

EXHIBIT NO. 1

3
6-14-03

Docket Item #3
SPECIAL USE PERMIT #2003-0028

Planning Commission Meeting
June 3, 2003

ISSUE: Consideration of a request for a special use permit to operate a child care center.

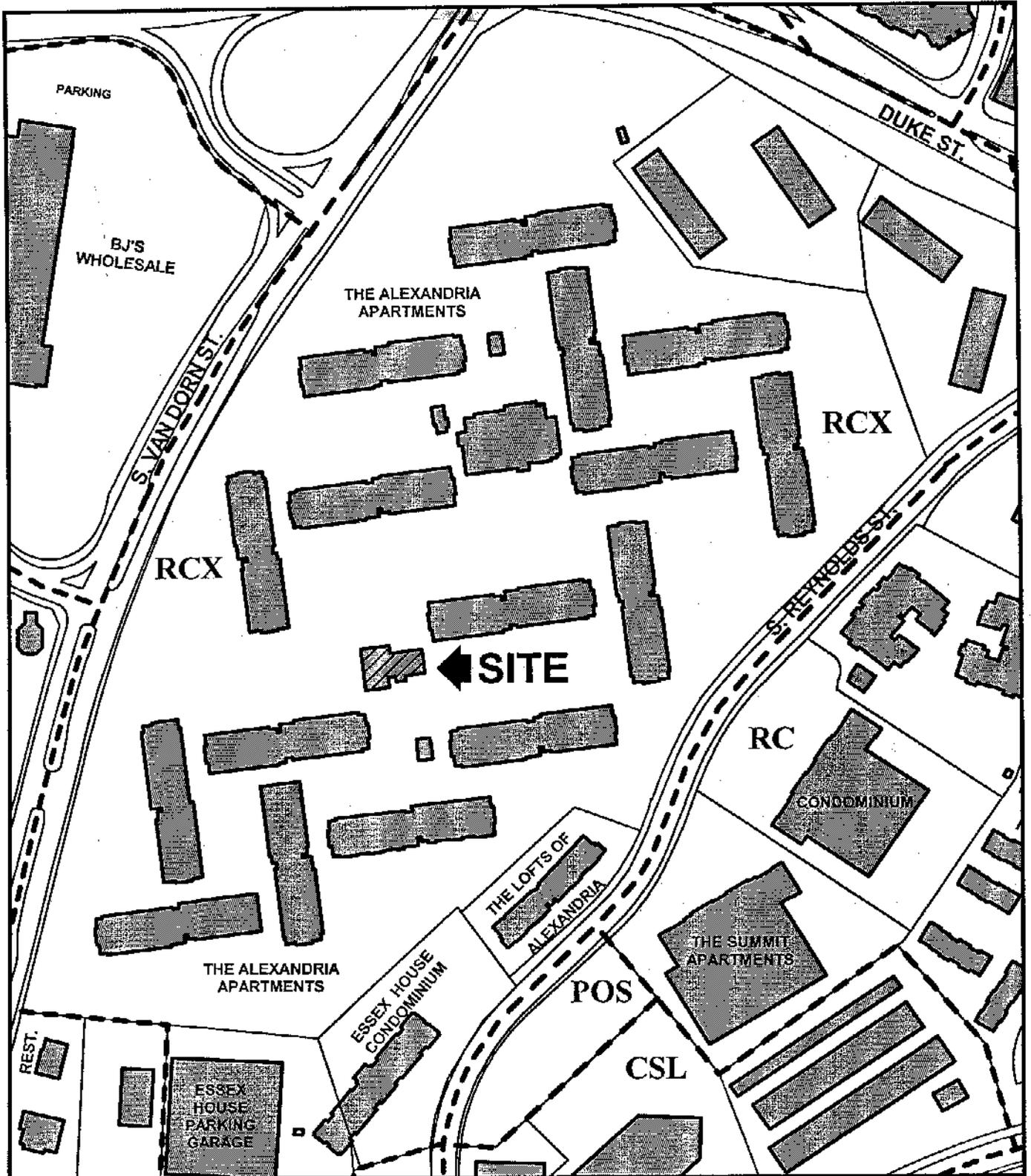
APPLICANT: Creative World Learning Centre, Inc.
by Michele Tyler

LOCATION: 241 South Reynolds Street

ZONE: RCX/Medium Density Apartment Zone

PLANNING COMMISSION ACTION, JUNE 3, 2003: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



SUP #2003-0028

06/03/03



STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. No more than 70 children are allowed at the child care center. (PC)
3. The hours of operation of the child care center shall be limited to between 6:30 a.m. and 6:00 p.m. Monday through Friday. (P&Z)
4. The designated play area shall be fenced to the satisfaction of the Director of the Department of Planning and Zoning. (P&Z)
5. The applicant shall obtain all licenses required by the Virginia State Department of Social Services, Division of Licensing Programs. (P&Z)
6. Prior to the child care home opening for business, the applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the child care center and regarding safety programs available through the department for the children. (Police)
7. At least 12 spaces in front of the child care center shall be designated for use by staff and parents, only during operating hours. (P&Z)
8. No more than 30 children total shall be allowed outside in the play areas at one time. (P&Z)
9. The applicant shall submit for review a revised floor plan to include: designation of rooms by age of the children in care, bathroom floor plans for children and adults, and the layout of playground and equipment, which shall be to the satisfaction of Human Services. (Human Services)

10. The Director of Planning and Zoning shall review the special use permit twelve months after operation and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

This special use permit shall not be effective unless and until the applicant has obtained the required state license and met all requirements of all governmental authorities.

