



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of September 16, 2017

DATE: September 5, 2017

SUBJECT: U-3455-16-1 USE PERMIT REVIEW for renewal of a family day care home with up to nine (9) children (Aunt Molly's Playcare); located at 5901 4th St. N. (RPC# 12-030-070).

Applicant:

Mary and Norvin Stevens
5901 4th St N
Arlington, Virginia 22203

C.M. RECOMMENDATION:

Renew the use permit for a family day care home, subject to all previously approved conditions, and with a County Board review in three (3) years (September 2020).

ISSUES: There are no issues identified with the renewal of the family day care home for up to nine (9) children.

SUMMARY: This is a one (1) year review for a family day care to up to nine (9) children at Aunt Molly's Playcare; located at 5901 4th St. N. Prior to expanding to nine (9) children, the day care operated a by-right family home day care with five (5) children since 2010. The days and hours of operation are 7 a.m. to 5:30 p.m. Monday through Friday. There are no adverse impacts to the surrounding neighborhood associated with the use permit. Since approval, the family day care has adhered to all conditions. Therefore, staff recommends that the County Board renew the family day care home for up to nine (9) children, subject to all previously approved conditions, and with a County Board review in three (3) years (September 2020).

BACKGROUND: A licensed family home day care has operated at this location since 2010. In September 2016, the County Board approved expansion of the day care for up to nine (9) children. The site is approximately 7,056 square feet and is developed with a single-family house. The site is bounded to the north by Bluemont Park, to the east by North Manchester

County Manager:

mg/s/

County Attorney:

[Signature]

MNC

Staff: Cedric Southerland, DCPHD, Planning Division

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Street, to the south by 4th Street North, and to the west by North Montague Street. The site is zoned “R-6” under the [Arlington County Zoning Ordinance](#), and the site is designated on the [General Land Use Plan](#) as “Low” Residential (1-10 units/acre).

Figure 1. Aunt Molly’s Playcare



Source: Google Maps

DISCUSSION: In September 2016, the County Board approved the use permit for family day care home for up to nine (9) children. The days and hours of operation are 7 a.m. to 5:30 p.m. Monday through Friday. The space utilized for the family day care is located on the main level and the second story of the single-family home. There is an existing driveway with four (4) spaces available for pick-up and drop-off activities during the hours of operation for the family day care home. There is also existing on street parking available in the event that multiple pick-up and drop-off activities are occurring at the same time. There is play equipment in the back yard, and the site is adjacent to Bluemont Park. The Boulevard Manor Civic Association supports renewal of the use permit, as well as the Child Care Office. Therefore, staff recommends that the County Board renew the family day care home for up to nine (9) children, subject to all previously approved conditions, and with a County Board review in three (3) years (September 2020).

Since the use permit approval (September 24, 2016):

Use Permit Conditions: The applicant is compliant with all use permit conditions.

Community Code Enforcement: The Code Enforcement Office reports no issues with renewal of the subject use permit.

Police Department: The Police Department reports no issues with renewal of the subject use permit.

Fire Marshal's Office: The Fire Marshal's Office reports no issues with the renewal of the subject use permit.

Child Care Office: The Child Care Office reports no issues with the renewal of the subject use permit.

PUBLIC ENGAGEMENT: Staff contacted the Boulevard Manor Civic Association. The president of the civic association expressed to staff, via email on August 8, 2017, that there are no issues with renewal of the subject use permit.

CONCLUSION: The family home daycare has complied with all conditions of the use permit. There is no anticipated neighborhood impact due to the renewal of this use permit. Therefore, staff recommends that the County Board approve the subject use permit for a family day care home for up to nine (9) children, subject to all previous conditions, with a County Board review in three (3) years (September 2020).

