



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of May 19, 2012

DATE: May 2, 2012

SUBJECT: U-3337-12-1 USE PERMIT for martial arts studio instruction to children at Fifty/50 Brazilian Jiu-Jitsu Academy; located at 3601 Fairfax Drive (RPC# 14-032-001).

Applicant:

Ryan Hall
Fifty/50 Brazilian Jiu-Jitsu
3601 Fairfax Drive
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Approve the subject use permit for the operation of a private martial arts studio for children ages 4-17, subject to the conditions of the staff report and with a County Board review in one (1) year (May 2013).

ISSUES: This is a use permit request for a private martial arts studio for children ages 4-17, and no issues have been identified.

SUMMARY: Fifty/50 Brazilian Jiu-Jitsu martial arts academy is requesting a use permit to allow martial arts instruction to children under the age of 18. The martial arts academy has been open in its current location since 2009, offering classes to adults as well as to children aged 15-17 (which may comprise up to 20% of an adult class without use permit approval). The use is limited to one (1) class of up to 20 people at a time by their Certificate of Occupancy. Classes for adults are offered in the morning, early afternoon, and in the evening. The applicant is proposing to add classes for children from 3 p.m. to 6:30 p.m., Monday – Friday and from 9 a.m. to 11 a.m. on Saturday. The classes will be scheduled such that there will not be overlap with the adult classes. Furthermore, parents will remain with their children during the class time, so the martial arts academy will not be providing child care services. Therefore, staff recommends that the County Board approve the subject use permit, subject to the conditions of the staff report and with a County Board review in one (1) year.

County Manager:

BMD/GA

County Attorney:

[Signature] *[Signature]*

Staff: Sophia S. Fisher, DCPHD, Planning Division

PLA-6197

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BACKGROUND: Fifty/50 Brazilian Jiu-Jitsu Academy occupies approximately 2,054 square feet on the second floor of a two-story building located at 3601 Fairfax Drive that is also occupied by other businesses such as a dance studio and a tax preparation firm.

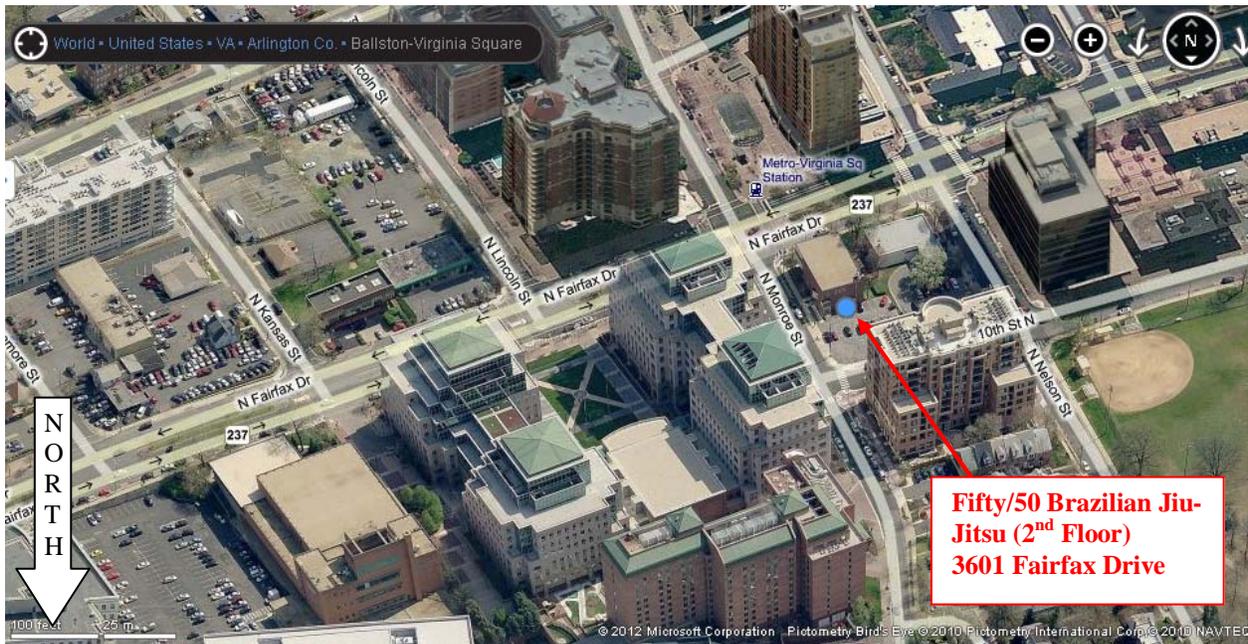
The following provides additional information about the site and location:

