

EXHIBIT NO. 1

8  
9-13-08

Docket Item #7  
SPECIAL USE PERMIT #2008-0053

Planning Commission Meeting  
September 4, 2008

**ISSUE:** Consideration of a request for a special use permit to operate a day care center.

**APPLICANT:** Maria Bustinza

**STAFF:** Nathan Randall  
[nathan.randall@alexandriava.gov](mailto:nathan.randall@alexandriava.gov)

**LOCATION:** 501 North Henry Street

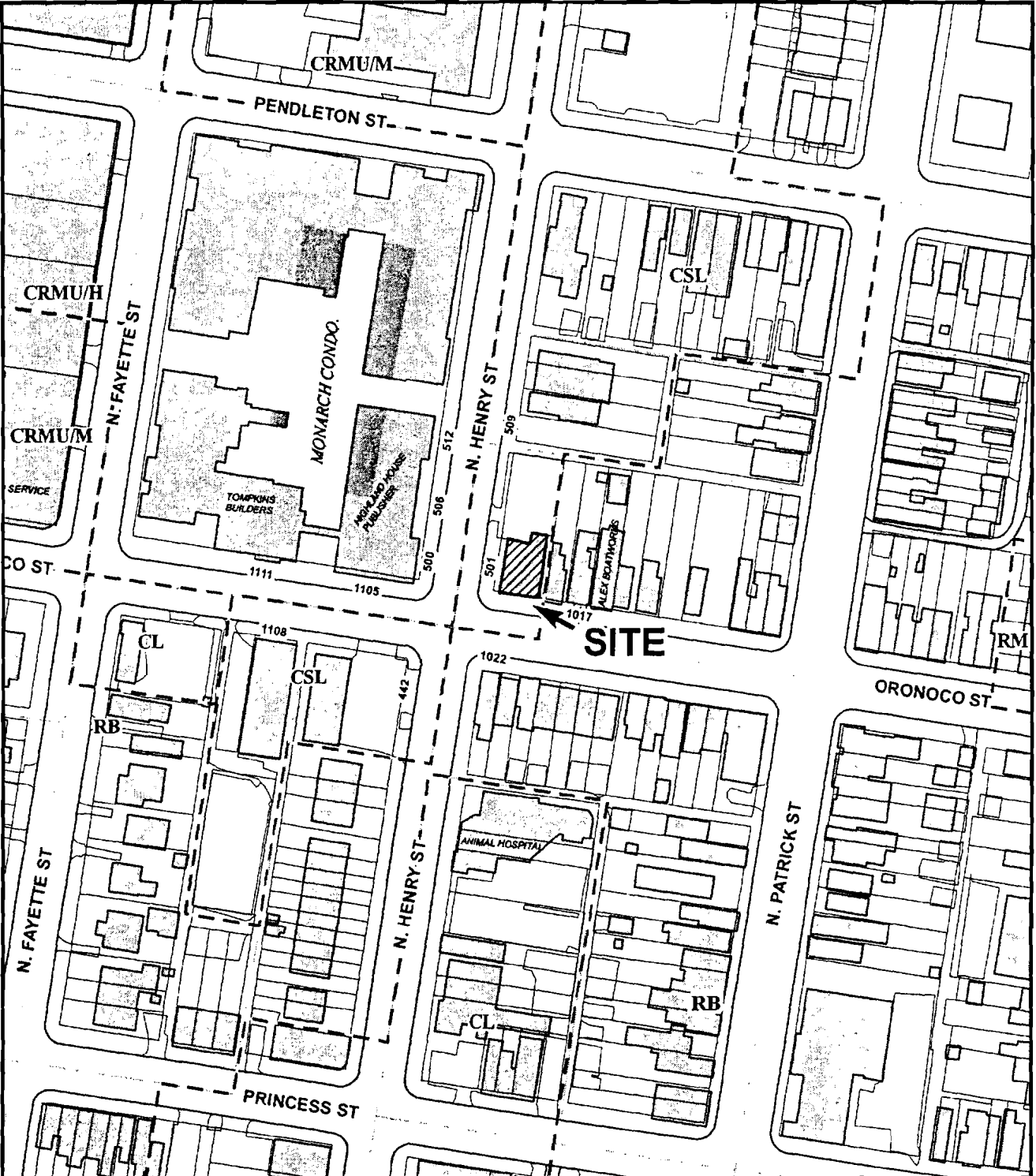
**ZONE:** CSL/Commercial Service Low

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**PLANNING COMMISSION ACTION, SEPTEMBER 4, 2008:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

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



SUP #2008-0053

09/04/08



## I. DISCUSSION

### REQUEST

The applicant, Maria Bustinza, requests special use permit approval for the operation of a day care center located at 501 N. Henry Street.

