

Docket Item #10
SPECIAL USE PERMIT #2006-0074

Planning Commission Meeting
November 9, 2006

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

APPLICANT: Rokshana Bhuiyan

LOCATION: 5355 Truman Avenue

ZONE: R-5/Residential

PLANNING COMMISSION ACTION, NOVEMBER 9, 2006: 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, ordinances and staff recommendations, and to add condition #8. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Linda Check, resident, indicated that she felt that this location was dangerous for children because the property is located near a busy street.

PLANNING COMMISSION ACTION, OCTOBER 3, 2006: By unanimous consent, the Planning Commission deferred the request.

Reason: The applicant was not present.

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.

I. DISCUSSION

REQUEST

The applicant, Rokshana F. Bhuiyan, requests special use permit approval for the operation of a child care home located at 5355 Truman Avenue.

SITE DESCRIPTION

The subject property is one corner lot of record with 90 feet of frontage on Truman Avenue, 60.8 feet of frontage on N. Pelham Street, 66.8 feet of depth on the Truman Avenue Side, 105.9 feet of depth on N. Pelham Street, and a total lot area of 8,350 square feet. The site is developed with a single family house. Access to the property is from Truman Avenue. Residential uses surround the subject property.



PROPOSAL

The applicant is a registered family child care provider with the City of Alexandria, and, without a SUP, is allowed to care for three children in addition to her own two children, who are ten and twelve years old. The applicant seeks permission to increase the number of children in her care to nine. The applicant has an existing play area with equipment on the subject property. The applicant proposes to operate the child care home on the basement and first floor of the building, which have a combined square footage of 536 square feet and will be devoted to child care activities.

Hours:	7am-7pm Monday through Friday
Number of children:	Residential-2 Non-residential-7
Age of children	3 months to 12 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 and staff escort the children during any outdoor and off-site activities.

Trash/Litter:	Removed twice per day and collected every Tuesday morning.
Outdoor Play Area:	On site swing set, slide, see-saw, and a mini group swing set. There is also a large child sized toy car and a mini-playhouse.
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-5 Zone. Section 3-402 (C) of the Zoning Ordinance allows a child care home in the R-5 Zone only with a special use permit.

The proposed use is consistent with the Seminary Hill 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 5355 Truman 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 has been a registered family child care since 1999 and continues to regularly attend training and workshops provided by OECD and other jurisdictions. OECD recommends approval of the application.

Adequate on-site 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 the 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 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 comply with all other city department's recommendations. In addition, the applicant shall comply with licensing registration requirements and other limitations of local and state regulations. (OECD)
6. 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)
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)

8. **CONDITION ADDED BY PLANNING COMMISSION:** The applicant shall only allow children to play in the fenced backyard area of the property. (PC)

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.

Health Department:

F-1 No comment.

Human Services:

R-1 The applicant shall comply with all other city department's recommendations. 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.

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APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2006-0074

PROPERTY LOCATION: 5355 Truman Ave Alexandria, VA 22304

TAX MAP REFERENCE: 038 03 - 09 - 24 **ZONE:** R-5

APPLICANT

Name: Rokshana F. Bhuiyan
Address: 5355 Truman Ave Alexandria, VA 22304

PROPERTY OWNER

Name: Mohammed and Rokshana Bhuiyan
Address: 5355 Truman Ave Alexandria, VA 22304

PROPOSED USE: Home Day Care

[] **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.

Rokshana F. Bhuiyan
Print Name of Applicant or Agent
5355 Truman Ave
Mailing/Street Address
Alexandria, VA 22304
City and State Zip Code

Rokshana F. Bhuiyan
Signature
(703) 370-1558 Telephone # Fax #
rokshanab@msn.com Email address
07/23/06 Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: \$ _____
ACTION - PLANNING COMMISSION: deferred
ACTION - CITY COUNCIL: _____

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APPLICATION

SPECIAL USE PERMIT

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.

Rokshana F. Bhuiyan - 50%

Mohammed H. Bhuiyan - 50%

5355 Truman Ave

Alexandria, VA 22304

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.

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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.)

By Creating an extended Family Home Day Care I will have the capacity and ability to help take care of more children in my household. I will fulfill the children's needs by challenging them with many educational and physical activities. I proposed to have a nine children. Operating hours are flexible from 7:00 AM to 7:00 PM. Parking is available from in our driveway, on the front and side of the house. Adults will be present to minimize noise on adjoining property owners.



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JK

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 children from 7:00 AM to 7:00 PM

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

2 employees from 7:00 AM to 7:00 PM

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

Day: Mon - Friday

Hours: 7:00 AM to 7:00 PM

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

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

NONE

B. How will the noise from patrons be controlled?

NONE

AM/B

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

All trash bins are emptied daily so no odors are left in the house, day care. There will also be use of air fresheners if necessary.

