

EXHIBIT NO. 1

12  
5-12-01

Docket Item #19  
SPECIAL USE PERMIT #2001-0024

Planning Commission Meeting  
May 1, 2001

**ISSUE:** Consideration of a request for a special use permit to operate a private school.

**APPLICANT:** The Child and Family Network Centers  
by Duncan W. Blair, attorney

**LOCATION:** 3701 Mt. Vernon Avenue  
The Birchmere

**ZONE:** CDD-6/Coordinated Development District, Arlandria Center/Berkey Photo

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**PLANNING COMMISSION ACTION, MAY 1, 2001:** On a motion by Ms. Fossum, seconded by Mr. Leibach, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendation. The motion carried on a vote of 7 to 0.

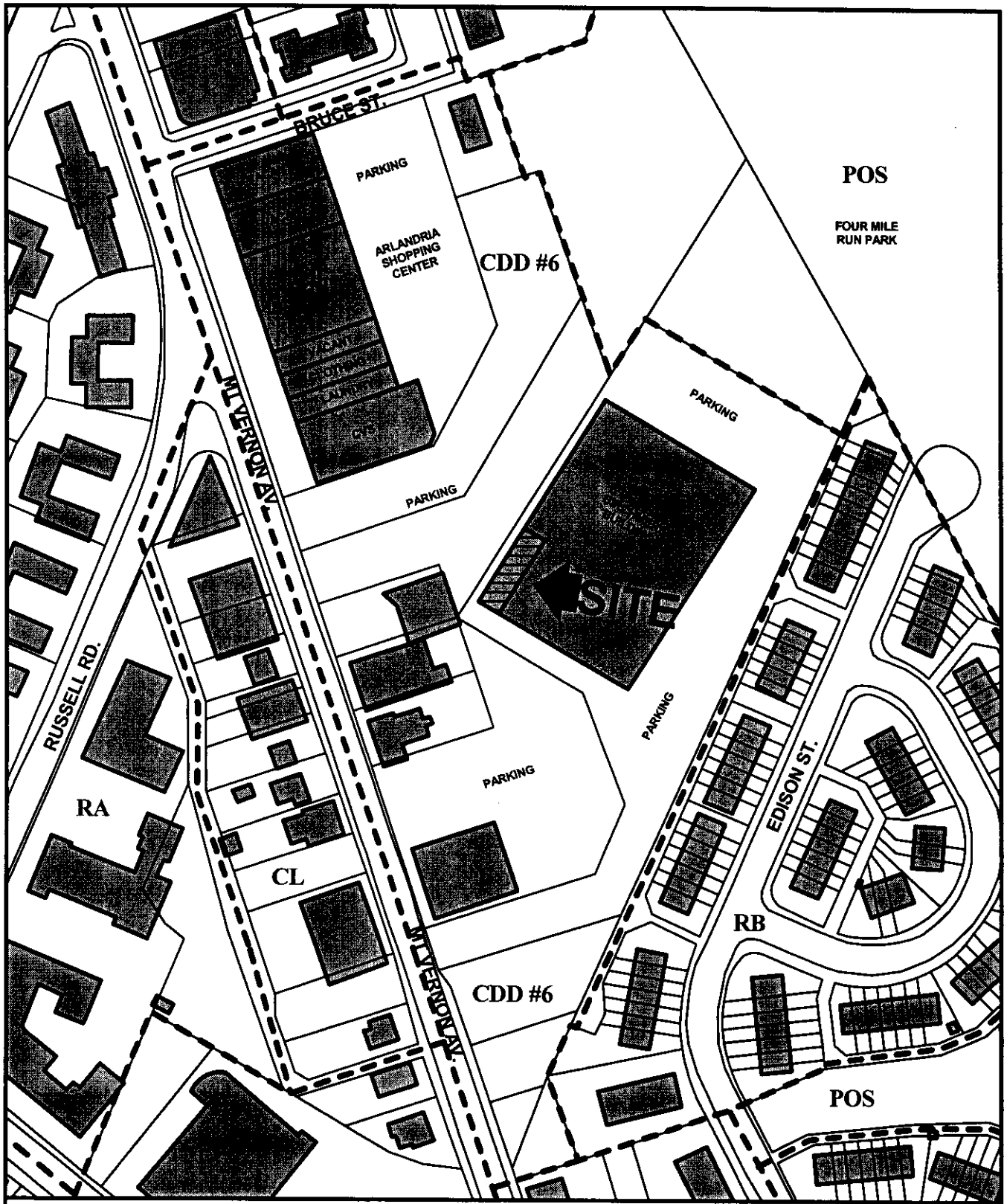
Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Duncan Blair, attorney representing the applicant, spoke.