### SITE DESCRIPTION

The subject property is one lot of record with 44 feet of frontage on Oronoco Street, 117 feet of frontage on N. Henry Street and a total lot area of 5,210 square feet. The site is developed with a one-story commercial building. Access to the property is from N. Henry Street.



The surrounding area is occupied by a mix of residential and commercial uses. To the north are a vacant lot and a single-family residence, separated from the proposed day care parking lot by a public alley. To the south and east are residential townhouses. To the west is the Monarch condominium and ground-floor retail, the latter of which is currently vacant. To the southwest is a Shell gas station.

### BACKGROUND

On December 12, 1998, City Council denied Special Use Permit #98-0123 for the operation of a restaurant at this location. Since that time uses of the property have included a salon and, most recently, the sales office for the Monarch condominium. The building is currently vacant.

On January 20, 2007, City Council approved Special Use Permit #2006-0096 for the operation of a day care center by the applicant at 917 Princess Street.

### PROPOSAL

The applicant proposes to operate a day care center with up to 29 infants and toddlers.

Hours: Monday-Friday, 7:00am - 6:00pm

Number of children: 29 children

Ages of children: 2-18 months

- Pick-up/Drop-off: The subject property has an on-site parking lot containing 10 parking spaces. Parents will be instructed to use the on-site parking lot for pick-up and drop-off. Access to the parking lot is from N. Henry Street, while egress is onto N. Henry via a short portion of a public alley.
- Playground Area: Most of the children at this facility will be too young to play outside. They will be placed in strollers and walked outside. The older children (toddlers) will be taken to the existing playground at the American Day School operated by the applicant at 917 Princess Street.
- Noise: Minimal, since most children will be too young to play outside. Older children (toddlers) will be playing at the Princess Street playground.
- Trash/Litter: Trash will be collected once per week. The applicant is willing to increase this to twice weekly as needed.

#### PARKING

According to Section 8-200 (A)(11) of the Zoning Ordinance, a day care center requires two (2) parking spaces for every classroom. A day care center with two classrooms will be required to provide four off-street parking spaces. The subject property satisfies this requirement with 10 off-street parking spaces.

#### ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CSL/Commercial Service Low zone. Section 4-303(H) of the Zoning Ordinance allows a day care center in the CSL zone only with a special use permit.

The proposed use is consistent with the Braddock Road Metro Small Area Plan chapter of the Master Plan which designates the property for low-density commercial use.

## **II. STAFF ANALYSIS**

Staff supports the proposed child care center located at 501 N. Henry Street. Staff finds that the proposed child care center is a community-serving use that is appropriate for this site. Staff does not anticipate that the child care center will create any negative impacts for existing residents.

Sufficient parking is provided on-site for employees and for pick-up and drop-off of the children. Parents should not have to use on-street parking for drop-off and pick-up of children and are discouraged from doing so. Traffic flow through the parking lot will be

in a circular manner in one direction only. Vehicles would enter the parking lot from the curb cut off N. Henry Street and exit the parking lot via a very short portion of a public alley that intersects with N. Henry Street, north of the existing parking lot curb cut. Staff believes that this arrangement will be sufficient for the pick-up and drop-off of children and has included this traffic circulation pattern as a condition of SUP approval.

Staff believes that the proposed provision of playground space for this use will be sufficient. Because of the age of the children proposed for this facility, most children will not be playing outside. Most of the infants will be walked outside in strollers. For those toddlers old enough for outdoor playtime, they will be walked over to the existing playground at the American Day School at 917 Princess Street, located approximately 400 feet from this property.

