

Docket Item #4
SPECIAL USE PERMIT #2004-0109

Planning Commission Meeting
January 6, 2005

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

APPLICANT: Natasha Kirsh

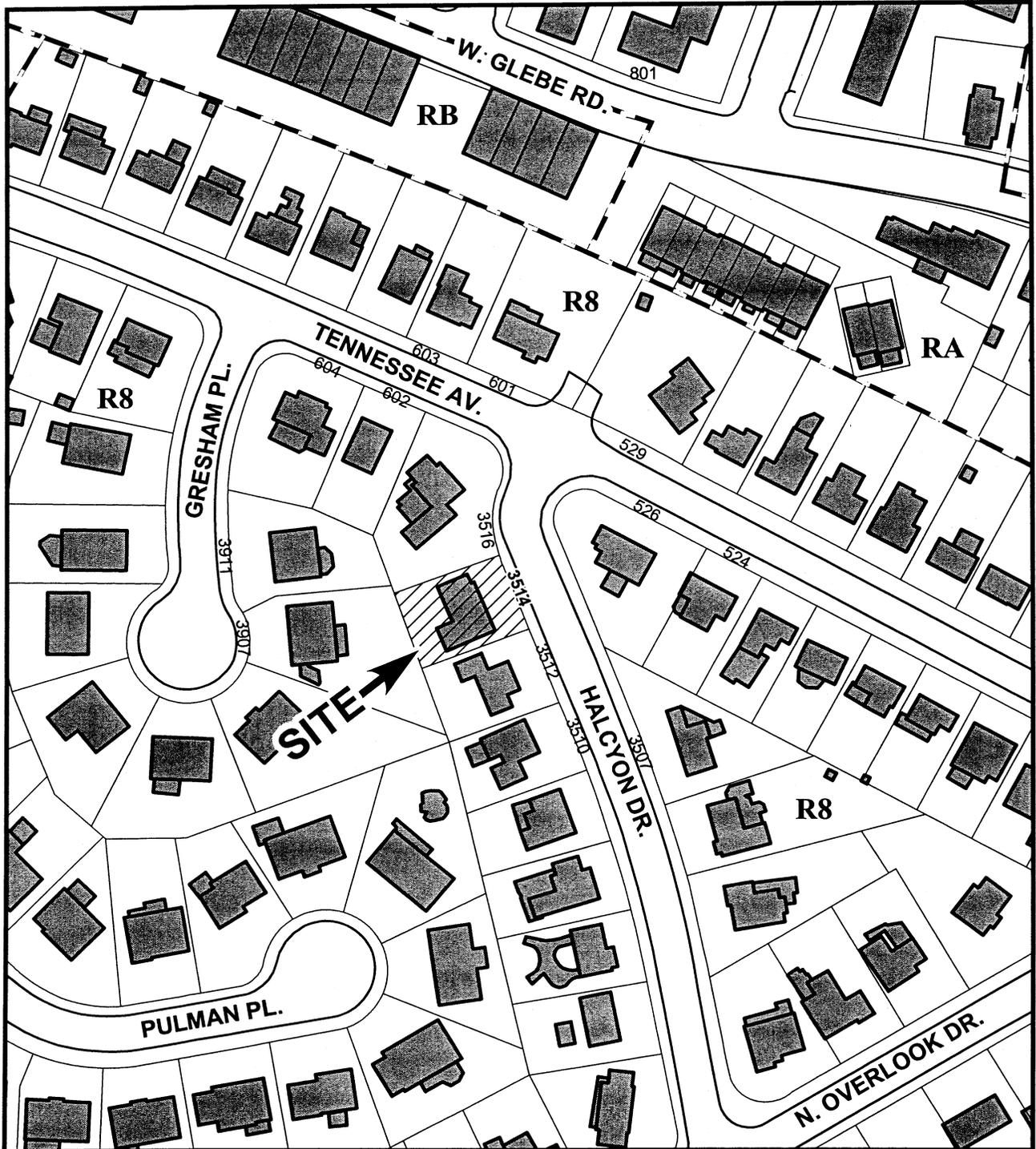
LOCATION: 3514 Halcyon Drive

ZONE: R-8/Residential

PLANNING COMMISSION ACTION, JANUARY 6, 2005: On a motion by Mr. Komoroske, seconded by Mr. Jennings, the Planning Commission voted to recommend approval of the request subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with staff analysis and the applicant agreed to make improvements to the rear yard.

STAFF RECOMMENDATION: Staff recommends approval subject to compliance with all applicable codes and ordinances and the permit conditions found in Section III of this report.



SUP #2004-0109

01/06/05



I. DISCUSSION

REQUEST

The applicant, Natasha Kirsch, requests special use permit approval for the operation of a child care home with a maximum of nine children located at 3514 Halcyon Drive.

SITE DESCRIPTION

The subject property is one lot of record with approximately 65 feet of frontage on Halcyon Drive, and a total lot area of 5,897 sq. ft. The site is located in the Beverly Hills community and developed with a single family detached house where the applicant resides.

SURROUNDING USES

The property is surrounded by single-family residential uses.