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, baby wipes, and leftover food will be discarded.

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

Usually, trash is changed twice daily, in the morning and afternoon.

C. How often will trash be collected?

Trash is collected every Tuesday morning (weekly).

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

There will be rules established as to where trash belongs.

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?

There is fencing around the playground area with two entrances/exits. All household cleaning items are kept out of reach of children.

ALCOHOL SALES

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

Yes. No.

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

PARKING AND ACCESS REQUIREMENTS

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

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

Two spaces

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

- 1000 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?

Front of house
(on-street) load on existing driveway. Clients will stagger arrival times for pickup and drop off

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

7:00 AM to 10:00 AM drop off

4:00 PM to 7:00 PM Pick up

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

Daily

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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?

None

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?

341.25 sq. ft. (existing) + 195 sq. ft. (addition if any) = 536.25 sq. ft. (total)
 (basement) (first floor)

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: _____

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APPLICATION - SUPPLEMENTAL

CHILD CARE

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? 9
- 4. How many children reside in the home? 2
- 5. How old are the children? (List the ages of all children to be cared for)
 Resident: 10 & 12 years old
 Non-resident: 3 months to 7 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: 4 x 75 square feet = 300 square feet
 Play area provided: 1,678 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 N/A
 If yes, please describe the park's play area:

NOTE: Child care homes are not permitted to display signs.

N/A

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?

Two employees

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

2. Where will staff and visiting parents park? Parking is available in the driveway and parallel parking in the front and side of the house.

3. Please describe how and where parents will drop off and pick up children.
Parents will pick up and drop off their children by entering the driveway, at the front steps of the house (or at the front door).

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

Drop-off
8:00 AM
8:00 AM

Pick-up
5:00 PM
7:00 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?

The children's playground includes a swing set, slide, see-saw, and a mini group swing set. There is also a bouncy car and a mini playhouse.

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.
The fence is a steel fence with two entrances/exits.

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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 12 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.

MB

Commonwealth of Virginia

DEPARTMENT OF  SOCIAL SERVICES

FAMILY DAY HOME CONDITIONAL LICENSE

Issued to: Rokshana F. Bhuiyan

Address: 5355 Truman Avenue, Alexandria, Virginia 22304

This license is issued in accordance with provisions of Chapters 1, 17 and 18, Title 63.2, Code of Virginia as amended, the established rules and regulations of the Child Day Care Council and the specific limitations prescribed by the Commissioner of Social Services as follows:

Capacity: 9 Children from birth through 12 years of age may be accepted for care.

- An assistant must be provided based on the ages and numbers of children in care as required by the Minimum Standards.
- This license does not exempt licensee from maintaining compliance with local ordinances and laws.

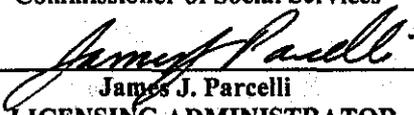
This conditional license is issued to allow time for the licensee to demonstrate compliance with sections of the standards which could not be determined because the facility is not yet fully operational and because the licensee is temporarily unable to comply with the following
Section(s) of standards: Part IV-Physical Environment and Equipment: 240, 310, 330, 450.5, 520;
Part V-Care of Children: 740.3, 740.5, 1000; Part VI-Physical Health: 1120.A, 1270.11, 1270.13, 1270.14, 1270.16;
Part VI-Record Keeping Responsibility: 1350; and Code of VA §63.2-1809.A.

This license is not transferable and will be in effect from April 26, 2006 through October 25, 2006 unless revoked for violations of the provisions of law, or failure to comply with the limitations stated above.

ISSUING OFFICE:
Division of Licensing Programs
Fairfax Area Office
11320 Random Hills Road, Suite 200
Fairfax, Virginia 22030
Telephone: (703) 934-1505

ANTHONY CONYERS, JR.

Commissioner of Social Services

By 

Title LICENSING ADMINISTRATOR

LICENSE NUMBER: FX. 06-309-L108

Date April 27, 2006

Commonwealth of Virginia



FAMILY DAY HOME CONDITIONAL LICENSE

Issued to: Rokshana F. Bhuiyan

Address: 5355 Truman Avenue, Alexandria, Virginia 22304

This license is issued in accordance with provisions of Chapters 1, 17 and 18, Title 63.2, Code of Virginia as amended, the established rules and regulations of the Child Day Care Council and the specific limitations prescribed by the Commissioner of Social Services as follows:

Capacity: 9 Children from birth through 12 years of age may be accepted for care.

- An assistant must be provided based on the ages and numbers of children in care as required by the Minimum Standards.
- This license does not exempt licensee from maintaining compliance with local ordinances and laws.