Barbara Mason, Executive Director of the Child and Family Network Centers, spoke.

No one spoke in opposition to the applicant's request.



**SUP #2001-0024**

**05/01/01**



STAFF RECOMMENDATION:

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 maximum number of children permitted at any one time shall be that number for which the facility has been licensed by the state. (P&Z)
3. The applicant shall provide the outdoor play area to the satisfaction of the City's Office of Early Childhood Development staff. (P&Z)
4. The hours of operation shall be limited from 9:00 a.m. to 6:00 p.m. Monday through Friday. (P&Z)
5. The dumpster shall be relocated as shown on the applicant's plan and screened to the satisfaction of the Director of Planning and Zoning. (P&Z)
6. Prior to the issuance of a certificate of occupancy for the new space, the applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey for the school. (P&Z)
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, (b) the director has received a request from any person to docket the permit for review, 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)

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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.

DISCUSSION:

1. The applicant, The Child and Family Network Centers, formerly known as the Alexandria Community Network Preschool, by Duncan Blair, attorney, requests special use permit approval for the operation of a private school located at 3701 Mount Vernon Avenue within the Birchmere Music Hall.
2. The subject property is part of five lots of record. It has 260 feet of frontage on Mount Vernon Avenue, a depth which varies from 243 to 914 feet and a lot area of 4.7 acres. The property is developed with a one-story industrial building containing an estimated 56,000 square feet and parking areas, and known as the Birchmere, a music hall with live entertainment and micro brewery.
3. The preschool has operated in its existing location at the Presidential Greens apartment complex since 1994 (SUP #2762). City Council granted Special Use Permit #2000-0026 to the applicant in April 2000 allowing the relocation of the school to a basement unit within the same building. According to the applicant, the apartment complex may be sold and the fate of the applicant's current location is unknown.
4. The applicant has filed a special use permit application in order to relocate the preschool from Presidential Greens to the Birchmere building. The preschool will occupy approximately 7,000 square feet of space in the southwestern corner of the building. The existing loading dock will be removed and a new entrance canopy and ramp to provide handicap access to the school will be constructed (see attached plan). In conjunction with this construction, the applicant will regrade the existing asphalt drive in this area and construct a retaining wall. The applicant also proposes to relocate three existing loading spaces adjacent to the building which will replace nine existing non-required parking spaces. The applicant will provide three new non-required compact size parking spaces to the west of the proposed ramp and will relocate and screen the existing dumpster.
5. The school will continue to provide preschool education for children ages 3 to 5 years and will also offer English as a Second Language (ESL) classes to adults.
6. A total of three classrooms will be provided. Approximately 48 children will attend the school, with 16 children per classroom for a total of three classrooms. One teacher and one assistant teacher will provide instruction between the hours of 9:00 a.m. and 4:00 p.m. Two assistant teachers will provide instruction from 4:00 p.m. to 6:00 p.m.

7. The applicant will also provide ESL classes to adults. According to the applicant, the adults taking the classes are generally, but not necessarily, the parents of the children attending the preschool. The applicant has advised that not more than 45 adults will attend three ELS classes, with approximately 15 adults per class. One ESL teacher will provide instruction from 9:00 a.m. to 2:00 p.m. Monday through Friday.
8. The applicant will also offer family support programs on topics such as parenting and child development between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday. According to the application materials, the parents of the children in the preschool program will participate in the family support programs. Three staff persons will operate the programs.
9. In its present location, the preschool is accredited by the National Association for the Education of Young Children (NAEYC) and is licensed by the Virginia Department of Social Services. The applicant expects to attain NAEYC accreditation and will be licensed by the state in the new location.
10. The proposed hours of operation of the preschool are from 9:00 a.m. to 6:00 p.m. Monday through Friday. The applicant has advised staff that an occasional program for students may be held at night.
11. The applicant indicates that there is an existing playground behind the Birchmere and a fenced play area at the Chirilagua Apartments on Bruce Street where the applicant operates another preschool where children may play.
12. A nominal amount of trash will be generated by the proposed school and will be disposed of in the existing dumpster on site.
13. Section 8-200(A)(11) of the zoning ordinance requires two parking spaces for each classroom, or a minimum of eight parking spaces for the proposed school. According to the approved plan for the Birchmere, a total of 286 parking spaces are provided on site, almost done of which are in use during the day.
14. Zoning: The subject property is zoned CDD#6/Coordinated Development District, Arlandria Center/Berkey Photo, with an underlying zone of CG/Commercial General. Section 4-403(W) of the zoning ordinance permits a private school only with special use permit approval in the CG zone.
15. Master Plan: The proposed use is generally consistent with the Potomac West small area plan chapter of the Master Plan which designates the property for commercial use.