PROJECT DESCRIPTION

The applicant requests approval to operate a child care home for up to nine children. The specific aspects of the home are proposed as follows:

- Age of children: According to the applicant, the children will range in age from 7 months to three years.
- Hours of operation: The applicant intends to offer child care services from 7:00A.M. to 7:00P.M., Monday through Friday. The drop-off and pick-up times will vary depending on the parent's schedules but will typically be 7:00A.M. to 9:00A.M. for drop-off and 6:00P.M. to 7:00P.M. for pick-up.
- Outdoor play area: The applicant will use the approximately 2,020 square feet of fenced rear yard for outdoor activities. By providing more than 75 square feet of outdoor play area per child above the age of two, the applicant exceeds the requirements stipulated under Section 7-500 (B) of the zoning ordinance.
- Employees: The applicant and one co-teacher/assistant will staff the child care home whenever more than five children, including her own, are in her care.
- Trash: The applicant anticipates that two bags of trash per week will be generated by the proposed use. Trash is disposed in a bin located on the property and is collected along with the residential garbage in the neighborhood once a week.

Noise: The applicant anticipates some noise generated from the children playing in the back yard; however, children are under supervision at all times. The children are not allowed to go outside without applicant's permission. The applicant and staff will escort the children during any outdoor and off-site activities.

PARKING

Section 8-200(A) of the zoning ordinance does not specify a particular parking requirement for a child care home; however, on-street parking spaces are available along Halcyon Drive in front of the applicant's home that should allow for safe pick-up and drop-off of children away from vehicle travel ways. Additionally, the applicant has a driveway accommodating approximately two compact vehicles.

ZONING/ MASTER PLAN

The subject property is located in the R-8 zone. Section 3-302(C) of the zoning ordinance allows a child care home in the R-8 zone only with a special use permit. Pursuant to Section 7-500(B) of the zoning ordinance, a child care home for six to nine children requires special use permit approval.

The proposed use is consistent with the Northridge/Rosemont Small Area Plan chapter of the Master Plan which designates the property for residential use.

II. STAFF ANALYSIS

Staff has no objection to the proposed child care home located at 3514 Halcyon Drive. The proposed use is consistent with the requirements for child care homes set forth in the zoning ordinance. In addition, the Department of Human Services, Office of Early Childhood Development (OECD) states that the applicant's home is an excellent setting providing two distinct areas for educational and recreational activities.

Adequate open space is provided on-site. In addition, on- and off-street parking is available. Staff notes that parents will likely drop-off or pick-up their children at different times, staggering the demand for parking and reducing the overall impact of additional cars associated with this use.

Consistent with the recommendation of the Department of Human Services, staff has included standard child care home conditions and a condition limiting the maximum number of children to be cared for by the applicant to nine. Finally, staff recommends a condition requiring a review of the child care home after it has been operational for one year. With these conditions, staff recommends approval of the special use permit.

III. RECOMMENDED PERMIT CONDITIONS

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 business or entity in which the applicant has a controlling interest. (P&Z)
2. The applicant shall provide child care for no more than nine children at any one time. (P&Z) (OECD)
3. The applicant shall comply with all other City departments' recommendations of this Special Use Permit. In addition, the applicant shall comply with licensing, registration requirements, and other limitations of local and state regulations. (OECD)
4. The applicant shall have the help of assistants who have successfully been trained and certified in First Aid procedures whenever more than five children, including her own, are in her care. (OECD)
5. This special use permit shall not be effective unless and until the child care home for up to nine children is licensed by the Virginia Department of Social Services. (P&Z)
6. Only one "non-resident" assistant shall be permitted on-site at any one time. (P&Z)
7. The hours of operation shall be limited to between 7:00 A.M. and 7:00 P.M., Monday through Friday. (P&Z)
8. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES)
9. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the child care home, and regarding safety programs available through the department for the children. This shall be completed prior to the child care home opening for business. (Police)
10. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all special use permit provisions and requirements. (P&Z)

11. The applicant shall enclose the rear yard with a 6 foot fence to the satisfaction of the Director of Planning and Zoning (P&Z).
12. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year 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, which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (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 of the permit conditions, 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: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
Marlo Wilson, Zoning Inspector.

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.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- 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.
- R-1 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services.
- R-2 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.
- R-3 No amplified sounds shall be audible at the property line.
- R-4 All waste products including, but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers, or be discharged onto the ground.
- F-1 The road is rather narrow and parking is permitted on both side. Even so, the location looks well suited for a small child care facility, as there is a driveway where children could be dropped off.

Code Enforcement:

- C-1 This review is based on the assumption that this facility will be licensed as a family day home by the Virginia Department of Social Services. If this does not occur then the number of children served at one time shall be limited to five.
- C-2 Smoke detectors shall be provided in all sleeping areas.
- C-3 Fire extinguishers shall be provided at this facility.
- C-4 A certificate of occupancy shall be obtained prior to occupying this facility.

Health Department:

- F-1 No objections, in that this department has no regulations governing Child Care Homes.

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 home. This is to be completed prior to the child care home opening for business.

