



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of September 16, 2017

DATE: September 5, 2017

SUBJECT: U-3451-16-1 USE PERMIT REVIEW for a family day care home for up to nine (9) children (Little Munchkins Family Day Care); located at 2345 N. Dickerson St. (RPC# 08-001-110).

Applicant:

Little Munchkins, LLC
Zuleima Villa
2345 N. Dickerson Street
Arlington, Virginia 22207

C.M. RECOMMENDATION:

Renew the use permit, subject to the approved conditions of the staff report and with a County Board review in three (3) years (September 2020).

ISSUES: This is a one (1) year review of the Little Munchkins family day care home for up to nine (9) children and no issues have been identified.

SUMMARY: The subject use permit for a family day care home is located at 2345 N. Dickerson St. There have been no undue adverse impacts on the surrounding properties or transportation network identified during this review. The Child Care Office supports the renewal of this family day care home. Therefore, staff recommends that the County Board renew the use permit for a family day care home for up to nine (9) children, subject to the previously approved conditions and with a County Board review in three (3) years (September 2020).

BACKGROUND: The applicant has been licensed to operate a family day care home since January 2015. In September 2016, the applicant received approval by the County Board to expand the operation up to nine (9) children.

County Manager:

mg51/SMB

County Attorney:

[Signature]

MNC

Staff: Nicole R. Boling, DCPHD, Planning Division

PLA-7620

20.

Figure 1: Location of Little Munchkins Family Day Care



Source: Bing Maps

DISCUSSION: The applicant utilizes space on the main level of the single-family home for the day care operation. The days and hours of operation are 8 a.m. to 6 p.m. Monday through Friday (Condition #2). The existing driveway has space for two (2) vehicles during pick-up and drop-off and the applicant has agreed to keep at least one (1) space available during hours of operation (Condition #4). There is also on-street parking available to accommodate multiple pick-up and drop-off activities occurring at the same time. There is a fenced patio area available between the garage and living room area that provides a safe place for the children to play.

Since Use Permit Approval (September 24, 2016):

Zoning Enforcement: There are no zoning issues with this site.

Code Enforcement: Code Enforcement reports no concerns regarding the continuation of this use permit.

Fire Marshal's Office: The Fire Marshal's Office reports no concerns regarding the continuation of this use.

Police Department (ACPD): The Police Department reports no concerns regarding this use.

Child Care Services (CCS): The Child Care Office reports that there are no issues with the use and supports the renewal of the use permit.

PUBLIC ENGAGEMENT: The Yorktown and John M. Langston Civic Associations were contacted by email on July 31, 2017. A follow-up email was sent to the civic associations on August 16, 2017. To date, the civic associations have not responded to staff's request for comments, questions, or concerns regarding the existing use permit.

CONCLUSION: The renewal of the use permit for the subject family day care home will continue to provide a valuable service to the existing community. The use has not adversely affected the health or safety of persons residing or working in the neighborhood and is not in conflict with the purposes of the master plans of the County. Therefore, staff recommends that the County Board renew the subject use permit for a family day care home for up to nine (9) children, subject to the previously approved conditions and with a County Board review in three (3) years (September 2020).

