



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of February 24, 2018

**DATE:** February 13, 2018

**SUBJECT:** U-3476-16-1 USE PERMIT REVIEW for a family day care home for up to nine (9) children (Les Petits Curieux Day Care); located at 2841 S. Glebe Road (RPC# 38-018-005).

**Applicant:**

Sandra Milena Bella Castro  
2841 S. Glebe Road  
Arlington, Virginia 22206

**C.M. RECOMMENDATION:**

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 (February 2021).

**ISSUES:** No issues have been identified as of the date of this report.

**SUMMARY:** This is a one (1) year review of a family day care home for up to nine (9) children. The applicant uses space in the basement and on the first floor of the home for the daycare. An outdoor play area is located on site and the applicant has sufficient driveway parking for pick-up and drop-off. The Long Branch Creek Civic Association has expressed no issues of concern with the renewal of this use permit.

**BACKGROUND:**

Address / RPC: 2841 S. Glebe Road (RPC# 38-018-005).

Neighborhood: Located in Long Branch Creek Civic Association

Zoning: R2-7

County Manager:

*mgs/smb*

County Attorney:

*[Signature]*

*MNC*

Staff: Mary (Molly) O'Connell, DCPHD, Planning Division

PLA-7745

GLUP:

Low Residential (11-15 units / acre)

Existing Land Use:

The 2,850 sq. ft. lot is developed with a two-story attached dwelling. The lot is fenced and has a paved driveway. It is surrounded by other two-family dwellings and separated from the main part of Route 120 (S. Glebe Road) by a green buffer.

Figure 1. Aerial View



Source: Pictometry

Figure 2. Street View



Source: CPHD

**DISCUSSION:** The following details the existing use and staff assessment:

EXISTING USE:

<u>Type of Use:</u>	Family day care home for up to nine (9) children
<u>Hours of Operation:</u>	Monday – Friday, 7:00 a.m. – 6:00 p.m.
<u>Outdoor Play Area:</u>	The applicant has a fenced backyard play area on site.
<u>Parking:</u>	Driveway can accommodate up to three (3) vehicles for pick-up and drop-off and the applicant is required to keep one (1) space available at all times. There is also non-restricted street parking on S. Glebe for overflow.

Other: The applicant has three (3) employees, including herself. Employees either take public transit or park on-street to allow for driveway pick-up and drop-off for parents.

**ASSESSMENT:**

Zoning Enforcement: No issues reported; the applicant has been operating in compliance with the use permit conditions.

Code Enforcement: No issues reported.

Fire Marshal's Office: No issues reported.

Police Department: No issues reported

DHS, Child Care Office: No issues reported. The operator is in compliance with Chapter 59 Code requirements.

Planning: During the period of review, the use has: a) not adversely affected the health or safety of persons residing or working in the neighborhood; b) been detrimental to the public welfare or injurious to property or improvements in the neighborhood; or c) been in conflict with the purposes of the master plans of the County. Additionally, the use provides a valuable service to the County. Therefore, planning staff recommends renewal of this use permit.

**PUBLIC ENGAGEMENT:**

Long Branch Creek Civic Association: The civic association sent a support letter with the initial application for approval and has no objections to the renewal of this use permit.

**CONCLUSION:** The use has been operating in compliance with the use permit conditions and has not had an undue adverse impact on the community. Therefore, staff recommends 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 (February 2021).