Human Services:

- S-1 The Kirsch home is an excellent setting for a child care program. There are two distinct areas where the child care will take place, a main floor arts and crafts room that was converted from a garage and a downstairs playroom that has an outside exit to the backyard via some steps. The arts and crafts area has child-sized tables and chairs with an excellent selection of puzzles, craft materials and equipment. She has a three child stroller and a two child one. The lower level playroom has many toys and playthings for young children. There are two poles in this room that were padded with foam, covered with heavy cloth and made to look like trees, a clever way to conceal what could have been a hazard to small children. The backyard is fenced and has some play equipment along with open grassy space and a gazebo. There is also a room with wooden full size cribs and her diapering area, in an alcove off the playroom, is near of source of water for washing hands and well-equipped with a changing area, diapers and gloves.

It is obvious that Ms. Kirsch has put a lot of time, money, effort and thought into creating an ideal space for children to play and learn.

- R-1 The applicant shall provide child care for no more than nine children at any one time.
- R-2 The applicant shall comply with all other City departments' recommendations of this Special Use Permit. In addition, the applicant shall comply with licensing, registration requirements, and other limitations of local and state regulations.
- R-3 The applicant shall have the help of assistants who have successfully been trained and certified in First Aid procedures whenever more than five children, including her own, are in her care.

APPLICATION for SPECIAL USE PERMIT # 2004-0109

[must use black ink or type]

PROPERTY LOCATION: 3514 Halcyon Dr, Alexandria, VA 22305

TAX MAP REFERENCE: 006-04-05-27 ZONE: R-8

APPLICANT Name: Natasha T. Kirsch

Address: 3514 Halcyon Dr, Alexandria, VA 22305

PROPERTY OWNER Name: Natasha and David Kirsch

Address: 3514 Halcyon Dr, Alexandria, VA 22305

PROPOSED USE: Home Daycare

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.

Natasha T Kirsch
Print Name of Applicant or Agent

Natasha T Kirsch
Signature

3514 Halcyon Dr. A
Mailing/Street Address

703-838-2704
Telephone # Fax #

R EARLE W. VALE, VA 22305
 City and State Zip Code
 OCT 26 2004
 DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY
 Application Received: _____ Date & Fee Paid: _____ \$ _____
 PLANNING & ZONING

10/28/04
Date

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.

My home

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?

- N/A 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)

I am requesting a special use permit to
run a state licensed home daycare out of my
home for up to 9 children ages 0-5 years.
I will have one full time employee from
8:30am-5:30pm M-F. She will park in my driveway
or ~~one~~ on the street. I will have one substitute
employee who will cover for me or my FT
employee if we are absent.

My son occupies one of these 9 spots but
the parents of the remaining 8 spots will
briefly park in my driveway or on the street
for drop off and pick up. Many of the
daycare children will be from the neighborhood
and may walk their child(ren) over.

My operating hours are 7:15 am to 6:15 pm.

Noise should be at a minimum unless the
kids are playing in the backyard (under supervision).

most surrounding neighbors are at work during
this time and my next door neighbor (a stay at
home mom) would like to enroll her son. I conducted
an open house for the neighbor with great response.

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).

9 Kids during the hours of 7:15 - 6:15 M-F

1 full time employee from 8:30 - 5:30 M-F

(parents will drop off and pick up)

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

1 full time employee M-F 8:30 - 5:30

1 substitute employee (cover sick/vac days)

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

Day:

M-F

Hours:

7:15am - 6:15pm

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

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

Kids may make noise when playing in the backyard. Talking, playing (hopefully no crying)!

B. How will the noise from patrons be controlled?

Kids will be supervised at all times.
If noise levels rise to high outside will be
moved indoors and settled down.

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

No odors. Diapers will be contained in
trash can.

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?

Diapers will need to be thrown in the trash
Most food containers can be recycled.

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

Not all kids will be in diapers so probably
2 kitchen garbage bags full a week.

C. How often will trash be collected?

Once a week

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

N/A

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?

house will be kept clean and uncluttered, floors will
be roped at night and dry for leaks. Salt will be
laid in icy months. All household cleaning
products will be out of reach of children?
locked.

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.

N/A

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?

*Parents drop off and pick up at a variety of times
so there should not be more than 2-3 cars in front of my*

B. How many parking spaces of each type are provided for the proposed use: *house at a time.*

- Standard spaces
- Compact spaces
- Handicapped accessible spaces.
- Other.

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?

Morning 8-9 Noon 12-1
Evening 5-6 (kids drop off)

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

8 drop offs
8 pick ups

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?

street access is more than enough

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?

~~116' x 10'~~ 68' x 40' sq. ft. (existing) + N/A sq. ft. (addition if any) = _____ sq. ft. (total)
41' x 16' + 27' x 24' + kitchen

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: _____

11
27

68'
16
24

40'

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? 9

4. How many children reside in the home? 1

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

Resident: 1 year

Non-resident: 7 mo, 14 mo, 2, 2, 3, 3, 2, 3

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

Play area required:
 Number of children above age two: 6 x 75 square feet = _____ square feet.
 Play area provided: 150 square feet. in back yard

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:

3 diff. parks ① The Pit - huge park two blocks away
with everything from swings & slides to little cars and sandboxes.

