

Docket Item #5  
SPECIAL USE PERMIT #2004-0066

Planning Commission Meeting  
September 9, 2004

**ISSUE:** Consideration of a request for a special use permit amendment for a preschool.

**APPLICANT:** Trinity MOPS Preschool  
by Irene Reynolds

**LOCATION:** 2911 Cameron Mills Road (Parcel Address: 2900 Cameron Mills Rd)

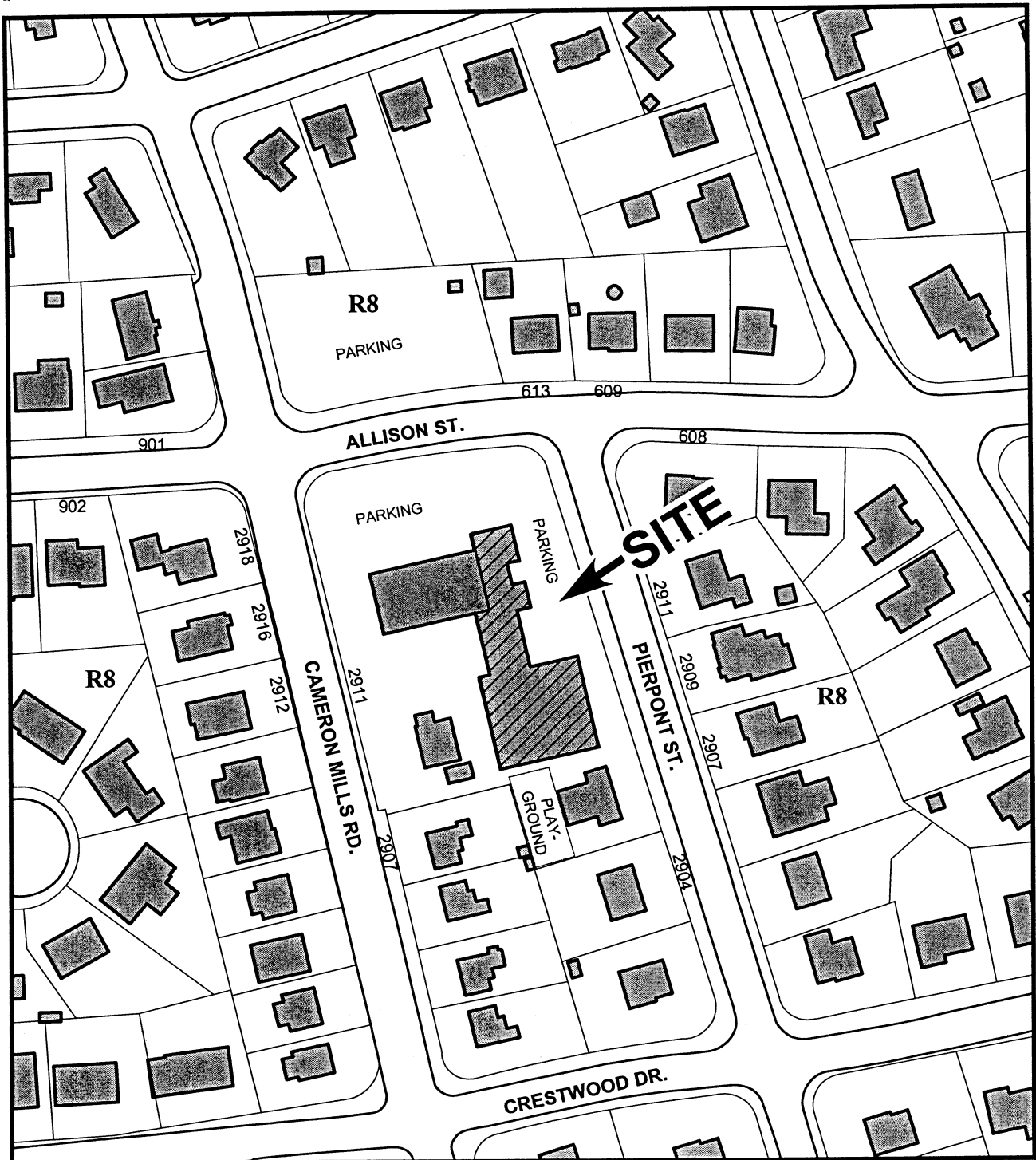
**ZONE:** R-8/Residential

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**PLANNING COMMISSION ACTION, SEPTEMBER 9, 2004:** 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 permit conditions found in Section III of this report.



