



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of October 1, 2018

**DATE:** October 11, 2018

**SUBJECT:** U-3495-17-1 USE PERMIT REVIEW for a family day care home for up to nine (9) children (Little Stars); located at 6099 Wilson Blvd (RPC# 12-009-001).

**Applicant:**

Udeni Demel / Dinusha Fernando  
6099 Wilson Boulevard  
Arlington, VA 22205

**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 (October 2021).

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

**SUMMARY:** This is a one (1) year review of a use permit for a family day care home for up to nine (9) children (Little Stars). The applicant opened a by-right family day care home in July 2016 and received use permit approval for expansion in October 2017. The applicant has been operating in compliance with the use permit conditions with no issues.

**BACKGROUND:**

Address / RPC: 6099 Wilson Blvd (RPC# 12-009-001).

Neighborhood: Located within the Dominion Hills Civic Association.

Zoning: R-6 – One Family Dwelling District

GLUP: “Low” Residential

County Manager:

County Attorney:

MNC

Staff: Mary (Molly) O’Connell, DCPHD, Planning Division  
Erika Gibson, DHS, Child & Family Services

7.

Existing Conditions:

The 6,706-square-foot site is developed with a single family detached dwelling and is located at the corner of Wilson Blvd. and N. Madison St. It is bordered on two sides by single family dwellings and is across the street from a multi-family apartment complex. On the west side, the property faces undeveloped lots along Madison St. that are a part of the Febrey-Lothrop House estate.

Figure 1: Aerial View



Source: Pictometry

Figure 2: Street View



Source: CPHD

**DISCUSSION:** The following provides details about the reviewed use and staff assessment:

REVIEWED USE

<u>Type of Use:</u>	Family Day Care Home for up to nine (9) children
<u>Hours of Operation:</u>	7:30 a.m. – 6:00 p.m., Monday through Friday
<u>Parking:</u>	The applicant has a driveway on-site and has one (1) parking space available per Condition #4. Additional public parking is located on street directly in front of the residence.
<u>Outdoor Play:</u>	Arlington County has no specific outdoor play requirement for family day care homes. However, the applicant has a fenced yard with play equipment to provide opportunities for outdoor play.

ASSESSMENT

CPHD, Zoning Enforcement: There are no issues; the applicant is operating in compliance with the use permit conditions.

CPHD, Code Enforcement: There are no issues.

DHS, Child Care Office: There are no issues.

ACFD, Fire Marshal's Office: There are no issues.

ACPD, Police Department: There are no issues.

DCPHD, Planning: County agencies have not identified any issues with the operation of this family day care home. The renewal of the family day care home is not anticipated to: a) adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use; b) will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and c) will not be in conflict with the purposes of the master plans of the county. Therefore, staff recommends the County Board renew the subject use permit.

## **PUBLIC ENGAGEMENT:**

### *Level of Engagement:*

#### **Communicate**

This level of engagement is appropriate because the continued implementation and operation of the previously approved use is not anticipated to adversely impact the neighborhood.

### *Outreach Methods:*

- Public notice was given in accordance with the Code of Virginia §15.2-2204. Notices of the County Board hearing on the use permit were placed in the September 26, 2018 and October 3, 2018 issues of the Washington Times for the October 20, 2018 County Board Meeting.

In addition to the above legal requirements:

- Individual letters outlining the project description and public hearing details were mailed to surrounding property owners of the subject property.
- Placards were placed in various locations surrounding the subject property within seven (7) days of the public hearing.
- Civic associations were informed of the application via email communication. The subject property is located within the Dominion Hills Civic Association.

### *Community Feedback:*

No comments been received as of the date of this report.

