



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of October 20, 2018

DATE: October 11, 2018

SUBJECT: U-3499-17-1 USE PERMIT REVIEW for a family day care home with up to nine (9) children for Indira Chapagain Koirala; located at 210 S. Glebe Road (RPC# 23-009-033).

Applicant: Indira Chapagain Koirala

By:

Mr. Amanti Nath Koirala, Co-Owner
210 S. Glebe Road
Arlington, VA 22204

C.M. RECOMMENDATION:

Renew the use permit for a family day care home with up to nine (9) children at 210 S. Glebe Road, subject to the conditions of the staff report, and with a County Board review in three (3) years (October 2021).

ISSUES: This is a one (1) year use permit review of a family day care home for up to nine (9) children, and no issues have been identified as of the date of the staff report.

SUMMARY: This is a one (1) year use permit review of a family day care home for up to nine (9) children, located at 210 S. Glebe Road. No violations of use permit conditions have been identified and no community concerns have been reported to staff as of the date of this report. Staff is recommending renewal of the subject use permit with a County Board review in three (3) years (October 2021). As conditioned, staff finds that the use will not create undue adverse impacts to adjacent neighborhoods or streets as a result of the renewal of the subject use permit.

County Manager:

County Attorney:

MNC

Staff: Anika Chowdhury, DCPHD, Planning Division
Adam Watson, DCPHD, Planning Division

BACKGROUND: The applicant initially operated a licensed day care (permitted as a by-right use) at this location, with an enrollment of four (4) children and sought to expand. The County Board approved a new use permit for a family day care home with up to nine (9) children in October 2017.

The following provides additional information about the site and location:

Address / RPC: 210 S. Glebe Road (RPC# 25-014-001).

Neighborhood: Alcova Heights Citizens Association; adjacent to the Arlington Heights Civic Association.

Zoning: R2-7, Two-family and Townhouse Dwelling District

GLUP: “Low” Residential (11-15 units/acre)

Existing Land Use: The subject lot is approximately 2,830 sq. ft. The family day care use occupies a portion of the first floor of a single-family detached house. To the north and east is South Glebe Road and commercial uses, including a 7-Eleven and gas station. To the south and west are side-by-side residences.

Figure 1: Aerial View



Source: Pictometry

Figure 2: Street View



Source: CPHD

DISCUSSION: The following details the approved use and provides staff assessment of the use during the one (1) year review period:

RENEWED USE:

Family Day Care Home: Up to nine (9) children.

Hours of Operation: Monday to Friday; 8 a.m. to 6 p.m.

ASSESSMENT:

Zoning Enforcement: No issues identified.

Child Care Office: No issues identified.

Code Enforcement: No issues identified.

Fire Marshal's Office: No issues identified.

DCPHD, Planning: County agencies have not identified any issues with the operation of the 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 that the use permit be renewed subject to the conditions of the staff report, and with a three (3) year County Board review (October 2021).

PUBLIC ENGAGEMENT:

Level of Engagement:

Communicate

This level of engagement is appropriate because the continued implementation and operation of the 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 review via email communication. The subject property is located within the Alcova Heights Citizens Association and is adjacent to the Arlington Heights Civic Association.

Community Feedback:

Alcova Heights Citizens Association: No comments received at the time of this report.

Arlington Heights Civic Association (AHCA): Staff contacted AHCA and they have responded with positive comments and no objections to the renewal of the use permit.

CONCLUSION: The operation of the subject family day care home has not adversely affected the health or safety of persons residing or working in the neighborhood and is not in conflict with

