



ARLINGTON COUNTY, VIRGINIA

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

DATE: June 29, 2012

SUBJECT: U-3342-12-1 USE PERMIT for a family day care of up to nine (9) children for Maggie's House; located at 3232 13th Street South (RPC# 32-017-025).

Applicant:

Aracelly Treminio
3232 13th Street South
Arlington, Virginia 22204

C.M. RECOMMENDATION:

Approve the subject use permit for a family day care home for up to nine (9) children, subject to the conditions of the staff report, and with a County Board review in one (1) year (July 2013).

ISSUES: This is a request for a family day care home for up to nine (9) children and no issues have been identified.

SUMMARY: The applicant requests approval of a use permit to increase the existing day care home from five (5) children to a total of nine (9) children. County Child Care staff has monitored the day care for five (5) children and supports the continuation and expansion of the family day care home. Expansion of the use by four (4) children will have no undue adverse impact on adjacent uses and would provide a desired service in the community. The existing driveway on site is approximately 917 square feet, which accommodates parking for three (3) vehicles, and is sufficient to support the expanded use. Therefore, staff recommends approval of the family day care for nine (9) children, subject to the conditions of the staff report, and with a County Board review in one (1) year (July 2013).

County Manager:

BMD/GA

County Attorney:

[Handwritten Signature]

Staff: Sophia S. Fisher, DCPHD, Planning Division

PLA-6239

18.

BACKGROUND: This is a request to expand an existing day care operation from five (5) children (which does not require use permit approval in the “R-5” zoning district) to nine (9) children. The proposed increase is supported by the Child Care Office.

The following provides additional information about the site and location:

Site: The site is approximately 5,785 square feet, and is developed with a one-story, single family house. The site is located on 13th Street South, at the southeast corner of the intersection of South Glebe Road and 13th Street South. The site is surrounded on all four sides with residential uses.

Zoning: The site is zoned “[R-5](#),” which anticipates single-family residences on lots of a minimum 5,000 square feet, and two-family residences by use permit on lots of a minimum of 8,700 square feet.

Land Use: The site is designated Low Residential (1-10 units/acre) on the [General Land Use Plan](#).

Neighborhood: The site is located in the Douglas Park Civic Association, which has submitted a letter in support of the proposed expansion to nine (9) children (attached).



Source: Bing Maps

DISCUSSION: The applicant has been operating a family day care for 23 years, and is currently licensed for five (5) children, the maximum allowed in the “R-5” zoning district without a use permit. In order to address the demand for child care services, the applicant is requesting to increase the maximum number of children to nine (9). The family day care is located on the first floor of a single-family residence, with a fenced outdoor play area of approximately 1,020 square feet. There is a driveway of approximately 917 square feet, which can accommodate up to three (3) vehicles.

The family day care use currently operates between the hours of 7:30 a.m. and 5:30 p.m., Monday through Friday, and the applicant is not planning to change the hours. Parents typically use on-street parking while they drop-off and pick-up their children, and the children arrive on a staggered schedule between the hours of 7:30 a.m. and 9 a.m. There are no reported issues with this use, as there is adequate on-street parking available during pick-up and drop-off times.

CONCLUSION: The proposed increase from five (5) to nine (9) children will not have an undue adverse impact on adjacent properties or residents. Therefore, staff recommends approval of the subject use permit for a family day care for up to nine (9) children, subject to the conditions in the staff report, and with a County Board review in one (1) year (May 2013).

Conditions:

1. The applicant agrees to comply, throughout the life of the use permit, with all requirements of the Child Care Office, the Community Code Enforcement Office, the Environmental Health Bureau, and the Fire Marshal's Office, including the installation of smoke detection devices.
2. The applicant agrees to limit the number of children in care to nine (9) children.
3. The applicant agrees that the hours of operation of the family day care home shall occur only between 7:30 a.m. and 5:30 p.m., Mondays through Fridays.

PREVIOUS COUNTY BOARD ACTIONS: There have been no previous County Board actions.



