

DOCKET ITEM #3
Special Use Permit #2014-0124
5324 Taney Avenue – Child Care Home

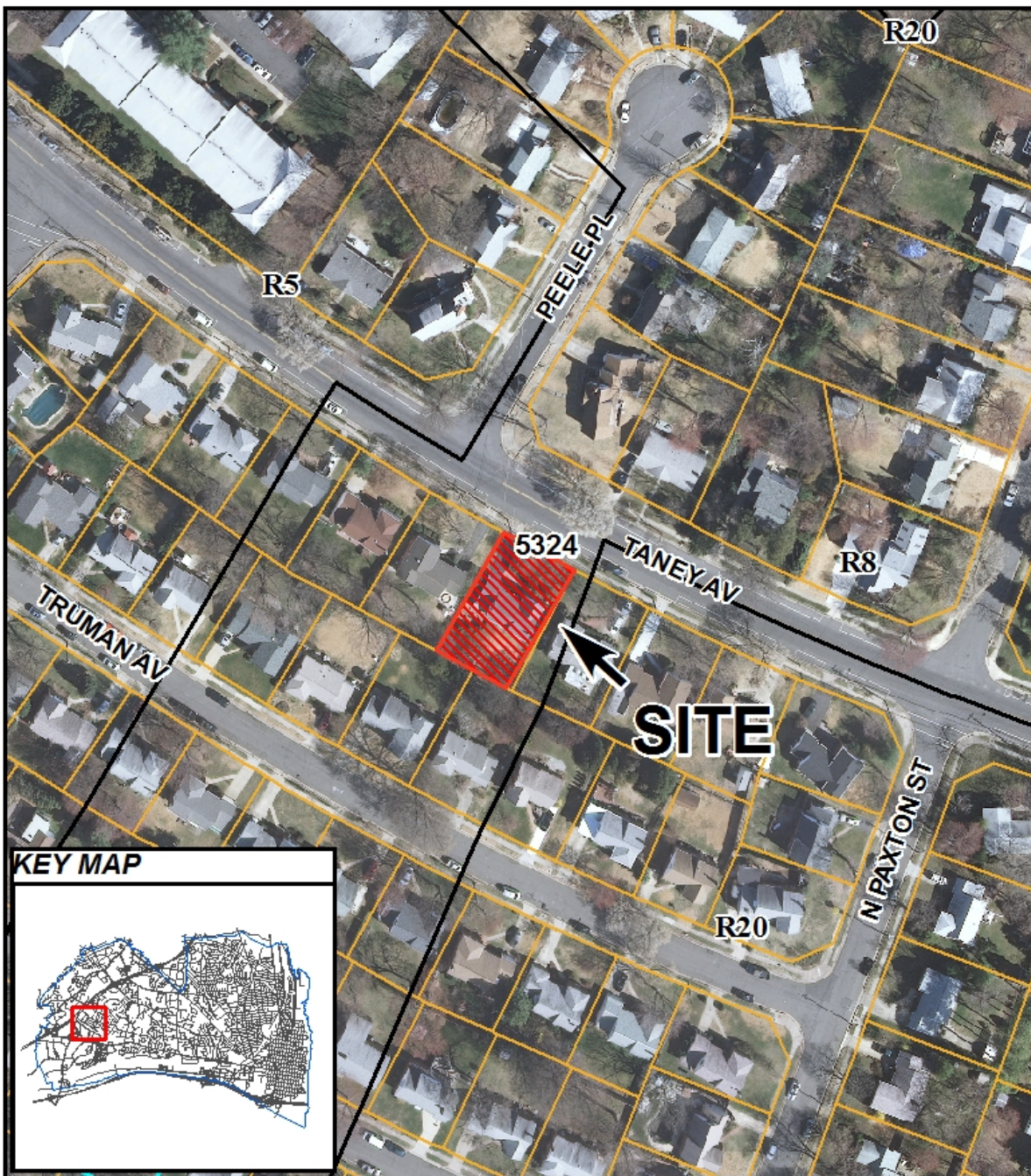
CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Consideration of a request to operate a child care home.	Planning Commission Hearing:	March 3, 2015
	City Council Hearing:	March 14, 2015
Address: 5324 Taney Avenue	Zone:	R-8/Residential Single-Family
Applicant: Alicia Orlando	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: Ann Horowitz, Urban Planner ann.horowitz@alexandriava.gov



KEY MAP



SUP #2014-0124
5324 Taney Avenue



I. DISCUSSION

The applicant, Alicia Orlando, requests Special Use Permit approval to operate a child care home at 5324 Taney Avenue.

