



DOCKET ITEM #7

Special Use Permit #2012-0048
5100 Talbot Place – Child Care Home

Application	General Data	
Consideration of a request to operate a child care home.	Planning Commission Hearing:	September 6, 2012
	City Council Hearing:	September 15, 2012
Address: 5100 Talbot Place	Zone:	R-8/Single-Family
Applicant: Ana Lucia Benavides	Small Area Plan:	Seminary Hill

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, SEPTEMBER 6, 2012: On a motion by Mr. Wagner, seconded by Ms. Lyman, the Planning Commission recommended approval of the request, with the addition of Condition #9 to require the applicant to install 6-foot high fencing around the planned play area and between the subject property and adjacent neighbors, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion passed on a vote of 5 to 0, with Mr. Dunn and Mr. Jennings absent.

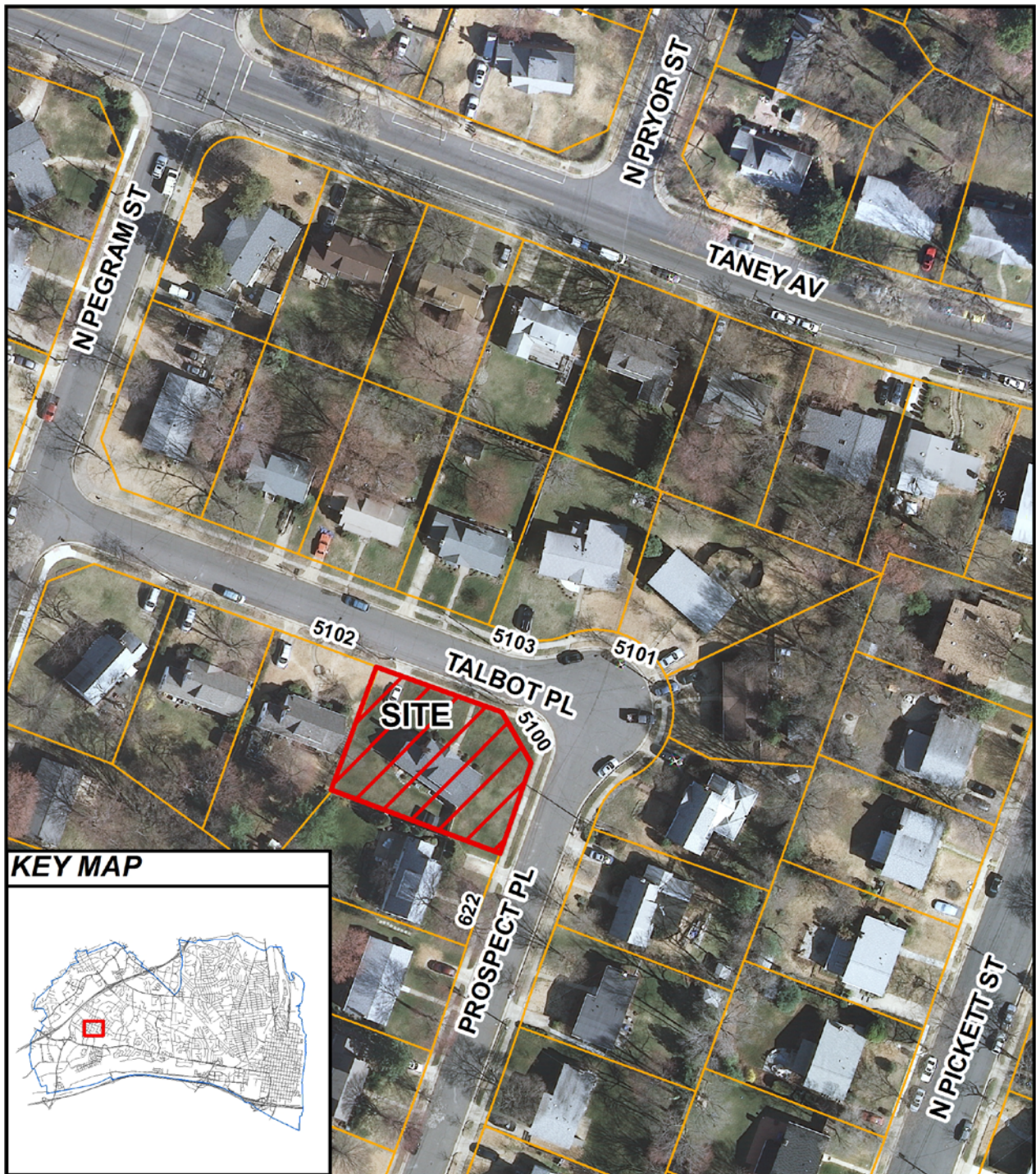
Reason: The Planning Commission agreed with the staff analysis and wanted to provide additional privacy to adjacent property owners.

