



**APPLICATION**

**SPECIAL USE PERMIT**

**SPECIAL USE PERMIT #** 2010-0007

**PROPERTY LOCATION:** 2802 Mosby St, 22305

**TAX MAP REFERENCE:** 024-01-02-13 **ZONE:** R8

**APPLICANT:**  
Name: L'Tonya D. Tobin

Address: 2802 Mosby St, Alexandria, VA 22305

**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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

**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.

L'Tonya D. Tobin  
Print Name of Applicant or Agent

[Signature] 2/22/10  
Signature Date

2802 Mosby St.  
Mailing/Street Address

703 856-7345 N/A  
Telephone # Fax #

Alexandria, VA 22305  
City and State Zip Code

moonpie16@comcast.net  
Email address

**ACTION-PLANNING COMMISSION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_  
**ACTION-CITY COUNCIL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

SUP # 2010-0007

**PROPERTY OWNER'S AUTHORIZATION**

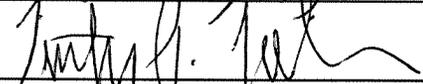
As the property owner of 2802 Mosby St., Alexandria, VA, I hereby  
(Property Address)  
grant the applicant authorization to apply for the Child Care Home use as  
(use)  
described in this application.

Name: Timothy P. Tobin

Phone: 703-856-7345

Please Print  
Address: 2802 Mosby St, 22305

Email: moonpie162comcast.net

Signature: 

Date: 2/22/10

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. 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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**OWNERSHIP AND DISCLOSURE STATEMENT**  
Use additional sheets if necessary

1. Applicant. 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. <i>L. Tonya D. Tobin</i>	<i>2802 Mosby St. Alexandria, 22305</i>	<i>100%</i>
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at *2802 Mosby St, 22305* (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. <i>L. Tonya D. Tobin</i>	<i>2802 Mosby St. Alexandria, 22305</i>	<i>50%</i>
2. <i>Timothy P. Tobin</i>	<i>2802 Mosby St. Alexandria, 22305</i>	<i>50%</i>
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. <i>L. Tonya D. Tobin</i>	<i>NONE</i>	<i>City Council Planning Commission</i>
2. <i>Timothy P. Tobin</i>	<i>NONE</i>	<i>City Council Planning Commission</i>
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

*2/22/10*  
Date

*L. Tonya D. Tobin*  
Printed Name

*[Signature]*  
Signature

**Alexandria City Council**

William Euille, Mayor  
Kerry Donnelly, Vice Mayor  
Frank Fannon IV  
Alicia Hughes  
Rob Krupicka  
Redella "Del" Pepper  
Paul Smedberg

**Planning Commission**

John Komoroske, Chair  
H. Steward Dunn, Vice Chair  
Donna Fossum  
J. Lawrence Robinson  
Mary Lyman  
Jesse Jennings  
Eric Wagner

**Board of Zoning Appeals**

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Mark Allen, Vice Chair  
Geoffrey Goodale  
David Lantzy  
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**Definition of business and financial relationship.**

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.



**NARRATIVE DESCRIPTION**

I, along with an assistant, will provide in-home childcare for preschool-aged children. Children will range from 2-5 years of age, with a maximum of 9 potty-trained children daily. The childcare program will be in the basement of my home.

**CURRICULUM:**

As a former 3<sup>rd</sup> grade teacher, I firmly believe any preschool, whether in-home or in a formal day care setting, should be an early learning program that establishes and provides a measurable range of skills and knowledge essential for children to be successful in kindergarten. So, this will not be the typical in-home childcare program.

We will be using Virginia's Foundation Blocks for Early Learning Standards. These standards include the areas of literacy, mathematics, science, history and social science, physical and motor skill development, and personal and social development with indicators of success for entering kindergarten that are derived from scientifically-based research. The standards reflect a consensus of children's conceptual learning, acquisition of basic knowledge, and participation in meaningful and relevant learning experiences. Alignment to Virginia's kindergarten Standards of Learning, to Virginia's phonological Awareness Literacy Screening, and to the national guide, Teaching Our Youngest, A guide for Preschool Teachers and Child-Care and Family Providers, produced by the Early Childhood-Head Start Task Force, U.S. Department of Education and U.S. Department of Health and Human Services is evident. We will use Virginia's Foundation Blocks for Early Learning to develop our curriculum and meaningful classroom activities.

