

EXHIBIT NO. 1

17
6-21-05

Docket Item #8
SPECIAL USE PERMIT #2005-0033

Planning Commission Meeting
June 7, 2005

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

APPLICANT: Dawn Abate

LOCATION: 2406 Mount Vernon Avenue

ZONE: CL/Commercial Low

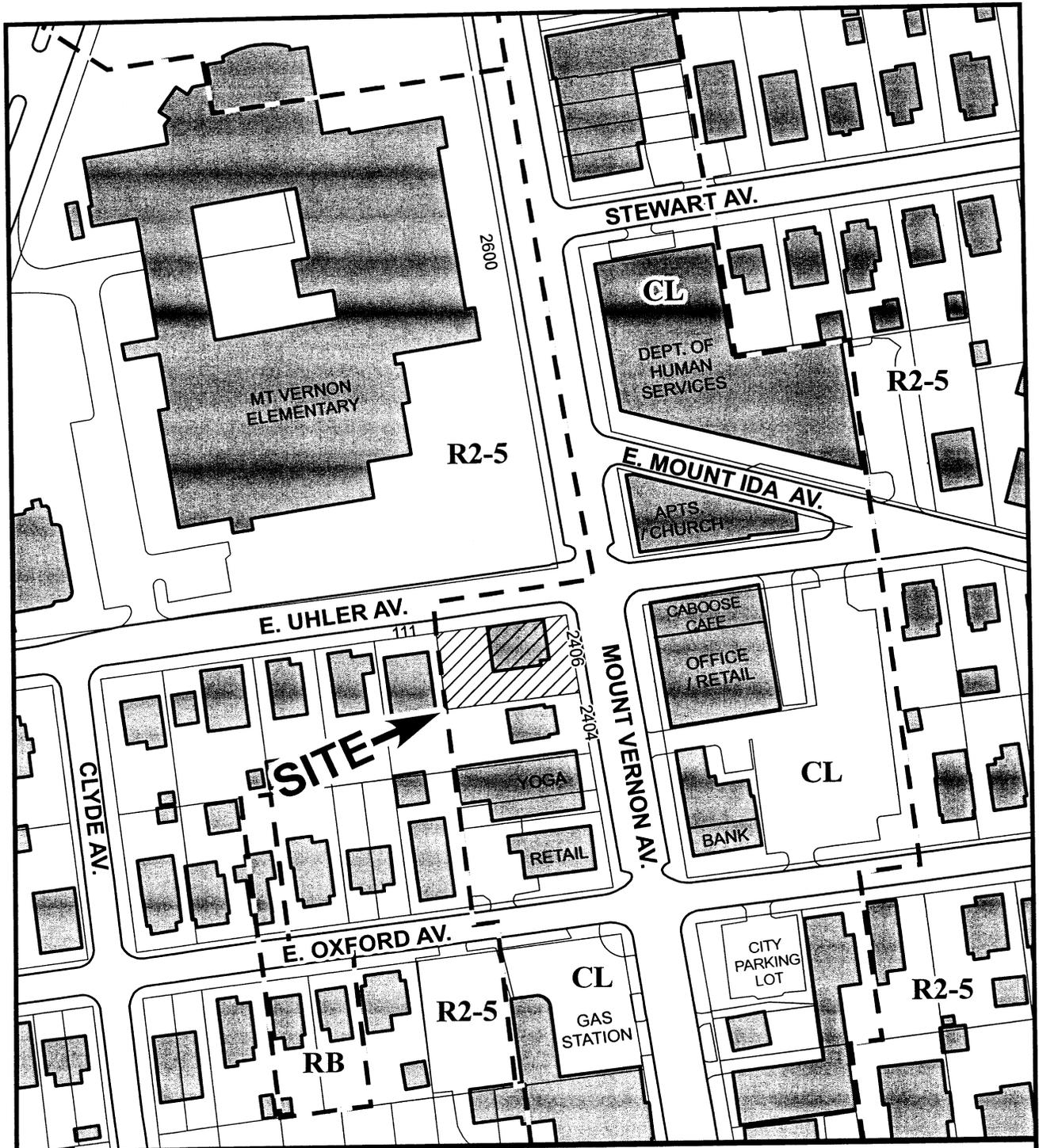
PLANNING COMMISSION ACTION, JUNE 7, 2005: On a motion by Mr. Komoroske, seconded by Mr. Robinson, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and to amend Condition #7. The motion carried on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

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Amy Slack, representing Del Ray Civic Association, spoke in support of the application. Ms. Slack expressed concern about locating a six-foot fence close to the driveway and about the appearance of potential masonry fencing at the front of the property.