SITE DESCRIPTION

The subject site is one lot of record with 67 feet of frontage on Taney Avenue, 110 feet of depth, and a total lot area of 7,359 square feet. The property is improved with a split-level single-family residence.

The property is surrounded by other single-family dwellings. The Brookville townhouse complex is located a couple of blocks to the west. Brookvalley Park, located on either side of Holmes Run, is located a couple of blocks to the south.



BACKGROUND

The applicant is currently caring for five children, ages ten months to seven years, in her home as approved through the Virginia Department of Social Services. Providing day care services for up to five children in a home is a permitted use and does not require a Special Use Permit.

PROPOSAL

The applicant proposes to expand her existing child care operation within her home to care for up to nine children in total. She anticipates caring for children at a variety of ages as she does currently. Additional elements of the applicant's proposal are as follows:

Hours of Operation: 7:30 a.m. – 5:30 p.m. Monday-Friday

Number of Children: Nine

Number of Employees: Two

Play Area: Fenced play area for children in rear yard

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 applicant's driveway and permit-only parking is available on Taney Avenue for the applicant's personal vehicles.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the R-8 / Single 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.

II. STAFF ANALYSIS

Staff supports the applicant's request to operate a child care home. The expansion of the applicant's child care operation would fulfill a need for additional child care options in the city. Neighborhood impacts are not expected since the operation is small and the property will remain primarily residential. The maximum number of children in the applicant's care would be limited to nine, as referenced in the Zoning Ordinance and stipulated in Condition 3.

The applicant provides sufficient, fenced outdoor play area for nine children over the age of two at the rear of the property, as required by the Zoning Ordinance and stated in Condition 5. Although parking restrictions apply on City streets near the home, child drop-off and pick up from vehicles can be accommodated in the applicant's two-space driveway with parent arrivals staggered in the mornings and evenings, as referenced in Condition 7. In the unlikely event that driveway parking is not available and on-street parking is an option, staff has included two conditions to limit traffic congestion and to ensure the safe transfer of children. The double parking of parents' cars on nearby streets is prohibited in Condition 8. In addition, the applicant or her assistant would escort children to and from parental vehicles if parents are unable to park on the street as required by Condition 9.

Staff recommends approval of the Special Use Permit request subject to the conditions included in Section III of this report.

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 7:30 a.m. and 5:30 p.m., 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 at any one time shall be nine. (P&Z) (Community & Human Services, Early Childhood Division)

4. This Special Use Permit shall not be effective unless and until the child care home, as proposed in this application, is licensed by the Virginia Department of Social Services. (P&Z) (Community & Human Services, Early Childhood Division)
5. The applicant shall provide fenced outdoor play space in the rear yard of the property for up to nine children over age two. (P&Z)
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 ensure that the drop off and pick up of children occurs in the driveway of the residence and that no vehicles park on Taney St., Peele Pl. or N. Paxton St. from 8am-5pm Mon- Fri. unless the vehicle is either displaying a city tax decal or has a valid district parking or guest permit. (P&Z)
8. The applicant shall require that no vehicles double park on-street for pick up and drop off children. (T&ES)
9. The applicant or an assistant must be available to escort children to and from the parent's cars in the event that parking is not available on the street or in the driveway. (T&ES)
10. 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)

STAFF: Alex Dambach, Division Chief, Department of Planning and Zoning;
Ann Horowitz, 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:

- F-1 No stopping or parking is permitted along Taney St., Peele Pl. or N. Paxton St. for drop-off or pick-up from 8am-5pm Mon- Fri. unless the vehicle is either displaying a city tax decal or has a valid district parking or guest permit. (T&ES)
- 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 that no vehicles double park on-street for pick up and drop off children. (T&ES)
- R-3 The applicant or an assistant must be available to escort children to and from the parent's cars in the event that parking is not available on the street or in the driveway. (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 following comments are for SUP2014-000124. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C-1 Family day homes where program oversight is provided by the Virginia Department of social services shall be classified as group R-2, R-3 or R-5. Any alterations to existing space may require a construction permit depending on scope of work.

Department of Community and Human Services, Early Childhood Division

A site visit was conducted on December 29, 2014 at 10 am. Alicia Orlando is registered as a family child care provider with the city and lives with her husband in a multi-level single family home at 5324 Taney Avenue, Alexandria, VA. 22304. Mr. Orlando is trained and qualified as an assistant to his wife. The home has three bedrooms located on the top level: Room one is their bedroom, room two is a home office and room three is a family room. In the main floor, there is a kitchen, dining room and living room. In addition, the home has 1 ½ baths.

Ms. Orlando is currently using the basement as her major child care area, which has a door that opens directly to the backyard. In the basement child care area, she has two cribs and a changing

table, as well as age-appropriate toys and educational materials. Presently, Ms. Orlando provides care for four children between the ages of three months to two years of age. She also has two additional cribs in her bedroom and another one in her office space. Her husband is her assistant and provides direct supervision of the children on the second level, if necessary. In the basement, they have an open wooden locker for the children's belongings. There is a half bathroom in the basement with a step tool for the children in care. The top to the toilet seat is secured when closed to ensure safety. Toxic materials are out of reach of children. Provider has completed her CPR/First Aid certification.

There is a gate in the basement that prevents children from accessing the upstairs level and the backyard. All electric outlets are covered. Every door handle is covered as well with a safety cover that very young children cannot manipulate. The backyard is fenced, spacious and in good condition. There is no playground in the backyard; however, the house appears to be equipped for childcare services.

Parents will be using the main level door in the front of the home for drop off and pick up. Parents will park on the street to unload and load the children. If necessary, there is a driveway that the parents can use.

Recommend approval of special use permit to allow Alicia Orlando to care for up to nine (9) non-resident children. This is pending compliance with other departments' recommendations and subject to licensing and registration requirements and other limitations of local and state regulations.

Health:

No comments received

Parks and Recreation:

No comments received

Police Department:

No comments received

Fire Department:

- F-1 Fire Prevention in-home inspection is required if:
- a) Requested by the Department of Human Services for exempt facilities or
 - b) When required for State licensing inspection/approval.
- F-2 No Fire Prevention permit issued at this time.



APPLICATION

SPECIAL USE PERMIT



SPECIAL USE PERMIT # 2014-0124

PROPERTY LOCATION: 5324 TANEY AVE.

TAX MAP REFERENCE: 038.07-09-07 ZONE: R-8

APPLICANT:

Name: ALICIA C. ORLANDO

Address: 5324 TANEY AVE ALEXANDRIA VA 22304

PROPOSED USE: CHILD CARE HOME

☒ **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.

ALICIA GORLANDO
Print Name of Applicant or Agent

[Signature] 11/19/14
Signature Date

5324 TANEY AVE
Mailing/Street Address

7032128479 - 7032128479
Telephone # Fax #

ALEXANDRIA VA 22304
City and State Zip Code

ascor.alicia@yahoo.com
Email address

ACTION-PLANNING COMMISSION:	DATE:
ACTION-CITY COUNCIL:	DATE:

SUP # 2014-0124

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 5324 TANEY AVE ALEXANDRIA VA 22304 I hereby
(Property Address)
grant the applicant authorization to apply for the CHILD CARE HOME use as
(use)
described in this application.

