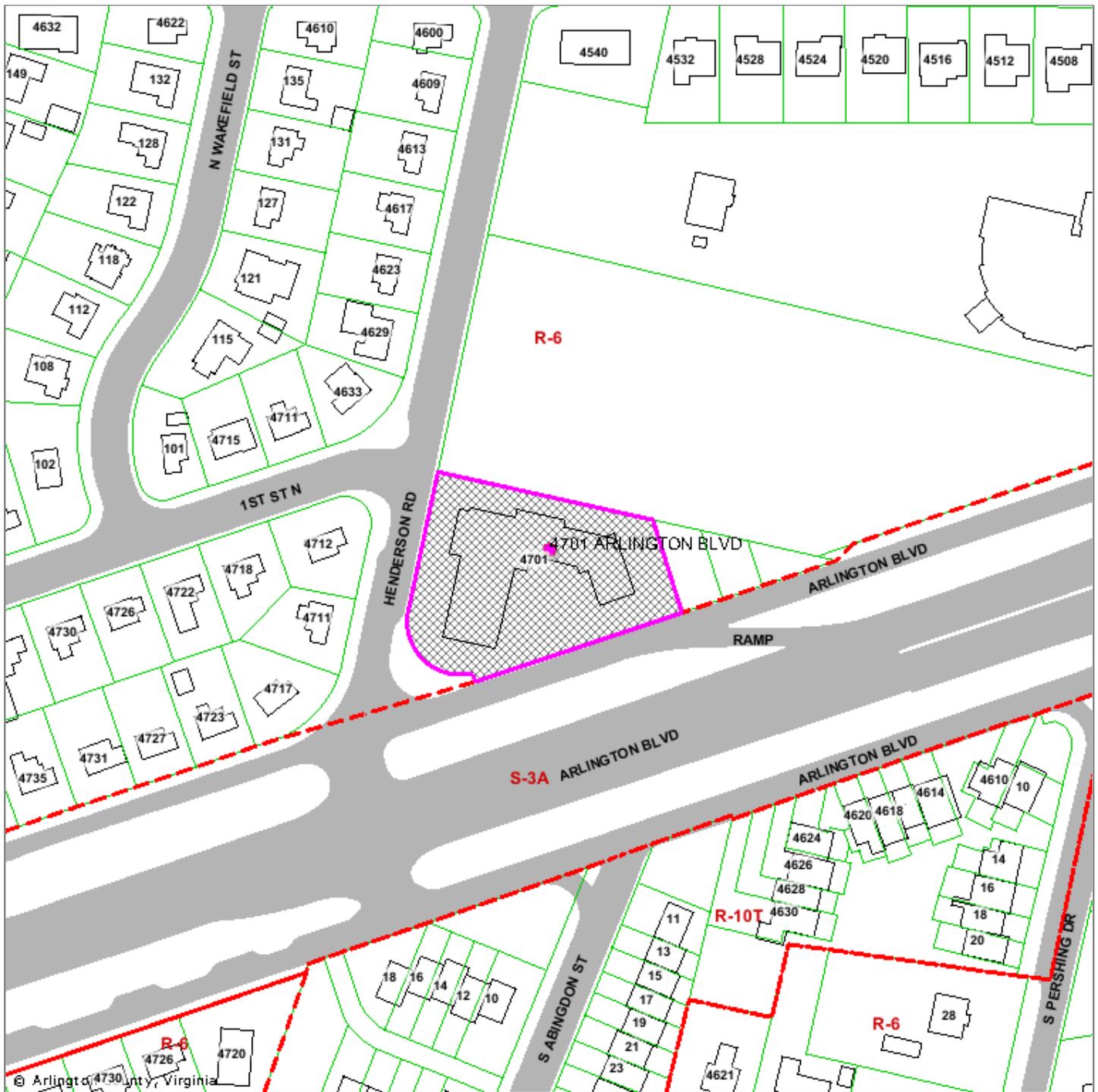
Arlington, Virginia 22201

mrivero@arlingtonva.us

Main: 703-228-3525

Direct: 703-228-3572

Fax: 703-228-3543



U-3192-08-2
4701 Arlington Boulevard
(RPC #20-025-001).

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



Not To Scale