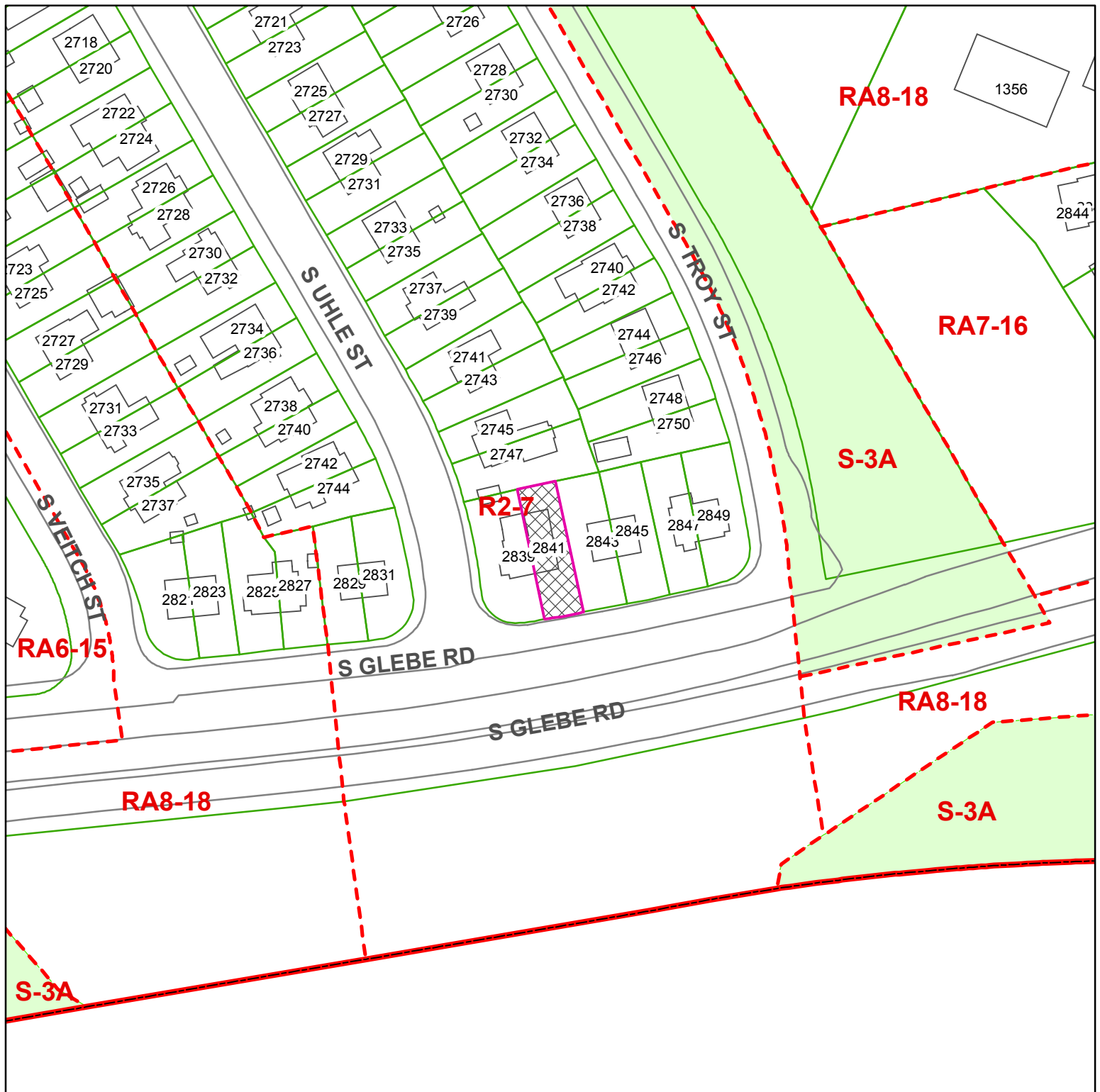
Approved Conditions (U-3476-16-1):

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 building and operational permits and occupancy certificates from the various administrative and regulating agencies.
2. 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.
3. The applicant agrees that the hours of operation of the day care will be limited to Monday through Friday, 7 a.m. and 6 p.m.
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:

February 15, 2017

Approve the use permit for a family day care home for up to (9) children, subject to the proposed conditions of the staff report and with a County Board review in one (1) year (February 2018).



U-3476-16-1

2841 S Gleebe Rd

RPC # 38-018-005



 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 \_\_\_\_\_