



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of September 8, 2007

DATE: August 23, 2007

SUBJECT: U-3177-07-1 USE PERMIT for family day care for nine (9) children at 3208 S. 12th St. (RPC #32-008-008)

Applicant:

Abenete Bogale and Mesfin Abebe
3208 S. 12th Street
Arlington, Virginia 22204

C.M. RECOMMENDATION:

Approve the subject use permit for a family day care home, subject to conditions, with an administrative review in six (6) months (March 2008), and a County Board review in one (1) year (September 2008).

ISSUES: None.

SUMMARY: The applicant requests a use permit for a family day care for up to nine (9) children. The applicant is a new child care provider who received a license to care for up to five (5) children in July 2007. However, the applicant has yet to commence her child care business. Since the applicant is a new child care provider, staff recommends a short review to observe the family day care operation once it has been established. Therefore, staff recommends approval of the subject use permit for a family day care, subject to the conditions, with an administrative review in six (6) months (March 2008), and a County Board review in one (1) year (September 2008).

BACKGROUND:

Site: The site is a 1 ½ story single-family detached dwelling on a 6,134 square foot lot. The site contains an asphalt driveway and carport. The rear yard is fenced and will have play equipment for the children in care. There is a separate exterior basement entrance on the rear of the dwelling to provide direct access to the family day care space. The site is surrounded by single-family detached dwellings.

Zoning: The site is zoned “R-5” One-Family, Restricted Two-Family Dwelling Districts.

County Manager: _____

Staff: Rasheda DuPree McKinney, DCPHD, Planning Division

PLA-4753

Land Use: The site is designated on the General Land Use Plan (GLUP) as “Low” Residential (1-10 units per acre).

Neighborhood: The site is located in the Douglass Park Civic Association boundary. The Douglass Park Civic Association reported to staff that they do not have any comments or concerns regarding this use permit request.

DISCUSSION: The proposed family day care will provide childcare for up to nine (9) children in the lower level space in the subject single-family dwelling. The daycare will operate Mondays through Fridays from 7 a.m. to 6 p.m. The children in care will range from 3 months to 12 years in age. The applicant is in the process of hiring an assistant to help provide care. The space will have direct access to a fenced rear yard and outdoor play equipment. On-site parking will be provided for the applicant’s assistant and at least one parking space will be provided on-site for parent pick-up and drop-off.

The County Child Care Office continues to work with the applicant as she starts her childcare business. The applicant has yet to accept children, but anticipates providing childcare for up to five children, which is permitted by-right, starting in early September. The Child Care Office will conduct licensing inspections throughout the next year to ensure compliance with County childcare regulations.

CONCLUSION: The applicant has worked closely with staff throughout the process to commence her childcare business. The applicant has agreed to provide at least one parking space in the home’s driveway for parent pick-up and drop-off in an effort to preserve on-street parking for the neighborhood. The recommended conditions below are proposed to ensure the safety of the children who will be in the applicant’s care and to mitigate any unforeseen potential impacts to adjacent residences. Therefore, staff recommends approval of the subject use permit for a family day care, subject to the proposed conditions, with an administrative review in six (6) months (March 2008), and a County Board review in one (1) year (September 2008):

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 the appropriate assembly permit prior to the issuance of a Certificate of Occupancy.
2. The applicant agrees that parents of children receiving care shall escort their children both to and from the home at all times.
3. The applicant agrees that the hours of operation are Monday through Friday between 7 a.m. and 6 p.m.
4. The applicant agrees to make at least one unobstructed off-street parking space available to parents for pick-up and drop-off. Such off-street parking shall at no time obstruct any public right-of-way, or impede access to any neighboring property or driveway.

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