② methodist church - 2 1/2 blocks preschool play area open to public after 3:15
③ elem. school public play area - swings, slides, jungle gym

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?

3

How many staff members will be on the job at any one time? 2 (including me)

9. Where will staff and visiting parents park? driveway and street + parking

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

In front of house or driveway. Parents will be parked there for approximately 5 min. for drop off and 5-10 min. for pick up.

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

Drop-off

morning 8-9

Pick-up

Evening 5-6

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

Fenced in back yard w/ play set (swings, slides, club house, sand box) TO come in spring.

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.

We currently have a fence but no gate plan to redo entire area w/ new fence and gates.

SUP2004-0109

16'

BATH ROOM

Laundry area

EXIT

10'

KITCHEN

EXIT

CLASSROOM

14'

EXIT

16'

STAIRS TO BASEMENT

OFFICE

EXIT

41'

living room

INFANT NAPPING ROOM

EXIT

5'

front door
EXIT

KEY
■ WINDOW EXIT
EXIT DOOR EXIT

8'

19

Sup 2004-0109

EXIT

BATHROOM

**FUSE
BOX**

**STAIRS TO BASEMENT
EXIT**

PLAYLAND

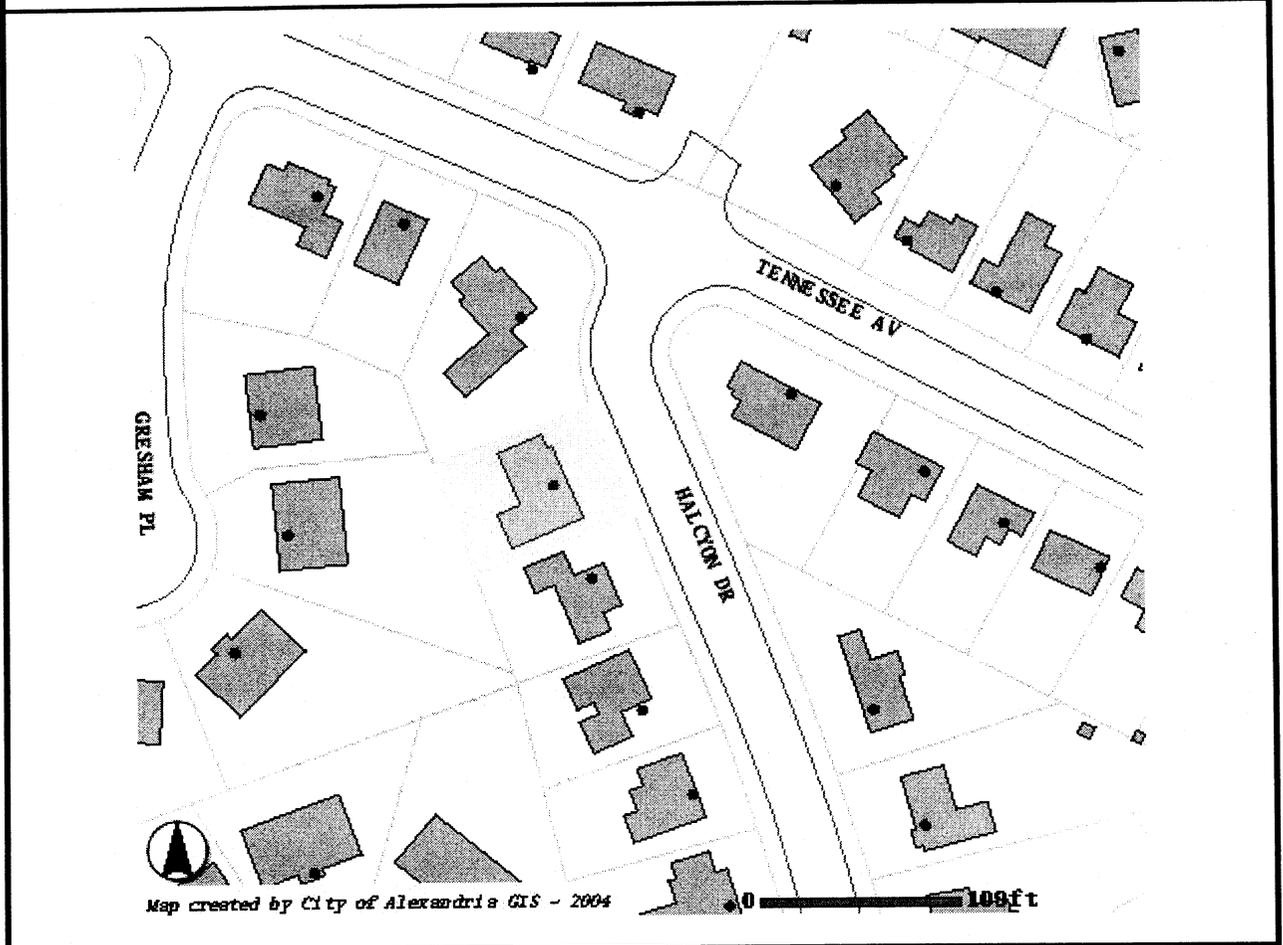
27'

