



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of September 13, 2008**

DATE: August 26, 2008

SUBJECT: U-2556-87-5 USE PERMIT REVIEW childcare center; 2425 North Glebe Road (RPC #02-062-006, -008)

Applicant:

CHMS, LLC
2425 North Glebe Road
Arlington, Virginia 22207

C.M. RECOMMENDATION:

Renew, subject to all previous conditions, and with a review by the County Board in one (1) year (September 2009).

ISSUES: This is a review of a previously approved expansion of the Children's House Montessori School. No issues have been identified.

SUMMARY: A preschool and day care center were originally approved at this location in August 1987 for up to 60 children, infants to 12 years of age. In 2006, a use permit amendment was approved to expand up to 130 children. Construction to accommodate the expanded use is now complete and the applicant has just received this month a certificate of occupancy for 130 children. Staff recommends the use permit be renewed, subject to all previous conditions, and with a review by the County Board in one (1) year (September 2009).

BACKGROUND: The Children's House Montessori School, located at St. Mark's Church, was originally approved in 1987 for 60 children. The applicant requested an amendment in 2006 and is now approved for up to 130 children. Approved operating hours are 7 a.m. to 6 p.m.

Due to delays in construction and permitting, the applicant was not able to complete the necessary renovations to accommodate the expansion until the summer of 2008. Construction is now complete, the certificate of occupancy for up to 130 children has been issued, and the time the applicant has begun the new school year.

County Manager: _____

Staff: Peter Schulz, DCPHD, Planning Division

PLA-5067

DISCUSSION: A preschool use has been open at this location since 1987 without any notable issues. The use is compatible with the church use and has shown it is also compatible with the surrounding community. The new school year has just begun earlier this month with a maximum enrollment of 100 children. Staff recommends a review in one (1) year to evaluate the use after it has completed one full school year after the expansion.

Since the last review (September 2007):

Use Permit Conditions: The applicant is in compliance with the approved use permit conditions.

Child Care Office: The applicant is in good standing with the child care office.

Community Code Enforcement: Community Code Enforcement inspected the premises for the expanded certificate of occupancy in August 2008. The Community Code Enforcement office has not reported any concerns regarding the renewal of this use.

Fire Marshal's Office: The Fire Marshal's Office has not reported any concerns regarding the renewal of this use.

Police Department: The Police Department has not reported any concerns regarding the renewal of this use.

Neighborhood: The site is located in the Old Dominion Civic Association neighborhood. As of the date of this report, the civic association had not responded to staff's request for comments on this renewal.

CONCLUSION: Staff recommends the use permit be renewed, subject to all previous conditions, with a review by the County Board in one (1) year (September 2009).

PREVIOUS COUNTY BOARD ACTIONS:

May 14, 1955	Granted a use permit (U-1167-55-1) for the operation of a community use in addition to normal church functions.
April 6, 1963	Granted a use permit (U-1542-63-2) for the Cooperative School for the Handicapped.
June 8, 1965	Granted use permits (U-1665-65-3) for the Overlee Cooperative Preschool for a maximum of 30 children, ages 3 to 5 years.
June 1964 to June 1967	Annual reviews and continuations of the use permit (U-1542-63-2) for the Cooperative School for the Handicapped.
June 22, 1968	Cancelled the use permit (U-1542-63-2) for the Cooperative School for the Handicapped.
June 1966 to June 1978	Annual reviews and continuations of the use permit (U-1665-65-3) for the Overlee Cooperative Preschool.
June 3, 1978	Reviewed and continued the use permit (U-1665-65-3) for the Overlee Cooperative Preschool. No further review.
August 17, 1985	Approved use permit (U-2463-85-4) for the operation of an institution of an educational and philanthropic nature (Easter Seals Rehabilitation Center).
August 15, 1987	Approved use permit (U-2556-87-5) for operation of a child care center for up to 60 children, infants to 12 year olds, from 7 a.m. to 6 p.m. weekdays, subject to condition and a review by the County Board in one (1) year (August 1988).
August 13, 1988	Renewed use permit (U-2556-87-5) for operation of a child care center for up to 60 children, infants to 12 year olds, from 7 a.m. to 6 p.m. weekdays, subject to the previous condition and a review by the County Board in three (3) years (August 1991).

August 10, 1991	Renewed use permit (U-2556-87-5) for operation of a child care center for up to 60 children, infants to 12 year olds, from 7 a.m. to 6 p.m. weekdays, subject to the previous condition and a review by the County Board in five (5) years (August 1996).
August 3, 1996	Renewed use permit (U-2556-87-5) for operation of a child care center for up to 60 children, infants to 12 year olds, from 7 a.m. to 6 p.m. weekdays, subject to the previous condition with no further review.
July 8, 2006	Approved use permit amendment (U-2556-87-5) to increase enrollment by 40 children and amend ages to include 1.5 year olds subject to all previous conditions, with revised Condition #1, new Conditions #2, 3, 4, and 5 and a review by the County Board in one (1) year (July 2007).
July 7, 2007	Extended the time to commence the expansion for use permit amendment (U-2556-87-5) to increase enrollment by 40 children and amend ages to include 1.5 year olds for 70 days, subject to all previous conditions, with a review by the County Board on September 8, 2007.
September 8, 2007	Extended the time to commence the expansion for use permit amendment (U-2556-87-5) to increase enrollment by 40 children and amend ages to include 1.5 year olds, subject to all previous conditions, with a revised condition #5, with a review by the County Board on September 13, 2008.

Approved Conditions:

1. The applicant shall 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 students attending the program shall escort their students to and from the school at all times. The applicant will also prepare, in coordination with the Child Care Office, a pick-up and drop-off plan.
3. The applicant agrees that the hours of operation will be weekdays from 7 a.m. to 6 p.m. with a maximum capacity of 130 children. The Child Care Office may determine the final number of children that can be served in the program, not to exceed 130 children, following the required renovations and improvements to the site.
4. The applicant shall designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns that may be related to the Children's House Montessori School. The name and telephone number of the liaison shall be submitted by the applicant to the Zoning Administrator and the Old Dominion Civic Association.
5. The applicant agrees to work with the church to ensure the trash area is not located adjacent to the neighbor homes on 24th Street North, and that the dumpster is fenced and is maintained in a clean condition. The applicant further agrees to work with the church to ensure trash pick-up complies with Arlington County Code and does not occur before 7 a.m.