In addition to feeding the minds, we will also promote a healthy body and healthy lifestyle. We will participate in the Active Lifestyle Program sponsored by the President's Council on Physical Fitness and Sports. We will make sure the children have at least 60 minutes of active playtime each day and will visit the local recreation centers and playgrounds, as well as our own 1500 square foot back yard, to promote an active lifestyle.

**ADMINISTRATIVE:**

Each weekday, parents will use on-street parking to perform both drop off in the morning and pick up in the evening.. Although our normal schedule is Monday through Friday, a few times each year, we plan to watch the children on a Saturday so that parents can have a "Parent's Day Out".

**LONG-TERM GOALS:**

Ultimately, the goal is to perfect our program and move it out of the home into a formal daycare setting.

**USE CHARACTERISTICS**

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

- a new use requiring a special use permit,
- an expansion or change to an existing use without a special use permit,
- an 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).

Maximum of 9; 7:00AM - 7:00 PM

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

1 assistant  
7:00AM - 3:00pm or 11:00AM - 7:00pm

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

Day: Monday - Saturday

Hours: 7:00AM - 7:00pm

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Children's voices during outdoor play.

B. How will the noise be controlled?

Should not be a problem, but children  
will be asked to keep voices @ a moderate  
Level.

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

No odors.  
\_\_\_\_\_  
\_\_\_\_\_

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? (i.e. office paper, food wrappers)  
Food wrappers, food waste, paper  
\_\_\_\_\_

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)  
Approx. 1 kitchen bag per day  
\_\_\_\_\_

C. How often will trash be collected?  
Daily from home to bin and weekly curbside pickup from bin.  
\_\_\_\_\_

D. How will you prevent littering on the property, streets and nearby properties?  
Very little likelihood of litter, but will p/u after children should they drop anything.  
\_\_\_\_\_

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:

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

*No safety issues. We have submitted paperwork for state licensure and will obtain prior to opening. All staff will be trained and certified in CPR, state-required home health and safety training and ongoing training.*

**ALCOHOL SALES**

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

[ ] Yes  No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

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**PARKING AND ACCESS REQUIREMENTS**

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

- 2 Standard spaces *(tandem)*
- \_\_\_\_\_ Compact spaces
- \_\_\_\_\_ Handicapped accessible spaces.
- \_\_\_\_\_ Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A _____
Does the application meet the requirement?
<input type="checkbox"/> Yes <input type="checkbox"/> No

*N/A*

B. 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?

\_\_\_\_\_

**PLEASE NOTE:** 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.

*N/A*

C. 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.

**Parking reduction requested; see attached supplemental form**

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

A. How many loading spaces are available for the use? Ø

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____
Does the application meet the requirement?
<input type="checkbox"/> Yes <input type="checkbox"/> No

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

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

N/A

D. 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?  
800 sq. ft. (existing) + ∅ sq. ft. (addition if any) = 800 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: \_\_\_\_\_

End of Application



# 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.**

- Is the proposed facility the principal residence of the operator?  Yes  No
- Is the operator registered with the City of Alexandria Office of Early Childhood Development to provide child care in the home?  Yes  No
- How many children, including resident children, will be cared for? Maximum of 9
- How many children reside in the home? 2
- How old are the children? (List the ages of all children to be cared for)  
Resident: 3, 4  
Non-resident: 2-5
- 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: 9 x 75 square feet = 675 square feet  
Play area provided: 1500 square feet
- N/A 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?  
2  
How many staff members will be on the job at any one time? 2

2. Where will staff and visiting parents park? On-site parking and street parking

3. Please describe how and where parents will drop off and pick up children.  
① Parents will park on street, bring children to door, and leave. ② Parents will park on street, pick up child @ door, and leave.

4. At what time will children usually be dropped-off and picked-up?  
Drop-off 7:00AM - 8:00AM Pick-up 5:00p - 7:00p

5. What type of outdoor play equipment is proposed for the child care facility, if any? Where will it be located on the property?  
Mostly transportable playground toys like balls, ropes, hoola hoops. Nothing permanently affixed. Items will be stored in house and taken outside when in use.

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.  
360° six foot fence around back yard.

