

EXHIBIT NO. 1

4
10-14-06

Docket Item #5
SPECIAL USE PERMIT #2006-0078

Planning Commission Meeting
October 3, 2006

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

APPLICANT: Karina I. Suaznabar

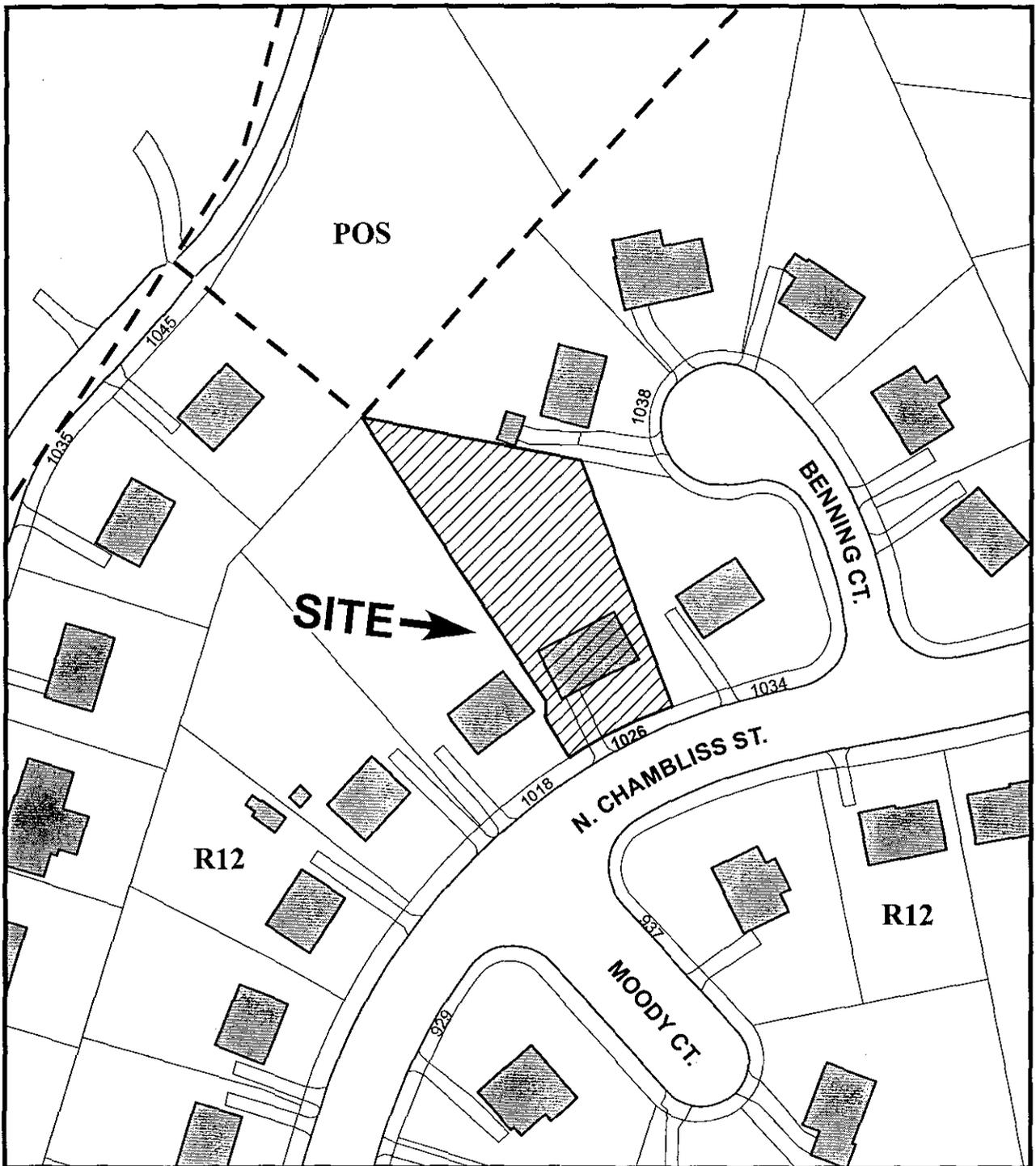
LOCATION: 1026 North Chambliss Street

ZONE: R-12/Residential

PLANNING COMMISSION ACTION, OCTOBER 3, 2006: 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.

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



SUP #2006-0078

10/03/06



I. DISCUSSION

REQUEST

The applicant, Karina I. Suaznabar, requests special use permit approval for the operation of a child care home located at 1026 N. Chambliss Street.