This conditional license is issued to allow time for the licensee to demonstrate compliance with sections of the standards which could not be determined because the facility is not yet fully operational and because the licensee is temporarily unable to comply with the following Section(s) of standards: Part IV-Physical Environment and Equipment: 240, 310, 330, 450.5, 520; Part V-Care of Children: 740.3, 740.5, 1000; Part VI-Physical Health: 1120.A, 1270.11, 1270.13, 1270.14, 1270.16; Part VI-Record Keeping Responsibility: 1350; and Code of VA §63.2-1809.A.

This license is not transferable and will be in effect from April 26, 2006 through October 25, 2006 unless revoked for violations of the provisions of law, or failure to comply with the limitations stated above.

ISSUING OFFICE:
Division of Licensing Programs
Fairfax Area Office
11320 Random Hills Road, Suite 200
Fairfax, Virginia 22030
Telephone: (703) 934-1505

ANTHONY CONYERS, JR.
Commissioner of Social Services

By *James J. Parcelli*
James J. Parcelli
Title LICENSING ADMINISTRATOR

LICENSE NUMBER: FX. 06-309-L108

Date April 27, 2006

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Commonwealth of Virginia



DEPARTMENT OF SOCIAL SERVICES CERTIFICATE OF APPROVAL

Family Child Care Provider

(Type of Care)

Issued to: **Rokshana Bhuiyan**

Address: **5355 TRUMAN AVENUE ALEXANDRIA, VIRGINIA 22304**

This Certificate is issued in accordance with the established standards and regulations of the Virginia Board of Social Services and with the limitations specified by the local welfare/social service agency as follows:

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MAXIMUM CHILDREN
Three (3)

OTHER LIMITATIONS
Providers who have more than five children in care at any one time, or more than four children when all four are under the age of two, must have a state license and an assistant.

This certificate is not transferrable and will be in effect February 1, 2006 through January 31, 2007 unless revoked for non-compliance with regulations or failure to comply with the limitations stated above. It is issued upon inspection and approval of:

Alexandria Early Childhood Development

(AGENCY)

By

Carol M. Farrel

(AGENCY REPRESENTATIVE)

DATE March 13, 2006

TITLE Director, Early Childhood Development

Date *March 13, 2006*

PERMIT: *1072*

FAMILY CHILD CARE PROVIDER REGISTRATION



This registration is issued to *Rokshana Bhuiyan* to operate a Child Care Home at

*5355 Truman Avenue
Alexandria, Virginia 22304*

effective through *January 31, 2007*

Serving no more than *three (3)* non-resident children at any one time.

The following individuals are authorized to provide or assist in the provision of child care services at the above address:

None

The following individuals over 18 reside at the above address:

Mohamed Bhuiyan

Comments:

Renewal

This registration is issued in accordance with Title 12, Chapter 3, of the Code of the City of Alexandria, Virginia, and is subject to all provisions thereof. No change in the information covered by this registration may occur without prior approval of the Alexandria, Department of Human Services, Division of Community Programs.

This registration must be displayed conspicuously in the child care home. While this registration is a legal requirement for providing child care services in a family child care home operated in the City of Alexandria, this registration does not constitute official city approval of the actual child care services being provided by this registered child care provider.

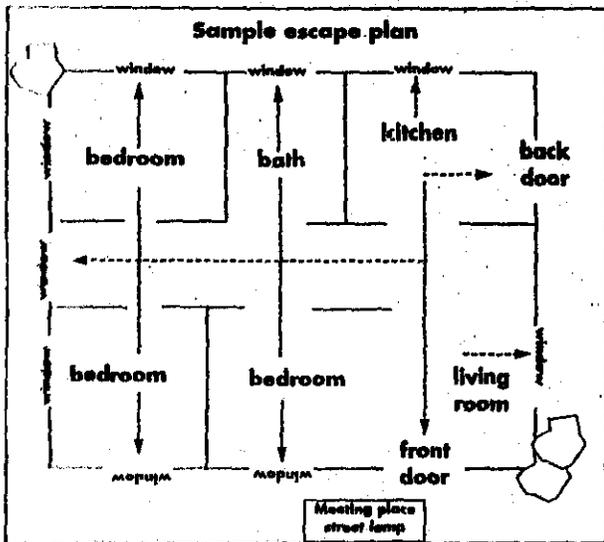

Jack Powers, Director
Division of Community Programs
Department of Human Services
City of Alexandria

