



## ARLINGTON COUNTY, VIRGINIA

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

**DATE:** September 25, 2007

**SUBJECT:** U-3182-07-1 USE PERMIT for a family daycare for up to 8 children at 2053 N. Abingdon St. (RPC #17-006-330)

**Applicant:**

Iris and Frank Derenge  
2053 N. Abingdon St.  
Arlington, Virginia 22207

**C.M. RECOMMENDATION:**

Approve the subject use permit for a family day care home, subject to conditions, with a County Board review in one (1) year (October 2008).

**ISSUES:** None.

**SUMMARY:** The applicants request a use permit for a family day care for up to eight (8) children. The applicants have provided childcare for up to five (5) children over the past ten years without complaints to County staff. The increase of three children should not impact adjacent residences. Therefore, staff recommends approval of the subject use permit for a family day care home, subject to conditions, with a County Board review in one (1) year (October 2008).

**BACKGROUND:**

Site: The subject family day care home operates in a 1,866 square-foot, 3-story townhouse in Glebe Commons. The dwelling is situated on a 1,592 square foot lot with a fenced rear yard. This section of the townhouse development is located on the North Abingdon cul-de-sac, and is adjacent to Glebe Road which is northeast of the site. The site is surrounded by single-family townhouse dwellings.

Zoning: The site is zoned "R-10T" One-Family Residential Townhouse Districts.

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

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

Staff: Rasheda DuPree McKinney, DCPHD, Planning Division

PLA-4780

Neighborhood: The site is located in the Glebewood Civic Association boundary. To date, the Glebewood Civic Association has not responded to staff's request for comments on the application.

**DISCUSSION:** The applicants have been licensed child care providers in Arlington County for ten years, and the applicants request to expand their existing day care enrollment from five (5) to a total of eight (8) children. The proposed hours of operation will remain from 8 a.m. to 6 p.m. on Mondays through Fridays. The children in the applicants' care range in age from 18 months to 13 years. School-age children are cared for primarily between 3:45-6 p.m. and are transported from school to the site by the applicant. Younger children attend according to various schedules throughout the week, and most do not attend daily.

The existing day care operates on the main and lower levels of the dwelling. There is a separate exterior basement entrance on the rear of the dwelling to provide direct access to the fenced rear yard and outdoor play equipment. The house has a one-car garage with direct access from the cul-de-sac, but does not offer on-site visitor parking. However, up to six visitor parking spaces are located a few feet from the dwelling's front door on Abingdon Street for parent pick-up and drop-off.

The applicants have worked with the County Child Care Office throughout the past ten years. The Child Care Office supports the proposed expansion and will conduct licensing inspections throughout the next year to ensure continued compliance with County childcare regulations.

**CONCLUSION:** The applicant has worked closely with staff throughout the process to ensure compliance with County regulations. The proposed increase of up to three children should not create an adverse impact to adjacent residents. 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 home, subject to conditions, with 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 8 a.m. and 6 p.m.
4. The applicant agrees to provide information to all parents on off-street parking areas 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.