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



SUP #2005-0033

06/07/05



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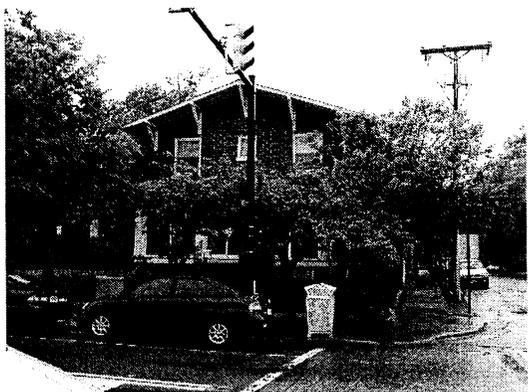
I. DISCUSSION

REQUEST

The applicant, Dawn Abate, requests special use permit approval for the operation of a child care home located at 2406 Mount Vernon Avenue.

SITE DESCRIPTION

The subject property is one lot of record with 65 feet of frontage on Mount Vernon Avenue, 105 feet of depth and a total lot area of 6,955 square feet. The property is located at the southwest corner of Uhler and Mount Vernon Avenues. The site is developed with a two-story single family home. The house has a driveway and parking pad accessed from Uhler Avenue.



There are a mix of commercial and residential uses in the area. Across the street to the east is the Caboose Cafe and other commercial uses. There is a church located at the northeast corner of Uhler and Mount Vernon. The Mount Vernon Elementary School is located across Uhler Avenue to the north, with the school's playground located closest to the subject residence. Single family homes are located to the south and west of the subject property.

PROPOSAL

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 6-months to 5 years, with most being between ages 2 and 4. The total number of children will include the applicant's daughter of 2.5 years.

Hours of operation: The applicant intends to offer child care services from 7:15 A.M. to 5:30 P.M., Tuesday, Wednesday and Thursday, but is requesting the hours of 7:15 A.M. to 6:00 P.M. Monday through Friday to provide some flexibility for the future.

Pick-up/drop-off: Parents will park in the driveway accessed from Uhler Avenue and walk their children to and from the home using the rear door. There is room for up to four cars on the parking pad/driveway at any one time. The employee is proposed to park on the street. Pick-up and drop-off times will vary depending on the parent's schedules but will

typically be 7:15 A.M. to 9:00 A.M. for drop-off and 3:00 P.M. to 5:30 P.M. for pick-up. Parents will be encouraged to stay no longer than five minutes during pick-up and drop-off hours to allow room in the drive for other cars.

Outdoor play area: The applicant will use the approximately 2,200 square feet of 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. The applicant proposes to install new fencing for the yard.

Employees: The applicant will hire one full time assistant, so there will be two adults with the children at all times.

Trash: The applicant anticipates that two bags of trash per week will be generated by the proposed use. Trash will be 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 any noise from inside the house not to be disruptive to neighbors, as the home is situated far enough from surrounding houses. The applicant expects some noise from children when playing outside, but anticipates that neighbors are accustomed to some of this kind of noise from the school playground located across the street. If noise becomes a problem, the applicant states that she will limit the number of children that can be outside at any one time to lower the noise level.

PARKING

Section 8-200(A) of the Zoning Ordinance does not specify a particular parking requirement for a child care home; however, up to four vehicles can be parked in the driveway and parking pad on the property that should allow for safe pick-up and drop-off of children away from vehicle travel ways. Additionally, there is street parking available both on Uhler and Mt. Vernon Avenues.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CL/Commercial Low zone. Section 4-103 (D) of the Zoning Ordinance allows a child day care in the CL zone only with a special use permit.

The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan, which designates the property for uses consistent with the CL zone.

II. STAFF ANALYSIS

Staff has no objection to the proposed child care home located at 2406 Mount Vernon Avenue. 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 for child care.

Adequate open space is provided on-site. In addition, four off-street parking spaces and area on-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. In addition, staff recommends a condition requiring a review of the child care home after it has been operational for one year. Staff also recommends the hours of 7:00 A.M. to 7:00 P.M. Monday through Friday, which are consistent with recently approved child care homes, and would provide the applicant some flexibility for the future. Finally, staff recommends Conditions #7 to repair and replace some sections of the existing wrought iron fence on the property, and Condition #11 to remove the remnants of an old garage at the back of the property. With these conditions, staff recommends approval of the special use permit.