Speakers:

Susan Kelly, 5102 Talbot Place, spoke in opposition to the request. She cited concern about the establishment of a business in the residential neighborhood and asked that if the request is approved that the applicant should install privacy fencing.

Dorothy Lynn Newbill, 621 Prospect Place, spoke in opposition to the request, noting concerns regarding neighborhood traffic and indoor environmental hazards at the applicant's dwelling.

Ana Lucia Benavides, applicant, spoke in support of the request and noted her education and experience with child care and that day care uses are in demand in Alexandria.



SUP #2012-0048

9/6/2012



I. DISCUSSION

The applicant, Ana Lucia Benavides, requests Special Use Permit approval to operate a child care home at 5100 Talbot Place.

SITE DESCRIPTION

The subject site is one corner lot of record with approximately 105 feet of frontage on Talbot Place, 78 feet of frontage on Prospect Place, and a total lot area of 9,725 square feet. The property is improved with a one and a half-story single-family dwelling.

The surrounding area is comprised of single-family dwellings.

PROPOSAL

The applicant proposes to provide child care in her home for up to nine children at one time. At this time she anticipates caring only for newborns through five year-olds.

Hours of Operation: 7 a.m. – 6 p.m. Monday-Friday

Number of children: Nine

Play Area: Rear yard provides play area for children

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the R-8/ Single-Family Residential zone. Section 7-500(B) of the Zoning Ordinance allows a child care home in residential areas only with a Special Use Permit.

The proposed use is consistent with the Seminary Hill chapter of the Master Plan which designates the property for residential uses.

PARKING

The Zoning Ordinance does not require any additional parking for child care homes than would be required for a residential use. Two off-street parking spaces are located in the driveway and ample on-street public parking is available adjacent to the applicant's home on either Talbot Place or Prospect Place.



II. STAFF ANALYSIS

Staff supports the applicant's request to operate a child care home in this location. The proposal will increase the available child-care options in the City, which are in high demand. The property will continue to function primarily as a residence since the number of children at the home will not exceed nine (Condition #3). The property also has sufficient play space on its relatively large corner lot. Parking is not anticipated to be a problem, given that driveway spaces are available and ample on-street parking is available along either Talbot Place or Prospect Place.

Staff has included several standard conditions of approval in this report. Condition #4 stipulates that the Special Use Permit not be effective until the applicant completes the state licensure process. Condition #5 recommends that double-parking be prohibited. Finally, staff has recommended hours of operation similar to the applicant's request but includes an additional hour in the evenings, until 7 p.m., to provide additional flexibility.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

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 child care home shall be limited to between 6:00am and 7:00pm, Monday through Friday. (P&Z)
3. The maximum number of children, including any resident children under the age of 14, that may be cared for in the home shall be nine. (P&Z)
4. 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)
5. The applicant shall ensure that no vehicles double park on Talbot Place or Prospect Place during pick-up or drop-off. (T&ES)
6. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES)
7. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a security assessment for the child care home prior to opening the business. (Police)
8. 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)

9. **CONDITION ADDED BY PLANNING COMMISSION:** The applicant shall install six-foot high privacy fencing in order to enclose the children's play area and buffer the subject property from abutting neighbors. The fencing shall be closed and comply with zoning regulations. The front side of the fence shall face toward the adjacent neighbors. (PC)

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

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 The applicant shall ensure that no vehicles double park on Talbot Place or Prospect Place for pick-up or drop-off. (T&ES)
- R-2 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (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. (T&ES)

Code Enforcement:

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.
- C-1 The proposed use is a change in use group classification; a new Certificate of Occupancy is required.
- C-2 Five sets of *documents* that fully detail the layout of the change of use area shall be submitted to the office of Code Administration for review. Smoke detectors, carbon monoxide detectors, means of egress, toilet facilities and a general architectural layout with room sizes shall accompany the submission.
- C-3 Any alteration to a building/structure shall comply with the Uniform Statewide Building Code (USBC).
- C-4 A fire prevention code permit is required for the proposed operation.