STAFF ANALYSIS:

Staff has no objection to the applicant's request to relocate its preschool from Presidential Greens to the Birchmere and believes that the proposed school is compatible with its commercial and residential neighbors and will be able to continue to serve the Arlandria community. Staff notes that the applicant's school will operate during the day and on weekdays only when the Birchmere is not in operation, so staff anticipates few conflicts to occur between the uses. Staff also does not object to the applicant's plans to relocate the loading spaces and to reduce the number of non-required parking spaces. The applicant will provide three new spaces to compensate for the loss of the other six spaces; as a practical matter, staff believes that employees will continue to park in the loading area when that area is not in use. Staff also supports the applicant's plan to relocate and screen the dumpster and has included a condition to this effect.

The only issue regarding applicant's request relates to the proposed outdoor play area. The City's Office of Early Childhood Development (OECD) has reviewed the original location of the play area at the Chirilagua Cooperative and noted that although the location falls within state licensing standards, it is a long walk for very young children (see attached comments). Therefore, OECD staff recommend that the applicant attempt to find an alternative site that is nearer the building. Planning staff understands that the applicant is exploring other locations, including the possibility of using an open area at the Auto Zone property that abuts the subject property to the south, or a portion of the Four Mile Run Park that abuts the site to the north. Planning staff does not object to either location and has included a condition that requires the applicant to provide the play area to the satisfaction of OECD staff.

With this condition, staff recommends approval of the special use permit.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;  
Barbara Ross, Deputy Director;  
Kathleen Beeton, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 The applicant 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.

Code Enforcement:

- C-1 This represents a change of USC and as such this space is required to be upgraded to comply with the current requirements of use Group E.
- C-2 This space shall meet the mixed use provisions of VUSBC 313.0.
- C-3 Facilities, exits, and parking shall conform with the handicapped accessibility requirements of Chapter 11 of VUSBC.
- C-4 Construction permits are required for the change of use. Plans detailing the space and all proposed construction shall accompany the permit application.
- C-5 A rodent abatement plan shall be submitted to this office prior to the release of any construction or demolition permits.
- C-6 All construction shall conform with the 1996 VUSBC.
- C-7 A certificate of occupancy is required for this proposed use.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. Permits are not transferable.
- C-2 A Certified Food Manager must be on duty during all hours of operation.
- C-3 Permits must be obtained prior to operation.
- C-4 Five sets of plans must be submitted to and approved by this department prior to construction.
- C-5 This facility must meet state and city Social Services requirements for air and floor space, toilet facilities, separate isolation room for sick children, lighting, temperature, storage for cots, clothing. Other items may be required by state or city codes.
- C-6 If food preparation or food handling is done on the premises, five sets of plans of the food handling areas are to be submitted to the Health Department for approval.
- C-7 This facility must meet commercial standards (13 or more). Plans must comply with Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. A \$135.00 fee is required for review of plans for food facilities.
- C-8 If enrollment is kept to a maximum of 12 children at any one time, the facility may use home style (semi public restaurant) standards for food service.

Police Department:

- R-1 Security survey for the preschool. This is to be completed prior to the preschool opening.



Human Services - Social Services:

- F-1 The Office for Early Childhood Development (OECD) accompanied representatives of Child & Family Network Centers to 3701 Mr. Vernon Avenue. OECD reviewed the floor plans and surveyed the area around the building. After an inspection of the premises, OECD staff determined that this location has the potential to serve as an appropriate site for a child care facility, once renovations are complete.