III. RECOMMENDED 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.
4. 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)
5. Only one "non-resident" assistant shall be permitted on-site at any one time. (P&Z)
6. The hours of operation shall be limited to between 7:00 A.M. and 7:00 P.M., Monday through Friday. (P&Z)
7. **CONDITION AMENDED BY PLANNING COMMISSION:** For purposes of safety, the applicant shall modify the top portion of wrought iron fencing (at the front of the property) to remove the spikes, or replace the entire fencing with comparable wrought iron fencing located along Uhler Ave. The applicant shall also repair the two panels of wrought iron fencing located along Uhler. As an alternative, the applicant may remove all of the wrought iron fencing at the front of the building to the satisfaction of the Director of Planning and Zoning. Construction of a masonry wall along Mt. Vernon Avenue shall be to the satisfaction of the Director of Planning and Zoning. (T&ES) (P&Z) (PC)
8. 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)
9. 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)

10. The applicant shall enclose the rear yard with a 6 foot fence to the satisfaction of the Director of Planning and Zoning (P&Z).
11. For purposes of safety, the applicant shall completely remove the existing garage structure at the rear of the site which is in disrepair. (T&ES)
12. The Director of Planning and Zoning shall review the special use permit one year after approval 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, 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;
Valerie Peterson, Urban Planner.

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 For purposes of safety, the applicant shall modify the top portion of wrought fencing to remove the spikes or replace the entire fencing with comparable wrought iron fencing located along Uhler Ave. (T&ES)
- R-2 The applicant shall repair the two panels of wrought iron fencing located along Uhler. (T&ES)
- R-3 For purposes of safety, completely remove the existing garage structure at the rear of the site which is in disrepair. (T&ES)
- F-1 No objections to proposed day care facility.
- F-2 The applicant has proposed a new fence that will prevent the children from playing in the front yard, however, it should be noted that the existing fence--which is directly adjacent to the sidewalk along Mt Vernon--could be potentially dangerous to children playing in the yard because the top of the fence consist of wrought iron spikes which is within a few feet of where the lawn rises to nearly the height of the fence. Potentially a running child falling forward could land onto the iron spikes, where serious injury could result.
- F-3 There are two panels of wrought iron fencing along Uhler Ave. at the corner with Mt. Vernon Ave. that is in disrepair.
- F-4 There is a partially de-constructed garage at the end of the driveway that consists of three unsupported block walls which are cracked and leaning.

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 objection, in that this department has no regulations governing CHILD CARE HOMES.

Police Department:

- R-1 The applicant is to contact the Community Relations 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 Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.
- R-3 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding safety programs available through the department for the children.

Human Services:

- R-1 The Abate home can be an excellent setting for a child care program. The home has a large living room, screened and glassed-in front porch and a dining room, in addition to a kitchen and bathroom on the main level. This is where the main child care area will be. There is a lot of versatility in the play area and no firm decision has been made on exactly where the children will eat, nap or play within the space. She

may use the front porch for arts and crafts or push toys and large motor play. There is a back/side yard that will be fenced for outdoor play and there is a playground across the street at Mt. Vernon Community School. Ms. Abate plans to use an upstairs bedroom for infant naps. She stated that she checked with the State Licensing office and they said she could use a baby intercom. There will probably be two diaper changing areas, one downstairs and one upstairs. They will both be near sources of water for washing hands, etc. There is a driveway in the back that would allow parents to pick up and drop off from the Uhler Avenue side of the house instead of using Mt. Vernon Avenue.

Ms. Abate is planning some renovations to the home that will make it more child-proof and more child-friendly.

- 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.

Parks and Recreation:

- F-1 No comments.

APPLICATION for SPECIAL USE PERMIT # 2005-0033

[must use black ink or type]

PROPERTY LOCATION: 2406 Mount Vernon Ave / Alexandria, VA 22301

TAX MAP REFERENCE: 034.02 0306 ZONE: CL/R

APPLICANT Name: DAWN ABATE * please note that as of July 1, 2005 I will be living at the above address.

Address: 625 S. 19th St. / Arlington, VA 22202

PROPERTY OWNER Name: Mark Hutto

Address: 625 S. 19th St. / Arlington, VA 22202

PROPOSED USE: Home Daycare 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.

Dawn Abate
Print Name of Applicant or Agent

Dawn Abate
Signature

625 S 19th Street
Mailing/Street Address

703-302-5475 703-302-5481
Telephone # Fax #

Arlington, VA 22202
City and State Zip Code

March 27, 2005
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.