Health:

- F-1 An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual or location to another.

- F-2 Plans shall be submitted to the Health Department through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria.
- F-3 Plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food and Food Handling Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility.
- F-4 A Certified Food Manager shall be on-duty during all operating hours.
- F-5 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.

Parks and Recreation:

- F-1 No comments received

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a security assessment for the child care home. This is to be completed prior to the child care home opening for business.
- F-1 The Police Department has no objections to the child care facility opening.

Human Services:

Site visit was conducted on 7/30/2012. This is a three level single family home, with four bedrooms and two full bathrooms. On the third level, the house has two bedrooms and one full bathroom. The house has a basement which will not be used for child care. Ms. Benavides is planning on using the main level as her primary child care area. The child care room leads directly to a fenced backyard. The child care area is located next to the dining room where she has 5 high chairs. During the home visit Ms. Benavides was caring for five children ranging from four months to almost two years old. She has a safety gate that she uses between the play room area and the living room. Between the dining room and the living room there is a double door that can be closed so children do not have access to the living room.

She has a bedroom in the main level designated as a sleeping area, where she has five cribs and a changing table. On the main level, there is also a full bathroom for the children in care. She keeps the bathroom door closed. She has appropriate toys for the ages of the children she is caring for. All play materials were well organized and accessible to the children. Parents can either use the front door or the back door that lead to the fenced backyard to drop off or pick up children. All of the electrical outlets were covered.

The path way leading to the backyard is clear and safe. The fenced backyard has abundant space for the children to play and there is some play equipment. Ms. Benavides is planning on operating her business between the hours of 7 am and 6 pm from Monday through Friday. Ms. Benavides is also planning on having an assistant to help her with her family child care business.

Recommend approval of Ms. Ana Benavides' special use permit to allow her to care for up to eight (8) non-resident children, since she has a child younger than 14, pending compliance with other departments' recommendations and subject to licensing and registration requirements and other limitations of local and state regulations.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2012-0048

PROPERTY LOCATION: 5100 TALBOT PL. Alexandria Va. 22304

TAX MAP REFERENCE: 038.04-07-30 **ZONE:** R8

APPLICANT:

Name: Ana Lucia Benavides

Address: 5100 TalBot Pl. Alexandria, Va 22304

PROPOSED USE: Home Daycare

☒ **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.

Ana Lucia Benavides
Print Name of Applicant or Agent

[Signature]
Signature

06-22-12
Date

5100 TalBot Pl
Mailing/Street Address

703-340-7925
Telephone #

Fax #

Alexandria Va 22304
City and State Zip Code

giomarcelo1@hotmail.com
Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # 2012-0048

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 5100 TALBOT PL., I hereby
(Property Address)
grant the applicant authorization to apply for the Child Care Home use as
(use)
described in this application.

Name: Cesare Giovanni Sabat/ANA Renteria Phone: _____
Please Print

Address: _____ Email: _____

Signature: [Signature] Date: 07-03-12

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.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Ana Lucia Benavides	5100 TalBot Pl	100%
2. Cesar G. Saba	5100 TalBot Pl	100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Same as Above		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity below and "None" in the corresponding fields)**

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. ANA Lucia Benavides	None	City Council and Planning
2. Cesar Giovanni SABA	/	Commission
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

07-03-12 Date
Giovanni SABA Printed Name


Signature

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.)

My name is Ana Lucia Benavides, I have been working with children for 11 years. I have been a licenced childcare provider in Arlington County for 3 years. I have been a state of Virginia licenced home day care provider for 9 children. I currently have my MAster in "Education Manayment". I was in a Rental Property in Arlington working as a home daycare provider and now I have the opportunity to purchase my home in Alexandria and I wish to continue providing care to children in Alexandria, and with your support I hope that I will be allowed to continue providing care to children and helping parents go to work knowing that their children are in a safe enviroment.

Thank you for your kind support,

Ana Benavides

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).

9 children

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

2 employees

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

Day: Monday through Friday

Hours: 7:00 AM to 6:00 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 mechanical Noise

- B. How will the noise be controlled?

Noise level will be controlled by our
staff

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

No odors

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)

Regular (House hold trash)

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

Regular House hold trash

- C. How often will trash be collected?

once a week

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

Staff and I will make sure there is no littering on streets or nearby properties

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:

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:

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

*Employees will be trained on safety matters
children will be supervised all times*

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.