Staff has included a number of standard conditions and a condition requiring a review of the day care center one year after approval. Staff also included a condition requiring that the on-site parking lot shall be utilized for pick-up and drop-off of children. 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 day care center shall be limited to between Monday-Friday, 7:00am – 6:00pm. (P&Z)
3. The maximum number of children permitted at the child care facility at any one time shall be 29, subject to approval of the Licensing Division of the Virginia Department of Social Services. (P&Z)
4. The child care center program must complete the state child care licensing process before they begin serving preschool age children at this site. (P&Z)
5. The applicant shall require that the on-site parking lot be utilized for pick-up and drop-off of children and shall instruct parents not to use on street parking for pick-up and drop off. (P&Z)
6. Vehicles shall only enter the parking lot directly from N. Henry Street, shall circulate one-way through the lot, and shall exit via the public alley back onto N. Henry Street. (P&Z)
7. Only left-hand turns shall be permitted from the parking lot into the public alley. (P&Z)

8. The applicant shall require its employees who drive to work to use off-street parking. (P&Z)
9. The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)
10. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
11. 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)
12. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
13. Applicant shall contribute \$500.00 to the Litter Control Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES)
14. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
15. The applicant shall install a hand-washing sink adjacent to the diapering station(s). (Health)

16. The Virginia Department of Social Services (VDSS) Division of Licensing Programs (DOLP) licenses day care centers. It is recommended that the applicant check with them for the Commonwealth of Virginia's health and safety requirements regarding day care centers before they commence construction. (Health)
17. Existing landscaping on property shall be well maintained and be free of weeds, debris, and litter at all times. Replace dead or missing plants as needed. (Parks)
18. Property owner shall control weeds along public sidewalks, curb lines and within tree wells which are within 12 feet of the owner's front property line. (City Ord. No. 2698, 6/12/82, Sec. 2; Ord. No. 2878, 11/12/83, Sec. 1)(Parks)
19. The applicant shall contribute \$250.00 for one street tree to be planted in the nearby vicinity of the subject property. The monetary donation shall be submitted to the Department of Recreation, 1008 Jefferson St. within 60 days of City Council approval. (Parks)
20. New plantings shall be installed to screen the existing parking lot to the satisfaction of the Directors of Planning & Zoning and Recreation, Parks & Cultural Activities. Refer to the City's Landscape Guidelines, April 2007 for parking lot screening requirements. (Parks)
21. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the child care center. This is to be completed prior to the child care center opening for business. (Police)
22. The applicant shall cover all electrical outlets with socket protectors. (Police)
23. The applicant shall devise safety measures (devices) on all exit doors that operate with a push-bar mechanism due to the fact that an unattended child could exit without detection by the staff. (Police)

STAFF: Richard Josephson, Deputy Director, Department of Planning and Zoning;  
Nathan Randall, Urban Planner.

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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.

#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

- R-1 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-2 Applicant shall contribute \$500.00 to the Litter Control Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES)
- R-3 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
- F-1 Applicant indicates that drop-off and pickup will occur in parking lot on-site. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

##### Code Enforcement:

- C-1 The current use is classified as B (Business); the proposed use is I-4 and E. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 103.3) and compliance with USBC 103.2 including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-2 Prior to the application for new Certificate of Occupancy, the applicant shall submit a building permit for a change of use. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. These plans shall show provide existing conditions, construction type data, and a plot



plans shall show provide existing conditions, construction type data, and a plot plan. In addition, these plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition of the Virginia Uniform Statewide Building Code for the new use in the area of structural strength, means of egress, passive and active fire protection, heating and ventilating systems, handicapped accessibility and plumbing facilities.

- C-3 A certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 103.3.
- C-4 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-5 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of the USBC.
- C-6 Required exits, parking and accessibility for persons with disabilities must be provided to the building.
- C-7 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.
- C-8 Smoke detectors shall be provided in all sleeping areas.
- C-9 Fire extinguishers shall be provided at this facility.

Health Department:

- C-1 An Alexandria Health Department permit is required for all establishments that prepare, sell or serve food.
- C-2 Please submit an application for a food establishment permit (accompanied by the \$100 application fee) to the Alexandria Health Department's Environmental Health Division (4480 King Street, Suite #360) at least 30 days prior to the proposed opening date.
- C-3 Five sets of plans must be submitted to and approved by the Alexandria Health Department prior to construction. A listing of the food service equipment to be used in this food establishment and a menu of food items that will be served must be submitted with the plans. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food establishments. Please call Environmental Health Specialist Senior Joe Fiander at (703) 838-4400 ext. 255 if you have questions.