Name: ELIZABETH POTEMRA

Phone: 703-581-7759

Please Print

Address: 10402 STONE RIDGE LA
VIENNA VA 22182

Email: LIZPOTEMRA@HOTMAIL.COM

Signature: [Signature]

Date: 11/17/14

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.

Alicia C Orlando 5324 Taney Ave 100%

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. <u>ALICIA ORLANDO</u>	<u>5324 TANEY AVE</u>	<u>100%</u>
2.		
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. <u>ELIZABETH POTEMPA</u>	<u>10402 STONE RIDGE LA</u> <u>VICTORIA VA 22182</u>	<u>100%</u>
2. <u>+ MARCIO BULHOS</u>		
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 required 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 indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. <u>Alicia Orlando</u>	<u>RENTER</u>	<u>NONE</u>
2. <u>Elizabeth Potempa</u>	<u>OWNER</u>	<u>NONE</u>
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.

11/18/14
Date

ELIZABETH POTEMPA
Printed Name

[Signature]
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.)

I'm applying for a daycare license so that I may be able to provide care for 6 to 9 children. Currently, without this license I am able to provide care for a maximum of 5 children. My daycare facility is in a private home in which I operate my business from 7:30 AM to 5:30 PM. After obtaining this license I plan to operate during the same working hours. During my time with the children, I read, sing and play with them. In addition, I take the children to a nearby park (weather permitting) I feed them 3 to 5 times a day and provide time for them to nap. My facility is bi-lingual (English and Spanish). Aside from morning and afternoon pick-up, I do not have cars coming or leaving the facility during the day. On occasion I may have a city inspector visit for a site inspection. Other than that, I have no other traffic to and from the home during operating hours. As a matter of fact, I conduct all my new parent interviews during the weekend hours. We use the basement and indoor play area, currently. However, other rooms of the house are also used for child care.

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).

2 pupils.
7:30 AM to 5:30 PM

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

None
7:30 AM to 5:30 PM

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

Day:

Hours:

Monday to Friday

7:30 AM to 5:30 PM

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

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

noise Children Playing.

B. How will the noise be controlled?

all child play will occur from
10^{AM} 11:45 AM + from 3 PM to 5 PM,
under supervision.

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? (i.e. office paper, food wrappers)

papers

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

1-13 gallon bag v day

- C. How often will trash be collected?

once a week

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

Provide trash cans inside property.

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

[] Yes.

[X] 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?

Children will be supervised @ all times.
Designated play areas are available.

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?	
<input type="checkbox"/> Yes	<input type="checkbox"/> 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?

N/A

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? None / N/A

Planning and Zoning Staff Only	
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____	
Does the application meet the requirement?	
<input type="checkbox"/> Yes	<input type="checkbox"/> 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?
~~5 times~~ 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?

street access is adequate

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? N/A 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? X Yes No
2. Is the operator registered with the City of Alexandria Office of Early Childhood Development to provide child care in the home? X Yes No
3. How many children, including resident children, will be cared for? 9
4. How many children reside in the home? 0
5. How old are the children? (List the ages of all children to be cared for)

Resident: _____

Non-resident: 10 months; 2 years; 4 years; 7 years (Cousin's child)

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: 3 x 75 square feet = 225 square feet

Play area provided:

3850 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? X Yes No

If yes, please describe the park's play area:

It's a City of Alexandria Park with mulch floor
swings, slider and other game

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

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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

How many staff members will be on the job at any one time? 2

2. Where will staff and visiting parents park? DRY WZY

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

Parents park in driveway and go inside the facility

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

Drop-off

Pick-up

7:30 AM to 9:30 AM4:30 PM to 5:30 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?

None

6. Are play areas on the property fenced? X Yes No

If no, do you plan to fence any portion of the property?

 Yes No

Please describe the existing or proposed fence.

Wood Fence

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CHILD CARE CENTERS ONLY

Applicants for child care centers (day care center, day nursery and nursery schools) shall complete this section.