PARKING AND ACCESS REQUIREMENTS

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

2 Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

[] Yes [] No

- 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?

~~In front of house~~

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.

[] 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? _____

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

[] Yes [] No

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

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?

NO

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?

1700 sq. ft. (existing) + 0 sq. ft. (addition if any) = 1700 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: _____

End of Application



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.

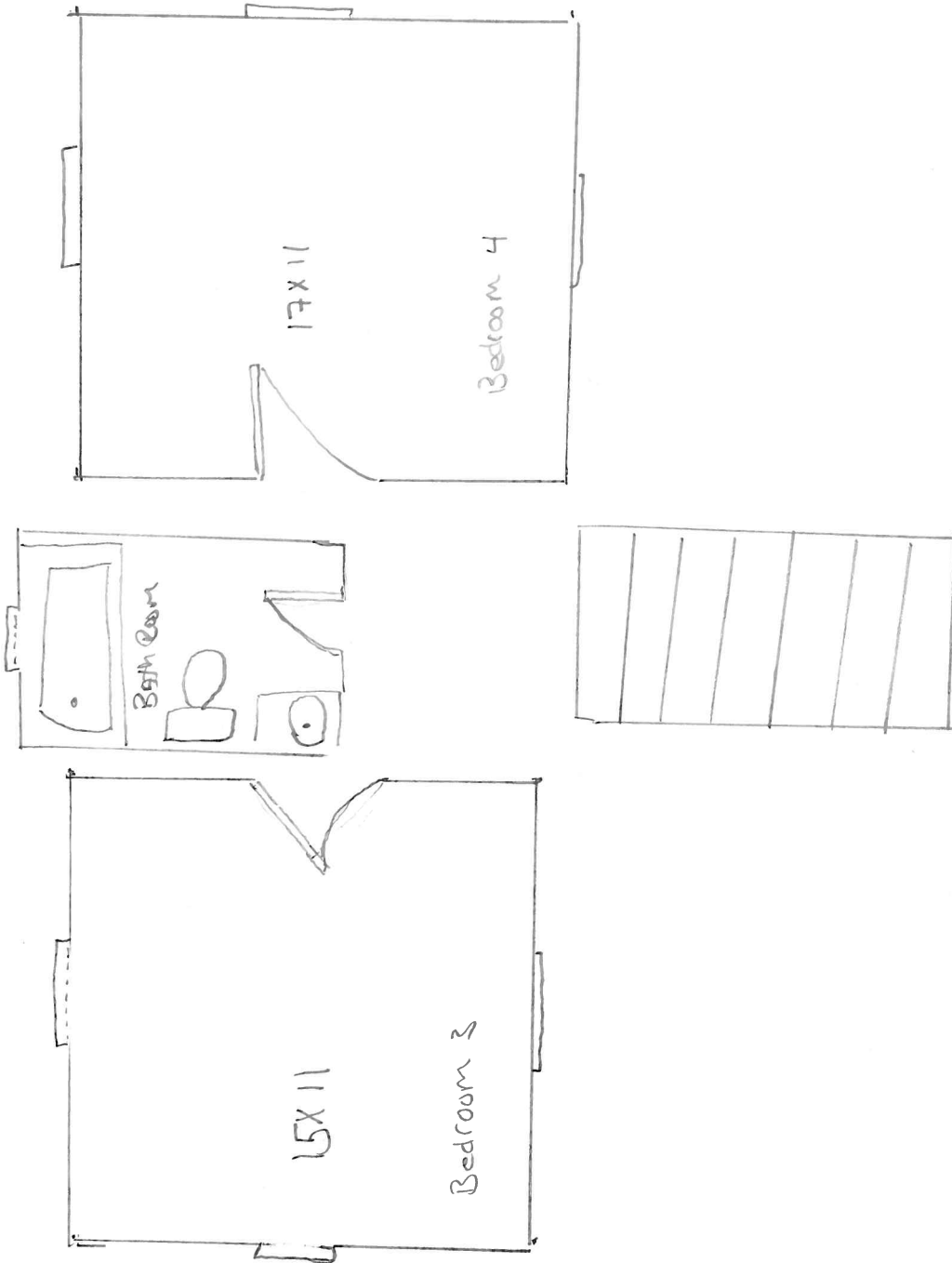
1. Is the proposed facility the principal residence of the operator? ☒ Yes ☐ No
2. Is the operator registered with the City of Alexandria Office of Early Childhood Development to provide child care in the home? ☒ Yes ☐ No
3. How many children, including resident children, will be cared for? 9
4. How many children reside in the home? 1
5. How old are the children? (List the ages of all children to be cared for)
 Resident: 0 to 5 years old
 Non-resident: ↓
6. 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: up to 9 x 75 square feet = 675 square feet
 Play area provided: 1500 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 park's play area: N/A

