



ARLINGTON COUNTY, VIRGINIA

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

DATE: August 26, 2008

SUBJECT: U-3201-08-1 USE PERMIT: family day care for nine (9) children; 5738 N. Carlin Springs Rd. (RPC #12-039-005)

Applicant:

Parveen Singh
5738 N. Carlin Springs Road
Arlington, Virginia 22203

C. M. RECOMMENDATION:

Approve, subject to the conditions of the staff report, with a review by the County Board in one (1) year (September 2009).

ISSUES: This is a new use permit for a family day care for nine (9) children, and no issues have been identified.

SUMMARY: The applicant requests approval of a use permit to increase the existing day care home from five (5) to a total of nine (9) children. County Child Care staff has been monitoring the day care for five (5) children since beginning of operation in September 2007, and is supportive of continuation and expansion of the day care. The applicant has agreed to a condition regarding parking to ensure that at least one space is designated for pick-up and drop-off. Therefore, staff recommends approval of the family day care for nine (9) children, subject to the conditions of the staff report, with a review by the County Board in one (1) year (September 2009).

BACKGROUND:

Site: The site is located along North Carlin Springs Road, just north of Arlington Boulevard (Route 50). To the east is a wooded portion of Bluemont Park. The subject home has a large concrete parking area and driveway in front of the house, which is shared with another home.

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 "Public." Parks (*Local, regional, and federal*). Schools (*public*). Parkways, major unpaved rights-of-way. Libraries and cultural facilities.

County Manager: _____

Staff: Melanie Wellman, DCPHD, Planning Division

PLA-5048

Neighborhood: The site is located within the Glencarlyn Civic Association. The Glencarlyn Civic Association states that they have no concerns about the application and, in general, supports daycare in the neighborhood.

DISCUSSION: The applicant has been licensed to care for a day care home for five (5) children since August 2007. Day care hours of operation will continue to be 6 a.m. to 6 p.m. Monday through Friday. There will be two (2) child care staff on site. The applicant has received the support of neighbors for expansion of the day care (Attachment 1 and Attachment 2).

The main floor of the home has a large, open room which the applicant uses for children's activities. This room can be directly accessed by parents from the parking area. Space has also been allocated for scheduled meals and sleeping. A fenced-in outdoor play area is located behind the home.

Staff has performed inspections of the site and has found it to be in compliance with County regulations. The parking area and driveway in front of the home is shared with another neighbor, who has provided a letter in support of the day care (Attachment 1). Although there appears to be ample room for parking, staff has requested that at least one space be designated for pick-up and drop-off, to avoid potential negative impacts. The designated parking space is shown in the parking plan (Attachment 3).

CONCLUSION: The proposed increase from five (5) to nine (9) children should not adversely impact adjacent properties or residents. The applicant has received support of the County Child Care Office, neighbors, and the Glencarlyn Civic Association. In addition, the applicant has agreed to designate one space for parent pick-up and drop-off, so as to avoid any potential parking conflicts. Therefore, staff recommends approval of the subject use permit for a family day care for nine (9) children, subject to the following conditions, with a County Board review in one (1) year (September 2009).

1. The applicant agrees to meet the requirements of the Child Care Ordinance, Community Code Enforcement Office, Environmental Health Bureau and the Fire Marshall'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 to make at least one unobstructed off-street parking space available to parents for pick-up and drop-off, as depicted on the proposed parking plan. All off-street parking shall at no time impede access to any neighboring property or driveway.
4. The applicant agrees that the hours of operation are Monday through Friday between 6 a.m. and 6 p.m.

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