SITE DESCRIPTION

The subject property is one lot of record with 73.8 feet of frontage on N. Chambliss Street, 260.7 feet of depth, and a total lot area of 19,262 square feet. The site is developed with a single family house. Access to the property is from N. Chambliss Street. Surrounding the subject property are residential uses.



PROPOSAL

The applicant seeks permission to operate a child care home for up to nine children. The applicant proposes to provide child care for children ages three months to twelve years old. The applicant currently has three resident children that are seven months, eight years old, and 12 years old. The applicant also proposes to provide a play area with equipment on the subject property. The child care home is proposed to be operated on the basement of the home, which has 1,200 square feet devoted to child care activities.

Hours:	7am- 7pm Monday through Friday
Number of children:	Residential- 3 Non-residential- 6
Age of children	Residential- 12 years old, 8 years old, and 7 months Non-residential- 3 months- 4 years old
Noise Impacts:	The applicant anticipates some noise generated from children playing in the backyard. However, children are under supervision at all times and are not allowed to go outside without her permission. The applicant anticipates noise from the children playing outside 30-60 minutes per day.

Trash/Litter:	Removed from the home daily and collected once per week.
Outdoor Play Area:	The applicant proposes to provide a fenced play area with one swing and one slide to be located in the backyard.
Employees:	2

PARKING

Section 8-200 (A) of the Zoning Ordinance does not specify a particular parking requirement for a child care home. However, the applicant's residence has a driveway accommodating two vehicles that should allow for safe pick-up and drop-off of children away from vehicle travel ways.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the R-12 Zone. Section 3-202 (C) of the Zoning Ordinance allows a child care home in the R-12 Zone only with a special use permit.

The proposed use is consistent with the Alexandria West Small Area Plan chapter of the Master Plan which designates the property for RL/Residential Low use.

II. STAFF ANALYSIS

Staff has no objection to the proposed child care home located at 1026 N. Chambliss Street. 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), recommends approval of the application..

An adequate play area is proposed to be provided on-site. In addition, staff finds that there is adequate on and off-site parking 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 the use.

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 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 corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the child care home shall be limited to Monday- Friday 6am-7pm. (P&Z)
3. The applicant shall provide child care for no more than nine children at any one time. (P&Z)
4. The 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. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 for a security survey and robbery awareness program for employees as well as safety programs available through the department for the children. (Police)
6. 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).
7. 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 the result of a complaint that rises to the level of a violation of the permit conditions, (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: Richard Josephson, Acting Director, Department of Planning and Zoning;
James Hunt, 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:

F-1 No comments or objections to proposed Child Day Care facility.

Code Enforcement:

- C-1 This review is based on the assumption that this facility will be licenced 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.
- C-5 The daycare area and location of infant sleeping area shall conform to the requirements for Emergency Escape and Rescue of the USBC.

Health Department:

F-1 No comment.

Human Services (OECD):

F-1 The rooms on the lower level have been remodeled and freshly painted and Ms. Suaznabar already has a lot of child care equipment. There is a large room that will be the main playroom. It is tiled and filled with toys, equipment for infants, toddlers and preschoolers. Another smaller room has a table and chairs and will be used for craft projects. A bedroom has been furnished with three full sized cribs and will be for napping. There is also a laundry room, which can be locked. There are two smoke detectors on the lower level, one in the laundry room and one in the downstairs hallway between the bathroom and the arts and crafts room. Ms. Suaznabar had a question about placement of fire extinguishers, but I told her that

Code Enforcement could advise her on that. She also asked me about use and placement of a changing table and I told her that the state licensing specialist would help her with that. Otherwise, this is a very good, safe, environment for children.

- R-1 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.

Police Department:

- R-1 The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 for a security survey and robbery awareness program for employees as well as safety programs available through the department for the children.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2006-0078

PROPERTY LOCATION: 1026 N. Chambliss st.
TAX MAP REFERENCE: 028.03-01-07 ZONE: B-12

APPLICANT

Name: KARINA I. SUAZNABAR
Address: 1026 N. Chambliss st

PROPERTY OWNER

Name: KARINA I. SUAZNABAR
Address: 1026 N. Chambliss st.

PROPOSED USE: Child care home

[] **THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 IV, Section 4-1404(D)(7) 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 Director of Planning and Zoning 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.