- C-4 Any area where food is stored, prepared or handled must be physically separated from the area where children are present.
- C-5 Any diapering areas must be physically separated from any areas where food is stored, prepared or served.
- C-6 Restrooms must meet Alexandria City Code, Title 11, Chapter 2 requirements.
- C-7 Smoking shall be prohibited in any part of this building used as a child day care center. (Code of Virginia, § 15.2-2801 B.)
- C-8 A successful pre-opening inspection of the food establishment by the Health Department must be completed prior to issuance of the food establishment permit.
- C-9 A food establishment permit must be obtained prior to operation.
- C-10 A "person in charge" must be present and on duty any time this food establishment is in operation. This person must be a Certified Food Manager (CFM).
- R-1 There should be a hand washing sink adjacent to the diapering station(s).
- R-2 The Virginia Department of Social Services (VDSS) Division of Licensing Programs (DOLP) licenses day care centers. It is recommended that the applicant check with them for the Commonwealth of Virginia's health and safety requirements regarding day care centers before they commence construction.

Parks and Recreation:

- R-1 Existing landscaping on property shall be well maintained and be free of weeds, debris, and litter at all times. Replace dead or missing plants as needed.
- R-2 Property owner shall control weeds along public sidewalks, curb lines and within tree wells which are within 12 feet of the owner's front property line. (City Ord. No. 2698, 6/12/82, Sec. 2; Ord. No. 2878, 11/12/83, Sec. 1)
- R-3 The applicant shall contribute \$250.00 for one street tree to be planted in the nearby vicinity of the subject property. The monetary donation shall be submitted to the Department of Recreation, 1008 Jefferson St. within 60 days of City Council approval.
- R-4 New plantings shall be installed to screen the existing parking lot. Refer to the City's Landscape Guidelines, April 2007 for parking lot screening requirements.

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the child care center. This is to be completed prior to the child care home opening for business.

*Rich Nathan*



# APPLICATION SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2008-0053

**PROPERTY LOCATION:** 501 N. Henry Street, Alexandria VA 22314

**TAX MAP REFERENCE:** 064.01.04-27 **ZONE:** CSL

**APPLICANT:**

Name: Maria P Bustinza

Address: P.O. Box 26384, Alexandria VA 22313

**PROPOSED USE:** Expansion of a child care center - Space would be used to add 2 classrooms for infants & toddlers.

**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.

Maria P. Bustinza  
Print Name of Applicant or Agent

*M. P. Bustinza* 06/23/08  
Signature Date

P.O. Box 26384  
Mailing/Street Address

703-837-0237 703-842-8851  
Telephone # Fax #

Alexandria VA 22313  
City and State Zip Code

merybustinza@yahoo.com  
Email address

<b>ACTION-PLANNING COMMISSION:</b> _____	<b>DATE:</b> _____
<b>ACTION-CITY COUNCIL:</b> _____	<b>DATE:</b> _____

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 501 N. Henry St, Alexandria VA 22314, I hereby  
 (Property Address)  
 grant the applicant authorization to apply for the child care center use as  
 (use)  
 described in this application.

Name: KASOULTERNEA  
BY SCOTT W. ELKINS Phone: 5602162001.com  
 Please Print  
 Address: 501 N HENRY ST Email: ↑  
ALEXANDRIA VA  
 Signature: [Signature] Date: 6/26/08

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.

- 50% Maria P. Bostinza - 422 Pendleton St, Alexandria VA 22314
- 50% Maria T. Bostinza - 513 N. Pitt St, Alexandria VA 22314

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.

### **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 fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The applicant requests special use permit approval to operate a child care center located at 501 N. Henry Street. The applicant currently has a child care center at 917 Princess St., Alexandria VA 22314. That provides care to children of ages 2 months to 5 years old. The new location would provide care to children of ages 2 months to 18 months old. Given the area of the building (1633 s.f.), the applicant estimates that the maximum number of children that would attend would be 40. The space will be divided into 3 classrooms (no walls will be built), which would require 6 parking spaces. The property has 10 parking spaces. Since the children that will be attended at this location are young, most of them will be taken on strollers for "outside time". The oldest group will also be taken on strollers to the playground located at 917 Princess St., which is 400 feet from the proposed space.

**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).

At full capacity, the center would provide care to a maximum of 40 children. The center would open Monday through Friday, from 7:00 am - 6:00 pm.

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

At full capacity, we expect to have 12 employees with various shifts starting as early as 6:45 am and leaving as late as 6:00 pm, Monday through Friday.

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

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

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

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

Noise at child care centers is usually generated when children are playing outside. Since there won't be a playground at this property, the applicant does not expect noise levels to increase.

