



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of February 11, 2012

DATE: January 23, 2012

SUBJECT: U-3277-11-1 USE PERMIT REVIEW for a child care center located at 5232 Lee Highway (Little Ambassador's Academy) (RPC# 09-001-021)

Applicant:

AHV Group Inc.

On behalf of Little Ambassador's Academy

By:

Walsh, Colucci, Lubeley, Emrich & Walsh, PC

2200 Clarendon Blvd, 13th Floor

Arlington, Virginia 22201

C.M. RECOMMENDATION:

Renew, subject to all previously approved conditions, with an administrative review in three (3) months (May 2012) and a County Board review in three (3) years (February 2015).

ISSUES: This is a use permit review for AHV Group Inc. (Little Ambassador's Academy) for a child care center. No issues have been identified.

SUMMARY: AHV Group Inc. (Little Ambassador's Academy) has a use permit for a child care center for up to 78 children at the site of the former Whitman Walker Clinic building. The child care operates from 7 a.m. – 6:30 p.m. Monday through Friday. The Child Care Office and other County departments support renewal of this use permit. The Leeway Overlee Civic Association expressed no issues with the use. The child care center's kitchen space is still under construction, and the applicant is currently occupying the space with a temporary certificate of occupancy. The applicant anticipates obtaining a permanent certificate of occupancy by the end of February. Staff would like to monitor this case until a permanent, certificate of occupancy is issued. Therefore, staff recommends renewal of the use permit, subject to all previously approved conditions, with an administrative review in three (3) months (May 2012) and a County Board review in three (3) years (February 2015).

County Manager:

BMD/GA

County Attorney:

MNC

Staff: Marco Antonio Rivero, DCPHD, Planning Division

PLA-6123

12.

BACKGROUND: The use permit was approved by the County Board on March 12, 2011 and was administratively reviewed by staff in September 2011. During the administrative review period, the Child Care Office informed planning staff that the child care center space was under construction and not operational. In order to occupy the space, the applicant obtained a temporary certificate of occupancy in November 2011 and renewed their temporary certificate of occupancy in January 2012 valid until the end of February. A kitchen space used to provide catered lunches for the children is still under construction. The applicant anticipates having a permanent, certificate of occupancy issued by the end of February.

DISCUSSION: The child care center operates Monday through Friday from 7 a.m. – 6:30 p.m. and accommodates up to 78 children at the site of the former Whitman Walker Clinic building. The existing parking lot on the site is utilized for employee parking and for pick-up and drop-off of children. A fenced-in outdoor play area is adjacent to the building.

Since Use Permit Approval (March 12, 2011):

Use Permit Conditions: The existing school operates in compliance with all use permit conditions.

Community Code Enforcement: The Community Code Enforcement office has reported no issues regarding the continuation of this use.

Fire Marshal's Office: The Fire Marshal's office has reported no issues regarding the continuation of this use.

Child Care Office: The Child Care Office has been monitoring the school and reports that there have been no complaints or compliance issues with the school.

Civic Association: The property is located in the Leeway Overlee Civic Association and is adjacent to the Yorktown Civic Association and John M. Langston Citizens Association. As of the date of this report, the Leeway Overlee Civic Association expressed no issues, and the remaining civic associations have not commented on this use permit review.

CONCLUSION: The child care center's kitchen space is still under construction and the applicant is currently operating under a temporary, certificate of occupancy. Staff would like to monitor this case until a permanent, certificate of occupancy is issued. Therefore, staff recommends renewal of the use permit, subject to all previously approved conditions, with an administrative review in three (3) months (May 2012) and a County Board review in three (3) years (February 2015).

PREVIOUS COUNTY BOARD ACTIONS:

March 12, 2011

Approved use permit (U-3277-11-1) child care center at 5232 Lee Highway, subject to the conditions in the staff report, with an administrative review in six (6) months (September 2011) and a County Board review in one (1) year (February 2012).

Approved Conditions:

1. The applicant agrees to meet the requirements of the Child Care Ordinance, Community Code Enforcement Office, Environmental Health Bureau and the Fire Marshal's Office, including securing an appropriate assembly permit prior to the issuance of a Certificate of Occupancy.
2. The applicant agrees to a maximum capacity of 78 children. However, the Department of Human Services Child Care Office will determine the final number of children (up to 78) that can be served in the program following any proposed or required renovations and improvements to the site. This number may be modified based on appropriate space ratios.
3. The applicant agrees that all pick-up and drop-off of children will occur on-site in the existing parking lot, and at no time shall cars overflow onto Lee Highway or George Mason Drive (i.e. back up into the streets).
4. The applicant agrees to designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns that may be related to the child care center. The name and the telephone number of the liaison shall be submitted by the applicant to the Zoning Administrator, as well as to the Leeway Overlee Civic Association, Yorktown Civic Association, and John M. Langston Citizens Association prior to issuance of any permits.

Leeway Overlee CA → no issues

Marco Rivero

From: Karla Brown <kapbrown@verizon.net>
Sent: Thursday, January 12, 2012 10:26 AM
To: Marco Rivero
Subject: Re: U-3277-11-1: Use Permit Renewal for Little Ambassador's Academy

Categories: Red Category

Thank you for your quick response. As such, the Leeway Overlee Civic Association has no issue with renewing the Use Permit.