Neighborhood

March 14, 2012

Arlington County Planning Division
Zoning Administration
2100 Clarendon Boulevard, Suite # 1000
Arlington, Virginia 22201

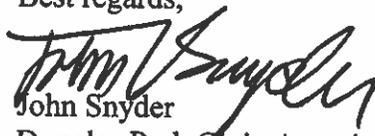
Re: Aracelly Treminio Day Care
3232 13th Street South

Hello:

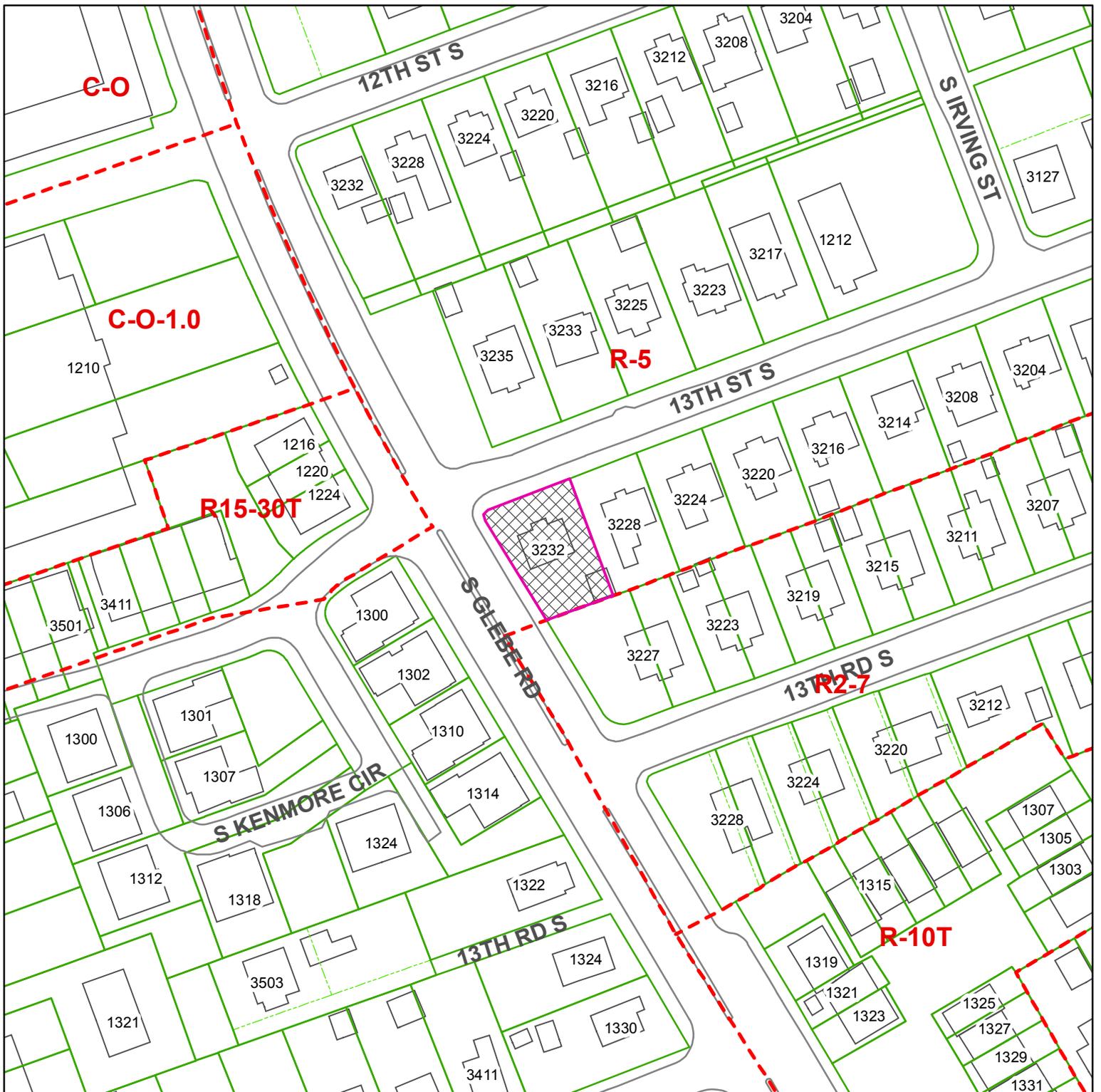
This letter is to express support of the Douglas Park neighborhood for the day care center operated by our neighbor Aracelly Treminio at 3232 13th Street South in the Douglas Park neighborhood. We are grateful to have high quality day care services in our neighborhood, particularly when operated by our neighbors. I have heard of no complaints or concerns about day care at this location, and nothing but words of support for Ms. Treminio.

Please contact me at 703-892-2887 or jvsnyder54@comcast.net if you have any questions or need additional information.

Best regards,


John Snyder
Douglas Park Civic Association

CC: Aracelly Treminio



U-3342-12-1

3232 13th St. S.

RPC # 32-017-025

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



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