KARINA I. SUAZNABAR
Print Name of Applicant or Agent
1026 N. Chambliss st
Mailing/Street Address
Alexandria - Va, 22312
City and State Zip Code

[Signature]
Signature
703-474-6467
Telephone # Fax #
ive14@yahoo.com
Email address

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

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

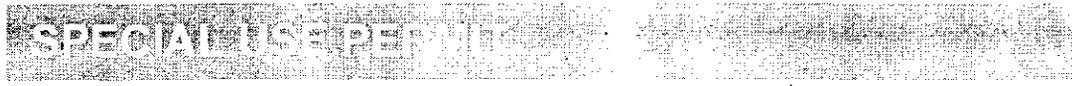
ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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APPLICATION



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

1. The applicant is the (check one):
- 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.

Karina J. Suaznabar 100%

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 11" x 17" or smaller. Twenty-four copies are required for plans larger than 11" x 17" 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. The description should include 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 would like to open a Child Care Home, I am the owner of this property. Right now I am waiting for my state license, they're processing all my paperwork, the operation hours will be 7:00am to 6:00 p.m. The ~~for~~ parents can park in my driveway and in front of my house, I will have one assistant if necessary, and I am planning to use my basement

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: Child Care Home

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).

owner, 1 assistant
7:00 a.m to 6:00 p.m

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

If I exceed over five children I will
have an assistant.

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

Day:	Hours:
<u>7:00 a.m</u>	<u>11 hours</u>
<u>to 6:00 p.m</u>	

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

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

When the children will be playing
in the play area they will make noise, I
can't say the level but they will play for 30-60
min

B. How will the noise from patrons be controlled?

They will be supervised at all the
times

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?

Regular trash

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

Right now my family generates almost 1 full trash container and think that I'll probably be generating 2.

C. How often will trash be collected?

Usually the trash is collected once a week

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

I'll be on charge to keep ~~ever~~ clean, and also I'll ask parents not to littering otherwise I'll clean my self in case someone litters.

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:

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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?

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?

2

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

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

C. Where is required parking located? (check one)

- on-site
- off-site

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

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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?

No, 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?

42.1 sq. ft. (existing) + _____ sq. ft. (addition if any) = 42.1 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: _____



APPLICATION - SUPPLEMENTAL



This Supplemental information is 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. 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.

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? _____
4. How many children reside in the home? 3
5. How old are the children? (List the ages of all children to be cared for)
 Resident: 12, 8, 7, 12 years, 8 years, 7 months
 Non-resident: 3 months - 4 years old
6. A minimum of 75 square feet of outdoor play area on the lot must be provided for each child above age two.
 Play area required:
 Number of children above age two: _____ x 75 square feet = _____ square feet
 Play area provided: 19,000 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 park's play area:

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) shall complete this section.

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

Maybe 2

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

2. Where will staff and visiting parents park? I have a carport w/ concrete

driveway for 3 cars and also high in front of my house with space for about 3 more cars.

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

They will park in my driveway or in front of my house, and then come inside to pick up and drop off the child.

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

Drop-off starting at 7:00 am
to 9:00 am

Pick-up starting at 3:00 pm to
6:00 pm.

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

I slide, swing, and they will be located in my backyard.

6. 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.

There's no fence right now, but I will placed it, I'm waiting for the Home Depot people to come over to do me measurement and the estimated.

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CHILD CARE CENTERS ONLY

Applicants for child care centers (day care center, day nursery and nursery schools) shall complete this section.

