



City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2018-0071
Approved by Planning and Zoning: July 31, 2018
Permission is hereby granted to: Julie Alvarado
to use the premises located at: 134 Jasper Place
for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

07/31/2018

Date

Karl Moritz (by act)

Karl Moritz, Director
Department of Planning and Zoning

DATE: July 31, 2018

TO: Anthony LaColla, Division Chief Land Use Services
Department of Planning and Zoning

FROM: Madeleine Sims, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2018-0071
Administrative Review for Change of Ownership
Site Use: Child Care Home
Applicant: Julie Alvarado
Location: 134 Jasper Place
Zone: R-2-5 / Residential

Request

Special Use Permit #2018-0071 is a request to change ownership of an existing child care home from Carmen Alvarado to Julie Alvarado. The applicant would continue to care for up to nine children ages three months to five years old. The hours of operation would continue to be 7 a.m. to 6 p.m., Monday through Friday. No changes to the operation are proposed.

Background

On July 6, a Zoning Inspector visited the subject property and found no violations of the conditions of Special Use Permit #2012-0045. There have been no Zoning or Code complaints for the past five years. An inspector from the Virginia Department of Social Services visited the site in March and found the operation in full compliance with Commonwealth requirements.

Parking

The Zoning Ordinance does not require additional parking for child care homes in addition to the residential requirement. The applicant thus meets the parking requirement.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Wakefield-Tarleton Civic Association was sent an e-mail with information about the current application. Staff has received two complaints over the pick-up and drop-off of children, and one compliment towards the applicant's operations. The complaints cited customers exceeding the speed limit and not abiding by the pick-up and drop-off plan. Staff did not receive any requests to docket the request.

Staff Action

Staff does not object to the change of ownership request. The continuation of this small-scale use would provide a community service and a change of ownership is unlikely to generate impacts.

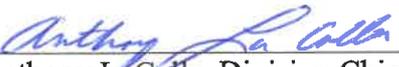
The subject block of Jasper Place is noted for its short driveways and many curb cuts. As such the pick-up and drop-off plan must adhere to the conditions included in the report to prevent any traffic issues in the cul-de-sac as evidenced in the complaints staff received during the public noticing period. The applicant indicated that parents are reminded through twice yearly verbal reminders, a written agreement, and notice left on the doorway, that pick-up and drop-off must occur in a legal parking space or in the applicant's driveway. Staff spoke with the applicant about the current pick-up and drop-off plan and potentials for improvement. The pick-up and drop-off occurs in two hour windows, with some parents walking to drop off their child and others driving. Staff has worked with the applicant to clarify the pick-up and drop-off procedures. In the case that no parking is available on Jasper Place, the applicant is required to escort the child to and from vehicles as stipulated in Condition #6 which has been carried forward from the previous approval. At no time are vehicles to be parked illegally.

Conditions from the previous SUP have been carried forward, including Condition #2 limiting hours to between 7 a.m. and 6 p.m., and Condition #7 prohibiting outdoor speakers. Condition #8 was satisfied and deleted by Staff as evidenced in the July 2018 Zoning Inspection. Staff has amended existing conditions to reflect current or clarifying language. Condition #3 was updated to reflect the VDSS method of counting children to include only those under the age of 12 in the daycare count. Condition #4 was updated to reflect that the operator is licensed by VDSS, and must remain so in order for the SUP to remain valid. Condition #5 was updated to clarify that no double parking may occur on Jasper Place as a result of the daycare operation. Condition #6 was amended to clarify that all pick-up and drop-off should occur in the applicant's driveway or in a legally parked space, yet if that space is not available that the applicant escort the child from a parked vehicle inside and vice versa. Condition #9 was amended to reflect the new date of approval and review period. Condition #10 was added requiring the applicant to maintain compliance with the Noise Ordinance. Condition #11 limits the hours of loading and unloading. Condition #12 requires prohibits idling for longer than 10 minutes when parked, including during loading or unloading of children. Condition #13 prohibits cleaning of kitchen equipment outside. Condition #14 prohibits venting of materials and Condition #15 requires the applicant to control any air pollution. Condition #16 was added and requires the applicant to patrol the site for litter.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: July 31, 2018
Action: Approve



Anthony LaColla, Division Chief Land Use Services

- Attachments: 1) Special Use Permit Conditions
2) City Department Comments
3) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2018-0071

The new owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

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) (SUP#2012-0045)
2. The hours of operation of the child care home shall be limited to between 6:00am and 7:00pm, Monday through Friday. (P&Z) (SUP#2012-0045)
3. **CONDITION AMENDED BY STAFF:** The maximum number of children, including any resident children under the age of 12 14 that may be cared for in the home shall be nine. (P&Z) (SUP#2012-0045)
4. **CONDITION AMENDED BY STAFF:** This Special Use Permit shall not be effective unless ~~and until~~ the child care home is licensed by the Virginia Department of Social Services. (P&Z) (SUP#2012-0045)
5. **CONDITION AMENDED BY STAFF:** The applicant shall ensure all customers park legally and access to adjacent properties along Jasper Place shall be maintained during the drop-off and pick-up process. (T&ES) (PZ) (SUP#2012-0045)
6. **CONDITION AMENDED BY STAFF** The applicant or an assistant must be available to escort children to and from the parents' cars in the event that parking is not available ~~on Jasper Place in the applicant's driveway.~~ (T&ES) (P&Z) (SUP#2012-0045)
7. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES) (SUP#2012-0045)
8. **CONDITION SATISFIED AND DELETED BY STAFF:** ~~The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey and robbery readiness training for employees prior to the child care home opening for business. (Police) (SUP#2012-0045)~~
9. **CONDITION AMENDED BY STAFF:** 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; 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)

(SUP#2012-0045)

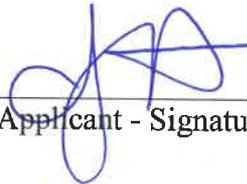
10. **CONDITION ADDED BY STAFF:** Applicant must comply with all applicable requirements of the City's noise ordinance. (P&Z)

11. **CONDITION ADDED BY STAFF:** No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. This includes a prohibition on idling for longer than 10 minutes when unloading/loading. (P&Z)

12. **CONDITION ADDED BY STAFF:** Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and picked up at least once during the day and at the close of the business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (P&Z)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2018-0071. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the child care home at 134 Jasper Place.



Applicant - Signature

7/30/18
Date

Julie Alvarado

Applicant - Printed

7/30/18
Date