



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 #2019-0068

Approved by Planning and Zoning: August 21, 2019

Permission is hereby granted to: Soniya Ashraf

to use the premises located at: 4514 Venable Avenue

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.

8/21/2019
Date

Karl Moritz (Signature)
Karl Moritz, Director
Department of Planning and Zoning

DATE: August 21, 2019

TO: Tony LaColla, Division Chief
Department of Planning and Zoning

FROM: Max Ewart, Planner 1, Land Use Services
Department of Planning and Zoning

SUBJECT: Special Use Permit #2019-0068
Administrative Review for New Use
Site Use: Child Care, Home
Applicant: Soniya Ashraf
Location: 4514 Venable Avenue
Zone: R-2-5/Residential Zone

Request

Special Use Permit #2019-0068 is a request to operate a child care home operation at 4514 Venable Avenue. The applicant is proposing to operate Monday – Friday from 7 a.m. to 6 p.m. The applicant would care for up to nine children, ages three months – 12 years old. The peak drop-off hours for the child care operation would be from 7 – 9 a.m. and the peak pick-up hours would be from 4 – 6 p.m.

The applicant would require parents to use the on-site driveway in front of the house for pick-up and drop-off. The applicant would use the rear yard for outdoor play areas.

Elements of the proposal include:

<u>Peak pick-up and drop-off times:</u>	Drop-off: 7 – 9 a.m. Pick-up: 4 – 6 p.m.
<u>Staff members:</u>	One (including the applicant)
<u>Play area:</u>	5,000 square feet
<u>Parking and pick-up and drop-off:</u>	On-site driveway

Parking

The Zoning Ordinance does not require 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 Brookeville-Seminary Valley, Wakefield Tarleton, Strawberry Hill and Cameron Station Civic Associations were sent an email notification of the current application.

Staff received a comment from a nearby resident who did not oppose the proposal but expressed concerns regarding on-street parking and the pick-up and drop-off plan proposed by the applicant.

Staff Action

Staff supports the applicant's request to operate an in-home child care operation with up to nine children at this location. A minimum of 75 square feet of outdoor play area on the lot must be provided for each child above the age of two. The applicant would be caring for four children above the age of two and is required to provide 300 square feet of fenced in play area. The 5,000-square foot fenced in rear yard satisfies the play area requirement.

The subject site is located on a two-way street that is approximately 30 feet across and has on-street parking on both sides, making it difficult to pass if multiple vehicles are present. As additional employees are not proposed, staff does not believe there will be parking impacts outside of peak pick-up and drop-off hours. Condition #4 prevents parents who are picking up and dropping off their children from idling in the street to avoid traffic impacts in the neighborhood.

Staff supports the proposal as it gives a child care option for parents in the surrounding area. Staff has included standard conditions for this use in the report in the SUP report including Condition #6 requiring employees who drive to use off street parking.

Staff hereby approves this special use permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: August 21, 2019
Action: Approved



Tony LaColla, AICP, Division Chief

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

CONDITIONS OF SPECIAL USE PERMIT #2019-0068

The applicant 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)
2. The maximum number of children, including any resident children under the age of 12, that may be cared for in the home shall be nine. (P&Z)
3. The child care home provider must obtain all necessary licenses from the Virginia Department of Social Services. (P&Z)
4. As part of the service contract with his/her clients, the applicant shall request that no car honking or idling be allowed during children drop-off and pick-up. (P&Z)
5. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
6. The applicant shall require its employees who drive to use off-street parking. (T&ES)
7. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
8. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
9. The applicant shall encourage parents and guardians to park off-street through the provision of information on the school's website. (T&ES)
10. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least once a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
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, 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)

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 The applicant shall require its employees who drive to use off-street parking. (T&ES)

- R-3 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)

- R-4 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)

- R-5 The applicant shall encourage parents and guardians to park off-street through the provision of information on the school's website. (T&ES)

- R-6 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least once a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)

- C-1. 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). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

- C-2. 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. (T&ES)

- C-3. Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a

residential area. (T&ES)

Department of Community and Human Services, Early Childhood Division

Site visits were conducted on July 30, 2019, and August 8, 2019, at Ms. Soniya Ashraf's home. She currently has a City Childcare Permit with a capacity for three (3) children but is seeking zoning approval to increase her capacity to nine (9) children. Ms. Ashraf is living in a two-level single-family home (located at 4514 Venable Avenue, Alexandria, VA 22304) with her husband and her 5-year-old daughter.

The home consists of two levels. On the first level there is a living room and a large kitchen that has an island and a dining room table. She will be using the kitchen for food preparation. The main level also contains all of the home's bedrooms and a small half bath. One of the bedrooms will be used as a sleeping area for the children, which had three cots and a crib. All electrical outlets were covered and all handle doors had safety covers as well. Ms. Ashraf also had a camera in the sleeping area room to monitor the children while they sleep.

Ms. Ashraf is using the basement as her major childcare area. The childcare area is spacious and is very child-friendly. She will be using this space for learning and instructional activities. The childcare area had the necessary equipment and toys for the different age groups. She had a small table with chairs for the children to do activities. The childcare room also has a closet for the children's personal belongings. There is a full bathroom in the basement for the children to use while in care. All the outlets are covered as recommended by the regulations. In the back of the house there is a large deck that leads to the back yard. The basement has a door leading directly to the back yard so that the children will have access to outdoor activities. The back yard is completely fenced-in and the A/C unit has a cover around it as a safety precaution.

The parents will have the option of using the main level front door or the basement for dropping off and picking up the children. The home is very clean, neat and organized. The home appears to be safe for the children.

Code Enforcement:

No comments received.

Health Department:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.

Fire:

No comments received.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2019-0068. The undersigned also hereby agrees to obtain all applicable licenses and permits required for a child care home use at 4514 Venable Avenue.

Soniya Ashraf M/M

Applicant – Signature

08/26/19

Date

SONIYA ASHRAF

Applicant – Printed

08/26/19

Date