B. How will the noise be controlled?

N/A

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

No potential odors should emanate from the child care center. Food will not be prepared at this location.

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)

Trash should consist mostly of arts and crafts materials, some food and diapers.

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

Approximately 5-10 bags would be generated weekly.

C. How often will trash be collected?

Trash is currently collected once a week. The applicant is willing to increase trash collection to twice a week if needed.

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

The applicant doesn't expect littering will be a problem, but a trash can will be near the entrance of the building (inside) and another one in the parking lot.

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:

N/A



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:

N/A

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

A key pad will be installed at the door so that only employees and parents will have access to the building. To ensure the safety of the children, all electrical sockets will be covered and safety devices will be installed on the exit doors.

**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.

N/A

**PARKING AND ACCESS REQUIREMENTS**

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

- 10 Standard spaces
- 0 Compact spaces
- 0 Handicapped accessible spaces.
- 0 Other.

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

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?

The parking lot is on-site, adjacent to the building, on the north side of the building.

**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.

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. N/A.

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? N/A.

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes   <input type="checkbox"/> No</p>
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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?  
The average drop-off time will be between 7:15am - 8:45  
and most pick-up times will be from 4:30pm - 6:00pm.

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

Only early in the morning and later in the afternoon  
as indicated in "C" above.

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?

The entrance to the center's parking lot is located  
on Henry Street. The applicant does not believe  
any type of street improvement will be necessary.

**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? N/A square feet.

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

1633 sq. ft. (existing) + 0 sq. ft. (addition if any) = 1633 sq. ft. (total)  
*(not including)*

19. The proposed use is located in: (check one)

- a stand alone building
- a house located in a residential zone
- a warehouse
- a shopping center. Please provide name of the center: \_\_\_\_\_
- an office building. Please provide name of the building: \_\_\_\_\_
- other. Please describe: \_\_\_\_\_



# APPLICATION - SUPPLEMENTAL

## 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? A maximum of 40.
- How many children reside in the home? N/A
- How old are the children? (List the ages of all children to be cared for)  
 Resident: N/A  
 Non-resident: 2 months - 18 months old
- 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: 0 x 75 square feet = 0 square feet  
 Play area provided: \_\_\_\_\_ square feet
- 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:  
The children may be taken to the playground area at another child care center owned by the applicant located at 400 feet of the proposed location.

**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?  
13 employees, including the operator  
How many staff members will be on the job at any one time? 12 employees.

2. Where will staff and visiting parents park? The proposed location has 10 parking spaces. Most of the staff will be transferred from the location at 917 Princess St. Out of 8 staff members

3. Please describe how and where parents will drop off and pick up children. only 2 drive. Most of the spaces will be available. Parents will be instructed to use the on-site parking lot for parent in order not to disturb traffic. Parents may use any of the 10 parking spaces available and come to the building to drop-off and pick-up their children.

4. At what time will children usually be dropped-off and picked-up?  
Drop-off Average 7:15 am - 8:45 am  
Pick-up Average 4:30 pm - 6:00 pm

5. What type of outdoor play equipment is proposed for the child care facility, if any? Where will it be located on the property?  
The children at this facility will be no older than 18 months. Most of the children will be taken out on strollers that sit 6 babies each. If young toddlers need to be taken to a playground, they will be taken to the one at the applica other center located at 917 Princess St (no more than

6. Are play areas on the property fenced?  Yes (at 917 Princess St) 400 s.f.)  
If no, do you plan to fence any portion of the property?  Yes  No

Please describe the existing or proposed fence.  
The fence at 917 Princess St. is a 7ft. tall metallic fence with a gate.