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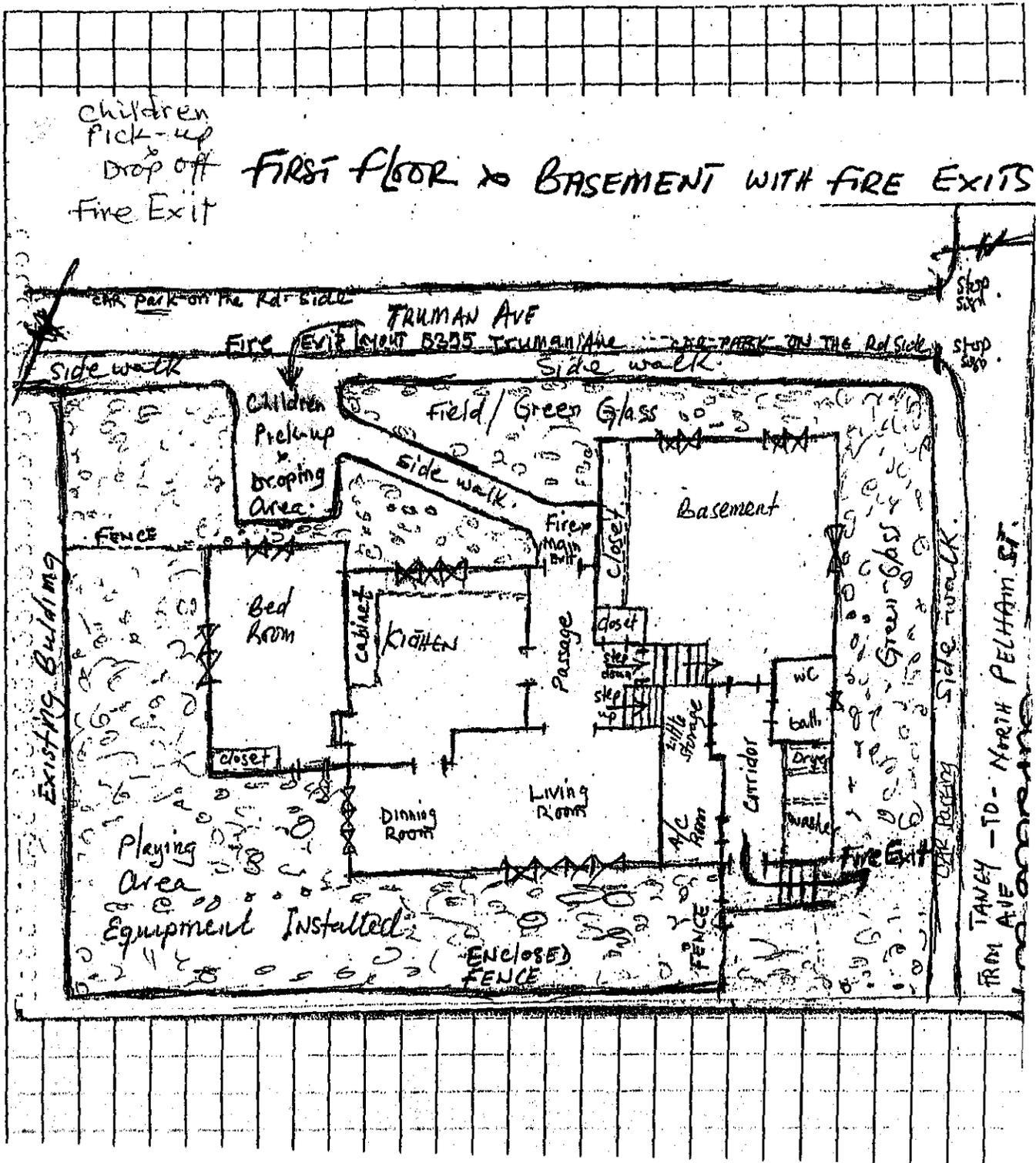
All Kids Safe

home

As Fire Marshal for your home you need to map out your escape routes and practice them with your family.



Draw your own plan.