DISCUSSION:

1. The applicant, Creative World Learning Centre, Inc., requests special use permit approval for the operation of a day care center located at 241 South Reynolds Street.
2. The subject property is one lot of record bounded by South Van Dorn, South Reynolds, and Duke Streets with a total lot area of approximately 35 acres. The site is developed with 20 residential apartment buildings varying from four to six stories totaling 1,524 units. The development, known as "The Alexandria", includes 1,997 surface parking spaces and other resident amenities such as a club house, pool, and tennis courts, and is occupied by over 4,000 residents.

The subject child care center is proposed to occupy a 2,900 square feet, stand-alone building in the center of the development. The building was formerly a resident services office that is no longer being used. Behind the building is a fenced-in swimming pool and jacuzzi and tennis courts.

3. The applicant proposes to operate a child care center for up to 70 children for ages three months through 12 years of age. The center will operate from 6:30 a.m. to 6:00 p.m. Monday through Friday. The applicant worked with staff on an interior layout and will provide a total of six classrooms. A playground will be constructed behind the building. Not all of the children will be outside at one time. The applicant states that residents of the Alexandria will be given first priority to attend the center, but that it will be open to the public.
4. The playground for the child care center is proposed to occupy a 4,520 feet area behind the subject building, adjacent to the tennis courts (see attached layout of development). The proposed playground area is currently occupied by an open grass area and by a cement pad with jacuzzi, which is proposed to be removed. Approval of a grading/sediment control/plot plan will be required for construction activities if there is more than 2,500 square feet of ground disturbance.
5. Pursuant to Section 8-200 of the zoning ordinance, two parking spaces are required for each classroom. In this case, there are six classrooms for a requirement of 12 spaces. The applicant proposes to designate twenty-six parking spaces at the front of the building, during operating hours, for use by staff and parents of the children in care. There are 1,997 parking spaces on the property for 1,524 apartment, varying from studios to three bedroom units. The required parking for the residential units is 1,770 spaces, therefore, designating the 26 spaces for the day care center does not remove required parking, and the applicant is able to meet its parking requirement.

The applicant does not expect that designating spaces for the child care center will impact residential parking because many of the residents will not be home during those hours. Staff observed many available spaces in the vicinity of the proposed center when visiting the site in the middle of the day. The designated spaces will be available for use by residents outside of the center's operating hours.

6. Zoning: The subject property is located in the RCX/Medium density apartment zone. Section 3-803 (4.1) of the zoning ordinance. The RCX zone allows a day care center in a multifamily building of four or more stories in height if limited to an area the size of the first floor or a floor below it, whichever is less, and located on the first floor or any floor below the first floor of the building.

In this case, the proposed child care center is a one story, stand alone building. The child care center is not occupying the first floor of one of the apartment buildings as anticipated by the technical terms of the ordinance. The intent of the ordinance is to allow some nonresidential uses within high rise apartment complexes, as long as they are designed to serve the residents, clearly subservient to the primary residential use, and obtain a special use permit. In this case, the proposed child care center is within a large complex of apartment buildings ranging from four to six stories high. The use would be permitted on the first floor of one of the apartment buildings. Here it is proposed for a small centrally located building which previously served as offices for the large complex. Staff has determined that the intent of the ordinance provision is served by this unusual physical circumstance.

7. The property management services is planning on working with the local school to arrange for transportation services to add an additional pick-up/drop-off stop close to the entrance of the building so that it is convenient for children to access the bus from the center.
8. The applicant operates another child care facility in Annandale, which is licensed by the Commonwealth of Virginia Department of Social Services.
9. Master Plan: The proposed use is consistent with the Landmark/Van Dorn chapter of the Master Plan which designates the property for uses consistent with RCX.

STAFF ANALYSIS:

Staff does not object to the proposed child care center located at 241 South Reynolds Street. The facility will provide a much needed service to the residents of the development and the West End. There is sufficient parking to accommodate both parents and staff, which will be available to residents outside of the child care center's operating hours. Staff found that the proposed child day care center is an appropriate commercial use in this medium density residential setting as it is planned to be utilized mostly by residents of the development.