**Storage
Closet**

24' 20

SUP 2004-0109

City of Alexandria

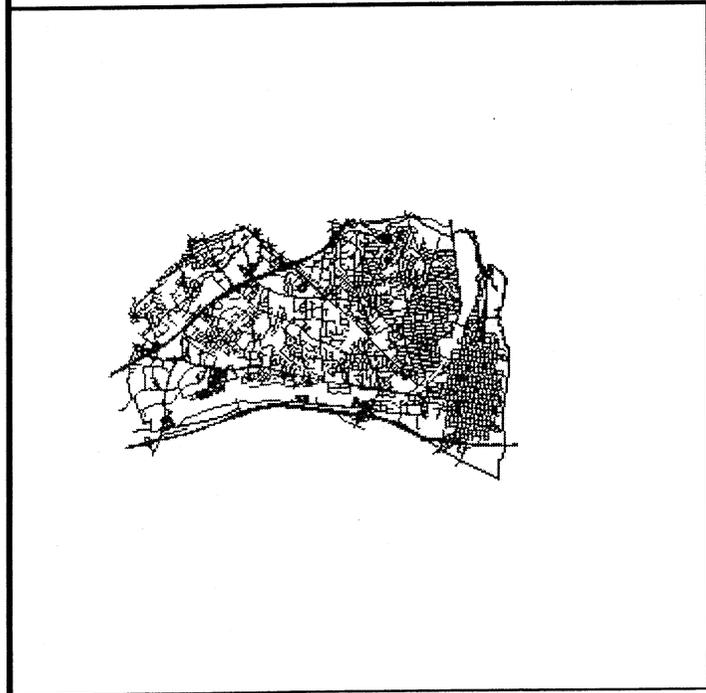


Map created by City of Alexandria's GIS - 2004

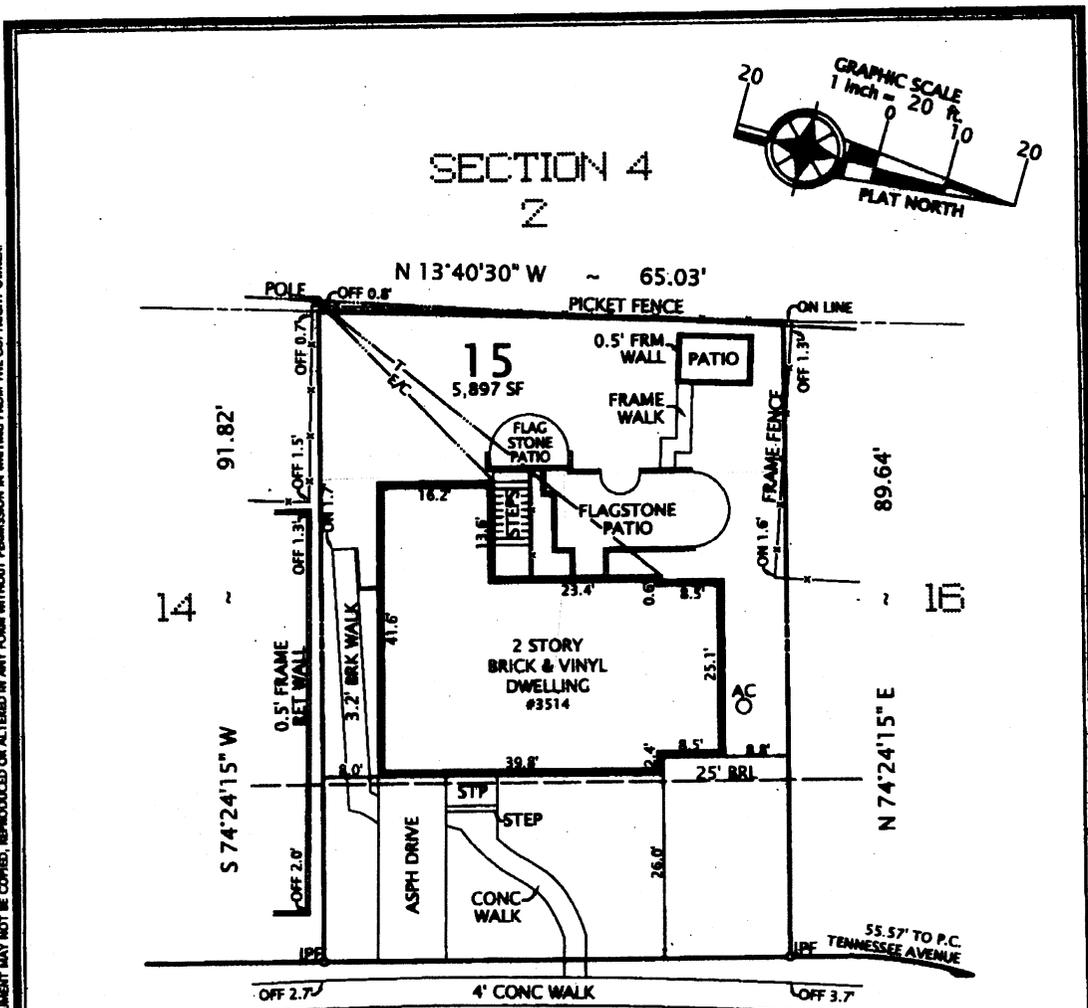
Legend

- Selected Features
- ◆ Address Points
- Metrorail Stations
- Road Centerlines
- Roads
- - - Metrorail Tracks
- +++ Railroads
- Buildings
- Parcels