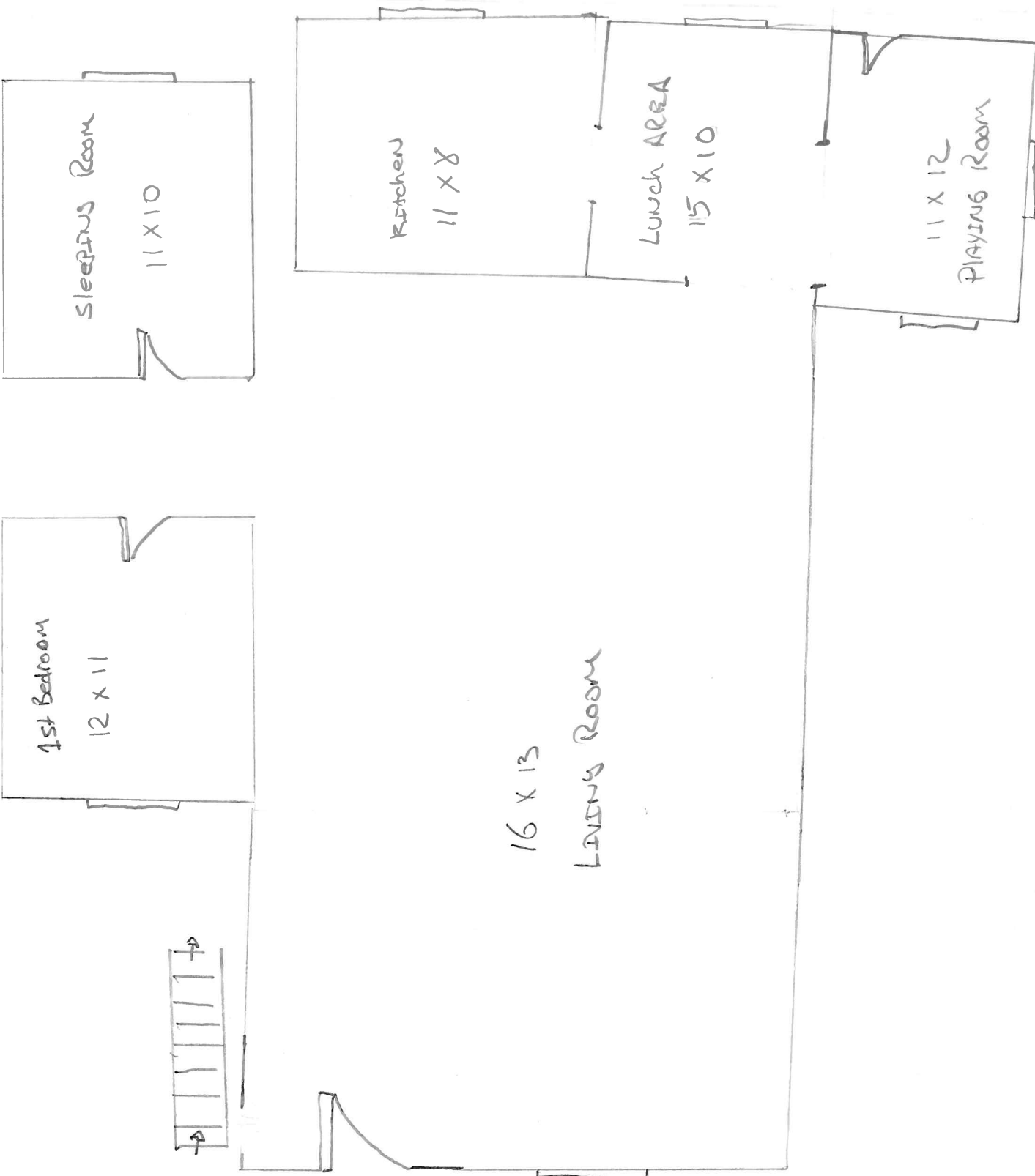
NOTE: Child care homes are not permitted to display signs.

