DATE: April 4, 2006

SUBJECT: U-3151-06-1 USE PERMIT REQUEST for a family day care located at 5204 North Carlin Springs Road. (RPC #13-051-010)

Applicant:
Lina Calizaya Rocha
5204 N. Carlin Springs Road
Arlington, Virginia 22203

C.M. RECOMMENDATION:

Approve, subject to the conditions in the staff report, with a review by the County Board in one (1) year (April 2007).

ISSUES: None.

SUMMARY: The applicant requests approval of a use permit for a family day care for up to nine (9) children. The family day care home would operate from 7 a.m. to 6 p.m. Mondays through Saturdays. This use is compatible with other land uses in this neighborhood and would not have a detrimental impact on neighboring properties. Therefore, it is recommended that the County Board grant the use permit for the family day care, subject to the conditions in the staff report, with a review by the County Board in one (1) year (April 2007).

BACKGROUND: The applicant currently operates a family day care for five (5) children, which does not require a use permit. She would like to expand the number of children under her care to nine, as she dedicates two rooms of her home plus a fenced rear yard to childcare. The ages of children in her care would range from newborn to 13 years.

Site: The proposed family day care will be located in an existing single-family detached residence on North Carlin Springs Road. The dwelling is a primarily masonry structure located on a 6,050 square foot interior lot. Surrounding the site are single-family homes.

Zoning: The site is zoned “R-6,” One-Family Dwelling Districts.

Land Use: The site is designated on the General Land Use Plan (GLUP) as “Low” Residential (1-10 units per acre).
Neighborhood: The site is located in the Arlington Forest Citizen’s Association neighborhood and across the street from the Bluemont Civic Association neighborhood.

DISCUSSION: The family day care would occupy approximately two rooms, one on each of the first and second floors. Exits from both the kitchen and the play room on the first floor lead to the enclosed rear yard. A driveway in the front yard creates a safe area for parents to pick-up and drop-off children on-site, and additional street parking is available.

Community Code Enforcement, Fire Marshal’s Office, Police Department: Community Code Enforcement, the Fire Marshal’s Office, and the Police Department all report no issues with this use permit request.

Child Care Office: The applicant has worked with the Child Care Office previously. An inspection for this application identified a few issues, such as the child-adult ratio and medical test documentation, which the applicant will need to satisfy before the Child Care Office will approve a certificate of occupancy for the new use. This requirement is referenced in Condition #1.

Civic Associations: The Arlington Forest Citizen’s Association and Bluemont Civic Association have received notification of this application. The Arlington Forest Citizen’s Association has submitted a letter that they acknowledge the use permit application, but to date, neither association has provided comment. Several neighbors have signed a letter of no objection to the use (see attached).

CONCLUSION: The proposed family day care is compatible with the adjoining residential uses and has support from the neighbors. Pick-up and drop-off areas are adequate and the fenced rear yard provides an outdoor play area. Therefore, it is recommended that the County Board grant the use permit for the family day care, subject to the following conditions, with a review by the County Board in one (1) year (April 2007).

1. The applicant agrees to meet the requirements of the Child Care Ordinance, Community Code Enforcement Office, Environmental Health Bureau, and the Fire Marshal’s Office, including securing the appropriate assembly permit prior to the issuance of a Certificate of Occupancy.

2. The applicant agrees that parents 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 are Monday through Saturday from 7 a.m. until 6 p.m.
PREVIOUS COUNTY BOARD ACTIONS: There are no prior Board actions on this site.