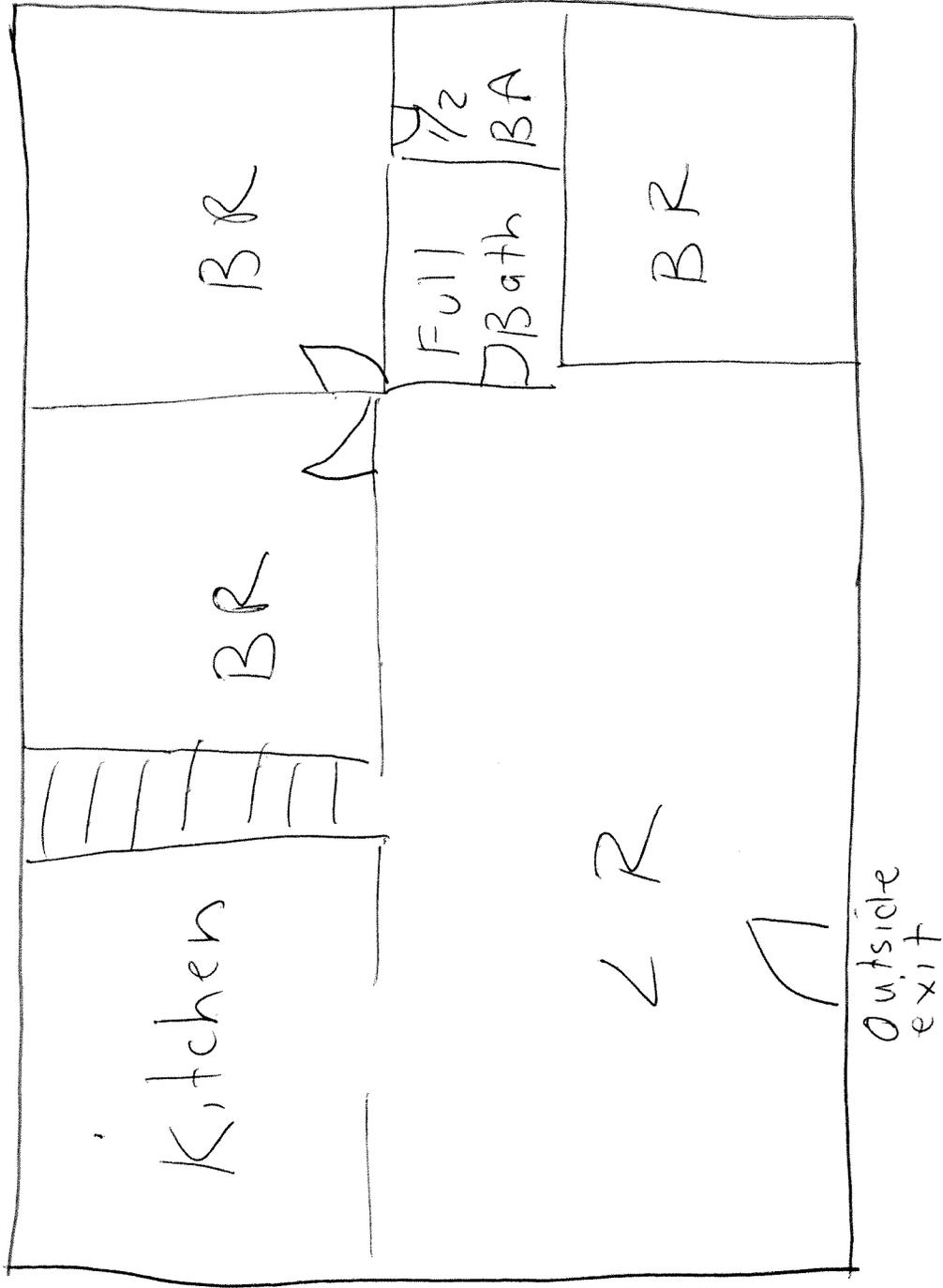
N/A

**CHILD CARE CENTERS ONLY**

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

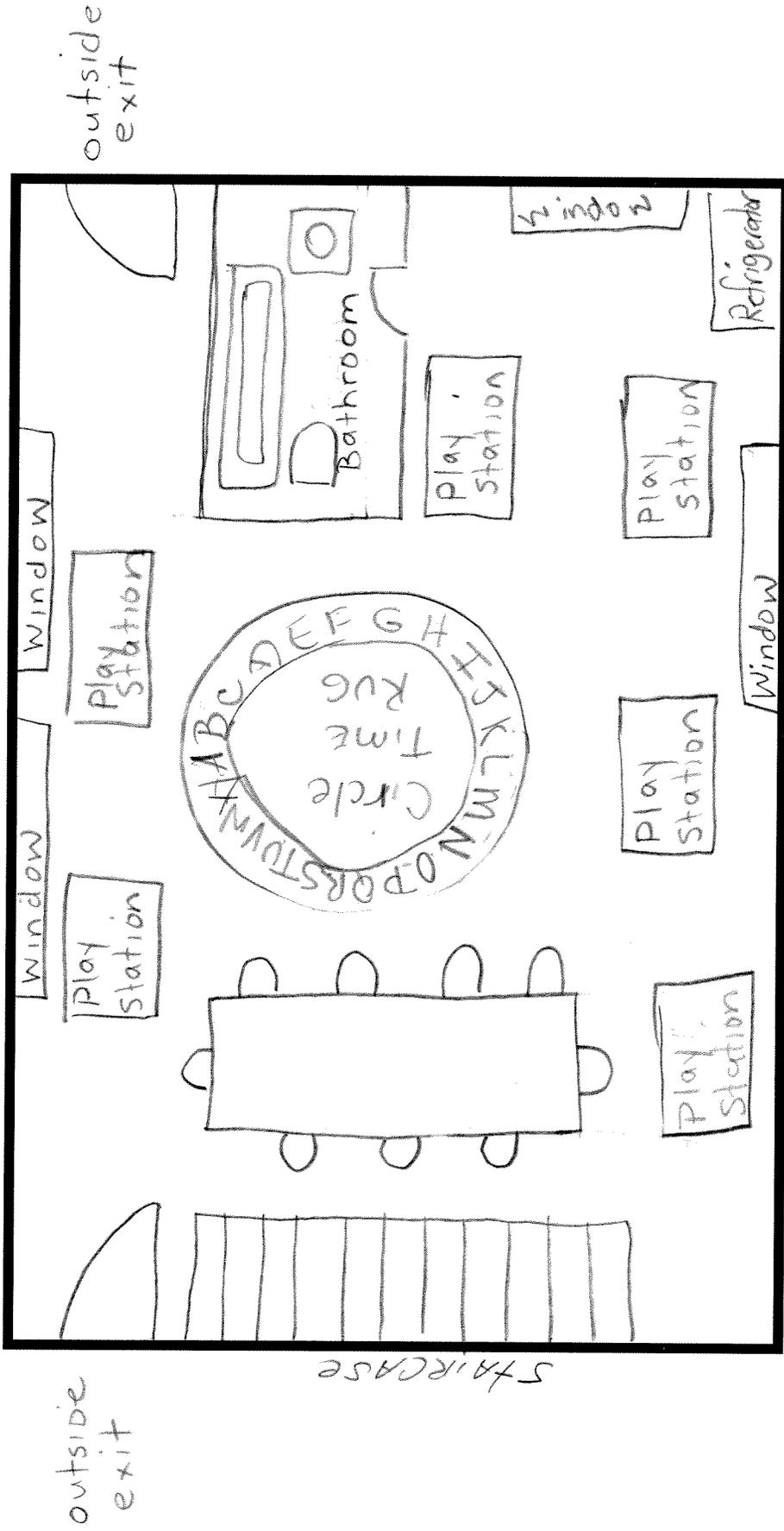
1. How many children will be cared for during one day? \_\_\_\_\_
  
2. What age children do you anticipate caring for? \_\_\_\_\_
  
3. Does the operation have a license from the State of Virginia for a child care facility?  
\_\_\_\_\_ Yes    \_\_\_\_\_ No  
If yes, provide a copy of the license.

Interior Floor Plan  
2802 Mosby St, Alexandria, VA 22305  
Tonya Tobin  
1000 s/f  
Main Level



Interior Floor Plan  
2802 Mosby St., Alexandria, VA 22305  
L'lonya Tobin

800 s/f Basement



2010-01-02 dhs

Site Plan  
2802 Mosby St.  
Alexandria, VA 22305  
Tonya Tabin  
8920 s/ft.

Holly St.