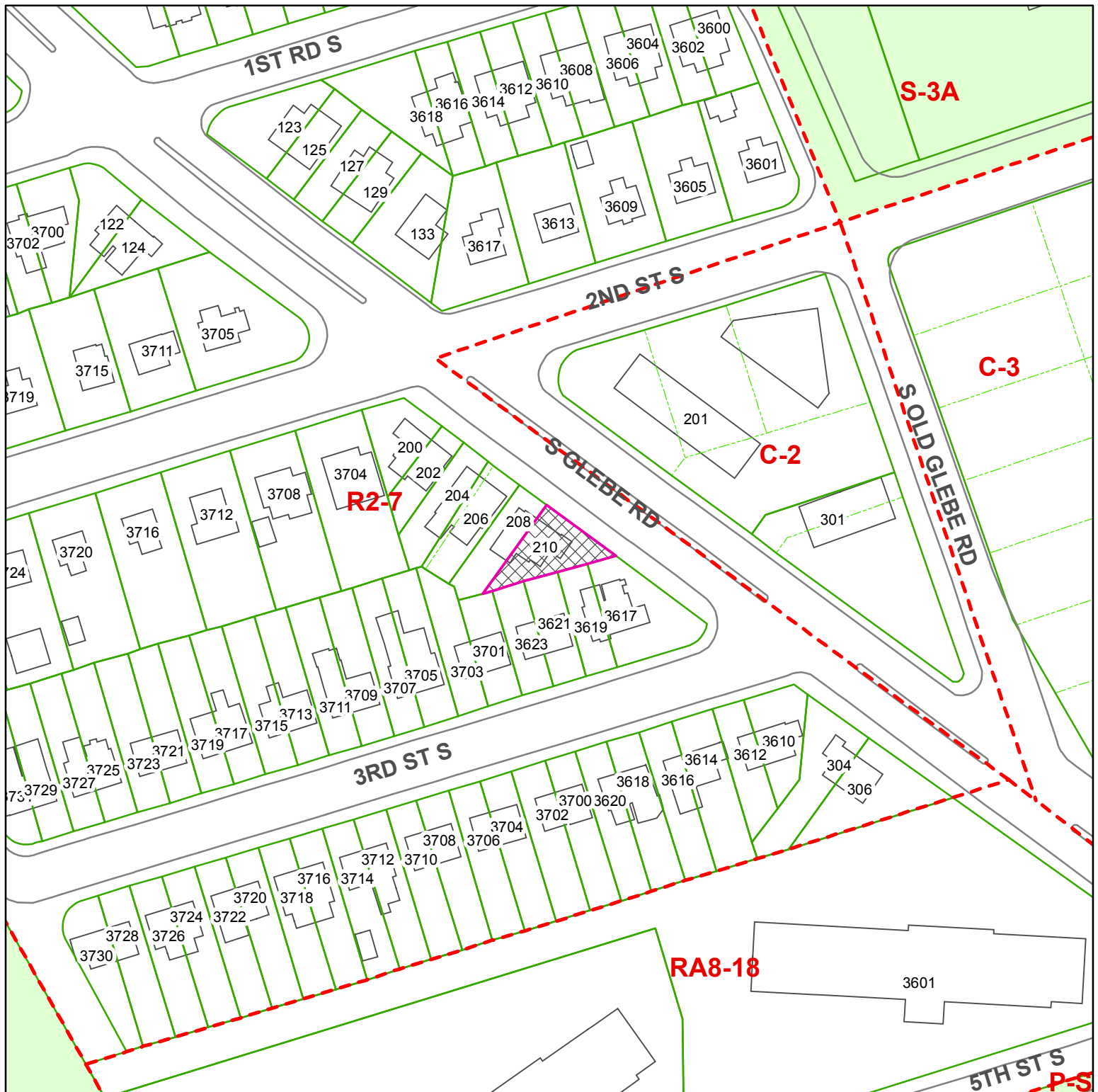
the purposes of the master plans of the County. Therefore, staff recommends that the use permit be renewed, subject to all previously approved conditions, with a three (3) year County Board review (October 2021).

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 shall be limited to 8 a.m. to 6 p.m., Monday through Friday.
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:

- | | |
|------------------|---|
| July 21, 1956 | The County Board authorized a tax refund of \$21.52 for an overassessment of real estate taxes on the property located at 210 South Glebe Road for the year 1955. |
| October 21, 2017 | Approved a use permit (U-3499-17-1) for a family day care home with up to nine (9) children for Indira Chapagain Koirala, known as 210 S. Glebe Road, subject to the conditions of the staff report, and with a County Board review in one (1) year (October 2018). |



U-3499-17-1

210 S Glebe Rd

RPC # 23-009-033



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 _____