



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of June 11, 2011

DATE: May 31, 2011

SUBJECT: U-3295-11-1 USE PERMIT for a family day care home for nine (9) children located at 1901 N. George Mason Drive. (Aida Roman) (RPC# 09-077-023)

Applicant:

Aida Roman
1901 North George Mason Drive
Arlington, Virginia 22207

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 (June 2012).

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 continuation and 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 (June 2012).

BACKGROUND: The following provides additional information the site:

Site: The site is comprised of a single-family dwelling located at the corner of North George Mason Drive and 19th St. N.

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/acre).

County Manager:

BMD/GA

Staff: Marco Antonio Rivero, DCPHD, Planning Division
Ben C. Harris, DHS, Child Care Office

PLA-5905

11.

Neighborhood: The site is located within the John Langston Citizens' Association. As of the date of this report, the civic association has not responded to staff's request for comment.

DISCUSSION: The family day care home is located in a single-family home. The proposed days and hours of operation are Monday through Saturday, from 8 a.m. to 6 p.m. Saturday care will be offered on an emergency basis. The applicant is the owner of the house and currently has another licensed provider to assist her with day care services. The entire first floor of the home will continue to be utilized for the day care use. The applicant has various rooms available for different activities including a project/craft area, play areas, and nap area. There is a secondary exit located in Room #3 (as depicted in the floor plans attached to this report) that leads to a fenced, side and front yard space where outdoor activities occur. There is a driveway adjacent to the home that provides 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 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 (June 2012).

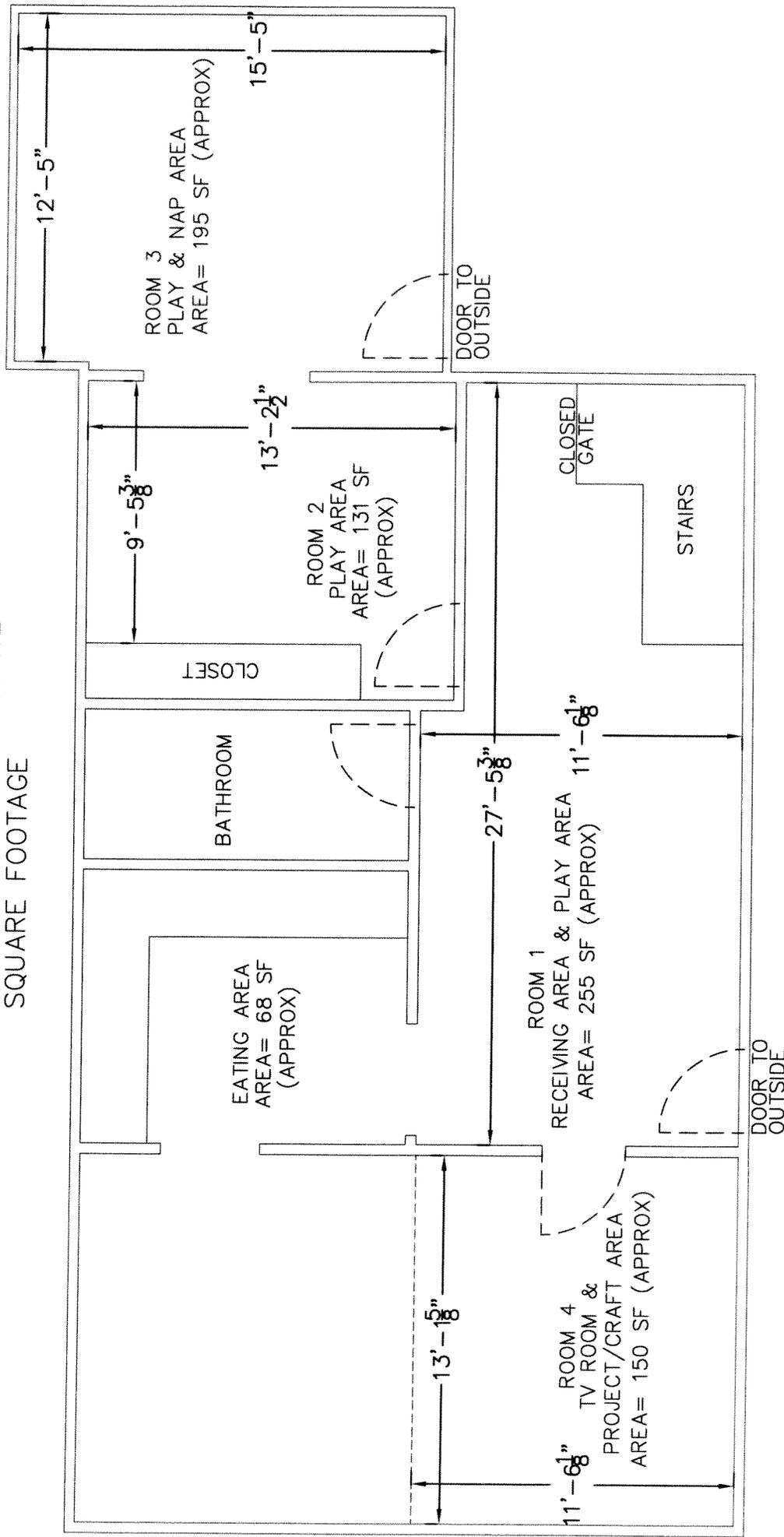
Proposed conditions:

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 Saturday between 8 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.