Map Produced: 10/4/2004



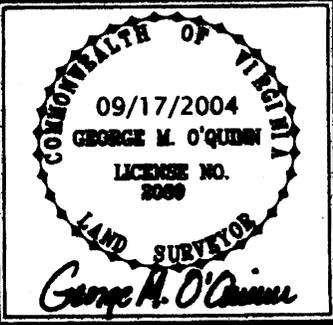
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PLAT
SHOWING HOUSE LOCATION ON
LOT 15, BLOCK 34, SECTION NINE
BEVERLY HILLS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' SEPTEMBER 17, 2004

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



CASE NAME:
CONALLEN ~ KIRSH
MARK S. ALLEN

DOMINION SURVEYORS, INC.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

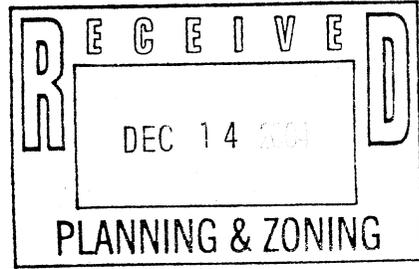
CASE NAME: KIRSH

CASE NO: 04-0789

#40817014

22

November 27, 2004



Office of Planning and Zoning
Attn: Valerie Peterson
City of Alexandria
301 King Street
Alexandria, VA 22314
(703) 838-4000

RE: Special Use Permit for Home Daycare at 3514 Halcyon Dr.

Dear Zoning Commission,

Quality childcare is a needed service in the Beverley Hills neighborhood. More and more young families in the neighborhood are in search of childcare. A home daycare would offer those families an alternative option to a nanny or a childcare center. For some, neither of these options is optimal. Home daycare represents another choice for working parents, combining both the warm home atmosphere of nanny care, and the state-licensed and structured environment of a daycare center.

A home daycare in Beverley Hills would benefit the entire neighborhood as well. It would add to the family-friendly atmosphere of the neighborhood that led most homeowners to choose Beverley Hills as the perfect place to live. Increased daycare services will only add to the attractiveness of the neighborhood.

As residents of Beverley Hills, and neighbors of Natasha Kirsch, we sign in support of her application for a special use permit for home daycare at 3514 Halcyon Dr., Alexandria VA, 22305.

Rick & Elissa Pittente

Printed Name

[Handwritten Signature]

Signature

601 Tennessee Ave., Alex. VA, 22305

Street Address

Sarah + Roger Conrad
Printed Name

A Sarah Blom
Signature

3516 Halcyon Dr.
Street Address

Elizabeth C Connors
Printed Name

Elizabeth C Connors
Signature

3907 Wresham Place - Alex, VA 22305
Street Address

Karen L. Olson
Printed Name

Karen L. Olson
Signature

526 Tennessee Ave, Alex. VA 22305
Street Address

KARIN F.R. MOORE
Printed Name

Karin F.R. Moore
Signature

704 Enderby Drive, Alexandria, VA 22302
Street Address

Mara Motherway Apigian
Printed Name


Signature

810 N. Overlook Drive Alexandria, VA 22305
Street Address

Printed Name

Signature

Street Address

Printed Name

Signature

Street Address

Printed Name

Signature

Street Address

November 29, 2004

Emma Grimes
514 West Windsor Ave.
Alexandria, VA 22302

Office of Planning and Zoning
Attn: Valerie Peterson
City of Alexandria
301 King Street
Alexandria, VA 22314
(703) 838-4000

RE: Special Use Permit for Home Daycare at 3514 Halcyon Dr.

To Whom It May Concern,

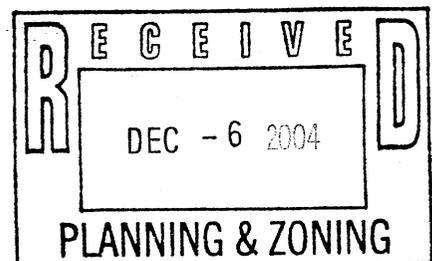
As a Jefferson Park/Beverley Hills resident, I strongly support Natasha Teagarden's application for a special use permit for home daycare at 3514 Halcyon Dr., Alexandria VA, 22305.

As a working mother, I was extremely impressed with Natasha's home daycare and was thrilled by the convenient proximity to my home. Natasha has done an impressive job of converting several rooms of her home for daycare use. It is clear to me that Cherries Daycare is a very professional operation and that Natasha takes this endeavor seriously.

Natasha's home daycare is an attractive alternative for working mothers in the Beverly Hills and surrounding area who are considering childcare because it offers a middle ground between a nanny and a daycare center. Quality childcare in our area is extremely hard to come by and generally very expensive. Having as many options as possible makes the difficult decision of finding quality daycare easier for parents. As a working mother, I am so grateful that someone of Natasha's caliber has decided to dedicate her professional skills to providing quality care for the children of working parents in our community. I am confident that Natasha's quality home daycare center will be a strong asset to our neighborhood.