Network has designated a Chirilagua playground on Bruce Street as their outdoor play area. Although the location falls within licensing standards, it is a long walk for very young children. Therefore, OECD recommends that Network attempt to find an alternative site that is nearer the building. A discussion regarding the location of the playground was initiated by OCED at the time of the inspection and followed-up by a call to Child & Family Network Centers. Network staff indicated that alternative sites are being considered for the location of the playground.

APPLICATION for SPECIAL USE PERMIT # 2001-0024

(must use black ink or type)

**PROPERTY LOCATION:** 3701 Mt. Vernon Avenue, Alexandria, Virginia

**TAX MAP REFERENCE:** 7.00 09 05                      **ZONE:** CDD # 6  
15.01 05 01  
15.01 05 15, 16, & 17

**APPLICANT Name:** The Child and Family Network Centers  
**Address:** 2210 Mt. Vernon Avenue, Alexandria, Virginia 22301

**PROPERTY OWNER Name:** Just A Honky Tonk, L.C.  
**Address:** 3800 North Richmond Street, Arlington, Virginia 22207

**PROPOSED USE:** Private school - Non-profit preschool and family support center.

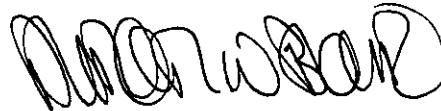
**THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**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.

Land, Clark, Carroll, Mendelson & Blair, P.C.  
Duncan W. Blair, Esquire

*Print Name of Applicant or Agent*



*Signature*

112 South Alfred Street, Suite 300

*Mailing/Street Address*

703-836-1000

*Telephone #*

703-549-3335

*Fax #*

dblair@landclark.com

*Email address*

Alexandria, VA

*City and State*

22314

*Zip Code*

February 20, 2001

*Date*

=====DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY=====

Application Received: \_\_\_\_\_

Date & Fee Paid: \_\_\_\_\_ \$

ACTION – PLANNING COMMISSION: \_\_\_\_\_

ACTION – CITY COUNCIL: \_\_\_\_\_

Special Use Permit # 2001-0024

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.

The Child and Family Network Centers, formerly Alexandria Community Network Preschool is a Virginia nonstock corporation. Attached is a list of the Board of Directors of the Corporation. (ATTACHMENT A)

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. (ATTACHMENT B)  
☐ 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 8 ½ " 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.

SEE DRAFT FLOOR PLAN (ATTACHMENT C)

## 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)**

The Child and Family Network Centers, founded as The Alexandria Community Network Preschool (the "Applicant"), is requesting a Special Use Permit from the Planning Commission and City Council to convert warehouse space, within the building occupied by the Birchmere brewery, into habitable space that will allow the Applicant to relocate and expand the Applicant's Preschool and Family Support programs from 3902 Executive Avenue.

Chandler Management, owners of Presidential Greens Apartments, has given the Applicant notice to vacate its existing space by June of 2000. After lengthy negotiations, Chandler Management has agreed to provide basement space rent-free to continue programs, allowing the Applicant to remain in its existing space until the basement renovation was complete. Network has moved forward and has received a special use permit, City Council approval, architectural plans and commitments from numerous contractors for this project.

Although the current owner signed a letter of intent for the Applicant to use the basement space, recent events have changed the long-term sustainability of the Applicant's program at the Presidential Greens Apartments. The apartment complex is being sold, again. The fate of the Applicant's current site at the Presidential Green Apartments is unknown. Despite continued inquiries, the current owner has not signed the lease for use of the basement space and has continuously postponed finalizing this transaction.

The 30 children who attend the preschool at Presidential Greens are all considered "at-risk" as defined by the Alexandria Early Childhood Commission and would otherwise be unserved. The families participating in our Family Support program all have incomes well below poverty level. There is a critical need for quality preschool programs and comprehensive services in the Arlandria community.

There is an existing playground behind the Birchmere. There is also an additional fenced-in playground that can be used for supervised outdoor recreation at the Arlandria/Chirilagua Apartments on Bruce Street, where we have another preschool site.

