



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of January 21, 2012**

**DATE:** January 3, 2012

**SUBJECT:** U-3324-11-1 USE PERMIT for a child care center located at 850 S. Greenbrier Street (Harvey Hall) (RPC# 22-011-054).

**Applicant:**

Jennifer Endo  
Harvey Hall Housing Corporation  
c/o AHC, Inc.  
2230 Fairfax Drive, Suite 100  
Arlington, Virginia 22201

**C. M. RECOMMENDATION:**

Approve the subject use permit, subject to the proposed conditions of the staff report, with a County Board review in one (1) year (January 2013).

**ISSUES:** This is a request for approval of a use permit for a child care center to be located in the community center at Harvey Hall Apartments, and no issues have been identified.

**SUMMARY:** The applicant proposes to establish an after-school program at the Harvey Hall Apartments for a maximum of 30 children. The program would operate Mondays through Thursdays from 2:30 to 5:30 p.m. and would serve Harvey Hall residents and other area children. The applicant will reserve adequate parking on site for the teachers. Therefore, staff recommends approval of the subject use permit, subject to the conditions of the staff report, with a County Board review in one (1) year (January 2013).

**BACKGROUND:** The subject property is a mid-rise apartment building with 116 dwelling units constructed in 1962. There is already a tot lot for children on the property that will be used by the child care program.

County Manager: *BMD/GA*

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

Staff: Peter Schulz, DCPHD, Planning Division

PLA-6089

**The following provides additional information about the site and location:**

Site: The site is approximately 3 acres, at the corner of Columbia Pike and South Greenbrier Street, in the Columbia Heights West neighborhood.

To the north: Arlington Heights Condominiums, zoned “RA14-26”.

To the south: A Shell gas station, zoned “RA6-15”.

To the east: The Greenbrier Apartments, zoned “RA14-26”.

To the west: The Windsor Towers Apartments, zoned “RA8-18”.

Zoning: “RA6-15” Apartment Dwelling Districts.

General Land Use Plan: “Low-Medium” Residential, 16-36 units per acre. The site is also partially located in the “Columbia Pike Special Revitalization District”.

Neighborhood: The site is located within the Columbia Heights West Civic Association area. As of the date of this report, the association has not commented on this use permit request.

**DISCUSSION:** The applicant proposes to establish an after-school child-care program at the community center of the Harvey Hall Apartments. The after-school program would serve Harvey Hall residents and other area children. The program would operate Mondays through Thursdays, from 2:30 to 5:30 p.m. The applicant proposes a maximum enrollment of 30 children. The applicant agrees to have no more than three (3) full-time staff persons on site. The Zoning Ordinance requires one (1) parking space per staff person. Currently, the apartment complex has fewer parking spaces than required by the Zoning Ordinance. The applicant proposes to create three (3) new parking spaces for the child care program by moving garbage dumpsters to a new location. At the same time, AHC is proposing a by-right development on part of the Harvey Hall property which will remove some of the parking spaces. Since these new parking spaces will be lost once the new building is constructed, the applicant agrees to a condition to reserve three (3) parking spaces in the new building’s parking garage for the child care center’s teachers, in addition to the parking spaces required for the new apartment building. Finally, a survey of the property indicates many parking spaces are currently available on-site during the proposed hours of operation.

The property has adequate off-street pick-up and drop-off space. However, since the child care center is proposed to serve primarily Harvey Hall residents and others in the immediate vicinity, it is not anticipated that pick-up and drop-off will largely occur by vehicle.