Sincerely,


Emma Grimes



From : Stephanie Hurd <sshurd@verizon.net>
Sent : Saturday, December 11, 2004 2:39 PM
To : <natashatgarden@hotmail.com>
Subject : RE: [Beverley Hills Neighborhood] NRCA Meeting on Dec. 13th

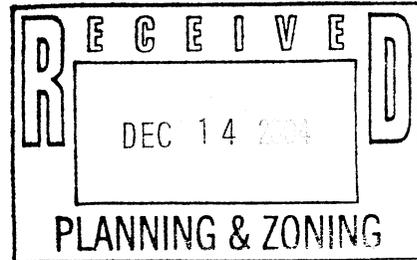
✉ | ✎ | ✕ | 📧 Inbox

I'd love some information about your daycare. Do you have any openings on a part time basis? I know it is hard to take them for a short time. I am looking for two mornings (8:30 until after lunch) for my 2 1/2 year old. She isn't in school but would love some kind of structured time and I need to put in a few work hours a week.

hope you get all of hte support that you need for the daycare. I'm sorry that person didn't seem particularly warm about the idea. I'm very supportive of the home daycare. It seems like a nice comprmise between a nanny and daycare. I know Katie Taylor/Howell on Crestwood has been running one in her home for years and everyone loves it. I have two friends with children there.

Good luck and I look forward to hearing from you.

Thanks,
Stephanie Hurd
Ridge Road Dr.



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From : Lillian Samadani <lillian.samadani@comcast.net>
 Sent : Sunday, December 12, 2004 6:59 AM
 To : <natashatgarden@hotmail.com>
 Subject : Re: [Beverley Hills Neighborhood] NRCA Meeting on Dec. 13th

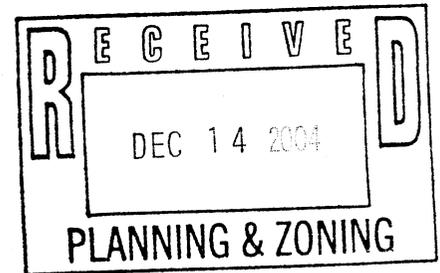
⏪ | ⏩ | ✕ | 📧 Inbox

Natasha,

I applaud your efforts to provide a quality childcare experience for your son and other neighborhood children. Quality childcare is such a difficult issue! My husband and I had such a struggle finding the right place/situation for our first child. I signed up for two highly recommended non-profit centers in my then-neighborhood when I was about 5 months pregnant. I planned to stay home for six months and thought (naively) that that would be plenty of time to get in. Wrong! When it became apparent that we wouldn't get in, we desperately searched for a nanny share situation. We found a lovely family, with a child the same age as my son, who had already hired a nanny but were looking for a share. After the first two weeks, the nanny told us she couldn't care for our son, because he cried too much and was "stressing her out". AAAAHHH! We removed him from that situation, then spent an exhausting two weeks working split days until my Mom could come give us a hand. She stayed for two weeks while we frantically interviewed nannies. We ended up paying a great deal of money to hire a temporary nanny for six months, until we got a place at a center on the military installation where I work. When it came time to find care for our daughter, we hired a nanny straight out. Expensive. Fortunately, both our children are old enough now for pre-school.

Best of luck at the upcoming neighborhood meeting. Feel free to use my e-mail for support if necessary.

Lillian Samadani
 3302 Old Dominion Blvd.



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From : Karen Christian <KACHRIST@skadden.com>
Sent : Sunday, December 12, 2004 5:51 PM
To : natashatgarden@hotmail.com
Subject : [BULK] - RE: [Beverley Hills Neighborhood] NRCA Meeting on Dec. 13th

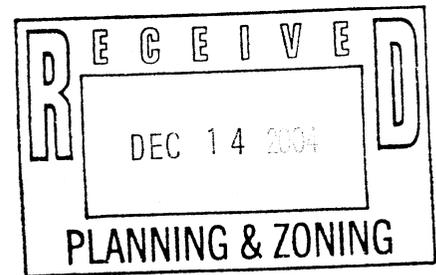
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Hi!

I'm in the neighborhood and having a baby in February, planning to go back to work next summer sometime. I read a little bit about your plan for a home day care center and it sounds great. Are you accepting applications for next summer? My husband and I are considering a nanny share but are not really sure what we will want to do by next summer and are keeping our options open.

Thanks!

Karen



The North Ridge Citizens' Association

A Non-Profit Organization
PO BOX 3242 ALEXANDRIA, VA 22302-0242

December 18, 2004

Alexandria Planning Commission
301 King Street, Room 2100
Alexandria, Virginia 22313

Re: Special Use Permit No. 2004-0109

Dear Commission Members:

At its regular monthly meeting on December 14, 2004, the Executive Board of the North Ridge Citizens Association considered the above-referenced Special Use Permit application. Due to customary outreach efforts, the meeting was well attended by residents who live in the vicinity of 3514 Halcyon Drive, the location of the proposed SUP. Also attending the meeting were the applicant, Natasha Kirsch, and several City staff: Marlo Wilson and Valerie Peterson from the Department of Planning and Zoning and Ann Levey from the Office for Early Childhood Development. All made presentations and answered questions concerning child care homes generally and the child care home operated by Ms. Kirsch particularly.