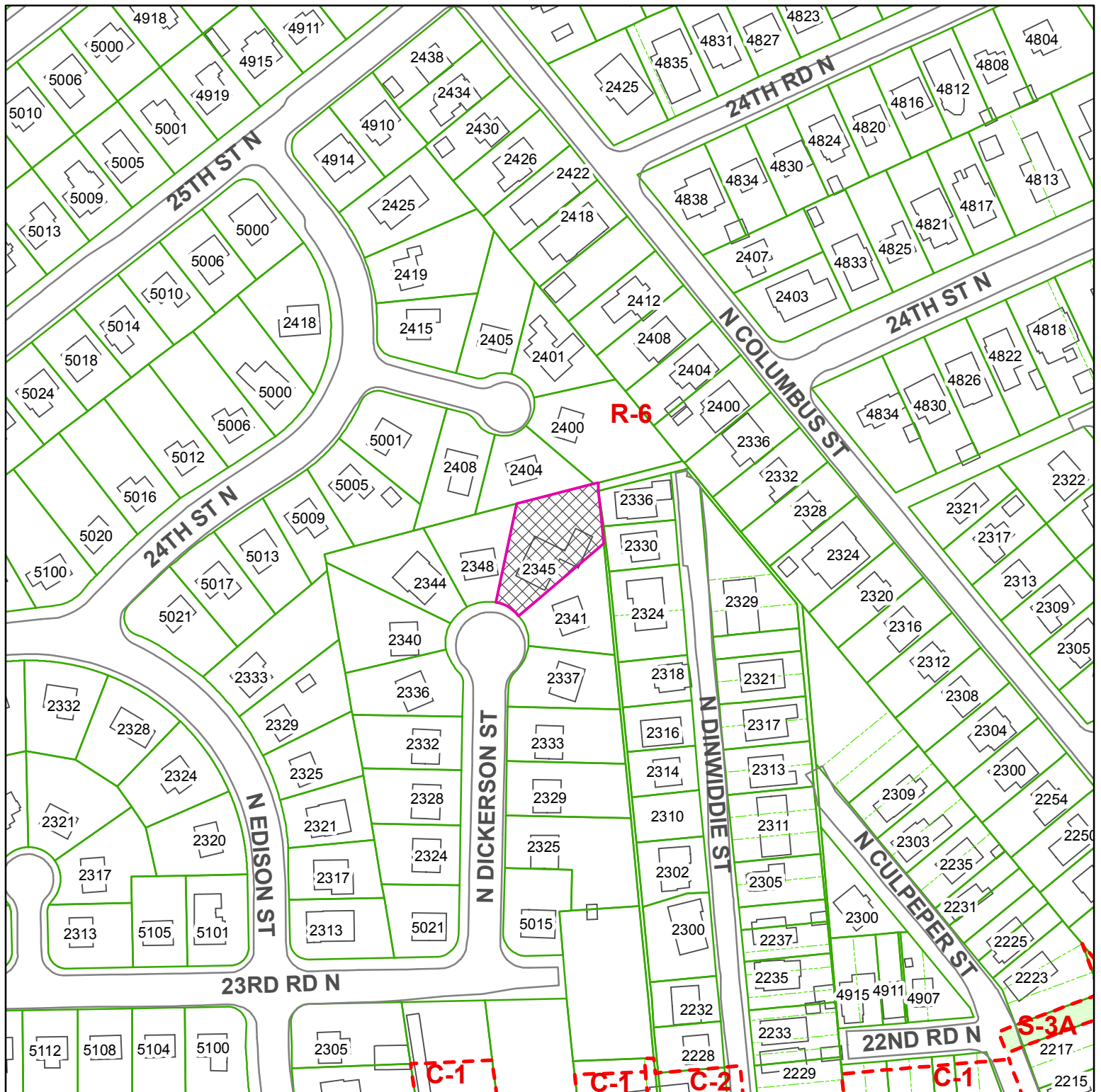
PREVIOUS COUNTY BOARD ACTIONS:

September 24, 2016

Approved a use permit request (U-3451-16-1) for a family day care home up to nine (9) children subject to the conditions of the staff report and with a County Board review in one (1) year (September 2017).

Approved Use Permit Conditions (Little Munchkins Family Day Care)

1. The applicant agrees to comply with all applicable requirements set forth in all applicable ordinances, codes, and regulations, including but not limited to the currently adopted editions of the Virginia Uniform Statewide Building Code, Parts I, II, and III, and its related regulations; the Virginia Fire Prevention Code; the Arlington County Zoning Ordinance; the Arlington County Health Regulations; and the Arlington County Child Care Center Regulations. Furthermore, the applicant agrees to actively and promptly pursue obtainment of all required associated building and operational permits and occupancy certificates from the various administrative and regulating agencies.
2. The applicant agrees that the hours of operation are Monday through Friday between 8 a.m. and 6 p.m.
3. The applicant agrees that parents and/or another authorized caregiver of children receiving care shall escort their children both to and from the home at all times.
4. The applicant agrees to make at least one (1) 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. The applicant further agrees to park personal vehicles in the available on-street parking if needed to ensure that there is an available off-street parking space for the parents and/or another authorized caregiver of children to use.




U-3451-16-1

2345 N Dickerson St

RPC # 08-001-110



 Case Location(s)
Scale: 1:1,800

Note: These maps are for property location assistance only. They may not represent the latest survey and other information.

Department of Community Planning, Housing and Development

County Use Only
Date Placard Posted _____
By _____
Removed _____