**SUP #2004-0066**

**09/09/04**



## I. DISCUSSION

### REQUEST

The applicant, Trinity MOPS Preschool by Irene Reynolds, requests a special use permit amendment to increase/correct the number of children allowed at the preschool located at the Trinity United Methodist Church at 2911 Cameron Mills Road.

### SITE DESCRIPTION

The subject property is one lot of record having approximately 250 feet of frontage on Cameron Mills Road, 123 feet of frontage on Allison Street, 311 feet of frontage on Pierpont Street and a lot area of 64,022 square feet. The property is developed with the Trinity United Methodist Church building. A parking lot is located to north across Allison Street. Otherwise, the property is surrounded by residential uses with predominantly single-family structures.

### BACKGROUND / PERMITTED PROGRAMS

The Trinity MOPS Preschool has been in operation since 1968 and was granted four special use permits to operate specific programs within the Church premises. They include:

- (1) SUP #722, granted by City Council on February 13, 1968, for the operation of a preschool child care center/nursery school ("MOPS" Mother of Pre-Schoolers) for 30 children;
- (2) SUP #822, granted on March 23, 1971, for an increase in the number of children in the MOPS program to 90;
- (3) SUP #1805, granted on July 30, 1985, for the operation of a day nursery for 20 children between the ages of five and twelve during the academic school year; and
- (4) SUP #1961, granted on December 13, 1986, to operate a crafts program for a maximum of 15 children between the ages three to six. Staff notes that no or very few conditions were attached to the receptive special use permits and that some of these programs were modified or even eliminated over the past three decades.

### PROJECT DESCRIPTION

As listed in the paragraph above, City Council approved special use permit # 822 in March 1971 to allow an increase in the number of children attending MOPS preschool child care center for a total of 90. However, the applicant at that time had requested a total number of 130 children, which was reduced to 90 by Planning Commission and City Council because of concerns involving noise generated by children using the on-site playground and potential traffic increase. As a technical matter, the Department of Social Services assumed a maximum of 130 children to be permitted at the site, which was consistently reflected in the preschool's license and Fire Prevention Permit since 1971. In reality, the applicant states, the actual occupancy averages around 118 children at any one

time. Staff is not aware of any complaints related to the operation of the preschool with its actual capacity.

In order to correct the discrepancy, the applicant seeks special use permit approval to adjust the SUP permitted number of children to attend the Trinity MOPS Preschool to the licensed number of 130. No changes are proposed to the floor plan or operation of the business.

In an effort to clarify the complicated special use permit history and the variety of children's programs at the site, staff and the applicant agree on combining SUP #722, #822, #1805, and #1961 into one umbrella SUP that maintains the following existing and approved programs:

	<b>Morning Preschool Program</b>	<b>Optional Crafts Afternoon Program</b>	<b>Inclusive Afternoon Program (in lieu of day nursery)</b>
Max. Number of Children	130 (9 classrooms with 12-14 children each)	15 (one classroom)	12 (one classroom)
Age of Children	18 months- 5 years	3 ½ -5 years	3 ½ -5 years
Program Hours	9:00 A.M. to 12:30/1:00 P.M. Monday-Friday	1:00 P.M. to 2:30/3:00 P.M. Monday-Friday	1:00 P.M. to 3:45 P.M. Monday-Thursday
Number of Employees	23 (two teachers per classroom, and administrative staff)	3 (one-two teachers, and administrative staff)	2-5 (One teacher, one special educator, one licensed speech language pathologist and pediatric occupational therapist each, and the school's director)
Program Characteristics	Regular preschool program including playground and outdoor activities.	Crafts program involving planned art activities, games, songs, stories and tumbling indoors.	Instructional preschool program. About 30% of children have development delays in the areas of speech, language and motor skills. The remaining 70% will be typically developing children.