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)

I am requesting a special use permit to open up a home day care located at my place of residence 2406 Mount Vernon Ave. Alexandria, VA 22301. I would like to be open for business at the beginning of the fall 2005 school year or earlier if possible. I will be caring for up to nine children, including my 2.5-year-old daughter. The ages of children will vary from 6 months to 5 years old, with most being between the ages of 2-4yrs. I will be hiring one full time assistant, so there will always be two adults with the children at all times. The day care will be open three days a week from 7:15am-5:30pm Tuesdays, Wednesdays and Thursdays. It is my intention to provide more then just a day care for these children. I would like to create a loving and nurturing preschool environment. To accomplish this, I will dedicate the entire bottom level of my home to the daycare. It will be set up like a classroom with different educational stations throughout. There is a definite need for quality home childcare in this area, as most day care centers and home centers have extremely long waiting lists.

At any given point there will be up to nine children and two adults (myself and my assistant) in the day care. Parents will park along Mount Vernon Ave and East Uhler Ave. Staff will park in the driveway, which has four parking spaces. If there is space, parents may park in the driveway as well. Parents will walk their children inside the house, and are encouraged to make the drop off time brief, as the longer they stay the harder it is for the children to say goodbye. Pick up time will also be kept brief as both parents and children are anxious to go home. In the mornings parents will be dropping their children off between the hours of 7:15am-9am, and pick up will begin between 3pm-5: 30pm.

The level of noise *inside* the home will not be disruptive to neighbors, as the home is situated far enough away from surrounding houses to be a nuisance. When the children are playing *outside* the noise level will be elevated as they are running around and playing on the equipment. However, because there is an elementary school across the street, the neighbors are accustomed to hearing children play. If at any point the level of noise goes beyond that which is appropriate, the children will come inside the house. In addition, if I receive any complaints from neighbors I will limit the number of children permitted to go out side at once to five, which will be sure to lower the level of noise.

REVISED

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).

2 Teachers on site at all times. Up to 9 children at one time. Parents will be onsite during drop-off & pick up.

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

ME - (OWNER) 7:15 - 6:00 pm (working hours)
Assistant - 7:15 - 6:00 pm

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

Day:	Hours:
<u>Monday</u>	<u>7:15 AM - 6:00 pm</u>
<u>Tuesday</u>	<u>7:15 AM - 6:00 pm</u>
<u>Wednesday</u>	<u>7:15 AM - 6:00 pm</u>
<u>Thursday</u>	<u>7:15 AM - 6:00 pm</u>
<u>Friday</u>	<u>7:15 AM - 6:00 pm</u>

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

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

Level of noise from children praying outside will be heard up to two times a day. Noise from inside the home will not be heard.

B. How will the noise from patrons be controlled?

If at any time the level of noise from the children playing outside goes beyond an appropriate level, the children will come inside. Also if there is ever any complaints from neighbors, the number of children permitted to go outside at once will be five.

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?

Nothing out of the ordinary. Dirty diapers, paper cups/plates etc.

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

1 BAG A DAY OF DIAPERS + DISCARDED FOOD + SUPPLIES.

C. How often will trash be collected?

1/week - city collection

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

Fortunately there is a city garbage can located on the corner of Mount Vernon Ave. & East Ulster! Hopefully this will keep the property clean. Children will not be permitted to eat outside or bring any paper products 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?

Safety gates will be used inside the daycare at all times. In addition I will be receiving training from both the city of Alexandria & the State of Virginia

ALCOHOL SALES As to the proper ways to keep the daycare safe + up to par w/ all requirements.

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?

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

4 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:

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?

N/A

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

N/A

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 adequate

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? _____ square feet.

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

1080 sq. ft. (existing) + 0 sq. ft. (addition if any) = 1,080 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. *I am in the process of doing this*
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: 2 1/2
Non-resident: 6 months - 5 years
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: 9 x 75 square feet = 675 square feet.
Play area provided: 1016 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:

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.

REVISED

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?

2

How many staff members will be on the job at any one time? 2

9. Where will staff and visiting parents park? Staff will park on Mt. Vernon Ave or East Uhler Ave. Parents will park in the driveway located at the rear of house. 4 parking spaces are available.

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

Drop-off: Parents will park in driveway & walk their child into the house using the rear door.

Pick-up: Parents will park in driveway & walk into the house, via rear door - & pick up child.

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

Drop-off

Pick-up

7:15-9 AM

3:00 pm - 5:30 pm

* during both pick-up & drop-off parents will be encouraged to stay no longer than 5 minutes to allow room for other cars.