1901 N. GEORGE MASON DR
ARLINGTON, VA 22207
LOTS 43 & 45
HALL'S HILL

FAMILY DAY CARE HOME
LAYOUT AND APPROXIMATE
SQUARE FOOTAGE

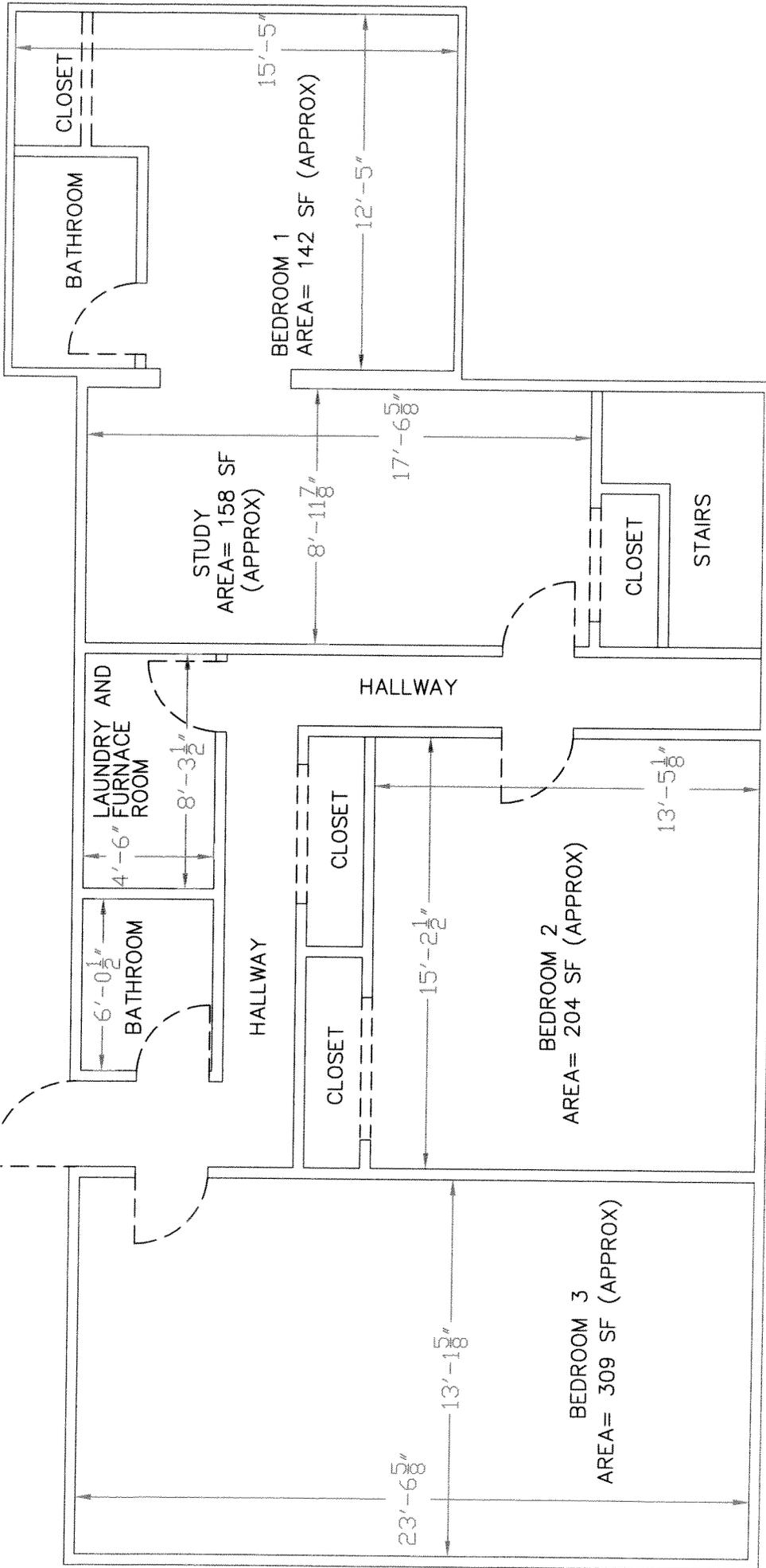


SCALE: 3/16"=1'-0"