The proposed Preschool program will operate between the hours of 9:00 am and 6:00 pm, Monday through Friday. The Family Support program will operate between the hours of 9:00 am and 5:00 pm, Monday through Friday. We plan to operate three classrooms with a maximum number of 16 students in each class. Parents of children in our Preschool program also participate in our Family Support programs. There will be approximately 16 employees at this location and there is ample parking for staff and clients during operating hours. The operation of the preschool and family support program will not generate additional noise.

## USE CHARACTERISTICS

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

- ☒ a new use required 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.)

Approximately 48 children in three separate classrooms. (16 children per class.) A maximum number of 45 adults attending three ESL classes with 15 adults in each class.

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

- 3 Family Support staff from 9:00 am to 5:00 pm, Monday through Friday.
- 1 ESL teacher from 9:00 am to 2:00 pm, Monday through Friday.
- 6 Preschool teachers from 9:00 am to 4:00 pm, Monday through Friday.
- 2 Preschool teachers from 4:00 pm to 6:00 pm, Monday through Friday.
- 4 Administrative staff from 9 am to 5:00 pm, Monday through Friday.

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

The Preschool and Family Support program hours of operation will be from 9:00 am to 6:00 pm, Monday through Friday.

Family Support Program  
Preschool Classroom #1

Preschool Classrooms #2 and 3

**Day and Hours:**

9:00 am to 5:00 pm, Monday through Friday  
AM class: 9:00 am to 12:00 pm, Mon – Fri.  
PM class: 12:00 pm to 6:00 pm, Mon – Fri.  
9:00 am to 3:00 pm, Monday through Friday

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

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

There will be no noise unusual from the current use. Adults and children will be talking indoors and the children will participate in short, supervised activity on the outdoor playground. Mechanical equipment will not be used.

**B. How will the noise from patrons be controlled?**

Noise will be controlled by a high ratio of staff to students.

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

There will be no odors emanating from the operation of the Preschool and Family Support Program.

**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?**

Paper and food items, typical to the operation of a preschool.

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

A nominal amount will be generated, approximately, one small trash bag per day by each of the three classes.

**C. How often will trash be collected?**

Dumpsters are located outside of the building. Trash will be collected several times per week.

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

All children will be under adult supervision. Adults and families will be reminded of the importance of keeping the property and neighborhood clean and attractive.

**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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Special Use Permit # 2001-0024

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:

A minimal amount of non-toxic art supplies normally used by a preschool. All of the paint and supplies will be water solvent.

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

Network's Preschool program is a state-licensed and nationally accredited program and is thus under strict safety guidelines for both staff and clients.

## 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.

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## PARKING 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?

Pursuant to §8-200 (A) (11) two (2) parking spaces are required for each classroom based on this requirement a total of eight (8) spaces are required. {Three (3) preschool classrooms and one (1) ESL classroom}

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

\_\_\_\_\_ Standard spaces

\_\_\_\_\_ Compact spaces

\_\_\_\_\_ Handicapped accessible spaces.

288

**Other.** The applicant will have access to the entire parking lot during its hours of operation. The Applicant's required eight spaces are not specifically assigned, but are available to it by virtue of the reallocation of space from the existing uses to a school use.

- 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? None
- B. How many loading spaces are available for the use? One (1)
- C. Where are off-street loading facilities located?  
The Applicant will receive deliveries in the loading area adjacent to the school's entry.
- D. During what hours of the day do you expect loading/unloading operations to occur?  
Deliveries will be received during normal business hours.
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
The Applicant does not believe it will receive more than one (1) delivery per day.

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 proposal use be?

7,000 sq. ft. (existing) + 0 (addition, if any) = 7,000 sq. ft. (total)

Special Use Permit # 2001-0024

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 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?

There will be 8 teachers in three classrooms. Additional program and administrative staff is described under #5-B on page 4.

How many staff members will be on the job at any one time? 12 (teaching, program and admin)

9. Where will staff and visiting parents park? The Birchmere parking lot.

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

The majority of the families served by the preschool and family support programs live within walking distance of the site. Most parents will walk to the site and a few will drive.

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

Drop off

Pick-up

AM: 9:00

12:00 and 3:00 pm

PM: 12:00

6:00 pm

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

The existing play equipment meets state licensing requirements and NAEYC accreditation standards. There is a playground behind the warehouse at the Birchmere.