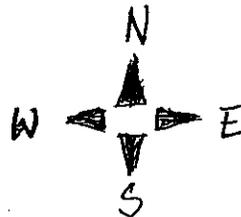
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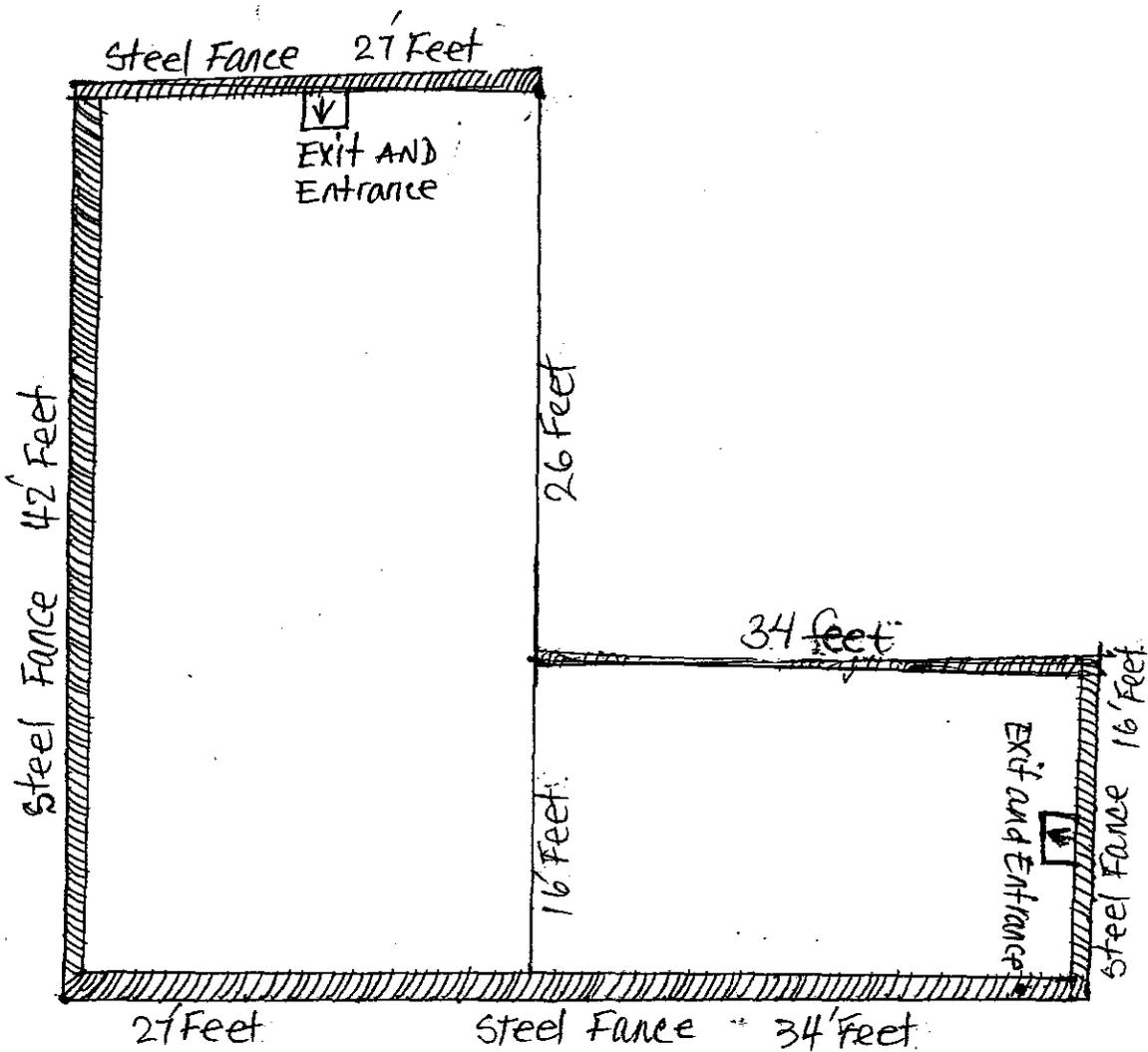
COOL Fire Safety

allstate

SUP2006-0074



Playground Area



Property address.