Staff is concerned about the potential for additional noise for existing residents. Although many residents will not be home during the day, there will be a significant increase in activity at the site associated with the use. Therefore, staff recommends that a maximum of 30 children be allowed outside at any one time, which the applicant has agreed to.

To ensure adequate parking for the facility is secured, staff recommends that at least 12 spaces be designated for use by the child care center during its hours of operation, which the applicant has agreed to.

With these conditions, staff recommends approval of the special use permit.

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Valerie Peterson, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 No loudspeakers will be installed exterior of the building and no amplified sound shall be audible at the property line.
- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.

Code Enforcement:

- F-1 The current construction type for this structure is 5B. The proposed use group is I2. The USBC prohibits I2 uses in buildings of 5B construction. The applicant may take one of the following steps to modify the existing conditions to meet the proposed use:
 - a) Submit construction documents which will change the existing construction type of this structure to meet an accepted construction type for I-2 use.
 - b) Submit a Modification Request that includes a fire protection plan which demonstrates that the proposed use can meet the existing conditions with minor modifications to the satisfaction of the Director of Code Enforcement.
 - c) Obtain a Building Permit from the Code Official demonstrating that the existing type construction can be changed to a construction type accepted by the USBC for the proposed use.
- C-1 The current use is classified as B; the proposed use is I2. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 115.4) and compliance with USBC 118.2, including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-2 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.
- C-3 A Certificate of Occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0.

- C-4 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-5 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-6 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-8 Toilet Rooms for Persons with Disabilities:
 - (a) Water closet heights must comply with USBC ^[512.0: ADAAG: 4.16.3).
 - (b) Door hardware must comply with USBC ^[512.0: ADA-AG: e4.13.9).
- C-9 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Health Department:

- F-1
 - 1) An Alexandria Health Department Permit is required for all regulated facilities. Permits are not transferable.
 - 2) A Certified Food Manager must be on duty during all hours of operation.
 - 3) Permits must be obtained prior to operation.
 - 4) Five sets of plans must be submitted to and approved by this department prior to construction.
 - 5) This facility must meet state and city Social Services requirements for air and floor space, toilet facilities, separate isolation room for sick children, lighting, temperature, storage for cots, clothing. Other items may be required by state or city codes.
 - 6) If food preparation or food handling is done on the premises, five sets of plans of the food handling areas are to be submitted to the Health department for approval.
 - 7) This facility must meet commercial standards (13 or more). Plans must comply with Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. A \$135.00 fee is required for review of plans for food facilities.
 - 8) If enrollment is kept to a maximum of 12 children at any one time, the facility may use home-style (semi-public restaurant) standards for food service.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the child care center. This is to be completed prior to the child care home opening for business.
- R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding safety programs available through the department for the children.

Human Services (Social Services):

- F-1 The Office for Early Childhood Development (OECD) accompanied representatives of Creative World Inc. to 241 South Reynolds Street. This is a stand-alone building in the center of an apartment complex. OECD reviewed the floor plans and surveyed the area around the building. After an inspection of the premises, OECD staff determined that this location has the potential to serve as an appropriate site for a child care facility, once renovations are complete.
- F-2 The proposed floor plans for the site have been modified to accommodate all ages levels. Once square footage has been determined and the architect has drawn up the new plans, construction will begin using the recommendations discussed at this meeting.
- F-3 Creative World Inc. and BH Management Services, Inc. has designated a playground area approximately 50 feet from the building for outdoor play. The children have various pathways to get the playground area, including a descending walkway for infants and toddlers.
- F-4 After surveying the pick-up and drop-off area, OECD, representatives of Creative World Inc. and BH Management Services Inc. have all agreed to designate parking adjacent to the entrance of the center for parents of the children in care. The management services will call the principal of the zoned school to arrange for the school to arrange for the school system transportation services to add an additional pick-up/drop-off stop close to the entrance of the building.
- R-1 The applicant shall submit a revised floor plan to include: designation of rooms by age of the children in care, bathroom floor plans for children and adults, and the layout of playground and equipment, which shall be to the satisfaction of Human Services.

APPLICATION for SPECIAL USE PERMIT # 2003-0028

[must use black ink or type]

PROPERTY LOCATION: 241 S. Reynolds St., Alexandria, VA 22304

TAX MAP REFERENCE: 57, Block 4, Lot 1 ZONE: RCX

APPLICANT Name: Creative World Learning Centre, Inc.

Address: 6715 Little River Turnpike, Annandale VA 22003

PROPERTY OWNER Name: SAP II-III - Stellar Housing Partners V LLC

Address: 111 Great Neck Rd, Great Neck, NY 11021

PROPOSED USE: Child Care Center

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Michele Tyler
Print Name of Applicant or Agent


Signature

6715 Little River Turnpike
Mailing/Street Address

703-642-3544 703-642-3513
Telephone # Fax #

Annandale VA 22003
City and State Zip Code

March 25, 2003
Date

=====**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**=====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) the Owner Contract Purchaser
 Lessee or Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Michele Tyler - 100%
6715 Little River Turnpike
Annandale VA 22003
Creative World Learning Centre, Inc.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

To be used for child care center. Number of children 70. Number of staff will be 7-9 plus an on-site full-time director. Hours of operation are 6³⁰am - 6⁰⁰pm, Monday thru Friday. Stand alone building should not generate an unusual level of noise for other tenants. Parking adjacent to stand alone building to be used for staff and patrons.