Facility/  
Outdoor Play Area: The school utilizes the lower, first and second floors of the Trinity United Methodist Church building, and the existing on-site playground for outdoor activities.

Trash: Approximately ten small bags of trash per day are generated by the use. Trash is disposed of in a designated area located on the church property and is collected along with the residential garbage in the neighborhood once a week.

Noise: The applicant states that some noise is generated from children playing at the on-site playground. However, children are under supervision at all times and the large church property is surrounded by streets, which serve as buffers for noise.

Pick-up/Drop-off: Parents and care givers use the on-site parking lots to drop off and pick up the children at either the Cameron Mills road or the Pierpont Street entrance at the following designated times: Children who participate in the morning program are dropped off between 9:15 A.M. and 9:45 A.M. and picked up between 12:15 P.M. and 12:45 P.M. Children who participate in the optional crafts afternoon program are picked up at 2:30 P.M. Children participating in the inclusive afternoon program are picked up at 3:45 P.M. Both afternoon programs do not begin until 1:00 P.M. to avoid traffic issues with overlapping pick-up and drop-off times for the classes.

#### PARKING

Pursuant to Section 8-200 (A)(11) of the zoning ordinance, a child day care center is required to provide two parking spaces for each classroom. In this case, the applicant's layout indicates a total of 9 classrooms for a requirement of 18 spaces. Parking in excess of 30 spaces is provided on the on-premise parking lots, thus exceeding the technical parking requirement.

#### ZONING

The subject property is located in the R-8/Single-family Residential zone. Section 3-303 (B) of the zoning ordinance allows day nurseries within church buildings with a special use permit. The proposed use is consistent with the Northridge/Rosemont Small Area Plan chapter of the Master Plan, which designates the property for residential use and therefore permits church operations.

## II. STAFF ANALYSIS

Staff has no objection to the proposed increase/technical correction of the maximum number of children from 90 to 130 allowed to attend the existing child care center/preschool located at 2911 Cameron Mills Road.

The applicant has been operating the preschool since 1971 with the assumed permitted and licensed capacity of 130 children. No incidents or complaints have been reported since. The programs offered to children are highly supported by both parents/caretakers and the Department of Human Services, Office of Early Childhood Development (OECD). Staff believes that the school is a good use for a building designed for educational purposes and that it has been compatible with the surrounding area over the past three decades. Adequate on-site parking as well as structured pick-up and drop-off procedures are provided. In addition, sufficient open space is provided with the on-site playground.

Staff notes that the existing special use permits have no or very few conditions applied to the operation of the preschool/child care center. Therefore, consistent with comments received from other City departments, staff recommends a number of conditions to be attached to the proposed umbrella special use permit. This will ensure an orderly operation in the future and will provide guidance to both the applicant and staff regarding the operation and limitations of the business.

Finally, staff recommends a condition requiring a review of the preschool/child care center one year after approval. With these conditions, staff recommends approval of the special use permit.

## III. RECOMMENDED PERMIT 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 business or entity in which the applicant has a controlling interest. (P&Z)
2. The hours of operation shall be limited to between 8:00 A.M. and 5:00 P.M., Monday through Friday. (P&Z)
3. The maximum number of children permitted at the child care facility shall be 130 at any one time. (P&Z) (OECD)
4. The applicant shall provide outdoor play area to the satisfaction of the Virginia State Department of Social Services, Division of Licensing Programs. (P&Z)

5. The applicant shall comply with all other department's recommendations, and the licensing and registration requirements and other limitations of local and state regulations. (P&Z)
6. The applicant shall provide a minimum of 18 parking spaces and require its employees who drive to work to use off-street parking. (P&Z)
7. 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)
8. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all special use permit provisions and requirements. (P&Z)
9. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the preschool, a robbery awareness program for employees, and regarding safety programs available through the department for the children. This is to be completed prior to the child care home opening for business. (Police)
10. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES)
11. The Director of Planning and Zoning shall review the special use permit one year after approval 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 a result of a complaint that rises to the level of a violation, 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)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;  
Bettina Irps, 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 sound shall be audible at the property line.
- 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.