5355 Truman Ave
Alexandria, VA 22304.

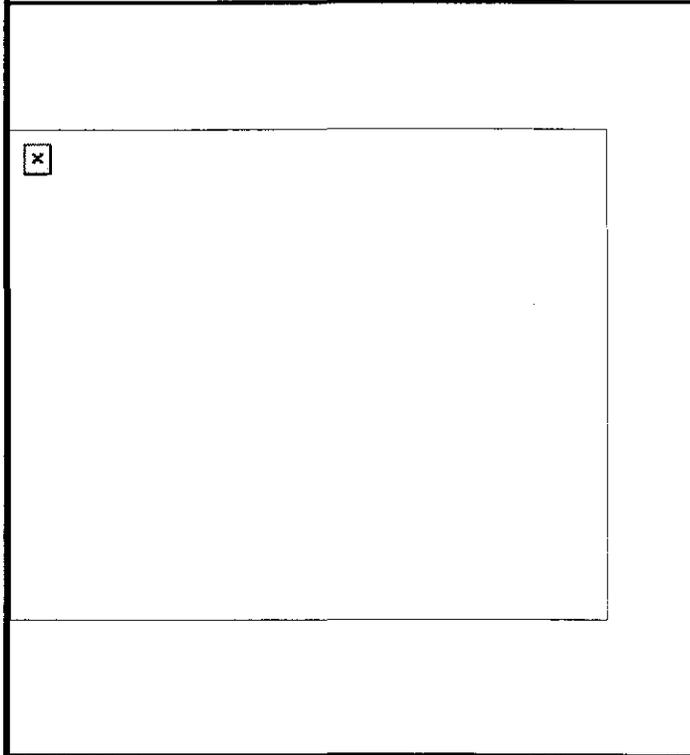
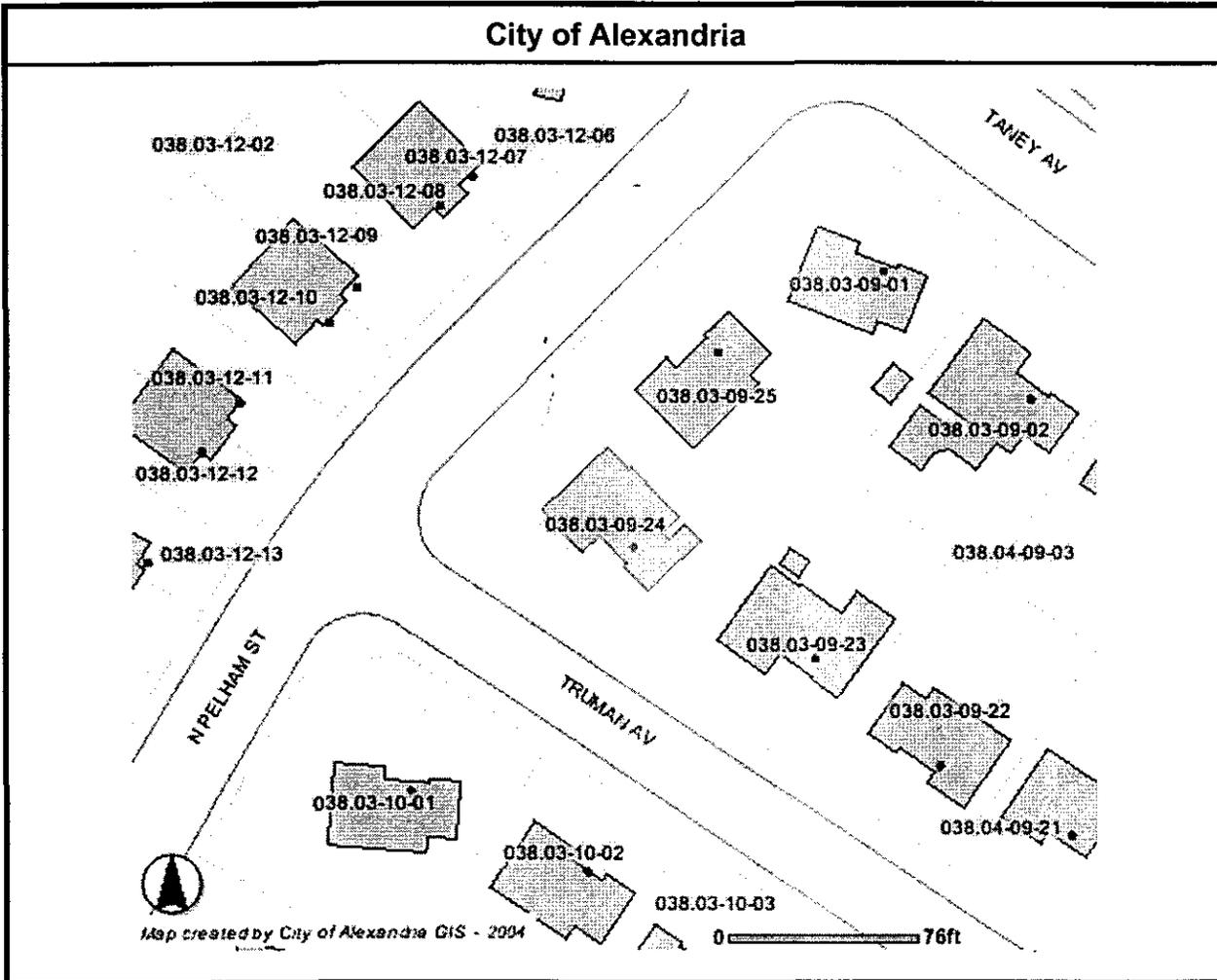
APOX. SQ.F.

$$42 \times 27 = 1134$$

$$34 \times 16 = 544$$

$$\text{Total } \underline{1678} \text{ SQ.F.}$$

SUP 2006-007



Legend

Selected Features

- Metrorail Stations
- Road Centerlines
- Roads
- Metrorail Tracks
- Railroads
- Address Points
- Buildings
- Parcels
- City Boundary

Map Produced: 4/4/2006

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Kathleen M. Burns
1036 N. Pelham St.
Alexandria, VA 22304

My name is Kathleen Burns of Pelham St. I am president of the Brookville-Seminary Valley Civic Association.

We have not taken a position on the proposed daycare site for Truman Avenue, although we have had extensive discussions among our Board members.

Today, Randy Krause, who serves on our Board, deposited a petition at City Hall signed by residents of Truman Avenue voicing their concerns about this proposal.