USE CHARACTERISTICS

4. The proposed special use permit request is for: (check one)

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- expansion or change to an existing use with a special use permit,
- other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

Students = 70. Staff = 9. Staffing will be based on student ratio. from 6³⁰am - 6⁰⁰pm M-F

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

Staffing will be based on childrens arrival time in Am. and going home time in pm. (M-F)

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

M-F

Hours:

6³⁰am - 6⁰⁰pm

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Nominal noise levels expected from students and mechanics for this stand alone building.

B. How will the noise from patrons be controlled?

Child care center in stand alone building
with students located inside facility.

Separate from other nearby buildings. No
unusual noise expected.

8. Describe any potential odors emanating from the proposed use and plans to control them:

N/A.

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Ordinary classroom debris such as
paper, food products, etc.

B. How much trash and garbage will be generated by the use?

5-10 thirty gallon bags per day maximum

C. How often will trash be collected?

Daily, m-F, at least 4 times per day

D. How will you prevent littering on the property, streets and nearby properties?

Using exterior building trash receptacles
at entrance doors, and providing
separate trash collection bin outside.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of residents, employees and patrons?

Adhere to state regulations governing
Child care centres. Adhere to city
regulations governing safety as well.

ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

Two per classroom. Twenty six available

B. How many parking spaces of each type are provided for the proposed use:

X Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ Other.

spaces which are designated for daycare parking

C. Where is required parking located? on-site off-site (check one)

If the required parking will be located off-site, where will it be located:

N/A

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? N/A

B. How many loading spaces are available for the use? N/A

C. Where are off-street loading facilities located? N/A

D. During what hours of the day do you expect loading/unloading operations to occur?

6³⁰-8³⁰ am drop off approx. times
4³⁰-6⁰⁰ pm pick up approx. times.

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

70 per day. 350 per week.

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

N/A.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? N/A square feet.

18. What will the total area occupied by the proposed use be?

2900 sq. ft. (existing) + Ø sq. ft. (addition if any) = 2900 sq. ft. (total)

19. The proposed use is located in: (check one)

a stand alone building a house located in a residential zone a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other, please describe: _____

CHILD CARE SUPPLEMENTAL APPLICATION

Supplemental information to be filed by applicants requesting special use permit approval of a child care home or child care center. All applicants must submit a plot plan of the property, showing play areas and parking and an interior floor plan.

Child Care Homes

Applicants requesting special use permit approval of a child care home for six to nine children within a home shall complete this section.

- 1. Is the proposed facility the principal residence of the operator? Yes. No.
- 2. Is the operator registered with the City of Alexandria Office of Early Childhood Development to provide child care in the home? Yes. No.

3. How many children, including resident children, will be cared for? 70

4. How many children reside in the home? N/A

5. How old are the children? (List the ages of all children to be cared for)

Resident: N/A

Non-resident: 3mo - 12 years

6. A minimum of 75 square feet of outdoor play area must be provided for each child above age two, on the lot.

Per January 5/12

Play area required:
 Number of children above age two: 58 x 75 square feet = 4350 square feet.

Play area provided: 4520 square feet.

7. If the lot does not have room for on-site play area, is the child care home within 500 feet of a park or playground available for the children to play in? Yes. No.

If yes please describe the play area:

N/A

If a play area that is not owned or leased by the operator is to be used by the children, written permission from the owner must be obtained and a copy submitted with this application.

Please note: child care homes are not permitted to display signs.

Child Care Homes and Child Care Centers

Applicants for both child care homes and child care centers (day care center, day nursery, and nursery schools) must complete the following section:

8. How many employees will staff the child care facility, including the operator?

7-9 staff depending on student ratio

How many staff members will be on the job at any one time? 8

9. Where will staff and visiting parents park? Adjacent parking lot to stand alone building in assigned parking spaces.

10. Please describe how and where parents will drop-off and pick-up children.

In designated covered area at entrance of building. Parking spaces provided or use of circle drive also available

11. At what time will children usually be dropped-off and picked-up.

Drop-off
6³⁰ Am - 8³⁰ Am

Pick-up
4³⁰ pm - 6⁰⁰ pm

12. What type of outdoor play equipment is proposed for the child care facility, if any? Where will it be located on the property?

Adjacent play area at the rear of the building. The equipment from ABC playground will be located in a fenced play area. All equipment age appropriate and within fall zone guidelines

13. Are play areas on the property fenced? Yes. No.

If no, do you plan to fence any portion of the property? Yes. No.
Please describe the existing or proposed fence.