1901 N. GEORGE MASON DR
ARLINGTON, VA 22207
LOTS 43 & 45
HALL'S HILL

FAMILY DAY CARE HOME
BOTTOM FLOOR AND APPROXIMATE
SQUARE FOOTAGE

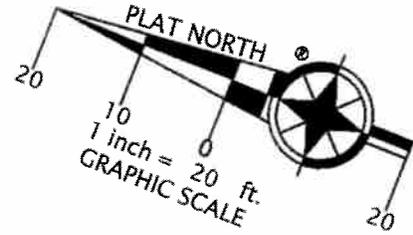
DOOR TO
OUTSIDE



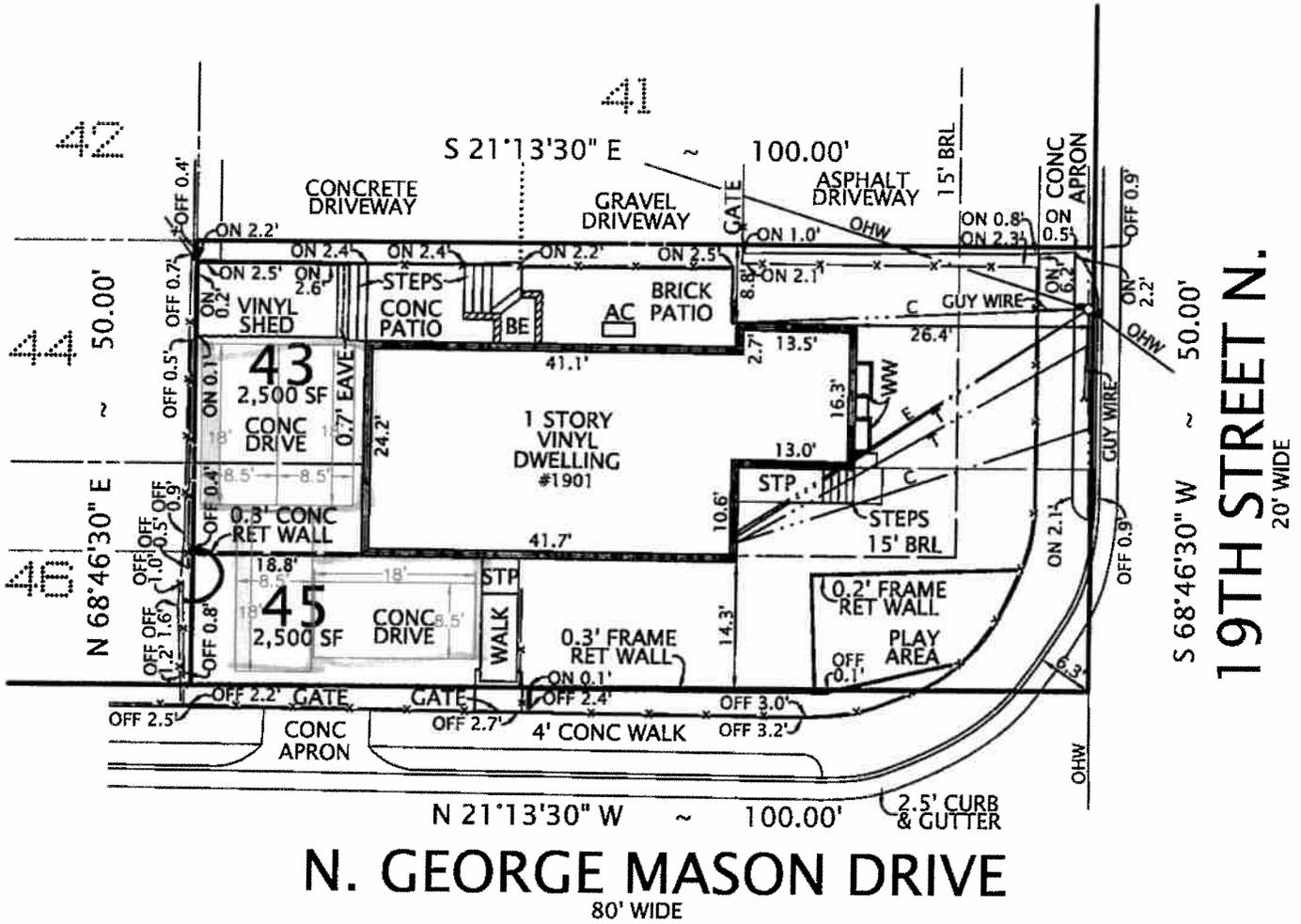
BOTTOM FLOOR IS NOT USED FOR DAY CARE

SCALE: 3/16"=1'-0"

- NOTES: 1. FENCES ARE FRAME.
 2. VINYL SHED HAS 0.1' EAVES UNLESS NOTED.
 3. TOTAL AREA = 5,000 SF.