Regards,
Karla Brown
President, Leeway Overlee Civic Association

On Jan 12, 2012, at 9:17 AM, Marco Rivero wrote:

Hello Karla,

There are no changes to the use permit and the applicant has not filed for any amendments to the use permit. Everything remains the same.

Thanks,
Marco

From: Karla Brown [<mailto:kapbrown@verizon.net>]
Sent: Thursday, January 12, 2012 9:15 AM
To: Marco Rivero
Subject: Re: U-3277-11-1: Use Permit Renewal for Little Ambassador's Academy
Importance: High

Hi Marco,

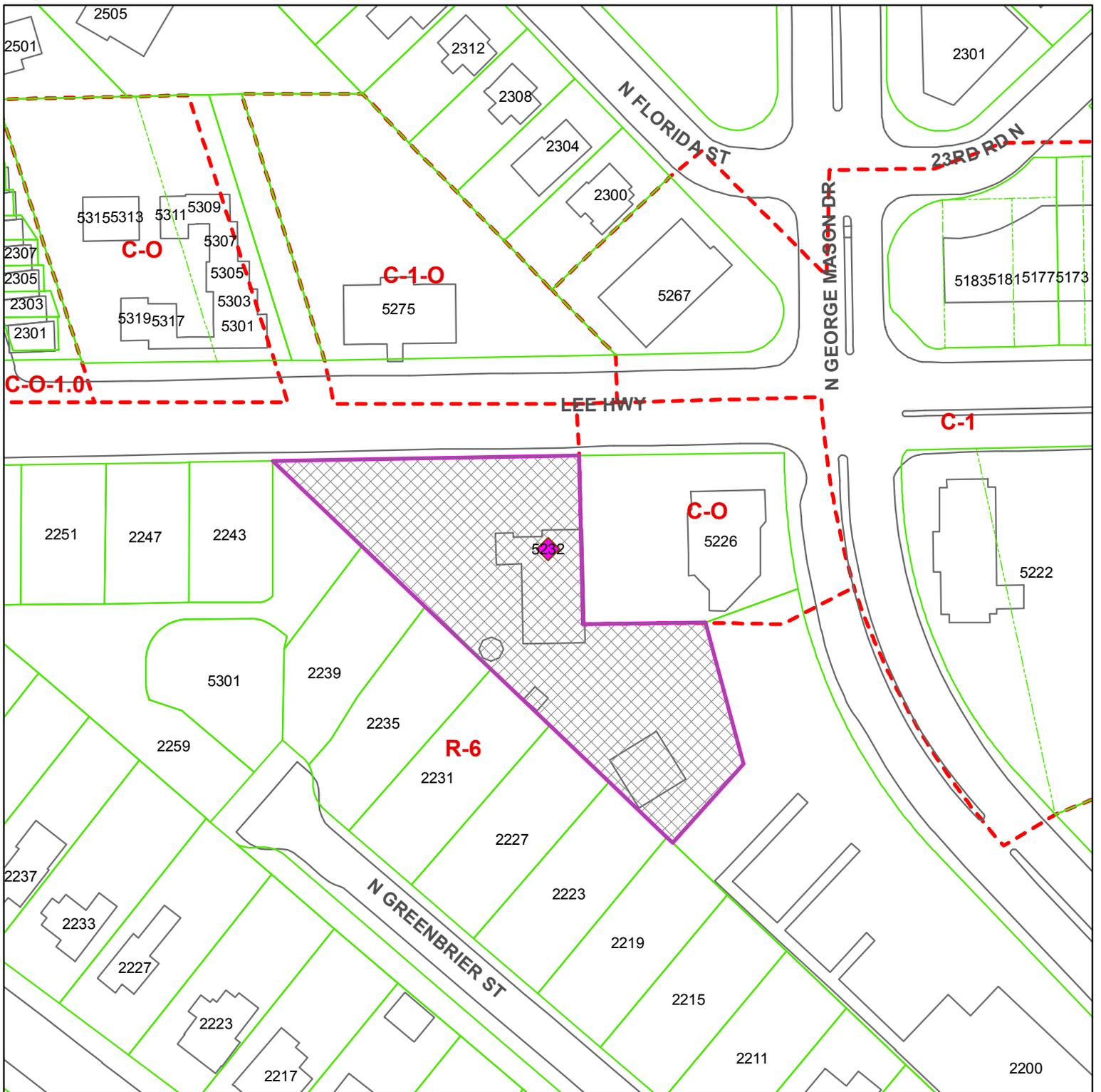
Were there any changes from the one that we reviewed and the county board approved last year?

Thanks.
Karla

On Jan 6, 2012, at 9:14 AM, Marco Rivero wrote:

Hello,

I am writing in regards to the use permit renewal for the Little Ambassador's Academy (child care center), which was approved by the County Board on March 12, 2011 and reviewed administratively by planning staff in September 2011 (U-3277-11-1: 5232 Lee Hwy). Please let me know if you need more information regarding this use permit renewal or if you have any other questions. Attached are copies of the most recent staff reports. The item will be advertised for the February 11, 2012 County Board meeting.



U-3277-11-1

5232 Lee Highway

RPC: 09-001-021



 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.