Child Care Centers Only

Applicants for child care centers (day care center, day nursery, and nursery schools) must complete the following section:

- 14. How many children will be cared for during one day? 70
- 15. What age children do you anticipate caring for? 3mo - 12 yrs.
- 16. Does the operation have a license from the State of Virginia for a child care facility?
 Yes. No. If yes, provide a copy of the license.

Commonwealth of Virginia

DEPARTMENT OF SOCIAL SERVICES



CHILD DAY CENTER LICENSE

Issued to Creative World Learning Center, operated by Creative World Learning Center, Inc.

Address 6715 Little River Turnpike #103, Appandale, Virginia 22003

This license is issued in accordance with provisions of Chapter 18, Title 63.1, Code of Virginia as amended, the established rules and regulations of the Child Day-Care Council and the specific limitations prescribed by the Commissioner of Social Services as follows:

- No more than 12 infants using cribs may be in Room B;
- No more than 25 children may be on the playground closet to the child care center;
- No more than 20 children may be on the other playground;
- No more than 5 children may be on the toddler playground;
- No more than 39 children, ages 5-12, may be in the second floor classrooms.

This license is not transferable and will be in effect from June 7, 2002 through June 6, 2003 unless revoked for violations of the provisions of law, or failure to comply with the limitations stated above.

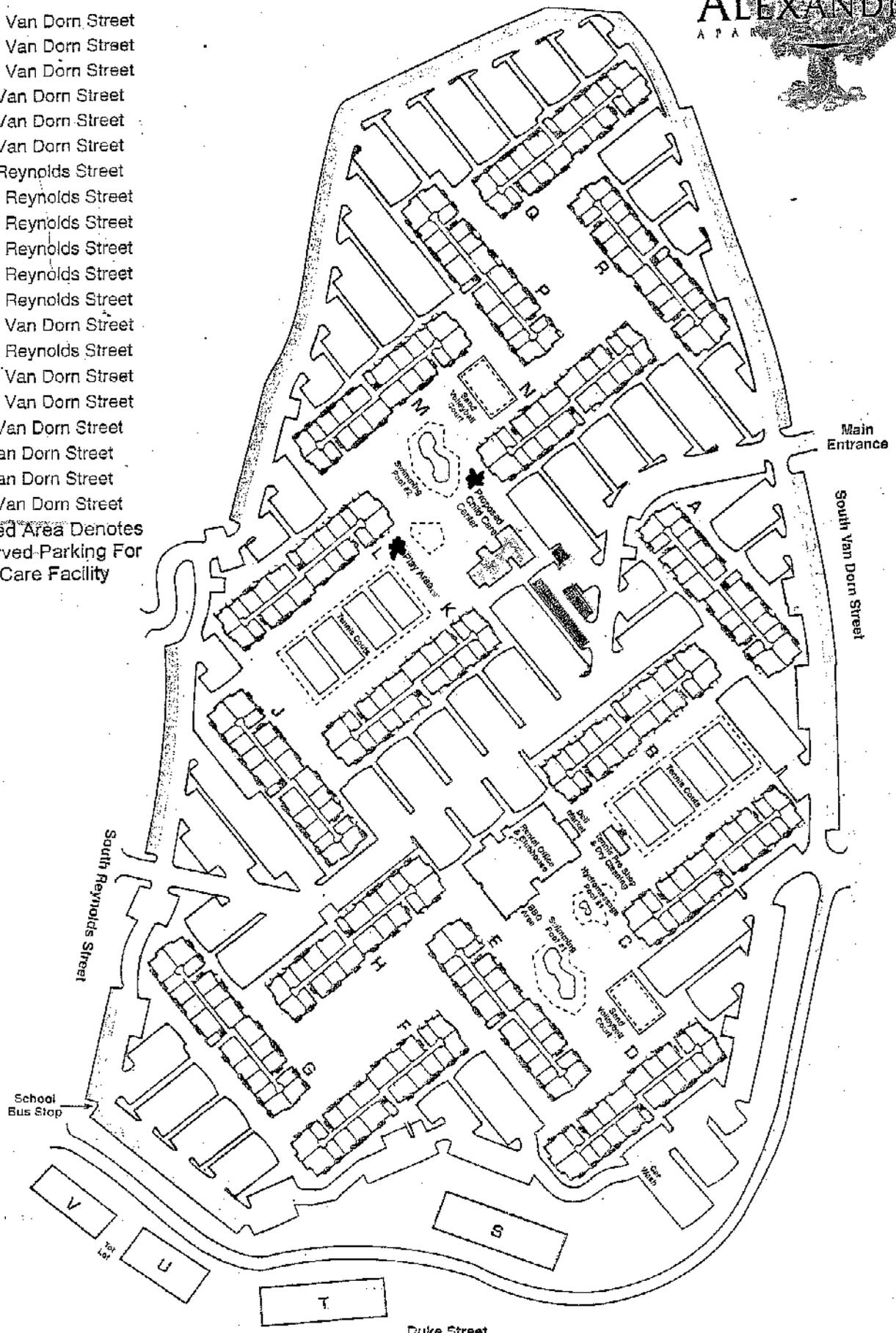
ISSUING OFFICE:
Division of Licensing Programs
Fairfax Area Office
11320 Randon Hills Road, Suite 200
Fairfax, Virginia 22030
Telephone: (703) 934-1505
LICENSING UNIT: FX. 02-462-L1116