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

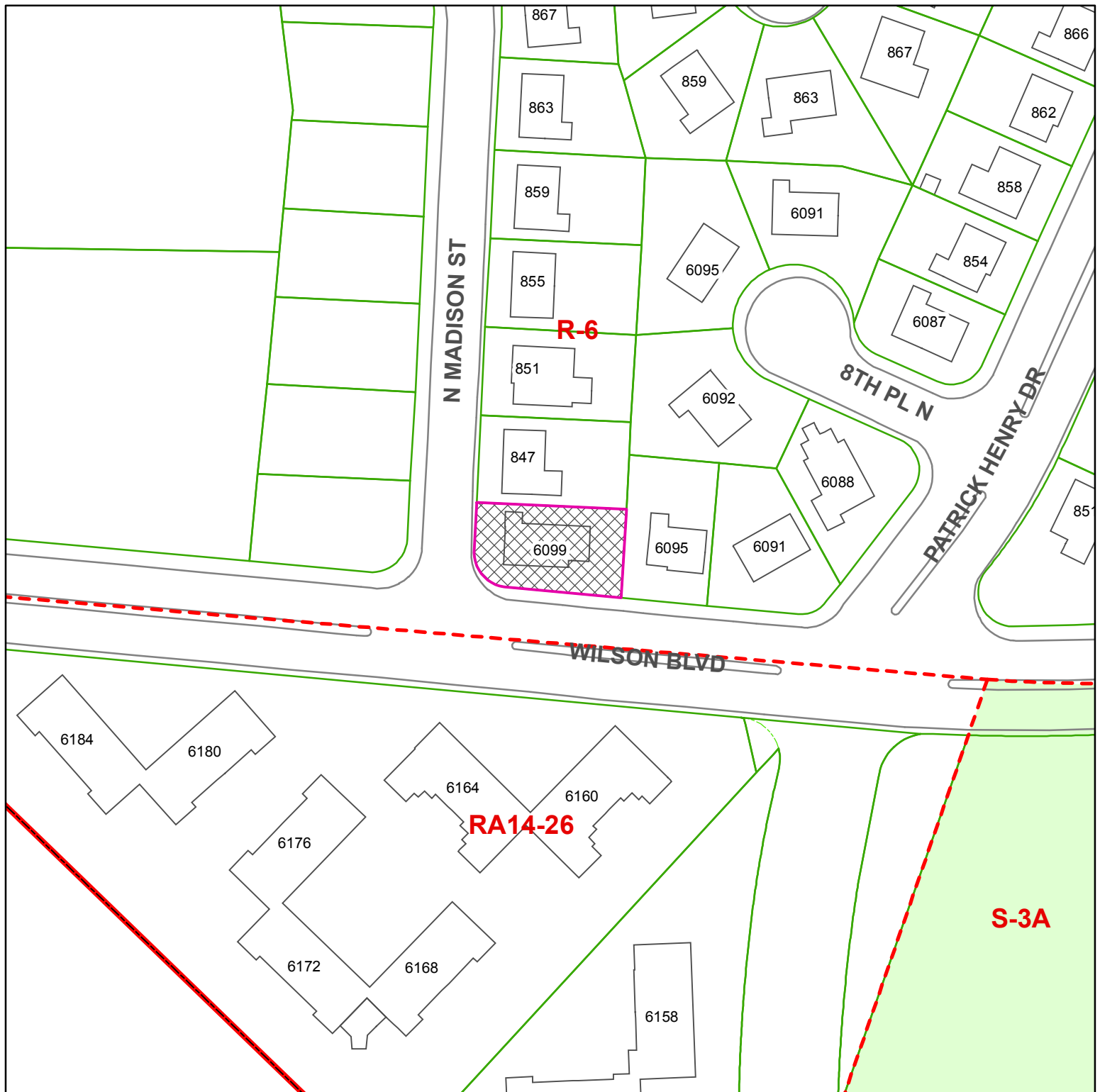
Approved Conditions (Little Stars):

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 7:30 a.m. until 6:00 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:**

October 21, 2017

Approve a 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 (October 2018).




U-3495-17-1

6099 Wilson Blvd

RPC # 12-009-001



 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 \_\_\_\_\_