2807 Holly

2805 Holly

2801 Holly

open space  
Storage  
open space

2802 Mosby  
Driveway

2800 Mosby

2804 Mosby

parking →

parking →

parking →

parking →

2813 Mosby

2809 Mosby

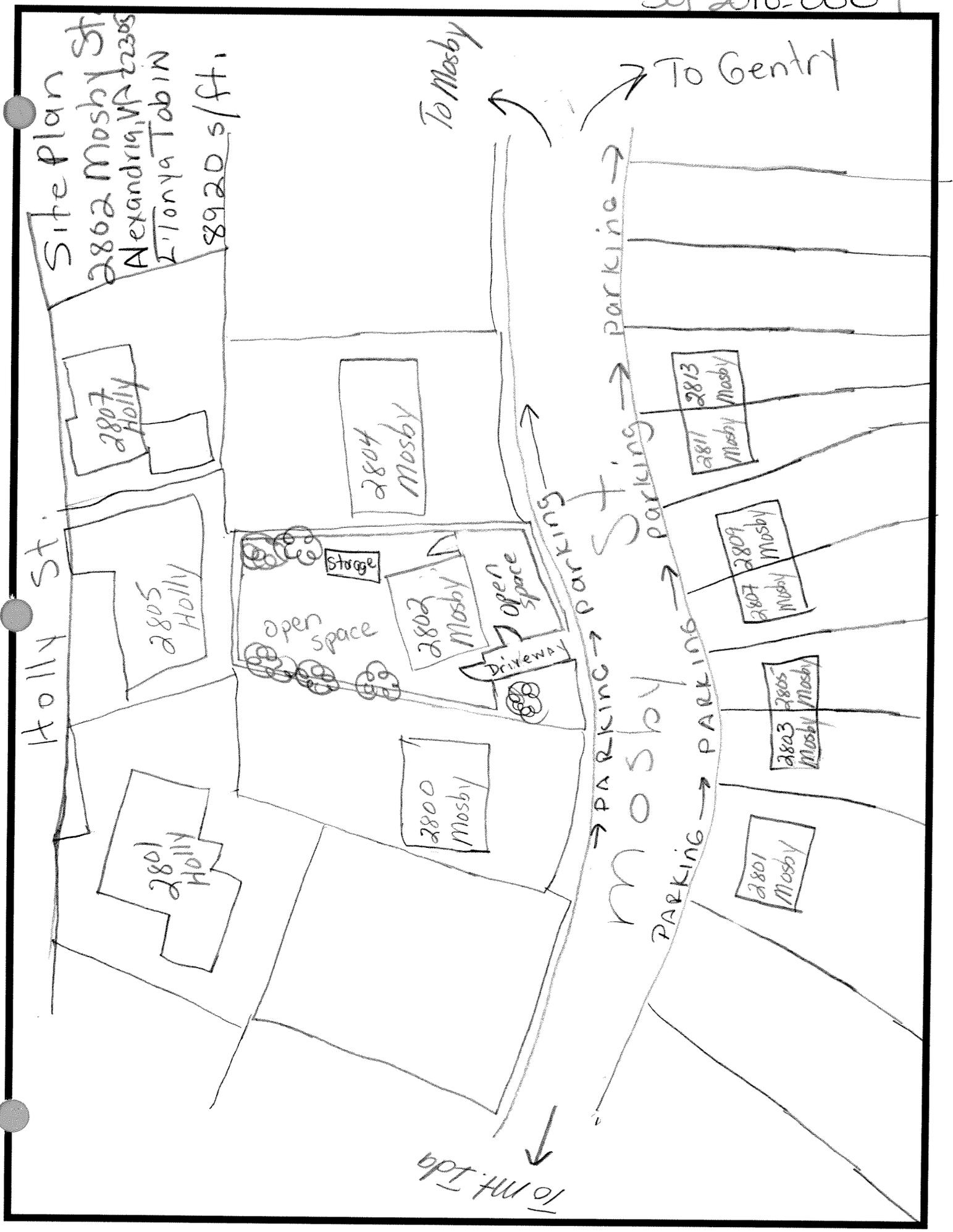
2805 Mosby

2801 Mosby

To Mosby

To Gentry

To Mt. Ida



# 2802 Mosby St.

Date Created: 2/4/2010

SUP 2010-0007



**Legend for Parcel Map**

**Highlighted Feature**

- Metrorail Stations
- City Boundary
- Address Points
- Metrorail Tracks

**Style**

- Line
- Point
- Polylines

**Parcels**

- Road Labels
- 2007 Aerial
- Road Centerlines

**Annotations**

- Electricity
- Other Roads
- Roads
- Railroads
- Buildings
- Parks
- Water
- Public Works
- Other

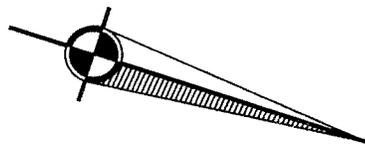
**City of Alexandria**

**DISCLAIMER:** The map/data presented hereunder are provided "as is" and the City expressly disclaims all warranties, UCC and otherwise, express or implied, including warranties as to accuracy of the map/data and merchantability and fitness for a particular purpose, and further expressly disclaims responsibility for all incidental, consequential or special damages arising out of or in connection with the use of the application. This information is not survey quality and should not be used to establish property lines or legal descriptions for plats or construction. All boundary information provided on this site is for informational purposes only and not considered official. Official documentation on the information presented are available through various departments within the City of Alexandria.