1. How many children will be cared for during one day? 9

2. What age children do you anticipate caring for? 3 months to 5 years old

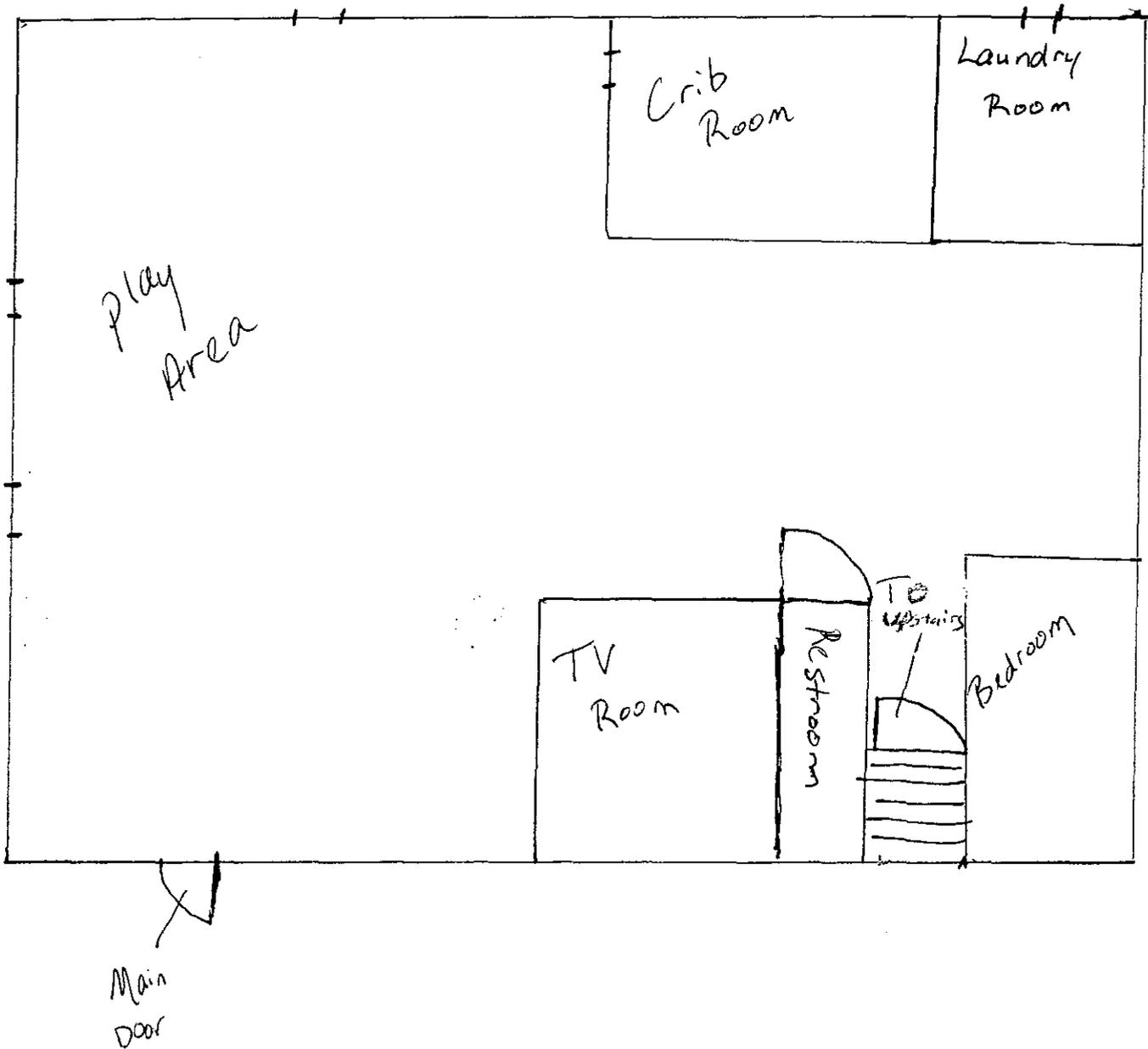
3. Does the operation have a license from the State of Virginia for a child care facility?