Both Ms. Levey and existing clientele of Ms. Kirsch spoke in highly favorable terms about the operation of her child care home. The overall impression made on the Board was that her operation is of generally higher quality than many child care homes in the City, that there are relatively few such homes in the SUP range of 6-9 children, and that those SUP's now in operation have, with adequate conditions, not caused adverse impacts on adjacent residential uses. The Board was particularly relieved to learn that the vehicular drop-off and pick-up of children would be staggered over the morning and afternoon hours so that there would be no queuing of vehicles. More generally, the operational plans and SUP conditions, as described to the Board, when coupled with the fact that the SUP will be automatically reviewed after one year of operation, provided the Board with the assurance it needed to unanimously endorse this application.

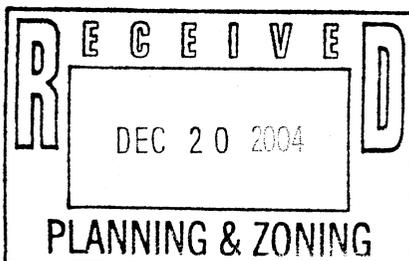
In light of the lack of controversy at our Board meeting over this application, we do not currently intend to send a representative to the Planning Commission or City Council hearings on this matter to elaborate on this endorsement. Please have the Planning and Zoning staffs advise me if our presence would be appropriate or if you have any questions about our position on this SUP.

Sincerely yours,



Norman Lodato,
President

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PC Docket Item #4
SUP 2004-0109

----- Forwarded by Natalie Burch/Alex on 12/29/2004 11:16 AM -----



"Eric R. Wagner"
<erwagner@comcast.net>
12/29/2004 10:57 AM

To "Eileen Fogarty" <eileen.fogarty@ci.alexandria.va.us>
cc
Subject FW: SUP 2004-0109

Eileen, please make sure that copies of this email are available on the dais at the hearing. Thanks.

Eric R. Wagner
7 West Windsor Avenue
Alexandria, Virginia 22301
erwagner@comcast.net

-----Original Message-----

From: Joseph Schramm [mailto:jschramm@schrammadvertising.com]
Sent: Tuesday, December 28, 2004 6:18 PM
To: John Komoroske; H Stewart Dunn Jr; Donna Fossum; J Lawrence Robinson; Eric Wagner; Richard Leibach; Jesse Jennings
Subject: SUP 2004-0109

Good morning--

On the January 6, 2005 Docket is the SUP application 2004-0109 to operate a child care home by Natasha Kirsch at 3514 Halcyon Drive.

I am opposed to a commercial business operating in a residential neighborhood. And this is clearly a commercial business--providing a service, for a set fee and advertising and promoting to the public the business and the fee charged. Such a business will generate additional vehicular and pedestrian traffic, increase the amount of trash and garbage to be picked up by the City, change the nature of the neighborhood and decrease residential property values.

Further, such a business generates no significant revenue to the City yet costs the City substantial dollars in many ways, just in the permit process alone. The applicant pays a \$5.00 permit fee to operate a business that generates tens of thousands of dollars annually in revenue. The applicant is not required to obtain a business license and pays no business tax or other fees to the City.

These are some of the most obvious inequities that need to be addressed in the future, in my opinion.

I realize what the applicant is requesting is currently allowed if all the requirements are met and is entitled to operate. What I am

requesting is that, in addition to the normal permit conditions placed on the SUP by City staff, you also add the following minimal conditions:

- 1) In inspection and regular checks by the Health Department. These are required for a hotel or restaurant--a child care home houses and feeds our most precious children.
- 2) Requirement for some level of liability insurance.
- 3) Monthly check of the Virginia State list of registered sex offenders living in the area.

Thank you for your consideration.

Joseph F. Schramm
511 North Overlook Drive
Alexandria, VA 22305

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APPLICATION for SPECIAL USE PERMIT # 2004-0109

[must use black ink or type]

PROPERTY LOCATION: 3514 Halcyon Dr, Alexandria, VA 22305

TAX MAP REFERENCE: 006 04-05-27 ZONE: R-8

APPLICANT Name: Natasha T. Kirsch

Address: 3514 Halcyon Dr. Alexandria, VA 22305

PROPERTY OWNER Name: Natasha and David Kirsch

Address: 3514 Halcyon Dr, Alexandria, VA 22305

PROPOSED USE: Home Daycare

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.

Natasha T Kirsch
Print Name of Applicant or Agent

Natasha T Kirsch
Signature

3514 Halcyon Dr. A
Mailing/Street Address

703-838-2704 Telephone # Fax #

Alexandria, VA 22305
City and State Zip Code

10/28/04
Date

R RECEIVED
OCT 26 2004
DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY
Application Received: _____ Date & Fee Paid: _____ \$

ACTION - PLANNING COMMISSION: 1/6/2005 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 1/25/05 CC approved Planning Commission recommendation 7-0