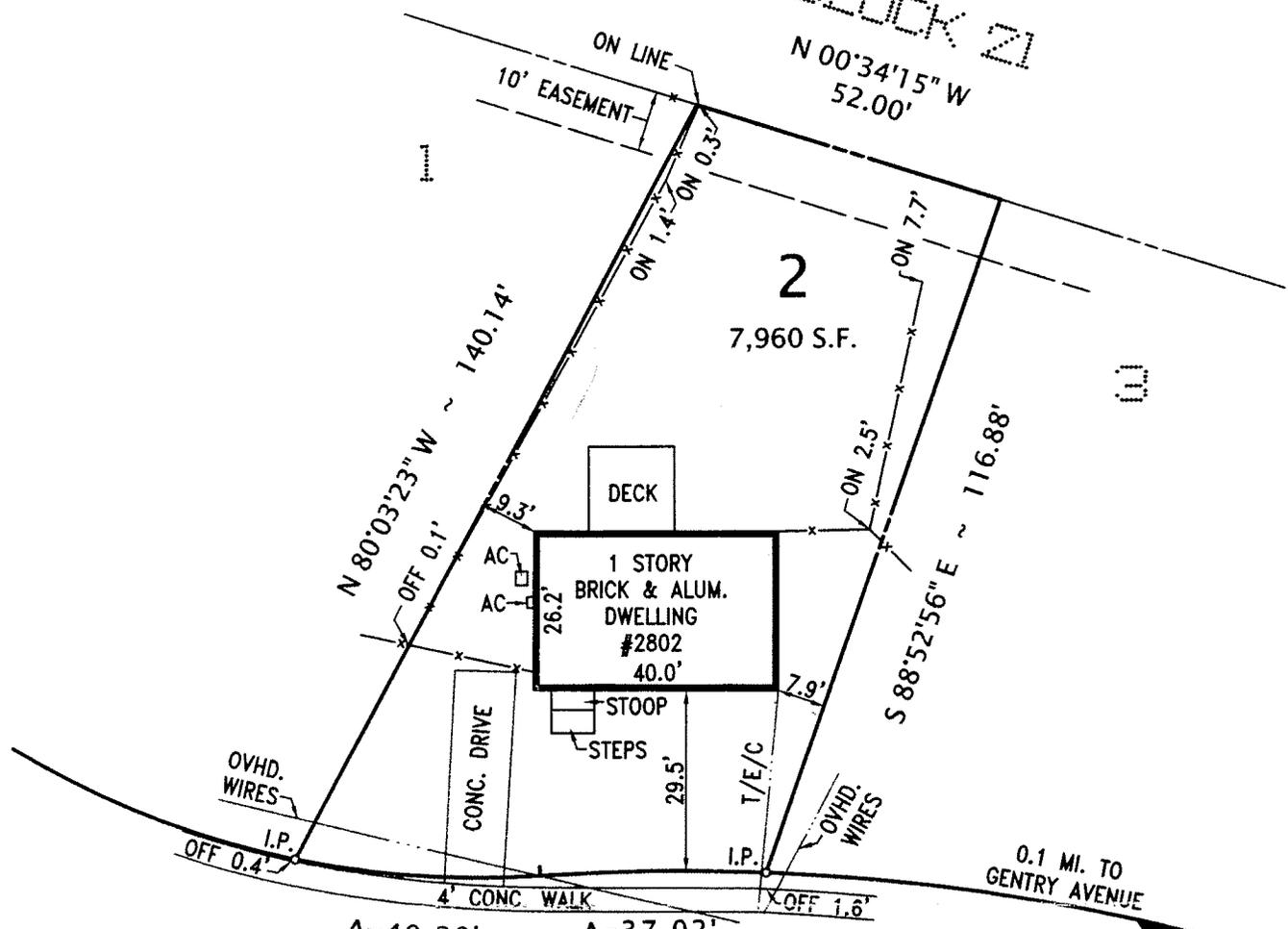
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NOTE: FENCES ARE CHAIN LINK.



GROVE'S SUBDIVISION OF  
MT. IDA  
BLOCK 21  
N 00°34'15" W  
52.00'



A=40.20' R=148.19'      A=37.02' R=341.28'

**MOSBY STREET**  
50' R/W

PLAT  
SHOWING HOUSE LOCATION ON  
LOT 2    BLOCK 9  
**WARWICK**  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 30'      AUGUST 27, 2003