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

All outdoor play equipment will be located on South Side of house. Proposed equipment: 1 wooden play set, 2 plastic Playsets, push toys, balls etc...

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

If no, do you plan to fence any portion of the property?

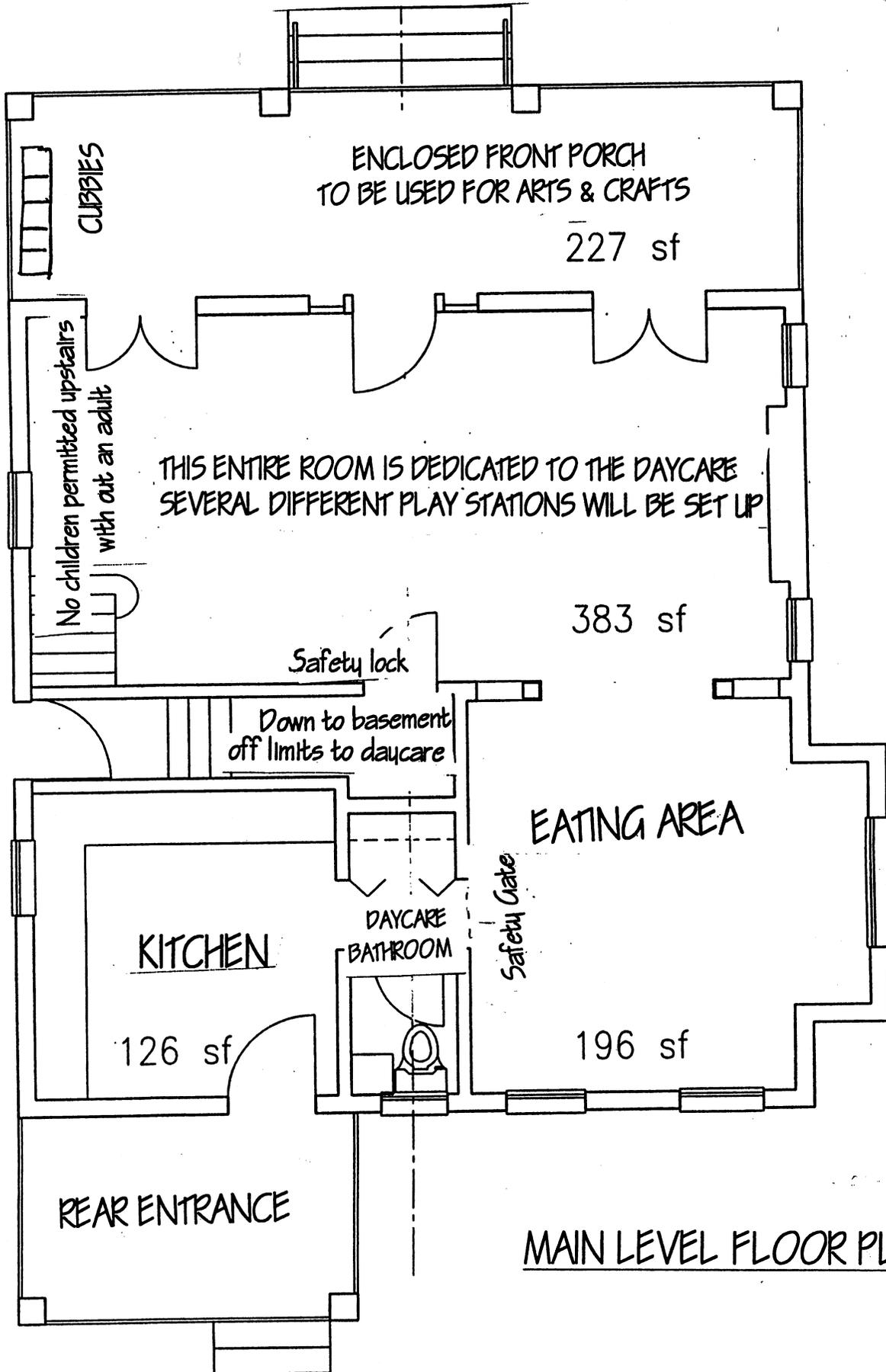
Yes. No.

Please describe the existing or proposed fence.

MORE Fencing will be installed around the perimeter of the play area, enclosing in the entire area where the children will be playing.