As with any business in the City, we would encourage the City staff to ensure that all requirements are met in order to insure the safety of young children----who are surely the city's greatest resource. We would presume the requirements are similar for all daycare facilities in Alexandria, regardless of their location, but if that is not the case, please let us know how they differ.

We look forward to hearing testimony from City staff on the pros and cons of this proposal.

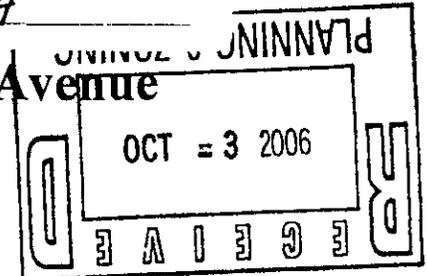
In weighing the merits of this issue, the questions we would raise are:

1. What is the appropriate ratio between children and caregivers for preschool children in general? For this specific facility?
2. What is the requirement for square footage per child for a daycare facility?
3. Are there any additional sanitation procedures required, based on the significant generation of soiled diapers and their disposal?
4. What are the square footage requirements for outside play spaces for children in a daycare center?
5. What are the provisions for pick-up and drop-off for residential daycare facilities, to avoid traffic bottlenecks as well as any dangers from young children darting into the street?
6. Are there any special training or certification requirements for adult staffers in a daycare facility?

We look forward to hearing more information on this proposal.

Petition to oppose the Child Care Center at 5355 Truman Avenue

"We the undersigned, oppose the child care center at 5355 Truman Avenue



Signature	Please print: Name	Email	Full Address (Include Zip Code)	Telephone(s) (Include Area Code)
<i>Diana Rodriguez</i>	DIANA RODRIGUEZ	<i>dmaruniqu@yaho.com</i>	5354 Truman Ave	W) 703-284-6608 H) 703-757-6511 C)
<i>Wm White</i>	WM WHITE		5349 Truman	W) H) 703-370-9105 C)
<i>Ruth Norman</i>	RUTH NORMAN	—	5333 Truman	W) H) C)
<i>[Signature]</i>	<i>[Signature]</i>		5329 Truman	W) H) C)
<i>R. William Maybauer</i>	R. W. Maybauer		5325 Truman	W) H) C)
<i>[Signature]</i>	Michael Padgett		5311 Truman Ave	W) H) C)
<i>Charles M. Pearson</i>	CHARLES M. PEARSON		5352 Truman Ave	W) H) 703 370-2545 C)

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All petitions should be returned to: Alexandria Planning Commission & Alexandria City Council
 301 King Street
 Alexandria, Virginia 22313
 (703) 838-4666

+

Petition to oppose the Child Care Center at 5355 Truman Avenue

“We the undersigned, oppose the child care center at 5355 Truman Avenue

Signature	Please print: Name	Email	Full Address (Include Zip Code)	Telephone(s) (Include Area Code)
<i>Joyce A Pearson</i>	Joyce A Pearson		5352 TRUMAN AVE ALEX, VA 22304	W) 703-370- H) 2541 C)
<i>Linda M. Check</i>	Linda M. Check		5324 Truman Ave Alexandria, VA 22304	W) 703 751-6147 H) C)
				W) H) C)

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All petitions should be returned to: Alexandria Planning Commission & Alexandria City Council
301 King Street
Alexandria, Virginia 22313
(703) 838-4666

2

WORK UNIT 5
SUP 2006-0074

Petition to oppose the Child Care Center at 5355 Truman Avenue

"We the undersigned, oppose the child care center at 5355 Truman Avenue

Signature	Please print: Name	Email	Full Address (Include Zip Code)	Telephone(s) (Include Area Code)
<i>Frances L. Gallagher</i>	FRANCES L. GALLAGHER	—	701 N. PAXTON ST ALEXANDRIA, VA 22304	W) H) 703-370-3383 C)
<i>Joanne Kenealy</i>	Joanne Kenealy	—	610 N. PAXTON ST ALEXANDRIA 22304	W) H) C) —
<i>Mary E. Klein</i>	MARY E. KLEIN	—	5332 Truman Ave ALEX VA 22304	W) H) 703 C) 370-9251
<i>Robert T. Klein</i>	ROBERT T. KLEIN	—	5332 TRUMAN AVE ALEX. VA 22304	W) H) 703 3709251 C)
				W) H) C)
				W) H) C)
				W) H) C)

29

All petitions should be returned to: Alexandria Planning Commission & Alexandria City Council
301 King Street
Alexandria, Virginia 22313
(703) 838-4666

PC Docket Item(s) # 10

Case # SUP 2006-0074



To
cc
bcc

Subject Fw: Opposition to the application for the home day care center on Truman Avenue- Seminary Valley

— Forwarded by James Hunt/Alex on 11/08/2006 04:20 PM —



"Diana M. Rodriguez"
<dianarodriguez1962@gmail.com>

11/08/2006 02:02 PM

To <james.hunt@alexandriava.gov>

cc

Subject Opposition to the application for the home day care center on Truman Avenue- Seminary Valley

To Whom It May Concern,

I attempted to speak at the 3 October meeting regarding this issue, but the applicants did not appear that evening and the issue was put for continuance for the meeting scheduled for 9 November. Unfortunately, I have a long-standing previous commitment, which I must attend, so I will not be able to be at the meeting on the 9th. I spoke with Mr. James Hunt from the City and he recommended that I send an email with my concerns.