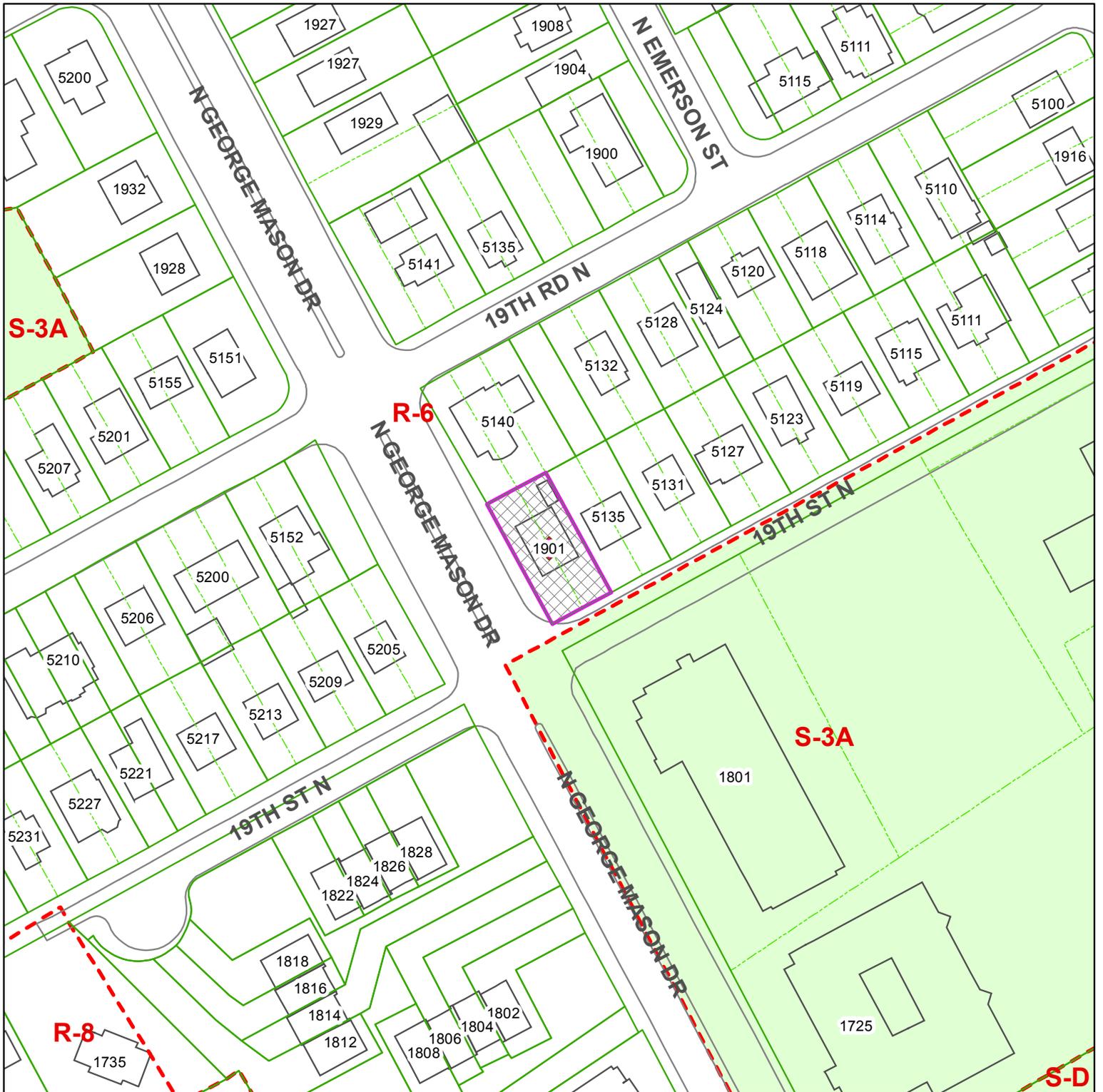


FAMILY DAY CARE HOME
 PARKING EXHIBIT



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PLAT
 SHOWING HOUSE LOCATION ON
 LOTS 43 & 45
HALL'S HILL
 (DEED BOOK 240, PAGE 565)
 ARLINGTON COUNTY, VIRGINIA
 SCALE: 1" = 20' MARCH 14, 2011



U-3295-11-1

1901 N George Mason Dr

RPC: 09-077-023



 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.