DAYCARE ENTRANCE

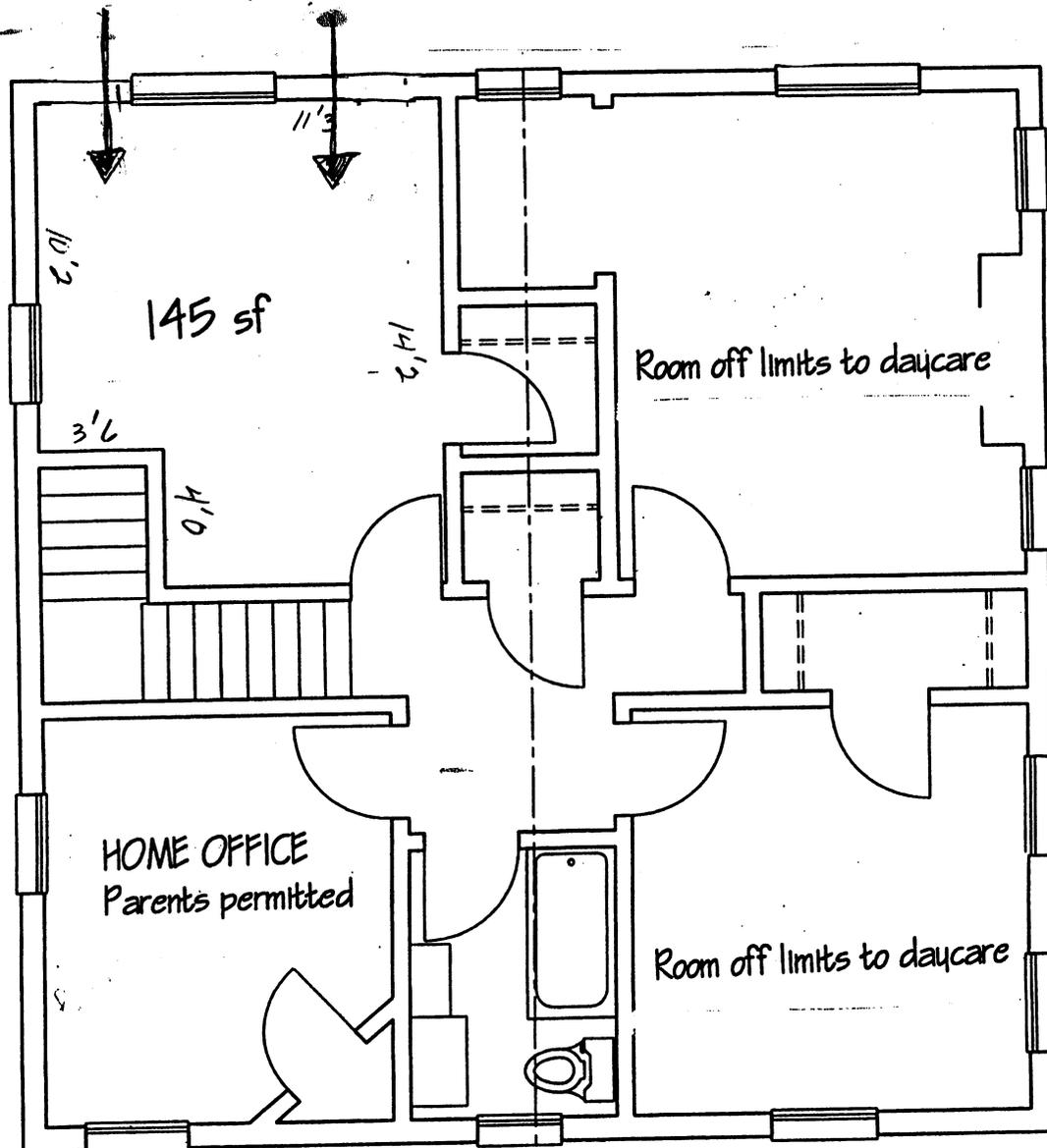
SUP2005-0033



MAIN LEVEL FLOOR PLAN

UPSTAIRS FLOOR PLAN

This room will be used for changing diapers and during infant nap-time. The room will be set up with cribs according to standards required by City and State.

