



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of February 24, 2018

DATE: February 13, 2018

SUBJECT: U-2457-85-3 USE PERMIT REVIEW for a child care center for up to 76 children for Little Beginnings Child Development Center (Clarendon United Methodist Church); located at 606 N. Irving St. (RPC# 19-011-001).

Applicant:

Aurora Pollak, Director
Little Beginnings Child Development Center
606 North Irving Street
Arlington, VA 22201

By:

Nan E. Walsh, Attorney
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Blvd., Ste 1300
Arlington, VA 22201

C.M. RECOMMENDATION:

Renew the subject use permit for a child care center for up to 76 children, subject to amended Conditions #1 and #2, and proposed Conditions #3-#5, with a County Board review in five (5) years (February 2023).

ISSUES: This is a use permit review to allow a child care center for up to 76 children. No issues have been identified as of the date of this report.

SUMMARY: The Little Beginnings Child Development Center has been operating at this location (Clarendon United Methodist Church) since 1985 and was last reviewed in September 1994 with an eighteen (18) month review (March 1996). The subject child care center is approved to operate Monday through Friday from 7 a.m. to 6 p.m. with up to 76 children. Since

County Manager:

mgs/smb

County Attorney:

[Signature]

MNC

Staff: Cedric Southerland, Planning, DCPHD

PLA-7742

the last review in September 1994, the applicant has been operating in compliance with the approved use permit conditions. No issues have been identified with the operation of the subject child care center.

BACKGROUND:

Address / RPC: 606 N. Irving St. (RPC# 19-011-001)

Neighborhood: Ashton Heights Civic Association

Zoning: R-6

GLUP: Semi-Public

Existing Land Use: The primary land use on this property is a religious institution (Clarendon United Methodist Church). A use permit on this property allows for a child care center for up to 76 children.

Figure 1. Ariel View



Source: Google Maps

Figure 2. Parking lot and entrance



Source: CPHD

Figure 3. Playground



Source: CPHD

DISCUSSION: The use permit was approved by the County Board on July 13, 1985, for the operation of a child care center for up to 48 children. On September 10, 1994, the County Board approved a use permit amendment to increase the number of children to 76. The approval of the use permit amendment required a County Board review in eighteen (18) months (March 1996).

In discussions between the applicant and staff about possibly amending the use permit, it was discovered that there was no subsequent County Board review in March 1996. As such, a County Board review is needed to bring the use permit into compliance. The use has been in continuous operation, and staff has not identified any issues.

REVIEWED USE:

<u>Child Care Center:</u>	Approved for up to 76 children, ages infant to six (6) years old.
<u>Hours of Operation:</u>	Monday through Friday from 7 a.m. to 6 p.m.

ASSESSMENT:

<u>Code Enforcement:</u>	No issues reported.
<u>Zoning Enforcement:</u>	No issues reported.
<u>Fire Marshal's Office:</u>	No issues reported.
<u>Child Care Office:</u>	No issues reported.
<u>Police Department:</u>	No issues reported.
<u>CPHD Planning:</u>	There have been no issues identified with the existing child care center during the use permit review period. Renewal of the use permit will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use; be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and is not in conflict with the purposes of the master plans of the County.

PUBLIC ENGAGEMENT:

Ashton Heights Civic Association (AHCA): On January 24, 2018, staff contacted the AHCA president. On February 2, 2018, the AHCA responded stating that they support the renewal of the use permit.

Lyon Park Civic Association (LPCA): On January 24, 2018, staff contacted the LPCA president. At the time of this report, the LPCA had not responded.

CONCLUSION: The use has operated in compliance with the approved use permit conditions. In addition, the use has not had an undue, adverse impact on the community. Therefore, staff recommends renewal of the use permit for a child care center for up to 76 children, subject to amended Conditions #1 and #2, and proposed Conditions #3-#5, with a County Board review in five (5) years (February 2023). The condition language is being revised to be consistent with the current condition language typically approved for child care center uses.

Amended Conditions:

1. ~~The applicant shall meet the requirements of the Child Care Ordinance, Community Inspections Office, Environmental Health Bureau and Fire Marshal.~~

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 all children ~~Children~~ shall be escorted to and from the outdoor play area on the east side of North Irving Street by staff or parents.

3. The applicant agrees that the hours of operation would be 7 a.m. to 6 p.m., Monday through Friday. The applicant further agrees that the maximum permitted enrollment is 76 or such number as determined by the Department of Human Services Child Care Office, which may be fewer than the maximum noted above. The applicant further agrees that the maximum total occupant load, inclusive of children and adults, shall be as determined and designated by the Inspection Services Division in accordance with the Virginia Uniform Statewide Building Code, which may also be fewer than the maximum noted above."

4. The applicant agrees to designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns that may be related to this child care center. The name, telephone number, and electronic mail address (if available) of the liaison shall be submitted by the applicant to the Zoning Administrator and the Ashton Heights and Lyon Park Civic Associations within 60 days of the renewal of the use permit granted on February 24, 2018.