By [Signature]
Title REGIONAL LICENSING ADMINISTRATOR
Date June 11, 2002

RAY C. GOODWIN
ACTING COMMISSIONER OF SOCIAL SERVICES



- A - 200 S. Van Dorn Street
- B - 180 S. Van Dorn Street
- C - 100 S. Van Dorn Street
- D - 40 S. Van Dorn Street
- E - 80 S. Van Dorn Street
- F - 60 S. Van Dorn Street
- G - 75 S. Reynolds Street
- H - 101 S. Reynolds Street
- J - 125 S. Reynolds Street
- K - 175 S. Reynolds Street
- L - 201 S. Reynolds Street
- M - 251 S. Reynolds Street
- N - 250 S. Van Dorn Street
- P - 307 S. Reynolds Street
- Q - 350 S. Van Dorn Street
- R - 300 S. Van Dorn Street
- S - 16 S. Van Dorn Street
- T - 4 S. Van Dorn Street
- U - 8 S. Van Dorn Street
- V - 12 S. Van Dorn Street
- - Shaded Area Denotes Reserved Parking For Child Care Facility

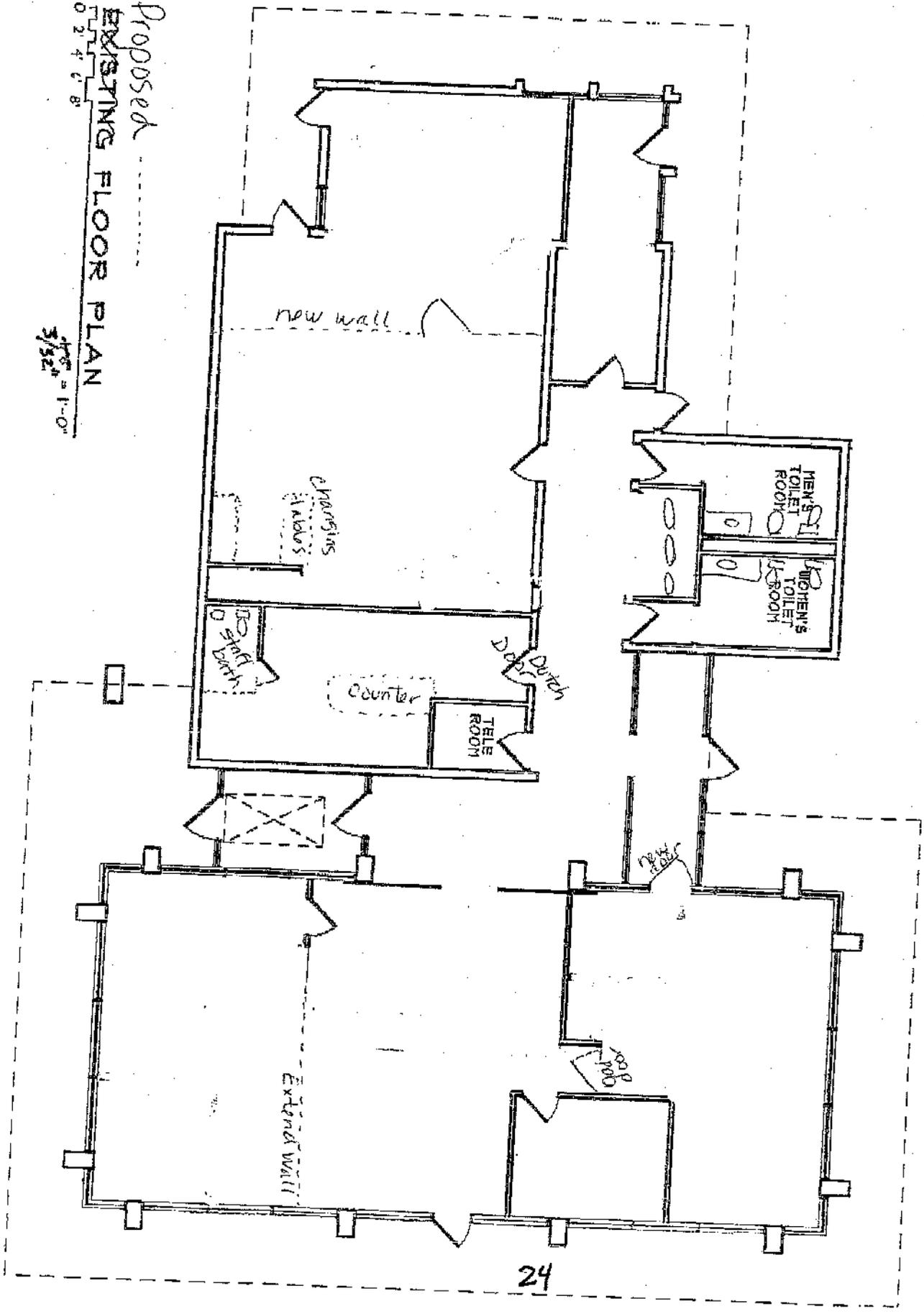


Proposed

EXISTING FLOOR PLAN

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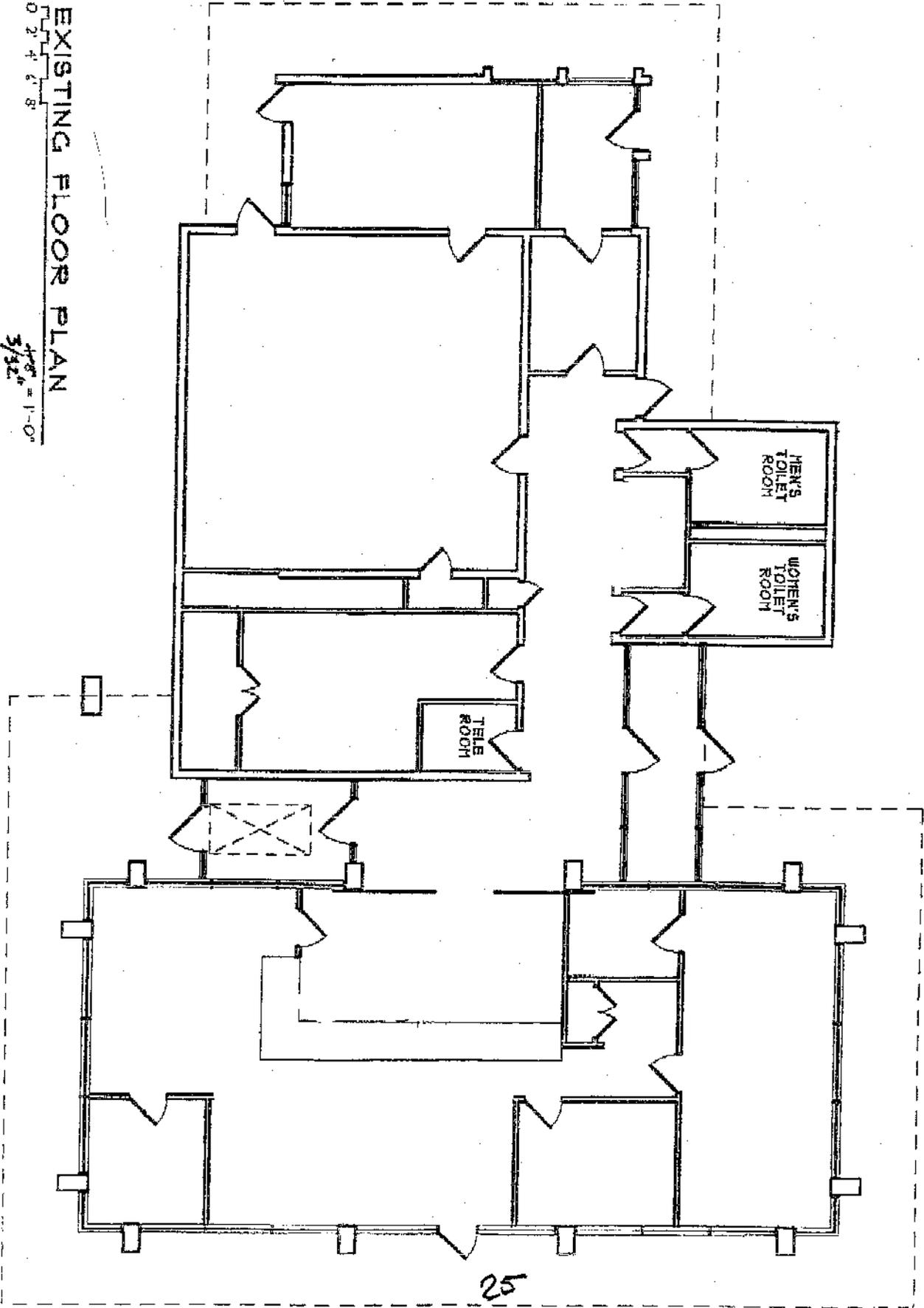
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1-0"