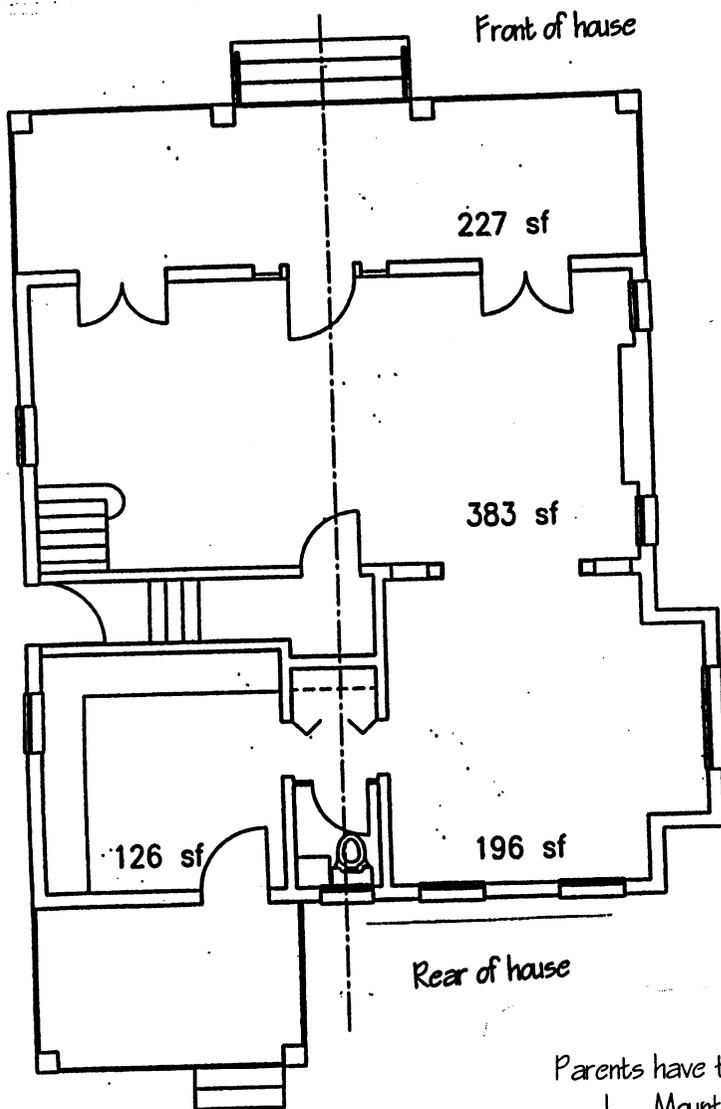


PARKING LAYOUT

SUP2005-0033

MOUNT VERNON AVE - Street Parking

EAST UHLER AVE Street Parking



Parents have three options for parking

1. Mount Vernon Ave - Street Parking
2. East Uhlér Ave - Street Parking
3. In the driveway (if space is available)

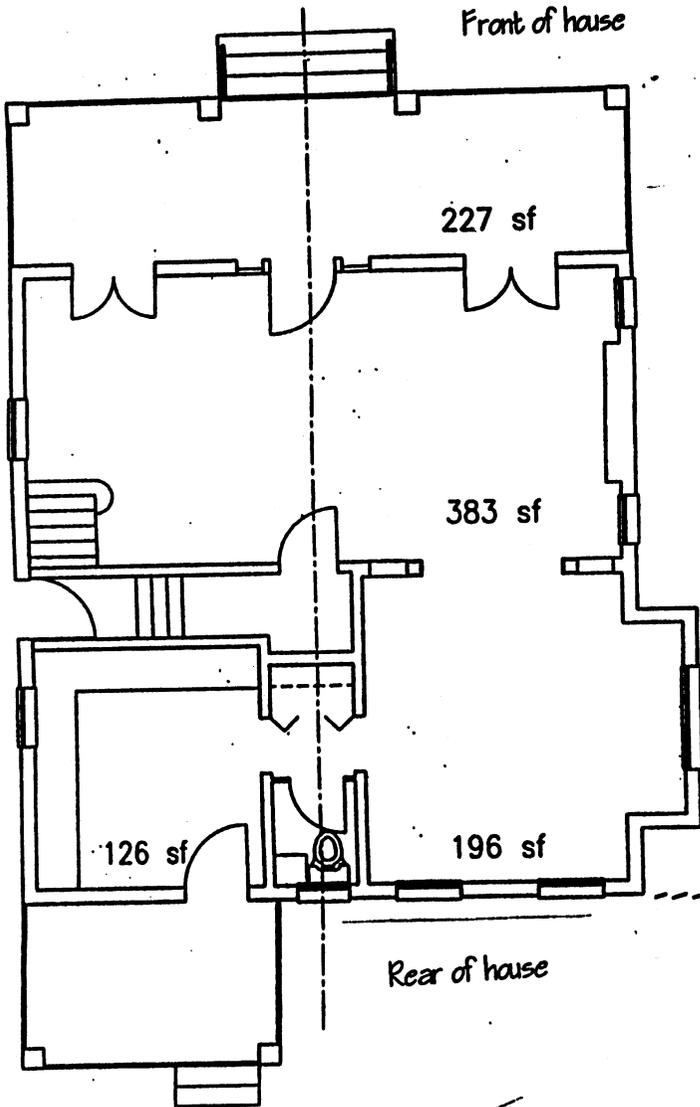
Driveway has four available spaces

MOUNT VERNON AVE

SUB 2005 0033

EXISTING FENCE / WALL

Front of house



New fencing will be installed

PROPOSED OUTSIDE PLAY AREA

1016 sf

Rear of house

Del Ray Citizens Association

17
6-21-05

PO Box 2233

ALEXANDRIA VA 22301

ESTABLISHED 1954

To: Eileen Fogarty, Director, Office of Planning and Zoning
Honorable Members of City Council

From: Amy Slack, Land Use Committee Co-Chair
Sarah Haut, Land Use Committee Co-Chair

Date: June 21, 2005

Subject: Special Use Permit #2005-0033
Daycare center at 2406 Mount Vernon Avenue.
Consideration of a request for a special use permit to operate a childcare home; zoned CL/Commercial Low. Applicant: Dawn Abate

The applicant, Ms. Dawn Abate, attended the Land Use committee meeting on April 21, 2005 to discuss the proposal. The property owner, Mr. Mark Hutto, and city staff, Urban Planner Valerie Peterson also attended. We had announced the item in the Association newsletter and distributed flyers to the immediate neighbors. We received no inquiries.

Ms Abate wishes to provide daycare in her home for up to 9 children, including her own child, ages 6 months to 5 years old. She has applied for hours of operation from 7:15am to 5:30pm, Tuesdays through Thursdays. We understand staff has recommended hours of operation from 7:00am to 7:00pm Monday thru Friday. Parking is available on site, accessed via a driveway curb cut on Uhler Avenue, and will accommodate two staffing member vehicles. It is expected that parents will also park there or on the street to drop off and pick up children; the timing staggered so that sufficient parking should not pose a problem.

The landlord proposes to repave the driveway, paint the exterior of house, and replace a fence along Uhler Avenue. In addition, he plans to change the grading along Mt. Vernon Avenue by increasing the height of a low masonry wall that abuts the sidewalk along Mt. Vernon and replacing the existing wrought iron picket fence with a new fence.

