



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of September 17, 2011

DATE: September 2, 2011

SUBJECT: U-3302-11-3 USE PERMIT for a family day care home for nine (9) children located at 937 17th Street S. (RPC# 36-001-001).

Applicant:

Ana Lucia Benavides
937 17th Street S.
Arlington, Virginia 22202

C. M. RECOMMENDATION:

Approve the use permit for a family day care home subject to the conditions of the staff report, with a County Board review in one (1) year (September 2012).

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

SUMMARY: The applicant requests approval of a use permit to increase the existing family day care home from five (5) to a total of nine (9) children. County Child Care staff has been monitoring the day care for five (5) children and is supportive of continuation and expansion of the day care. Expansion of the use by four (4) children is anticipated to have no impact on adjacent uses and provides a needed service in the community. Therefore, staff recommends approval of the family day care home for nine (9) children, subject to the conditions of the staff report, and with a County Board review in one (1) year (September 2012).

BACKGROUND: Family day care homes have been approved at this location in the past, and have operated successfully with no issues. A family day care home for nine (9) children was renewed at this location most recently in 2007; this use ceased to operate in 2009. The following provides additional information the site:

Site: The site is comprised of a single-family home bounded on the south by 17th Street S. and on the west by South Joyce Street.

County Manager:

BMD/GA

County Attorney:

[Signature]

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5969

14.

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

Land Use: The site is designated on the General Land Use Plan (GLUP) as Residential “Low” 1-10 units/acre.

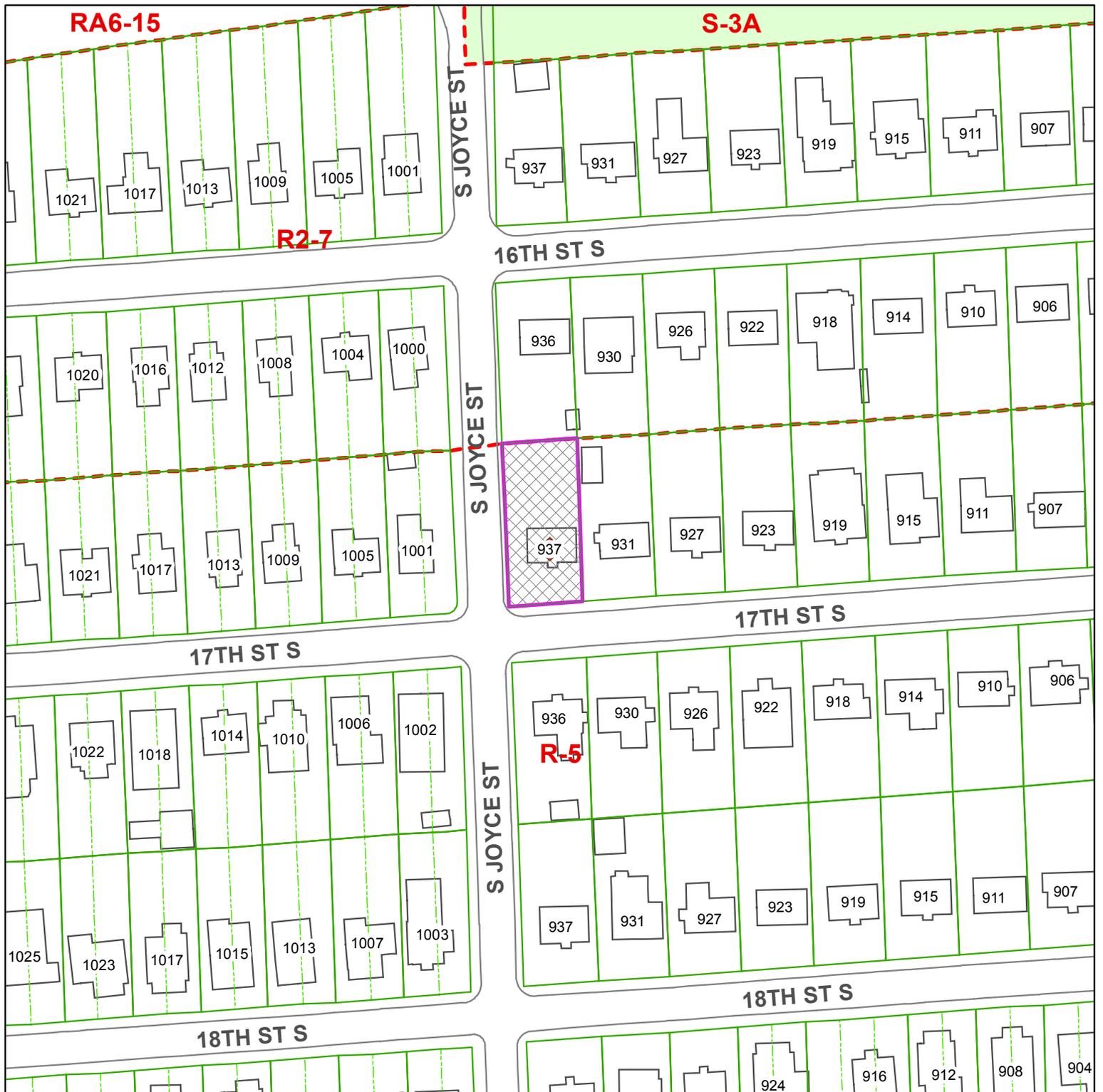
Neighborhood: The site is located within the Aurora Highlands Civic Association. The president of the civic association has expressed to staff that they support the applicant’s proposal for an expansion of the family home day care home from five (5) to nine (9) children.

DISCUSSION: The applicant is requesting a use permit for a family day care home to increase the number of children permitted from five (5) to nine (9). The proposed days and hours of operation are Monday through Friday, from 7 a.m. to 6 p.m. Space within the ground floor of the home will continue to be utilized for the day care use. A fenced backyard provides an area for children to play. The applicant’s driveway provides sufficient pick-up/drop-off area for parents. 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. Family day care homes have operated at this site successfully in the past.

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 home for nine (9) children, subject to the conditions in the staff report, and with a County Board review in one (1) year (September 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 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.



U-3302-11-3

937 17th Street South

RPC# 36-001-001



 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.