Site: The site is approximately 17,798 sq. ft, and is developed with a two-story commercial office building with 29 parking spaces. The site is located within the Virginia Square station area on the block generally bounded by 10th Street North to the north, N. Monroe Street to the east, N. Fairfax Drive to the south and N. Nelson Street to the west. It is located across from the Virginia Square Metro station and is surrounded by a combination of high-rise office and residential buildings.

Zoning: The site is zoned “[C-2](#),” Service Commercial.

General Land Use Plan: The site is designated as “High Office-Hotel” (up to 3.8 FAR for Office and Hotel and 4.8 FAR for Residential) on the [General Land Use Plan](#) (GLUP).

Neighborhood: The site is located in the Ballston-Virginia Square Civic Association. As of the writing of this report, staff has not received any comments from the civic association regarding the proposed use.



Source: Bing Maps

DISCUSSION: Fifty/50 Brazilian Jiu-Jitsu Academy moved into its current location on the second floor of 3601 Fairfax Drive in 2009. Since then, they have offered a variety of classes to adults (which includes up to 20% of the class attended by children aged 15-17, as permitted by the Arlington County Zoning Ordinance). Adult instruction is offered weekday mornings (from 7 a.m. to 8 a.m.), in the early afternoon (from 11 a.m. to 2 p.m.), and in the evenings (from 6 p.m. to 10 p.m.), along with Saturday morning classes and open instruction Saturday afternoon and Sunday morning. Class size is typically 10-15 participants, and one (1) class is offered at a time. Classes are limited to a maximum of 20 people. The site has eight (8) dedicated parking spaces in a 29-space parking lot (which meets the requirements of [AZCO Section 33](#), and is across the street from the Virginia Square Metro Station.

The applicant is now proposing to expand the classes offered, and provide instruction to children ages 4-17 between the hours of 3 p.m. and 6 p.m., Monday – Friday and from 9 a.m. to 11 a.m. on Saturday. These classes will be scheduled at separate times from the adult classes, and parents will remain on site during the instruction so that there is no approval required from the Child Care office. The additional classes will not increase the impacts caused by the current operation of the business.