1. How many children will be cared for during one day? _____

2. What age children do you anticipate caring for? _____

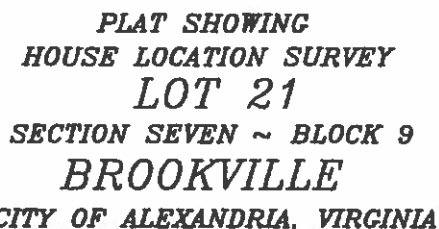
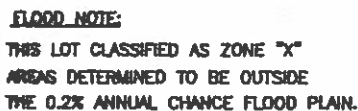
3. Does the operation have a license from the State of Virginia for a child care facility?

_____ Yes _____ No

If yes, provide a copy of the license.

- RECORD NORTH**

LOT 6 LOT 7



I HEREBY CERTIFY THAT THE POSITIONS OF ALL







Date *March 10, 2014*

PERMIT#: *1575*

FAMILY CHILD CARE PROVIDER REGISTRATION



This registration is issued to *Alicia Cristina Orlando* to operate a Child Care Home at

*5324 Taney Avenue
Alexandria, Virginia 22304*

effective through *January 31, 2015*

Serving no more than five (5) non-resident children at any one time.

The following individuals are authorized to provide or assist in the provision of child care services at the above address:

None

The following individuals over 18 reside at the above address:

Oscar Orlando

Comments:

Renewal

This registration is issued in accordance with Title 12, Chapter 3, of the Code of the City of Alexandria, Virginia, and is subject to all provisions thereof. No change in the information covered by this registration may occur without prior approval of the Alexandria, Department of Community and Human Services, Center for Children and Families, Early Childhood Division.

This registration must be displayed conspicuously in the child care home. While this registration is a legal requirement for providing child care services in a family child care home operated in the City of Alexandria, this registration does not constitute official city approval of the actual child care services being provided by this registered child care provider.


Suzanne T. Chis, Executive Deputy
Department Director

REBECCA M. STEVENSON, LICSW
768 N. Ripley Street • Alexandria, VA 22304
rebmstev@gmail.com
(240) 383-2251

November 18, 2014

To Whom It May Concern,

I am writing to recommend and support Alicia Orlando, Family Child Care Provider, in her application to expand her Family Child Care business.

As a parent, I can tell you that my son Nicolás (17 months old) has had an excellent experience in the care of Ms. Orlando and her Assistant, Oscar Orlando. Nico is learning very quickly in a structured, bilingual environment. We are a bilingual family, so it is really important to us that Nico is immersed in a Spanish-speaking household during these first formative years of his life. We carefully selected the Orlandos because of their educated level of Spanish, which makes them a rare and unique commodity in this area.

Other unique qualities for which we chose the Orlandos include that they provide care in a house with a back yard and an area in the lower level of the home with ample play space and resources. Their home is always impeccable. The Orlandos live down the street from us and I am able to drop Nico off walking. This makes a huge difference because my job in DC does not offer parking, so I take the bus and the metro to work in the morning. Most importantly, Nico has formed a bonded and special relationship with 'Aba y Chi Chi', as he calls them. We feel very lucky to have found the Orlandos and hope to keep Nico in their care as long as possible.

Ms. Orlando's business expansion has personal implications for our family. In January 2015, I will be giving birth to a new baby. We have been keeping our fingers crossed that an infant slot will open up with the Orlandos by that time. Unfortunately, if a space does not become available, Nico and the baby will have to move to another provider. This would be quite difficult for Nico, who has a close and trusting relationship with the Orlandos and has already changed providers this year when we moved. In addition, there are no other Spanish-speaking certified providers in the neighborhood. My husband and I trust the Orlandos and we searched for a long time before we found this ideal situation for our family.