##### Code Enforcement:

- F-1 The proposed technical correction is consistent with the approved Fire Prevention Permit for Public Assembly. There are no Code issues.

##### Health Department:

- F-1 No comments.

##### Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the preschool.
- R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a safety programs available through the department for the children.

##### Department of Human Services, Office of Early Childhood Development (OECD):

- R-1 A representative of the Office for Early Children Development (OECD) made a site visit to Trinity M.O.P.S. Preschool at 2911 Cameron Mills Road on July 13, 2004. After an inspection of the premises, OECD recommends that their request to amend the current SUP capacity of 90 to a capacity of 130 children be approved. This program has been licensed by the Virginia Department of Social Services for 130 children since 1971.



- S-1 There are two sets of classrooms on the first level that share bathrooms and, under current enrollment patterns, as many as 24 children could be required to share one toilet. State licensing requires that there be one toilet for every 20 children. Therefore, it is suggested that the program devise a plan for these four classrooms that will ensure ready access to additional bathroom facilities.

APPLICATION for SPECIAL USE PERMIT # 2004-0066

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PROPERTY LOCATION: 2911 CAMERON MILLS ROAD Parcel Add: 2909  
Cameron Mills Rd

TAX MAP REFERENCE: 23.01 Block 34 Lot 34 ZONE: R8

APPLICANT Name: TRINITY MOPS <sup>DP</sup> Preschool

Address: 2911 CAMERON MILLS ROAD

PROPERTY OWNER Name: TRINITY UNITED METHODIST CHURCH

Address: SAME AS ABOVE

PROPOSED USE: Technical correction of approved special use permit.

**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.

IRENE H. REYNOLDS  
Print Name of Applicant or Agent

Irene H. Reynolds  
Signature

2911 CAMERON MILLS ROAD  
Mailing/Street Address

703-549-7422 703-549-2103  
Telephone # Fax #

ALEXANDRIA VA 22302  
City and State Zip Code

6/28/04  
Date

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

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

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

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.

N/A

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If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes. Provide proof of current City business license  
 No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" 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.

**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)

*See attached*

**NARRATIVE DESCRIPTION**

The current Special Use Permit for Trinity MOPS Preschool was approved by the Alexandria City Council in 1971. Since that time, the Department of Social Services has licensed Trinity MOPS Preschool to provide programs for a maximum of 130 children. This capacity has been consistently reflected in the preschool's license since 1971. Throughout its operational history, Trinity MOPS Preschool's actual occupancy has not exceeded 112 children. However, our recent review of documents indicates that the Special Use Permit authorizes 90 children. In order to fix this discrepancy, this application seeks to make a technical correction to the Special Use Permit, so that the preschool's permit and license are consistent. There are no changes to the floor plan currently on file with the City and the state Department of Social Services.

This technical correction to the records is sought for a program that has operated without incident since 1971. Trinity MOPS Preschool regularly passes all annual inspections performed by the City and by the Department of Social Services. The school continues to follow the requirements for outdoor play, which require that no more than 15 children at one time be present on the designated playground facilities.

Currently Trinity MOPS operates a morning preschool program from 9:00 am – 1:00 pm (which includes drop-off and pick-up of children). Trinity MOPS Preschool continues to accommodate a limited number of children in after-care programs. No more than 30 children participate in the school's after-care programs. Approximately 15 children participate in the school's after-care program from 1:00 pm – 3:45 pm. Additionally, no more than 15 children participate in the after school crafts program from 12:30 pm – 2:30 pm.