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? 2 + operator (3)
 How many staff members will be on the job at any one time? 2 + operator (3)
2. Where will staff and visiting parents park? Staff take public transportation
visiting parents have on and off street parking
3. Please describe how and where parents will drop off and pick up children.
Parents will drop off children at the door of the home daycare
where they will be received by one of the staff members.
Pick up will be also at the front door of the home daycare.
4. At what time will children usually be dropped-off and picked-up?
 Drop-off 7:00 am To 9:00 am Pick-up 4:00 pm to 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?
located in back yard, kitchen, play house, slides, balls,
basketball.
6. 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.
existing fence encloses part of rear yard that
will be used for the play area.





Total Living Area 1,714

City of Alexandria

Date Created: 7/3/2012



Legend for Parcel Map

- Metrolink Stations
- City Boundary
- Address Points
- Parcels
- Zoning
- Shopping Centers
- Metrolink Trains
- Railroads
- Parks
- Road Labels
- Imagery 2009
- Water
- Other
- City of Alexandria

DISCLAIMER: The metadata provided hereafter are provided as is and the City of Alexandria does not warrant, UCC, including warranties as to accuracy of the information and metadata and those who use the information and metadata for all damages arising out of or in connection with the use of the application. This should not be used to establish property lines or legal descriptions for public or construction. It is for informational purposes only and not considered official. Official information is available through various departments within the City of Alexandria.

Julie Fuerth

From: Nathan Randall
Sent: Thursday, September 06, 2012 12:35 PM
To: Julie Fuerth
Cc: Barbara Ross; Kendra Jacobs
Subject: FW: Link to SUP Report
Attachments: SUPPORT FOR ANA'S KIDS FAMILY HOME DAY CARE 001.jpg

Julie -- Please forward to the Planning Commission the attached document regarding SUP#2012-0048 at 5100 Talbot Place (Docket Item #7). The document, sent to me by the applicant and her husband, lists neighbors that have expressed their support for the requested Special Use Permit for a child care home. Thanks.

Nathan

From: ana benavides [<mailto:giomarcelo1@hotmail.com>]
Sent: Thursday, September 06, 2012 11:08 AM
To: Nathan Randall
Subject: RE: Link to SUP Report

Nathan,

Here are the neighbors that support the family day care.

Thank you,

Giovanni Saba

SUPPORT FOR ANA'S KIDS FAMILY HOME DAY CARE

5100 TALBOT PLACE

NAME	ADDRESS
Alicia Hosmer	5105 Talbot Place, Alex VA
Charles Thabet	5103 Talbot Place, Alex. VA
Sue Bodilly	625 Prospect Place Alex. VA
Daniya Tamendarova	622 Prospect Place, Alex. VA
Cathie Desmarais	629 Prospect Place, Alexandria VA 22304
A. Todd Antke - Allen	601 Prospect Pl, Alexandria 22304
Budd K. McQuay	5702 Sutton Pl ALEX 22304
Petrick Boerning	612 N. Pyramid ST. Alex., VA 22304
Sophies Lipton	629 N Pyramid St Alex VA 22304
Yonni Dow	633 Prospect Pl Alex, VA 22304

Kendra Jacobs

Docket Item No. 7
SUP # 2012-0048

From: Donna Williams <dcpwilliams@aol.com>
Sent: Wednesday, September 05, 2012 7:41 PM
To: PlanComm
Subject: New Permit Granted

I do not approve of the special use permit to be granted to 5100 Talbot Place. This is a small residential area which cannot handle the traffic this new day care will have. It's like a cul de sac in front of their house and I can see that being a problem. We have a lot of children in the neighborhood that this could be dangerous to. If it were for 2-3 children, that is one thing. But 9 or more is a problem. Not only for parking for the residents because of the children being dropped off and picked up but the noise level for those that live next door or in close proximity. I live around the corner from it but feel this is quite a disturbance for those next door. I hope you take this into account at your next meeting.