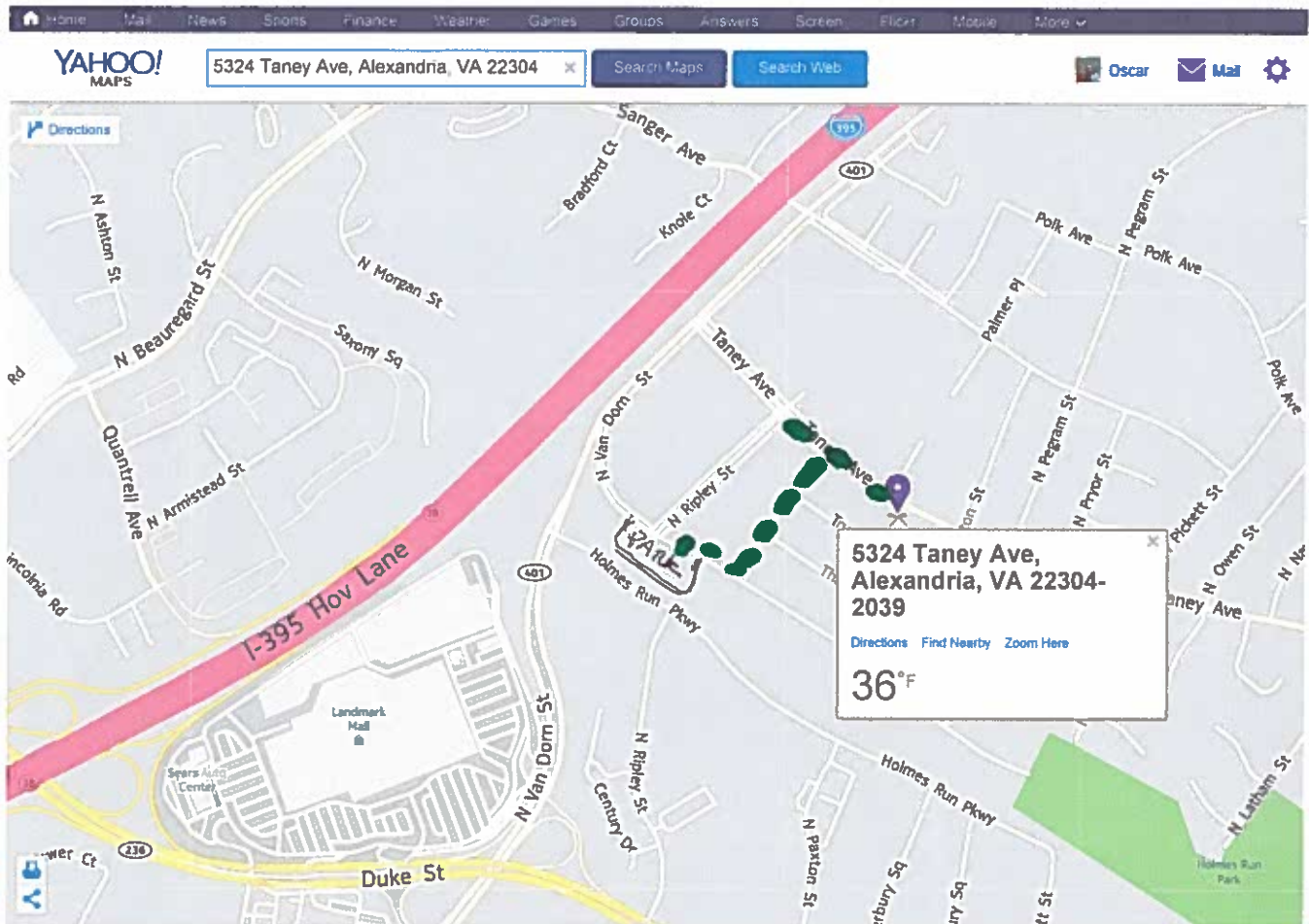
We believe that the Orlandos are the perfect candidates for this business expansion because of how they run their current business. In addition, we have a personal investment in their family day care setting and would really like to be able to remain in their care for as long as we can.

Please feel free to contact me at (240) 383-2251 or via email at rebmstev@gmail.com if you have any questions or comments. Thank you.