We seek to make this technical correction to the Special Use Permit so that the preschool's permit and license are in accordance with one another. This correction will not entail any changes to the existing conditions at Trinity MOPS Preschool.

**USE CHARACTERISTICS**

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

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- expansion or change to an existing use with a special use permit,

other. Please describe: Technical correction to make special use permit consistent with social services license.

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).

Existing conditions reflect the following: 130 children in all programs. Morning program not to exceed 130 children.

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

Existing conditions reflect the following:

MORNING Program: 9:00 am - 1:00 pm / 23 staff  
AFTER Program: 1:00 pm - 3:45 pm / 6 staff } Staff includes teachers + administrative personnel

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

Day:

Hours:

MONDAY - FRIDAY

9:00 am - 1:00 pm

MONDAY - FRIDAY

12:30 pm - 2:30 pm

MONDAY - THURSDAY

1:00 pm - 3:45 pm

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

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

No change in existing conditions. Programs currently conform to all applicable City codes + regulations.

B. How will the noise from patrons be controlled?

N/A. See above.  
\_\_\_\_\_  
\_\_\_\_\_

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

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

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

No change to existing conditions  
\_\_\_\_\_

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

No change to existing conditions  
\_\_\_\_\_

C. How often will trash be collected?

No change to existing conditions  
\_\_\_\_\_

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

No change to existing conditions  
\_\_\_\_\_

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes.  No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes.  No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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

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**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 AND ACCESS REQUIREMENTS**

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

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

No change to existing conditions; adjacent parking lot on property

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

No Change to existing conditions {

- \_\_\_\_\_ Standard spaces
- \_\_\_\_\_ Compact spaces
- \_\_\_\_\_ Handicapped accessible spaces.
- \_\_\_\_\_ Other.

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? Unloading of children takes place on parking lots + in front of church entrance to preschool.

C. Where are off-street loading facilities located? \_\_\_\_\_

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

No change to existing conditions: Drop off hours: 9:15-9:45 AM; 1:00 pm  
Pick-up hours: 12:15-12:45 pm; 2:30 pm; 3:45 pm

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

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

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?

Yes  
\_\_\_\_\_  
\_\_\_\_\_

**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? No change to existing conditions  
\_\_\_\_\_ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ 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: A church facility

**CHILD CARE SUPPLEMENTAL APPLICATION**

Supplemental information 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.

**Child Care Homes**

Applicants requesting special use permit approval of a child care home for six to nine children within a home shall complete this section.

1. Is the proposed facility the principal residence of the operator?  Yes.  No.
2. Is the operator registered with the City of Alexandria Office of Early Childhood Development to provide child care in the home?  Yes.  No.
3. How many children, including resident children, will be cared for? \_\_\_\_\_
4. How many children reside in the home? \_\_\_\_\_
5. How old are the children? (List the ages of all children to be cared for)  
Resident: \_\_\_\_\_  
Non-resident: \_\_\_\_\_
6. A minimum of 75 square feet of outdoor play area must be provided for each child above age two, on the lot.  
Play area required:  
Number of children above age two: \_\_\_\_\_ x 75 square feet = \_\_\_\_\_ square feet.  
Play area provided: \_\_\_\_\_ square feet.
7. If the lot does not have room for on-site play area, is the child care home within 500 feet of a park or playground available for the children to play in?  Yes.  No.  
If yes please describe the play area:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

*Please 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) must complete the following section:

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

24

How many staff members will be on the job at any one time? 23

9. Where will staff and visiting parents park? IN PARKING LOTS AND ALONG

PIERPONT ST.

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

PARENTS DROP OFF AND PICK UP EITHER FROM CAMERON MILLS ENTRANCE OR PIERPONT ENTRANCE THEY PARK IN ANY OF OUR THREE PARKING LOTS

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

Drop-off

Pick-up

9:25 AM

12:30 PM (OCCASIONALLY 2:30)

1:00 PM

3:45 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?

EXISTING PLAYGROUND

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.

