



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of January 26, 2008**

DATE: January 16, 2008

SUBJECT: U-3183-07-1 USE PERMIT for family day care for nine (9) children for property located at 1944 North Edison Street (RPC #08-019-019).

Applicant:

Joan M. Daley
1944 North Edison Street
Arlington, Virginia 22207

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 months (6) (July 2008) and a County Board review in one (1) year (January 2009).

ISSUES: This is a new use permit for childcare of up to nine (9) children. Because the applicant has not yet received their first aid certificate, staff recommends an administrative review in six (6) months.

SUMMARY: The applicant requests a use permit to increase her existing day care home from five (5) to a total of nine (9) children. The applicant is a relatively new child care provider who received a license to care for up to five (5) children in July 2007.

The applicant has worked with the County Child Care office staff and meets County regulations and licensing requirements, except for her first aid certificate. The subject property is situated so that there should be no potential impact to adjacent properties. The applicant has a support letter from the civic association for this request. Staff recommends a condition to ensure that the applicant has her first aid certificate prior to expanding the day care use. 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 (July 2008), and a County Board review in one (1) year (January 2009).

County Manager: _____

Staff: Colleen J. Connor, DCPHD, Planning Division

PLA-4857

BACKGROUND:

Site: The subject property is a two-story single-family dwelling located mid-block on a two (2) lot parcel. The lot is located near the intersection of North Edison and 20th Street North. The site is developed with a small shed. The lot contains no on-site parking.

Zoning: The site is zoned “R-6,” One-Family Dwelling Districts.

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 Langston Brown Civic Association neighborhood and the Civic Association submitted a letter of support for the proposed family day care home.

DISCUSSION: The applicant is a relatively new child care provider who received a license to care for up to five (5) children in July 2007. The applicant submitted an application request to increase her existing day care home from five (5) to a total of nine (9) children.

The day care home’s hours of operation would continue from 7 a.m. to 6 p.m. Monday through Friday, for children with ages from three (3) months to four (4) years. The day care will primarily operate in the first level of the existing dwelling which has direct access to the rear yard. There is play equipment on-site for outdoor recreation. The applicant employs one child care staff person on-site.

County staff has performed inspections of this site and has found the site to be in compliance with County regulations. The applicant continues to work with the County Childcare Office and has secured a license for child care at this location. The applicant has submitted the attached letter from the Civic Association in support of the proposed family day care home.

At the October 13, 2007 meeting, the County Board deferred the request for six (6) months because of concerns by the County Child Care office. The applicant required a number of visits by County staff to come into compliance for the license for five (5) children. The applicant has not yet received her first aid certificate, and the Child Care Office requires the applicant obtain the certificate prior to expansion of the use. DHS also recommends an administrative review in six (6) months. Given this concern staff supports this review recommendation. Condition #2 of the use permit requires the applicant to obtain a first aid certificate prior to the issuance of a Certificate of Occupancy.

The site does not have a pick-up and drop-off space on the parcel, but does have on-street parking directly in front of the building. It is generally staff’s practice to develop conditions which mitigate parking and traffic impacts of all proposed land uses wherever they are anticipated. In situations where the applicant has a driveway, staff typically requires a parking

space for staff and for pick-up and drop-off. Staff has added a condition to require the applicant to stagger pick-up and drop-off times during business hours to alleviate parking demand during peak hours.

CONCLUSION: The proposed increase from five (5) to nine (9) children should not adversely impact adjacent properties or residents. Further, the proposed conditions listed below are designed to mitigate any adverse impacts and ensure that the applicant obtains the first aid certificate and maintains the number of children allowed. 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 (July 2008) and a County Board review in one (1) year (January 2009).

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 to obtain a first aid certificate prior to the issuance of a Certificate of Occupancy.
3. The applicant agrees that children receiving care shall be escorted by an adult both to and from the home to any vehicle at all times.
4. The applicant agrees that the hours of operation are 7 a.m. to 6 p.m. Monday through Friday.
5. The applicant agrees to stagger pick-up and drop-off times during business hours to alleviate parking demand during peak hours.

PREVIOUS COUNTY BOARD ACTIONS:

October 13, 2007

Deferred consideration of a use permit (U-3183-07-1) to permit a family day care home for up to nine children to the January 2008 County Board meeting.