**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? Maximum of 40

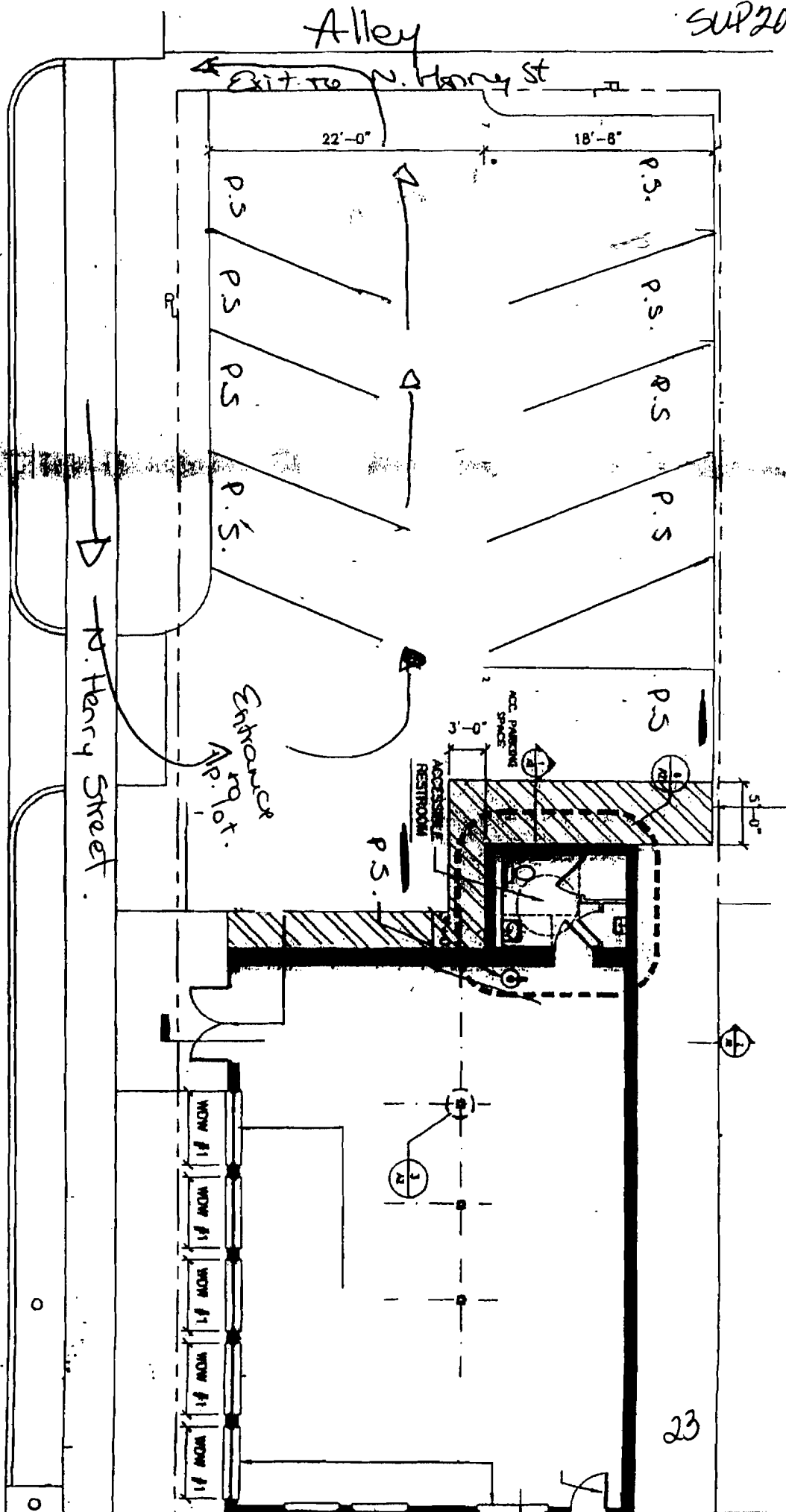
2. What age children do you anticipate caring for? 2 months - 18 months

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.

We have a license for the center at 917 Princess St.



Site Plan

*Don Nelson*



# APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2008-0053

PROPERTY LOCATION: 501 N. Henry Street, Alexandria VA 22314

TAX MAP REFERENCE: 064.01-04-27 ZONE: CSL

APPLICANT:  
Name: Maria P Bustinza

Address: P.O. Box 26384, Alexandria VA 22313

PROPOSED USE: Expansion of a child care center - Space would be used to add 2 classrooms for infants & toddlers.

**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.

Maria P. Bustinza  
Print Name of Applicant or Agent

*M. P. Bustinza* 06/23/08  
Signature Date

P.O. Box 26384  
Mailing/Street Address

703-837-0237 703-842-8851  
Telephone # Fax #

Alexandria VA 22313  
City and State Zip Code

merybustinza@yahoo.com  
Email address

By unanimous consent, recommended approval 9-4-08  
ACTION-PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
ACTION-CITY COUNCIL: CC approved PC recommendation 9-13-08  
DATE: \_\_\_\_\_