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

**Child Care Centers Only**

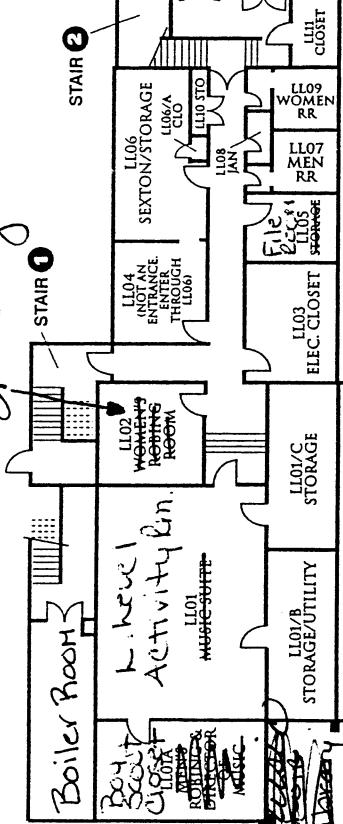
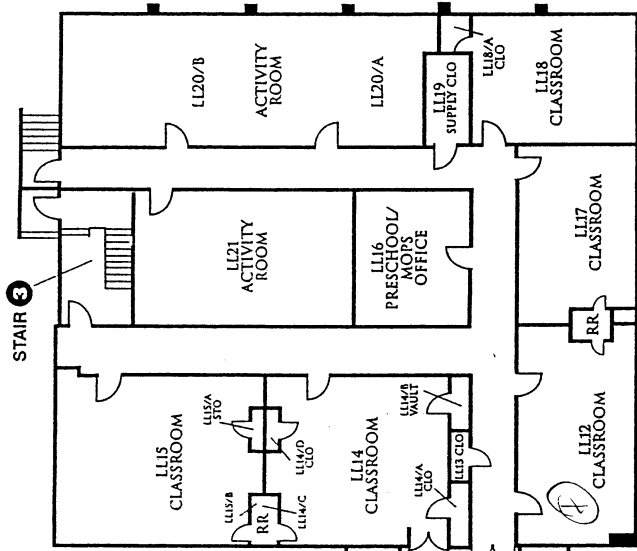
Applicants for child care centers (day care center, day nursery, and nursery schools) must complete the following section:

14. How many children will be cared for during one day? 130

15. What age children do you anticipate caring for? 18 mos - 5 yrs

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.