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

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

Please describe the existing or proposed fence.

Existing playground is already fenced in.

14. How many children will be cared for during one day? 48 children in three classrooms.

15. What age children do you anticipate caring for? 3-5 year olds

16. 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. (ATTACHMENT D)

**TURNER  
DESIGN  
BUILD**  
703 768 4121

## Commonwealth of Virginia

DEPARTMENT OF



SOCIAL SERVICES

CHILD DAY CENTER  
LICENSEIssued to Alexandria Community Network Preschool - Presidential GreensAddress 3902 Executive Avenue #D-12, Alexandria, Virginia 22305 (M/A: 2210 Mt. Vernon Ave., Alexandria, VA 22301)

This license is issued in accordance with provisions of Chapter 10, Title 63.1, 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: 15 Children from 3 through 5 years of age may be accepted for care.

This license is not transferable and will be in effect from December 1, 2000 through November 30, 2002 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

LICENSE NUMBER FX. 00-815-L104SONIA RIVERO

COMMISSIONER OF SOCIAL SERVICES

By Sharon SchornackTitle REGIONAL LICENSING ADMINISTRATORDate November 9, 2000

Sup 2001-0024

12

APPLICATION for SPECIAL USE PERMIT # 2001-0024

(must use black ink or type)

**PROPERTY LOCATION:** 3701 Mt. Vernon Avenue, Alexandria, Virginia

**TAX MAP REFERENCE:** 7.00 09 05                      **ZONE:** CDD # 6  
15.01 05 01  
15.01 05 15, 16, & 17

**APPLICANT Name:** The Child and Family Network Centers  
**Address:** 2210 Mt. Vernon Avenue, Alexandria, Virginia 22301

**PROPERTY OWNER Name:** Just A Honky Tonk, L.C.  
**Address:** 3800 North Richmond Street, Arlington, Virginia 22207

**PROPOSED USE:** Private school - Non-profit preschool and family support 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.

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Land, Clark, Carroll, Mendelson & Blair, P.C.  
Duncan W. Blair, Esquire

*Print Name of Applicant or Agent*



*Signature*

112 South Alfred Street, Suite 300

*Mailing/Street Address*

703-836-1000

*Telephone #*

703-549-3335

*Fax #*

dblair@landclark.com

*Email address*

Alexandria, VA

*City and State*

22314

*Zip Code*

February 20, 2001

*Date*

=====DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY=====

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

ACTION - PLANNING COMMISSION: 5/1/01 Recommend Approval 7-0

ACTION - CITY COUNCIL: 5/12/01PH -- See attached.

**REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)**

**ACTION CONSENT CALENDAR (continued)**

**Planning Commission (continued)**

12. Councilwoman Pepper expressed, after the action consent calendar was adopted, her concern about how persons dropping their children off would turn around and exit.

Attorney Blair responded that you would continue behind the building where there is a loop to turn around.

Councilwoman Pepper stated to staff that the arrangements for the playground are critical and are a very important component of whether or not this works. If playgrounds are too far from this facility, particularly in winter, the children will not get out. I know it has been left up to the staff to make sure that there are adequate play areas, and in the future, she would like to see that worked out a little better before it comes to Council. It is just too big of a component to be left dangling.

Attorney Blair noted that the Early Childhood Development is now accepting of the proposal. In fact, he has a scheme that he is going to try to work with an adjacent owner as dedicated property to the Chesapeake Bay open space which is right next to it and would be a very good shared use, and maybe increase their corporate image. This is well under control.

City Council approved the Planning Commission recommendation.

**END OF ACTION CONSENT CALENDAR**

Council Action: \_\_\_\_\_

**New Business Item No. 1:** Mayor Donley recognized a number of students from Bishop Ireton who are in attendance for an assignment of their government class.

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**REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER**

13. Public Hearing on the Draft One-Year Action Plan of the Consolidated Plan for Housing and Community Development for the Period July 1, 2001 - June 30, 2002.

Jan L. Landskroner, 622 North Howard Street, #103, spoke to the goals and encouraged the City to continue to preserve the 423 subsidized units at Fox Chase; a copy of Ms. Landskroner's statement is on file in the office of the City Clerk.

Members of City Council participated in the discussion and directed questions to Director of Housing Davis.