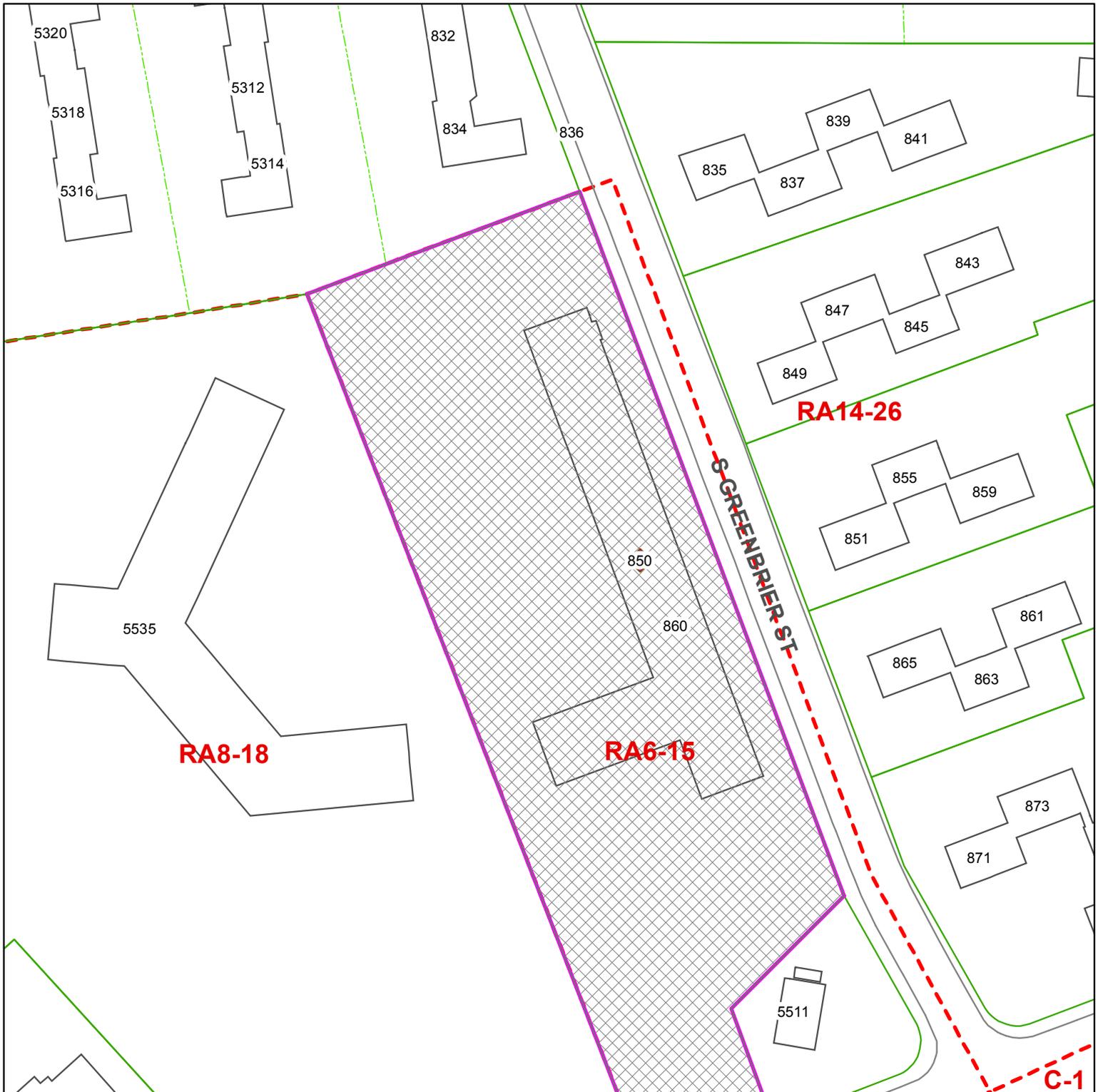
**CONCLUSION:** The proposed child care center (after-school program) serves a valuable need for the community, and will not have a negative effect on adjacent properties. Therefore, staff recommends approval of the use permit for a child care center, subject to the proposed conditions of the staff report, with a County Board review in one (1) year (January 2013).

Proposed Conditions:

1. The applicant agrees to meet the requirements of the Child Care Ordinance, Code Enforcement Office, Environmental Health Bureau and the Fire Marshal's Office, including securing the appropriate assembly permit prior to the issuance of a Certificate of Occupancy.
2. The applicant agrees that the hours of operation shall be 2:30 p.m. to 5:30 p.m., Mondays through Thursdays, with a maximum number of 30 students. The applicant agrees to have no more than three (3) full-time staff persons on site, and that in no event shall the number of children exceed those permissible under state and local requirements, with three (3) staff persons.
3. The applicant agrees to designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns that may be related to this child care center. The name and telephone number of the liaison shall be submitted by the applicant to the Zoning Administrator, as well as to the Columbia Heights West Civic Association, prior to issuance of a Certificate of Occupancy.
4. The applicant agrees to submit for review by, and to obtain approval of, the Zoning Administrator for, a parking plan showing three (3) new parking spaces in the existing parking lot reserved for staff persons for the child care center. The Zoning Administrator's approval shall be obtained prior to issuance of a certificate of occupancy for the child care use. The parking spaces reserved for teachers shall be in addition to a sufficient number of spaces to meet zoning requirements for the apartment complex. The new parking spaces for the teachers shall comply with Section 33 of the Zoning Ordinance.
5. The applicant agrees to submit a pick-up and drop-off plan for students arriving by vehicle to the Zoning Administrator, and to obtain the Zoning Administrator's plan as [Put in standard here] before issuance of the certificate of occupancy.
6. The applicant agrees, that when the new AHC building on Columbia Pike is constructed, to reserve three (3) parking spaces , that are not otherwise required per Zoning regulations for the new apartment complex, for the staff, in the proposed new parking garage associated with the new building on Columbia Pike. Such parking spaces shall be fully constructed and available for use prior to issuance of a certificate of occupancy for the child care use in the new AHC building.

## PREVIOUS COUNTY BOARD ACTIONS

There are no previous County Board actions on this site.



U-3324-11-1

850 S. Greenbrier Street

RPC# 22-011-054



 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.