



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of October 13, 2007

**DATE:** September 21, 2007

**SUBJECT:** U-3181-07-1 USE PERMIT for family day care for nine (9) children for property located at 1207 North Jackson Street (RPC #15-077-005).

**Applicant:**

Lisa Wills  
Clarendon Neighborhood Day Care, LLC  
1207 N. Jackson St.  
Arlington, Virginia 22201

**C.M. RECOMMENDATION:**

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

**ISSUES:** None.

**SUMMARY:** The applicant requests a use permit to increase the existing day care home from five (5) to a total of nine (9) children. The applicant has worked with the County Child Care office staff and meets County regulations and licensing requirements. The subject property is situated so that there should be no potential impact to adjacent properties. Staff recommends a number of conditions to ensure that the family day care home presents no negative impacts to surrounding properties. Therefore, staff recommends approval of the subject use permit for a family day care, subject to the conditions of this report, and with an administrative review in six (6) months and a County Board review in one (1) year (October 2008).

**BACKGROUND:**

Site: The subject property is located on a triangular-shaped block bounded by North Jackson, 13<sup>th</sup> Street North, and North Irving. The child care use would be in a two-story single-family dwelling located mid-block on North Jackson and near the Clarendon United Presbyterian Church. The site is developed with a fence enclosing the property and two-car driveway.

Zoning: The site is zoned "R-5," One-Family Dwelling Districts.

County Manager: \_\_\_\_\_

Staff: Colleen J. Connor, DCPHD, Planning Division

PLA-4779

Land Use: The site is designated on the General Land Use Plan (GLUP) as “Semi-Public”.

Neighborhood: The site is located in the Lyon Village Civic Association neighborhood (LVCA). The LVCA responded that it has no comment on the application other than its general support for daycare in Arlington to allow parents more choices of good daycare facilities (Attachment A).

**DISCUSSION:** The applicant has been licensed for a day care home for up to five (5) children, since August 2007. The applicant currently has four (4) children under the age of two (2) years old in her care. The day care home’s hours of operation would continue to be from 7:30 a.m. to 6 p.m. Monday through Friday. The applicant will employ two (2) child care staff on-site. The day care will operate primarily in the lower level of the existing dwelling which has direct access from the driveway.

County staff has performed inspections of this site and have found the site to be in compliance with County regulations. In response to staff concerns with the 15-minute zone parking on the street, the applicant has agreed to a number of conditions to help alleviate potential traffic issues. The lot contains a two-car driveway on the southwest side of the existing home. The applicant has agreed to provide space for at least one car on-site for short term parking dedicated for pick-up and drop-off use. Further, the applicant states that both of her employees walk to and from the METRO, and would not impact traffic in this neighborhood.

**CONCLUSION:** The proposed increase from five (5) to nine (9) children should not adversely impact adjacent properties or residents. The addition of up to four (4) vehicles associated with this use would be dispersed over the course of the day and should not significantly affect the neighborhood. Moreover, the proposed conditions listed below are designed to mitigate parking and traffic impacts associated with this use. Therefore, staff recommends approval of the subject use permit for a family day care, for up to nine (9) children, subject to the proposed conditions, with an administrative review in six (6) months and a County Board review in one (1) year (October 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 7:30 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.

## **Attachment A**

Hello:

Thank you for contacting me. The LVEC has no comment on the application other than our general support for daycare in Arlington to allow parents more choices of good daycare facilities.

Thanks,  
Mark

Mark Weinress  
LVCA President  
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