The committee discussed these issues with the applicant.

We questioned the proposed vision clearance available when entering or exiting the driveway on Uhler Avenue. Should the fence remain at the proposed 6' height, we worried that pedestrians would be endangered; particularly the large number of children attending Mt. Vernon Community School would not be readily visible. The existing six foot high fence screens an AC unit and a basement entry door. We suggested that a portion of this fence be built at a lower height to increase vision clearance and that short-term parking should occur on the street.

We also suggested that along Mt. Vernon Avenue, a proposed retaining wall be set back from the existing low wall to remedy the grade change rather than impinge on pedestrians. The space in between could be enhanced with planting or made available to widen the sidewalk.

The committee and the Executive Board recommended support for the application with the following conditions:

- The section of fence closest to the driveway is replaced with a lower fence.

At our regular April meeting, the general membership voted in favor of the recommendation. The Planning Commission included a condition addressing this at the June 7, 2005 public hearing.

We request continued support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060.

APPLICATION for SPECIAL USE PERMIT #2005-0033

[must use black ink or type]

PROPERTY LOCATION: 2406 Mount Vernon Ave / Alexandria, VA 22301

TAX MAP REFERENCE: 034.02 0306 ZONE: CL/R

APPLICANT Name: DAWN ABATE * please note that as of July 1, 2005 I will be living at the above address

Address: 625 S. 19th St. / Arlington, VA 22202

PROPERTY OWNER Name: Mark Hutto

Address: 625 S. 19th St. / Arlington, VA 22202

PROPOSED USE: Home Daycare 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.

DAWN Abate
Print Name of Applicant or Agent

[Signature]
Signature

625 S 19th Street
Mailing/Street Address

703.302.5475 703.302.5481
Telephone # Fax #

Arlington, VA 22202
City and State Zip Code

March 27, 2005
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: recommend approval 7-0

ACTION - CITY COUNCIL: 6/21/05 - CC approved the Planning Commission recommendation