Yes No

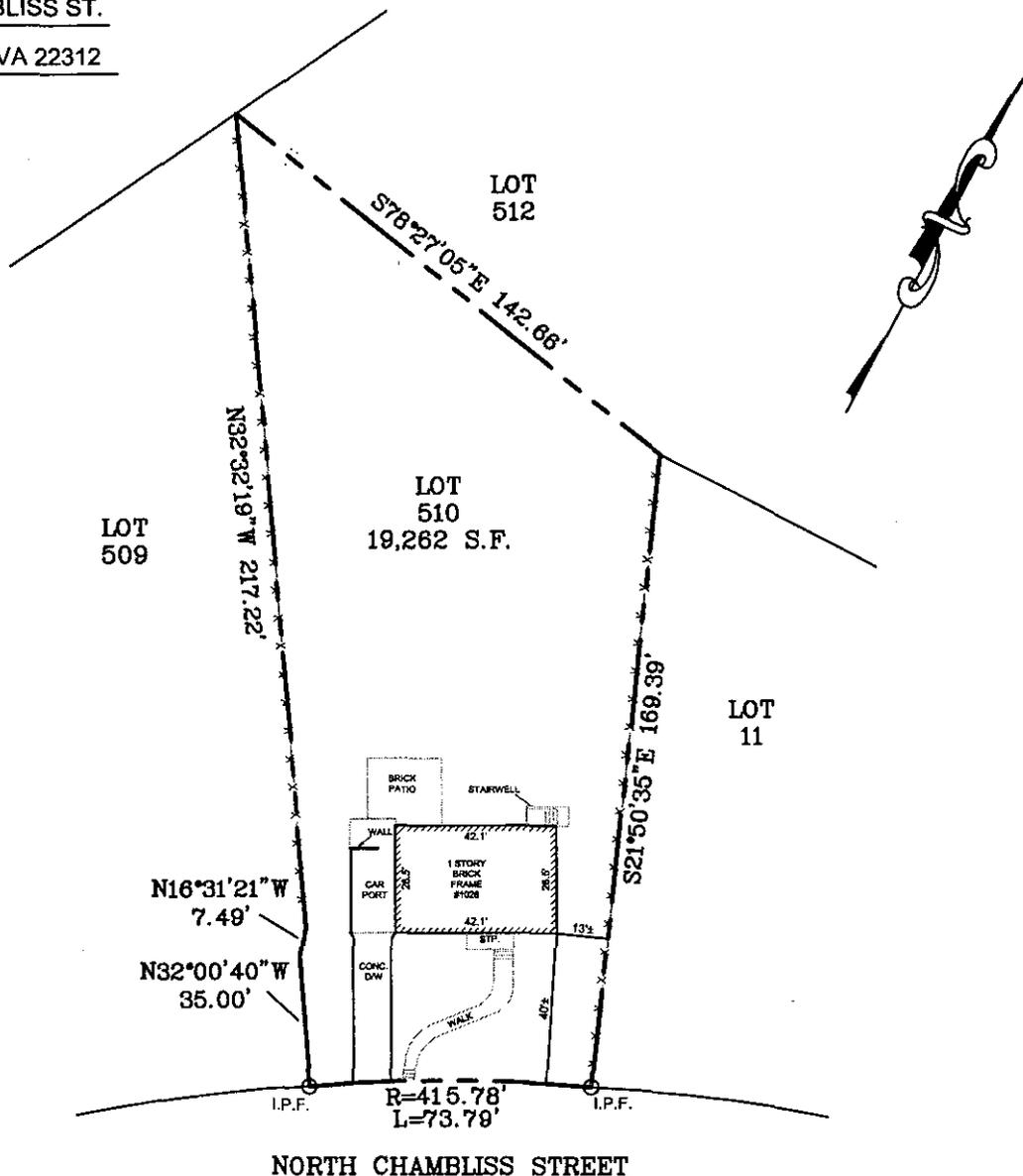
If yes, provide a copy of the license.

Not yet, I don't have the license in my hands, they're processing all my paper work right now.

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ADDRESS: 1026 N. CHAMBLISS ST.
ALEXANDRIA, VA 22312

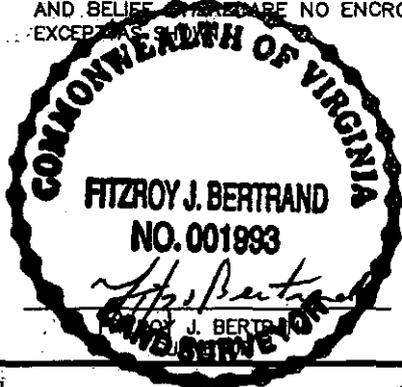


NOTES

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- SUBJECT TO ALL EASMENTS ON RECORD.

CASE: #06-283
FILE: #1026HLOC_2006-3096

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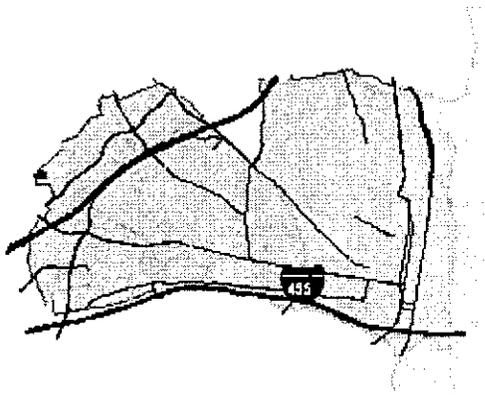
03/30/06
DATE

LOCATION DRAWING
LOT 510
SECTION 1
LINCOLNIA HILLS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 50' DATE: 03-30-06

REAL ESTATE SURVEYORS LLC

Residential, Commercial, Industrial and Land Surveys
CALVERTON TOWERS
11785 BELTSVILLE DRIVE, SUITE 150
BELTSVILLE, MD 20705
TEL: (301)-572-9616 FAX: (301)-572-9619

City of Alexandria



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