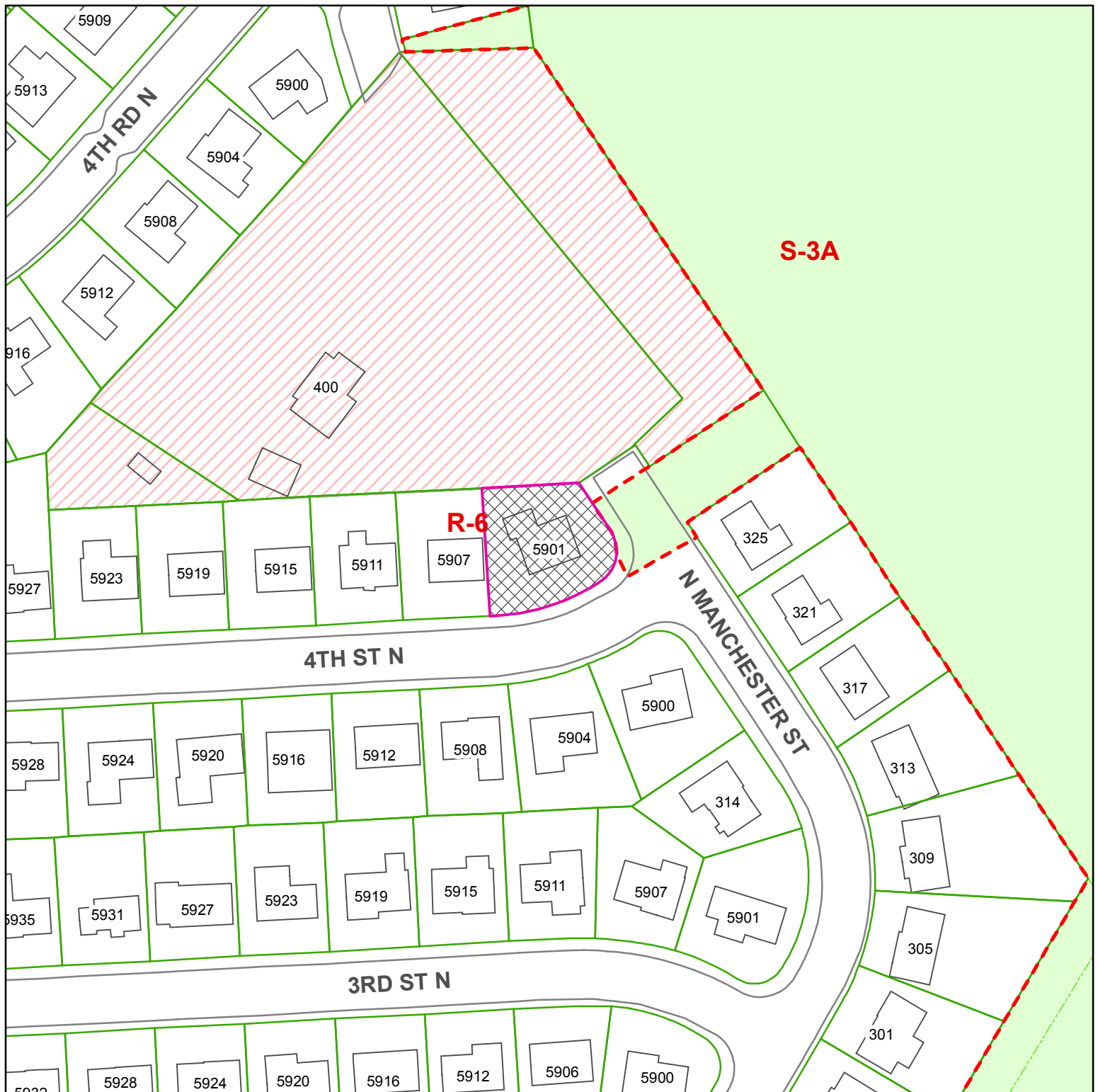
Approved Conditions:

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 of the day care will be limited to Monday through Friday from 7 a.m. until 5:30 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 to use.

PREVIOUS COUNTY BOARD ACTIONS:

September 24, 2016

Approved U-3455-16-1 for a family day care home with up to nine (9) children (Aunt Molly's Playcare).



U-3455-16-1

5901 4th St N

RPC # 12-030-070



 Case
Location(s)
Scale: 1:1,200

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 _____