Thank you,

Donna

Julie Fuerth

Subject: FW: Special Use Permit 5108 Talbot Place

From: ann barletta [mailto:annbarletta@gmail.com]
Sent: Wednesday, September 05, 2012 10:21 PM
To: Kendra Jacobs
Cc: plancomm@alexandria.gov
Subject: Special Use Permit 5108 Talbot Place

Dear Ms. Jacobs,

I am writing to express my concerns about the plan to use 5100 Talbot Place as a base for a daycare provider. I have lived at 5107 Sutton Place for 52 years. I am not happy to hear someone may run a daycare service out of their home at 5100 Talbot Place. The operator states she will be caring for 9 children. That house is not large enough to accommodate 9 children. Using this home as a business will only bring down the value of other homes in our neighborhood. I am totally against using this home as a day care center. The business will cause increased traffic in our small quiet neighborhood. Overall it takes away from the neighborhood that I have been a part of for over fifty years. I am asking to **deny** the special use permit for 5100 Talbot Place.

Thank you,

Margaret E. Comitz

Julie Fuerth

From: Gloria Sitton
Sent: Thursday, September 06, 2012 2:48 PM
To: Kendra Jacobs
Cc: Julie Fuerth
Subject: FW: Special Use Permit for 5100 Talbot Place

From: April Toman [<mailto:apriltoman@yahoo.com>]
Sent: Wednesday, September 05, 2012 10:32 PM
To: planncomm@alexandriava.gov; Gloria Sitton
Subject: Special Use Permit for 5100 Talbot Place

Greetings.

We wanted to reach out to you and share our thoughts on the Special Use Permit request for 5100 Talbot Place. We live 3 doors down from this resident and do not feel that a business the size of the request (9 child daycare with employees) is appropriate for a residential neighborhood. We understand having what's currently allowed with 5 children, but more than that is not something we are comfortable with.

We have lived in our home for 10 years and will be here for the long haul raising our children.....and would like our neighborhood to stay as it is zoned, residential.

Thank you for your consideration.

April and Pete Toman

PlanComm

From: lnewbill@earthlink.net
Sent: Thursday, September 06, 2012 2:32 PM
To: PlanComm
Subject: 5100 Talbot Place Application for Special Use Permit 2012-0048, Docket 7, 9-6-2012

Good afternoon,

My name is Dorothy Lynn Newbill. I own and live at 621 Prospect Place, around the corner from 5100 Talbot Place. I DO NOT SUPPORT my neighbor's special use permit application for a 9 child in-home day care facility at 5100 Talbot Place, Special Use Permit Application 2012-0048.

I request that the Planning Commission NOT APPROVE this special use permit. My objections are:

- Traffic impact on Prospect Place.
- Environmental safety and indoor air quality of 5100 Talbot Place.

I plan to attend tonight's meeting and speak before the Planning Commission, but wanted to provide this email to ensure that my concerns are taken into consideration.

TRAFFIC to and from my neighbor's proposed day care facility will almost certainly increase pass-through traffic on Prospect Place, which otherwise has very little traffic other than residents. Prospect Place is ONLY accessible from Talbot and Sutton Places, and together the 3 streets form a jug handle off North Pegram Street. Visitor traffic going to and from homes on our 3 streets generates the only pass-through traffic. Drivers occasionally continue around the block to return to Pegram, rather than turning around to exit the way they came in. Traffic for an in-home child care business will negatively impact residents on our quiet and secluded residential street by increasing pass-through traffic.

The ENVIRONMENTAL SAFETY and INDOOR AIR QUALITY of at 5100 Talbot Place are not suitable for a paid child care facility. The property has a history of neglect, and questionable maintenance by the prior owner and his estate. Recent fix-up efforts cosmetically improved the house prior to sale, but did not address -- and may have exacerbated -- existing problems in the home by releasing toxins such as lead and asbestos dust, or mold and mildew spores. Children are highly susceptible to environmental hazards, and may be harmed through long-term exposure.

5100 Talbot Place was constructed in 1956, and contains asbestos and lead-based paint. The house has a history of foundation problems and dampness which cause mold and mildew. Problems with indoor air quality were easily identifiable during two open house events earlier this summer, but were masked by scented candles, air fresheners, and sprays. Last summer the owner applied an unknown herbicide across the front and side yards, which left the entire area brown and dead. Those toxic chemicals may remain in the yard where children will play.

In the event the Planning Commission decides to move forward with this application, I request that approval of the special use permit be contingent on environmental testing and remediation, regardless of the number of children in care.

Thank you for your attention to this matter.

Respectfully,

Dorothy Lynn Newbill
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Alexandria, VA 22304
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703-254-4183 /c