



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of October 15, 2011

DATE: October 4, 2011

SUBJECT: U-2895-96-1 USE PERMIT AMENDMENT for Phoenix Houses for a dormitory (group home for women and their children) to increase the number of adults permitted, total number of residents remaining the same, located in the Barcroft Civic Association Area.

Applicant:

George Knoerlein
Phoenix Houses of the Mid-Atlantic, Inc
521 N. Quincy St.
Arlington, Va. 22203

C. M. RECOMMENDATION:

Approve the use permit amendment to amend the permitted occupancy from 15 adults to up to 20 adults , the permitted total occupancy remaining at 20, subject to all previous conditions of approval, amended Conditions #1 and #8, and deletion of Condition #19, with an administrative review in one (1) year (October 2012) and a County Board review in June 2014.

ISSUES: This is a request to amend the existing use permit for Demeter House (operated by Phoenix Houses, formerly Vanguard Services), a dormitory for adult women and their children, to permit up to 20 adult women out of 20 residents total, and. there are no issues identified.

SUMMARY: This is a request to amend the existing use permit for Demeter House (operated by Phoenix Houses, formerly Vanguard Services), a dormitory for women recovering from substance abuse issues and their children, to permit up to 20 adult women. The number of total residents will remain at 20, the same as previously approved. Residents are not allowed to own cars, and staffing requirements will remain the same. Therefore, staff recommends approval of the use permit amendment to amend the permitted occupancy from 15 adults to up to 20 adults out of 20 clients total, the permitted total occupancy remaining at 20, subject to all previous

County Manager: *BMD/GA*

County Attorney: *[Signature]* *[Signature]*

Staff: Peter Schulz, DCPHD, Planning Division

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conditions of approval, amended Conditions #1 and #8, and deletion of Condition #19, with an administrative review in one (1) year (October 2012) and a County Board review in June 2014.

BACKGROUND: Demeter House is a dormitory for substance-abusing women in recovery and, when applicable, their children. The use permit was originally approved in 1996 for a maximum number of 18 residents. In 2002, the use permit was amended to permit a total of 20 residents, up to 15 of who may be adults. Previous reviews of this use permit have not identified any issues. The use permit was last reviewed by the County Board in May 2009, and renewed for five (5) years (June 2014).

DISCUSSION: The applicant is requesting to amend the use permit to permit up to 20 adult women residents, when there are no women with children residing there. The total number of residents will remain at 20. Demeter House does not permit residents to have cars, and the applicant states that there will not be any additional staff required with the potential increase in adult women, so there should be no need for more parking.

Site: The property is a 17,000 square-foot single-family lot in the Barcroft School and Civic League area. It is improved by a single-family home converted into a dormitory. Since the approval of the original use permit, the applicant has requested, and staff has agreed, to keep the exact location confidential in public documents.

To the north: Single-family dwellings zoned “R-6”.

To the west: Single-family dwellings zoned “R-6”.

To the east: Single-family dwellings zoned “R-6”.

To the south: Single-family dwellings zoned “R-6”.

Zoning: The property is zoned “R-6” One-Family Dwelling Districts.

General Land Use Plan Designation: The GLUP designation is “Low” Residential (1-10 units/acre).

Neighborhood: The site is located in the Barcroft School and Civic League area. The Civic Association president was contacted; the League has no objection to the use permit amendment.

CONCLUSION: The use has operated since 1996 with no issues identified, and was last renewed for five (5) years. The proposed expansion of the number of adult women from 15 to 20 will not have a negative effect on adjacent properties, as the cap on the total number of residents will remain the same as it has been since 2002, at 20 residents. Therefore, staff recommends approval of the use permit amendment to amend the permitted occupancy from 15 adults to up to 20 adults out of 20 clients total, the permitted total occupancy remaining at 20, subject to all previous conditions of approval, amended Conditions #1 and #8, and deletion of Condition #19 as the properties identified in the condition have been demolished and sold, with

an administrative review in one (1) year (October 2012) and a County Board review in June 2014.

Proposed amended conditions:

1. Occupancy may not exceed 20 clients, including mothers and children, at any one time, and there may not be more than ~~15~~ 20 women at any time. ~~(amended 6/8/02)~~
8. Enrollment shall be restricted to ~~mothers and up to two (2) children each and pregnant women, and women with children.~~ mothers and up to two (2) children each and pregnant women, and women with children. Arlington residents shall be given priority in enrollment.
- ~~19. The properties at 1301 and 1305 South Monroe Street shall be maintained in good condition with no deterioration from its current condition while owned by Vanguard Services Unlimited.~~

PREVIOUS COUNTY BOARD ACTIONS:

- October 5, 1996 Approved a use permit (U-2895-96-1) for a dormitory (group home for substance abusing women and their dependent children) for a maximum of 18 persons at any one time, with a maximum occupancy of 14 women at any one time and an annual average of 12 women, subject to conditions and review in six months from the date of occupancy.
- April 26, 1997 Authorized advertising for a public hearing at the May 20, 1997 Recessed Session (from the May 17, 1997 Meeting) to amend the use permit (U-2895-96-1) for a dormitory (group home for substance abusing women and their dependent children) to extend the term in which construction or operation must commence from one year after the initial approval to three years. (October 1999).
- May 17, 1997 Cancellation of May 20, 1997 public hearing and authorization to re-advertise for June 21, 1997 public hearing use permit amendment (U-2895-96-1) to extend the term in which construction or operation of the use must commence from one year after initial approval to three years. (October 1999).
- June 21, 1997 Amended a use permit (U-2895-96-1) for a dormitory to extend the term in which construction or operation of the use must commence from one year after initial approval to three years. (October 1999).
- December 14, 1999 Renewed a use permit (U-2895-96-1) for the operation of a dormitory of substance abusing women and their dependent children, a maximum of 18 children, subject to all previous conditions, and with a review in six (6) months (June 2000).
- June 10, 2000 Renewed a use permit (U-2895-96-1) for the operation of a dormitory of substance abusing women and their dependent children, a maximum of 18 children, subject to all previous conditions, and with a review in nine (9) months (March 2001).

- March 17, 2001 Renewed a use permit (U-2895-96-1) for the operation of a dormitory of substance abusing women and their dependent children, a maximum of 18 children, subject to all previous conditions, and with an administrative review in one (1) year (March 2002) and a County Board review in three (3) years (March 2004).
- June 8, 2002 Amended the use permit operation of a dormitory of substance abusing women and their dependent children, with a maximum of 20 clients with 15 adult participants at any time and eliminating the annual average of 12 women with an administrative review in one (1) year (June 2003) and a County Board review in two years (June 2004).
- June 12, 2004 Renewed a use permit (U-2895-96-1) for the operation of a dormitory for substance abusing women and their dependent children, subject to all previous conditions and with an administrative review in one (1) year (June 2005) and a County Board review in two (2) years (June 2006).
- June 10, 2006 Renewed a use permit (U-2895-96-1) for the operation of a dormitory for substance abusing women and their dependent children, subject to all previous conditions and with a County Board review in three (3) years (June 2009).
- June 13, 2009 Renewed a use permit (U-2895-96-1) for the operation of a dormitory for substance abusing women and their dependent children, subject to all previous conditions and with a County Board review in five (5) years (June 2014).

Approved Conditions:

1. Occupancy may not exceed 20 clients, including mothers and children, at any one time, and there may not be more than 15 women at any time. (amended 6/8/02)
2. The applicant shall establish a neighborhood advisory committee to include representatives of the Barcroft School and Civic League to address concerns which may be associated with this use.
3. The applicant shall provide six (6) exterior parking spaces on the site for use by program staff and volunteers only. Residents of the facility shall not have cars on-site. The parking area shall be adequately landscaped and screened from view as shown on the landscape plan (condition number six [6]), put in place before occupancy as permitted by the weather and planting season.
4. The structure and property, including the right-of-way, shall comply with all applicable state and local codes and ordinances and shall be maintained in a state of good repair and appearance.
5. The dwelling shall meet the requirements of the Community Code Enforcement Office, the Environmental Health Bureau, the State of Virginia Department of Mental Health, Mental Retardation and Substance Abuse Services and the Fire Department, including the installation of smoke detectors/alarms as specified by the Fire Marshal prior to occupancy.
6. The applicant shall submit a landscape plan and exterior architectural plan relating to additions to the property which shall be reviewed by representatives of the Barcroft neighborhood. The plan shall include details of the location, quantity, size and species of plant materials, specify the type and location of fencing and screening along the rear and side property lines, parking, any additional lighting and location of the trash receptacle. The plan shall be approved by the County Manager or his designee prior to issuance of a certificate of occupancy.
7. There shall be no client visitation of any kind at this location. All client visitation shall occur away from the property.
8. Enrollment shall be restricted to mothers and up to two (2) children each and pregnant women. Arlington residents shall be given priority in enrollment.
9. Demeter House clients shall be supervised by staff at all times while in the Barcroft neighborhood, except when going to and from work.

10. The applicant shall not expand the program to additional sites within the Barcroft School and Civic League area nor construct enclosed additions to the existing structures to increase potential occupancy.
11. The applicant shall request that the use permit be discontinued in the event that the property ceases to operate as a residential group home.
12. The applicant shall provide 24-hour staff coverage of the site.
13. The program shall adhere to standard applicable Child Care requirements of the County and the State.
14. In the first year there shall be quarterly reviews of the use permit conditions with the advisory committee including inspection by County staff and, after that, at the request of the advisory committee.
15. The applicant shall develop in cooperation with the neighborhood a plan to minimize the impact of cars waiting to pick up staff to the extent possible. The plan shall be approved by the County Manager or his designee.
16. Trash bins, receptacles, dumpsters, etc., shall be screened from view and locked.
17. Smoking shall be confined to the rear of the building.
18. The address shall be confidential.
19. The properties at 1301 and 1305 South Monroe Street shall be maintained in good condition with no deterioration from its current condition while owned by Vanguard Services Unlimited.