

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 #2024-00039

Approved by Planning and Zoning: June 13, 2024

Permission is hereby granted to: Ruth Sarai Merino

to use the premises located at: 704 Four Mile Road

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.

June 13, 2024

Karl Moritz (by T. LaColla)

Date

Karl Moritz, Director
Department of Planning and Zoning

DATE: June 13, 2024

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

FROM: Mavis Stanfield, Urban Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2024-00039
Administrative Review for a Change in Ownership
Site Use: Child Care Home
Applicant: Ruth Sarai Merino
Location: 704 Four Mile Road
Zone: RA/Multifamily

Request

Special Use Permit #2024-00039 is a request to change ownership of an approximately 1,056 square foot child care home at 704 Four Mile Road from Esau Merino to Ruth Sarai Merino. The childcare home would continue to offer its services for six to nine children, including resident children under the age of 12, during the proposed operational hours of 7 a.m. to 5 p.m., Monday through Friday. The child care home would provide approximately 2,000 square feet of fenced outdoor play area for the children in the rear yard of the property. The proposed pick-up and drop off configuration would have the children picked-up and dropped off in the dwelling’s driveway with parents walking their child to and from the home and their vehicles. The driveway located at the subject site would remain clear of resident vehicles while pick-up and drop off operations occur.

Background

The use would be located within a single-unit semi-detached dwelling in the Arlandria/Chirilagua neighborhood. The subject property has been developed with a semi-detached dwelling since 1953.

Special Use Permit 2023-00001 was approved on February 28, 2023, to Esau Merino, for the existing child care home, she will be moving out of the home soon to go to college, and so the name change is required.

A zoning inspection conducted on June 10, 2024, determined that the child care home is in compliance with the conditions of SUP #2023-00001.

Parking

This property is located outside the Enhanced Transit Area. Pursuant to Section 8-200(A)(1) of the Zoning Ordinance, a single-unit dwelling is required to provide one parking space when located outside the Enhanced Transit Area. The applicant meets this requirement by providing two parking

spaces in the driveway located in their front yard.

Community Outreach

Public notice was provided through eNews, via the City’s website, and by posting a placard on the site. In addition, the Arlandria Civic Association was sent an e-mail with information about the current application. Staff received no comments or concerns regarding the request.

Staff Action

Staff supports the applicant’s request for a child care home at this location. Pursuant to Section 11-513(R) (3), the outdoor play area at the rear of the home exceeds the requirement of 75 square feet per child for nine children over age two. In addition, the pick-up and drop off plan allows for the safe transfer of children and would not impact traffic flow in this residential neighborhood.

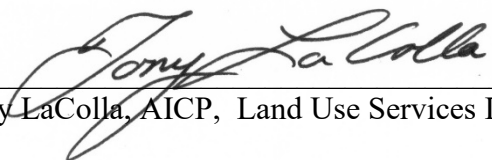
In order to mitigate any potential issues resulting from the childcare home operations at the subject site, Staff has included standard Special Use Permit conditions for the operation of the use.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: June 13, 2024

Action: Approved



Tony LaColla, AICP, Land Use Services Division Chief

- Attachments: 1) Special Use Permit Conditions
2) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2024-00039

The 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 2023-00001)
2. The applicant shall obtain all required state, federal and local licenses and certificates prior to operation (P&Z) (SUP 2023-00001)
3. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z)(SUP 2023-00001)
4. The applicant shall control odors, smoke and any other air pollutants from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (P&Z)(SUP 2023-00001)
5. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (P&Z)(SUP 2023-00001)
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)(SUP 2023-00001)
7. The applicant shall require its employees who drive to use off-street parking. (T&ES) (SUP 2023-00001)
8. 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) (SUP 2023-00001)
9. 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) (SUP 2023-00001)
10. The applicant shall encourage patrons to park off-street through the provision of

information about nearby garages or lots in the business' advertising and website.
(T&ES)(SUP 2023-00001)

11. **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. ~~(SUP 2023-00001)~~(P&Z)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2024-00039. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the child care home at 704 Four Mile Road.

ruth merino

Applicant - Signature

6/20/2024

Date

ruth merino

Applicant - Printed

6/20/2024

Date