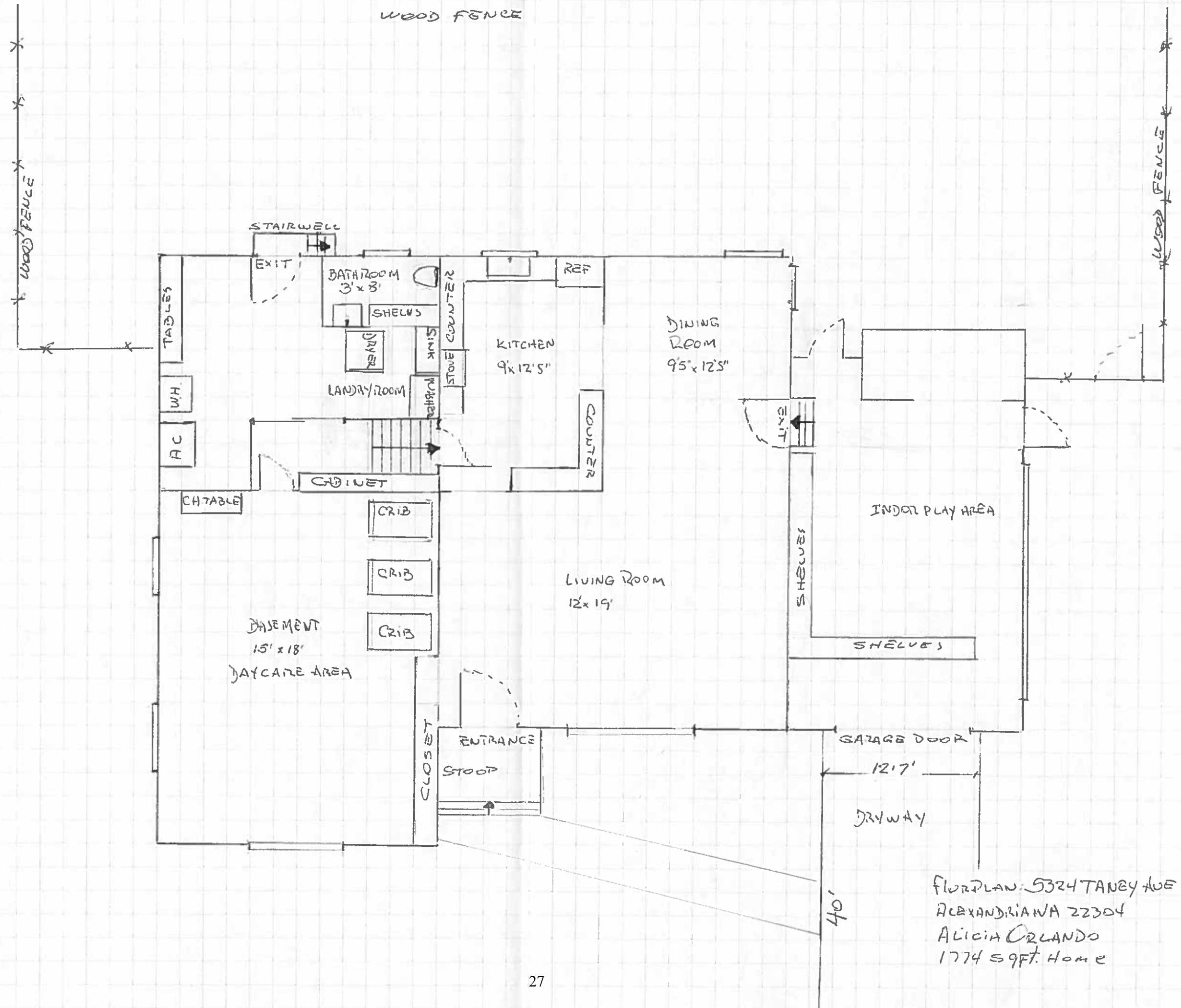
Kind Regards,

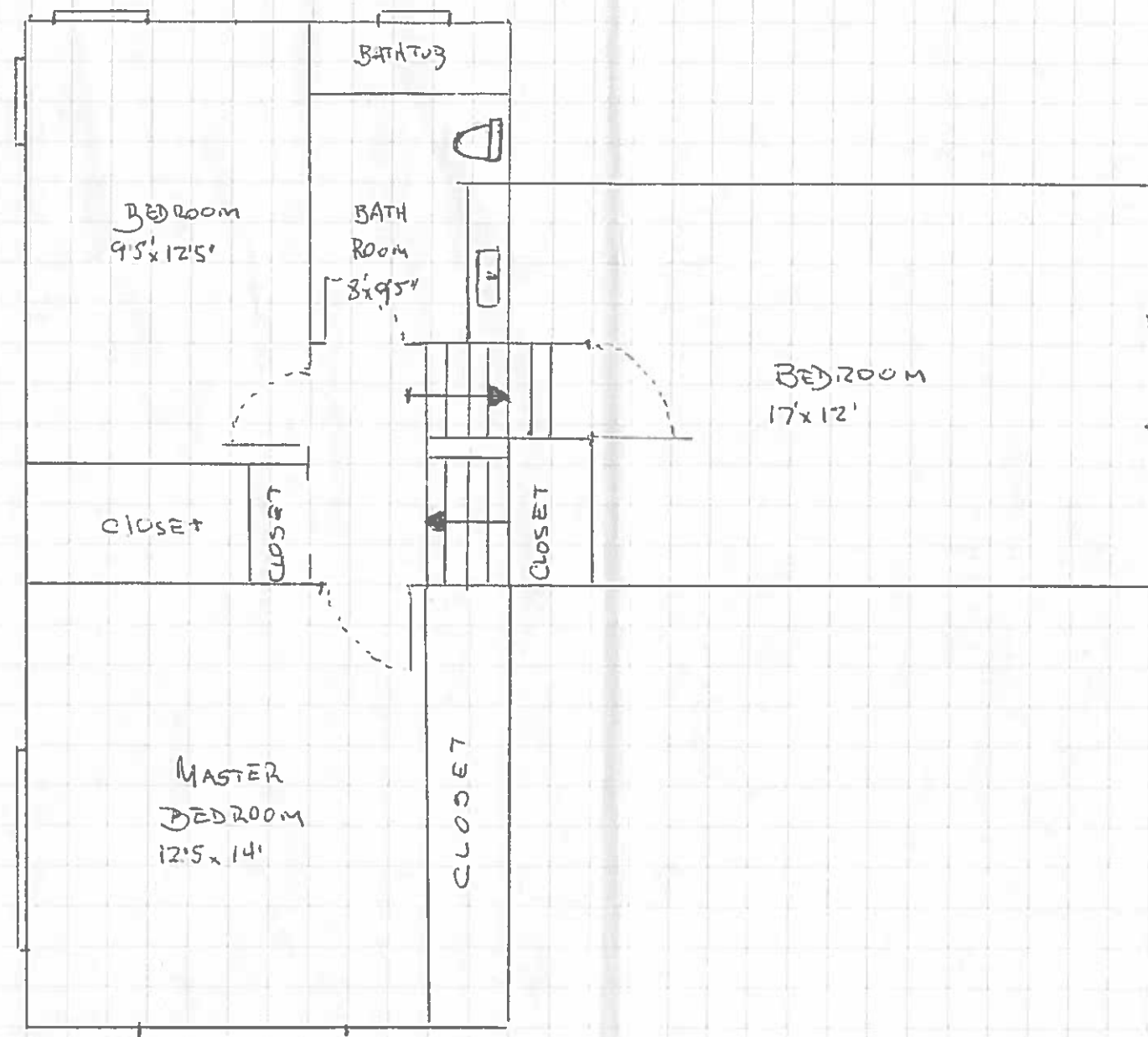


Rebecca M. Stevenson, LICSW
Parent



5324 TANEY AVE. — 4 blocks to park
Holmes Run Pkwy.





FLOOR PLAN: 5324 TANNEY AVE
ALEXANDRIA VA 22304
ALICIA ORLANDO
1774 SQFT HOME