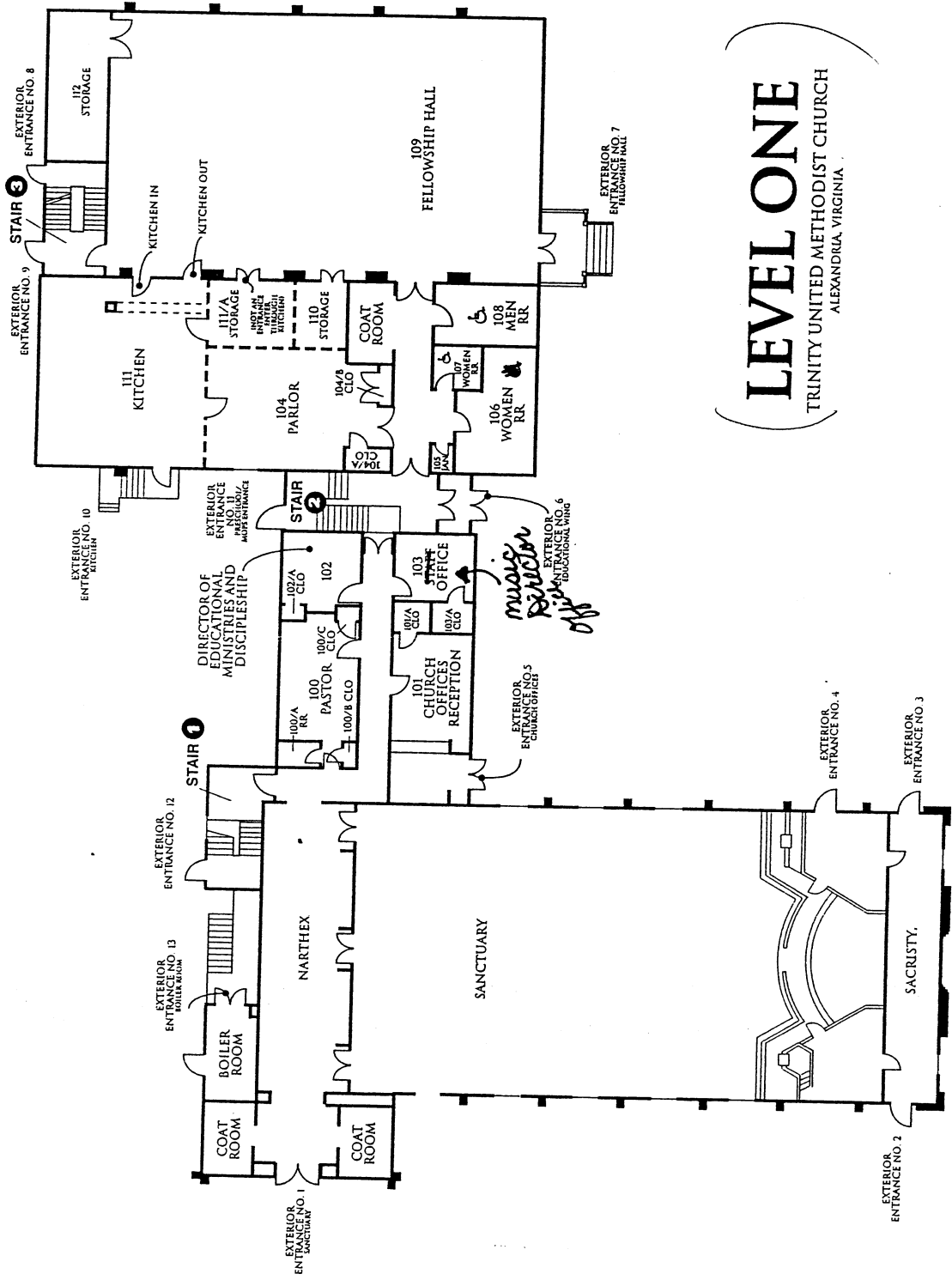
*music library*

*Boiler Room*

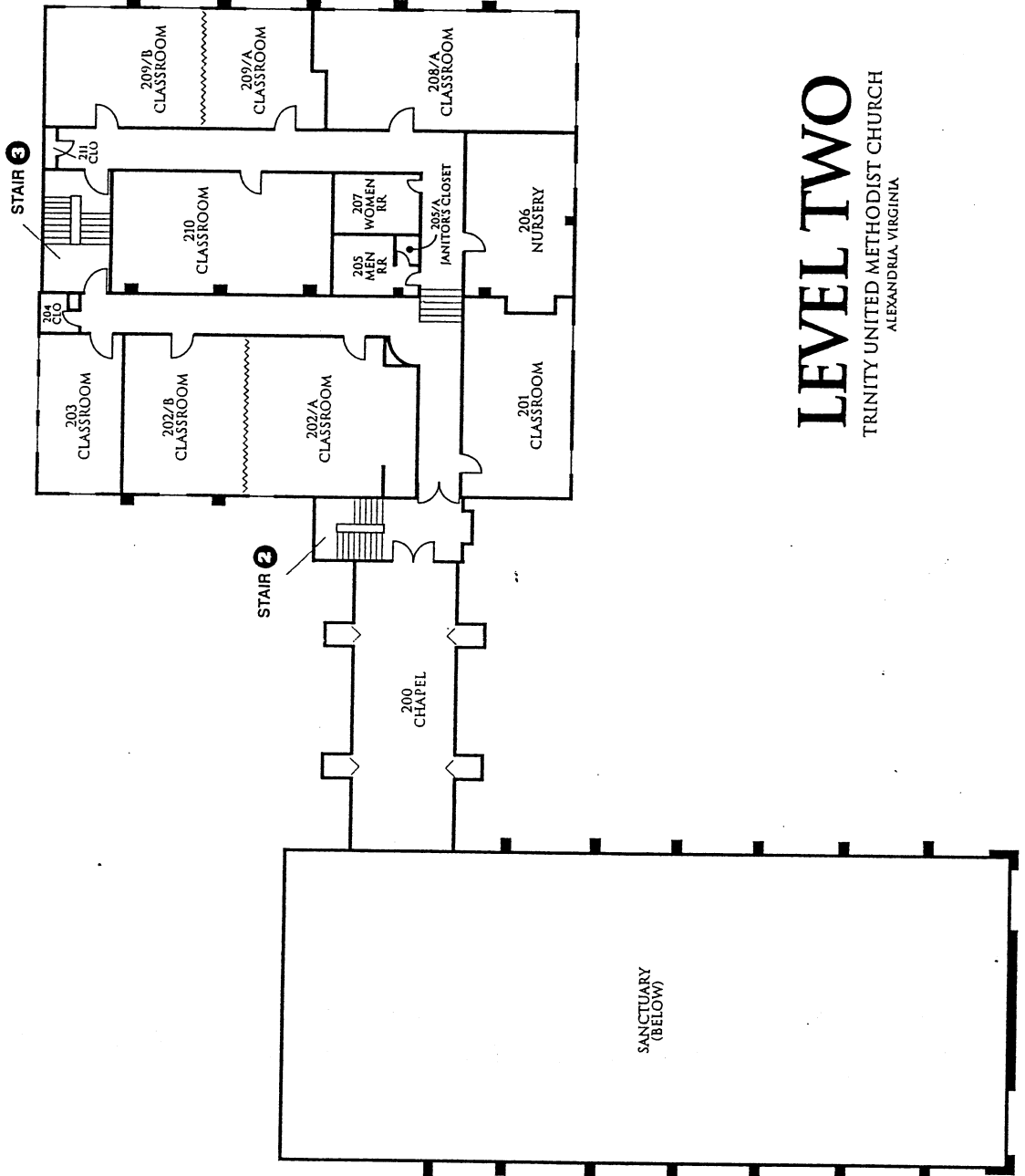
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# LOWER LEVEL

TRINITY UNITED METHODIST CHURCH  
ALEXANDRIA, VIRGINIA



**LEVEL ONE**  
 TRINITY UNITED METHODIST CHURCH  
 ALEXANDRIA, VIRGINIA



# LEVEL TWO

TRINITY UNITED METHODIST CHURCH  
ALEXANDRIA, VIRGINIA



APPLICATION for SPECIAL USE PERMIT # 2004-026

[must use black ink or type]

PROPERTY LOCATION: 2911 CAMERON MILLS ROAD Parcel Add: 2909  
Cameron Mills Rd

TAX MAP REFERENCE: 23.01 Block 34 Lot 34 ZONE: R8

APPLICANT Name: TRINITY MOPS <sup>OF</sup> Preschool

Address: 2911 CAMERON MILLS ROAD

PROPERTY OWNER Name: TRINITY UNITED METHODIST CHURCH

Address: SAME AS ABOVE

PROPOSED USE: Technical correction of approved special use permit.

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.

IRENE H. REYNOLDS  
Print Name of Applicant or Agent

Irene H. Reynolds  
Signature

2911 CAMERON MILLS ROAD  
Mailing/Street Address

703-549-7422 703-549-2103  
Telephone # Fax #

ALEXANDRIA VA 22302  
City and State Zip Code

6/28/04  
Date

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

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

ACTION - PLANNING COMMISSION: 9/9/04 RECOMMENDED APPROVAL UC  
9/21/04

ACTION - CITY COUNCIL Planning Commission 7-0  
CC approved the recommendation of the