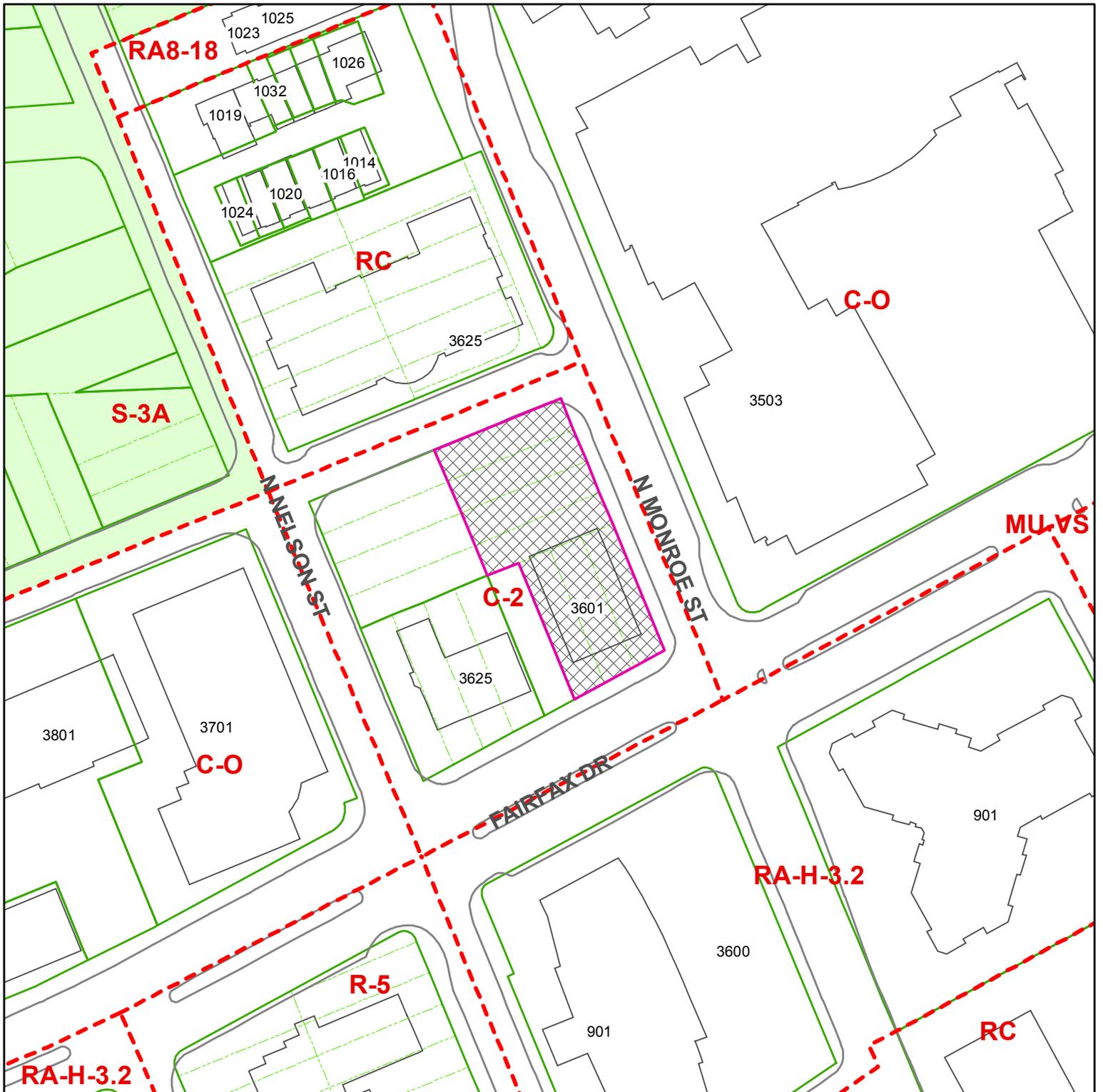
CONCLUSION: Staff supports the application to extend instruction to children ages 4-17. The proposed expansion of the business is not expected to cause any adverse impacts to the surrounding land uses. The studio meets the minimum parking requirements in the Zoning Ordinance, and is across the street from the Virginia Square metro station, allowing patrons to use transit to access the academy. Therefore, staff recommends that the County Board approve the subject use permit, subject to the conditions of the staff report and with a County Board review in one (1) year (May 2013).

Conditions:

1. The applicant agrees to meet the requirements of the Child Care Ordinance, the Code Enforcement Office, the Environmental Health Bureau, and the Fire Marshal's Office, in opening and operating its business, including securing the required fire inspection assembly permit.
2. The applicant agrees that parents and guardians of children ages 4-14 taking classes shall escort their children both to and from the building at all times, and to engage in reasonable efforts to make sure this occurs.
3. The applicant agrees that the hours of operation for instruction to children ages 4-17 are daily from 3:00 p.m. to 6:00 p.m. Monday – Friday and from 9:00 a.m. to 11:00 a.m. on Saturday, with children aged 15-17 permitted to join adult classes offered at other times provided that the total number does not exceed 20% of the total class enrollment.

PREVIOUS COUNTY BOARD ACTIONS:

There have been no previous County Board Actions.



U-3377-12-1

3601 Fairfax Dr.

RPC# 14-032-001

Note: These maps are for property location assistance only.
They may not represent the latest survey and other information.

Department of Community Planning, Housing and Development



 Case Location(s)
Scale: 1:1,200

Planning Division