I have lived in Alexandria all of my life and on Truman Avenue for the past twenty years. I am a single mother and raised three children on Truman Avenue. My fiance recently moved in with me. We do not have any small children living with us at this time. My youngest child just left for college in September. At 44, I am one of the youngest people on the street. Most of the residents are over the age of 65 and are original owners. The atmosphere on the street is quiet and tranquil. There are a few neighbors who have small children and that is a great thing to see. I am glad to see a diverse mix of people in my neighborhood.

The issue at hand is the desire of the applicant, Mrs. Bhuiyan, who lives at 5355 Truman, directly across the street from my home, to expand her daycare business. As it is now, she has two children of her own and, in addition, she is paid to watch four others. The current situation is tolerable, although there are some unfortunate issues associated with the number of cars coming and going each day.

I would like to say that from my very limited dealings with them, Mr. and Mrs. Bhuiyan seem to be nice people. They keep their home impeccably neat and well maintained. They are not noisy or irritating. The main problem stems from the drop off and pick up of the children they are paid to care for in their home. The parents of the children being watched at the day care often block the street with cars. A few months ago, my fiance's

car was hit by one of the cars picking up children. Of course no one saw it happen and when we questioned Mr. Bhuiyan about it, he could not give us a direct answer. The car was obviously hit by someone backing out of the Bhuiyan's driveway, as the car was parked across the street at the very end of the path a car would travel to exit. Additionally, the street on Truman Avenue is quite narrow and there is not much room in front of the houses for so many cars. I can't imagine how much more problematic this situation would become if the petition for ADDITIONAL children AND two more employees is granted.

I was the one of the people who circulated the petitions against this issue on my street, so I can say that I know how many people on Truman Avenue feel about this issue. This issue came up a few years ago and everyone on the street was opposed to it then and is still opposed to it. It is a great concern of many people on the street, including myself, that the addition of more children to the home day care will increase the level of noise from the yard, which is connected to two other homes by fences. Noise generated by children who actually live on the street is much more tolerable than noise generated by children whose parents are paying someone on our street to watch them. I am not attempting to be smug. This is a honest observation which I am sure you can understand and put into perspective.

My neighbors and I realize that there are other home day care centers in Seminary Valley and other neighborhoods in Alexandria. Furthermore, the residents of Truman Avenue who oppose this petition to increase the number of children at the home day care are not "anti-child". Most of them bought their homes long ago when mothers routinely stayed home with their children. I also stayed home with my children when they were very small. The issue most of the people on Truman Avenue have is our belief that residential neighborhoods were not built to be businesses. You can remodel your home to fit the requirements, but you can not change the infrastructure of a neighborhood. It is a great concern to me and many others on Truman Avenue because we do not wish to live on a street which is crowded with outside traffic every day of the week. The people who are coming and going each day do not have a vested interest in the neighborhood or the people who live in it. I sincerely hope that the desire of one family to expand their business will not encroach on the quality of life for the rest of the people on the street.

Thank you in advance for listening to all voices in this matter.

Sincerely yours,

Diana M. Rodriguez



APPLICATION



SPECIAL USE PERMIT # 2006-0074

PROPERTY LOCATION: 5355 Truman Ave Alexandria, VA 22304
TAX MAP REFERENCE: 038 03 - 09 - 24 **ZONE:** R-5

APPLICANT

Name: Rokshana F. Bhuiyan
Address: 5355 Truman Ave Alexandria, VA 22304

PROPERTY OWNER

Name: Mohammed and Rokshana Bhuiyan
Address: 5355 Truman Ave Alexandria, VA 22304

PROPOSED USE: Home Day Care

[] **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.

Rokshana F. Bhuiyan
Print Name of Applicant or Agent
5355 Truman Ave
Mailing/Street Address
Alexandria, VA 22304
City and State Zip Code

Rokshana F. Bhuiyan
Signature
(703) 370-1558
Telephone # Fax #
rokshanab@msn.com
Email address
07/23/06
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: \$ _____
ACTION - PLANNING COMMISSION: Deferred 10/4/06 / Recommended Approval as Amended 7-0 11/9/
ACTION - CITY COUNCIL: 11/18/06 - CC approved the PC recommendation 7-0

Handwritten signature or initials.