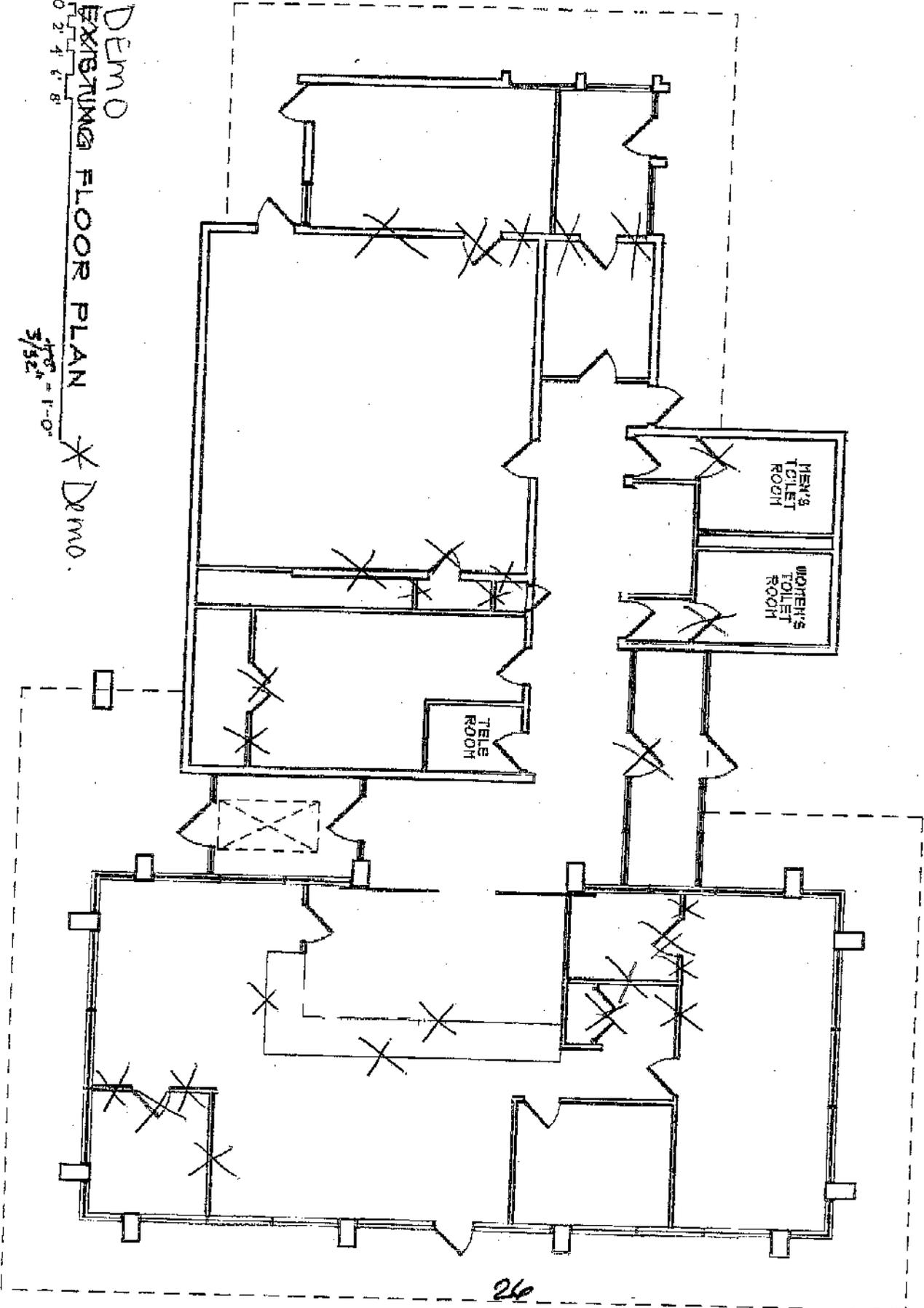
EXISTING FLOOR PLAN

0 2' 4" 8"

1/8" = 1'-0"
3/32



DEMO
EXISTING FLOOR PLAN * Demo.
0' 2' 4" 8"
1/8" = 1'-0"
3/82



APPLICATION for SPECIAL USE PERMIT # 2003-0028

[must use black ink or type]

PROPERTY LOCATION: 241 S. Reynolds St., Alexandria, VA 22304

TAX MAP REFERENCE: 57, Block 4, Lot 1 ZONE: RCX

APPLICANT Name: Creative World Learning Centre, Inc.

Address: 6715 Little River Turnpike, Annandale VA 22003

PROPERTY OWNER Name: SAP II-III - Stellar Housing Partners V LLC

Address: 111 Great Neck Rd, Great Neck, NY 11021

PROPOSED USE: Child Care Center

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Michele Tyler
Print Name of Applicant or Agent


Signature

6715 Little River Turnpike
Mailing/Street Address

703-642-3544 703-642-3513
Telephone # Fax #

Annandale VA 22003
City and State Zip Code

March 25, 2003
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: RECOMMEND APPROVAL UC

ACTION - CITY COUNCIL: 6/14/03PH--CC approved the Planning Commission recommendation.