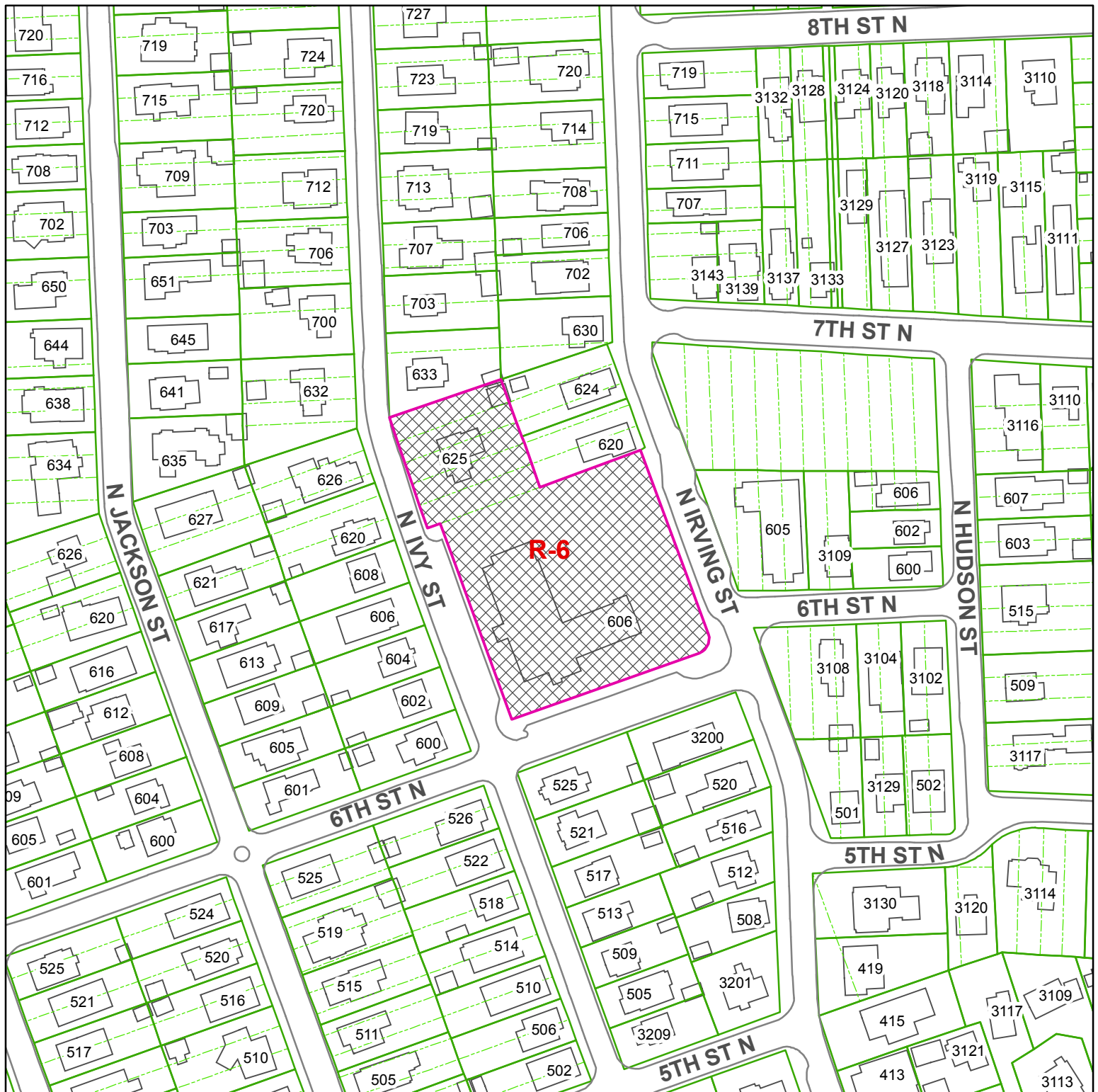
5. The applicant agrees to submit a parking plan and obtain the review and approval of such plan by the Zoning Administrator. The applicant agrees that the plan shall be approved only if it shows the total number of all employees, and identifies the location of parking spaces required per Section 14.3.7 of the Arlington County Zoning Ordinance. The applicant further agrees that the parking spaces will be available for staff persons of the child care center between the hours of operation specified for the facility. The parking spaces shall comply with all requirements set forth in all applicable ordinances and regulations, including, by way of illustration and not limitation, those administered by Section 14 of the Arlington County Zoning Ordinance. The Zoning Administrator's approval shall be obtained and the spaces will be identified within 60 days of the renewal of the use permit granted on February 24, 2018.

PREVIOUS COUNTY BOARD ACTIONS:

April 12, 1949	Approved use permit (U-110-49-1) for a nursery school and kindergarten for 40 children.
March 25, 1950 through June 30, 1977	Continued (U-110-49-1) annually.
December 17, 1974	Approved use permit (U-1991-74-2) to operate a nursery school for 49 children.
December 1975 through December 1981	Continued (U-1991-74-2) annually.
June 4, 1977	Discontinued (U-110-49-1), use no longer funded.
July 30, 1982	Discontinued (U-1991-74-2)
July 13, 1985	Approved use permit (U-2457-85-3) for a day care center for 48 children, ages three (3) months through five (5) years.
October 17, 1987	Continued use permit (U-2457-85-3) for a day care center for 48 children with a review in three (3) years.
October 6, 1990	Continued use permit (U-2457-85-3) for a day care center for 48 children with a review in five (5) years.
September 10, 1994	Approve use permit amendment (U-2457-85-3) to increase number of children from 48 to 76.

Approved Conditions:

1. The applicant shall meet the requirements of the Child Care Ordinance, Community Inspections Office, Environmental Health Bureau and Fire Marshal.
2. Children shall be escorted to and from the outdoor play area on the east side of North Irving Street by staff or parents.



U-2457-85-3

606 N Irving St

RPC # 19-011-001



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 _____