



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of October 14, 2023

DATE: October 5, 2023

SUBJECT: UPER23-00039 USE PERMIT for a child care center (after-school program) for the Russian School of Mathematics for up to 67 children, located at 3330 Washington Blvd., Suite 100. (RPC# 15-087-003, -004).

Applicant: Russian School of Mathematics

By: Robert Dunning
14420 Albemarle Point Pl., Ste. 230
Chantilly, VA 20151

C.M. RECOMMENDATION:

Approve the use permit for an after-school program (child care use) for the Russian School of Mathematics with up to 67 children, subject to the proposed conditions and with a County Board review in one (1) year (October 2024).

ISSUES: This is a use permit request for the Russian School of Mathematics to operate an after-school program (child care center), located at 3330 Washington Blvd., Suite 100. No issues have been identified at the time of this report.

SUMMARY: This is a use permit request to operate an after-school program (child care use) for up to 67 children, located on the ground floor at 3330 Washington Blvd., Suite 100, for the Russian School of Mathematics. The program serves children 18 years of age and younger and would employ seven (7) employees. The program would offer classes lasting one to three hours, with hours of operations being Monday-Friday 3:00 p.m.-9:00 p.m.; Saturday-Sunday 8:00 a.m.-6:00 p.m. and summer hours Monday-Friday 12:00 p.m.-8:00 p.m. The program would require the interior demolition of the existing suite to provide five new classrooms. The use would not require any special equipment or outdoor activities and would generate minimal noise levels. Currently, the school has multiple locations, including an existing location in Arlington County at 4444 Arlington Boulevard.

County Manager: MJS/SFW
County Attorney: MNC [Signature]
Staff: Shepard Beamon, CPHD, Planning Division
Sergio Viricochea, DES, Development Services

BACKGROUND:

Address / RPC: 3330 Washington Blvd., Suite 100. (RPC# 15-087-003, -004)

Neighborhood: Ballston-Virginia Square Civic Association

Zoning: C-O Mixed Use District

GLUP: “Low” Office-Apartment-Hotel

Existing Land Use: The property includes an existing seven (7) story office building with at-grade and below-grade parking. The program will be located in Suite 100 of the building.

Figure 1: Aerial View



Figure 2: Floor Plan

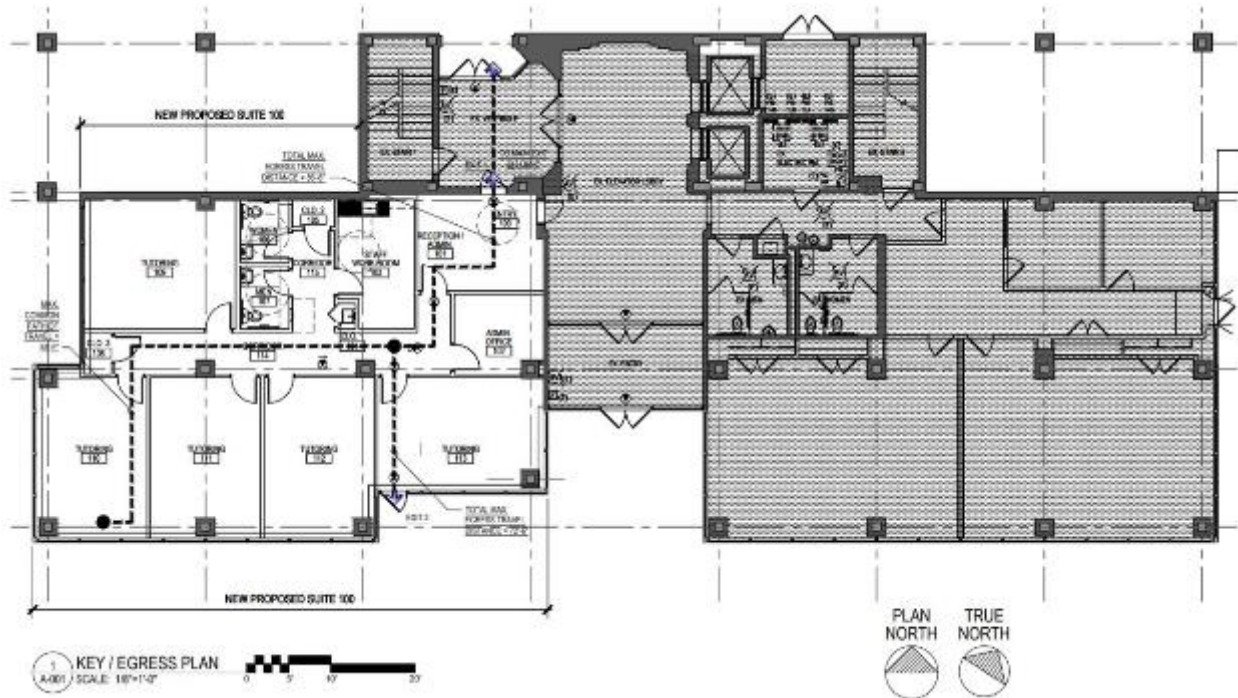
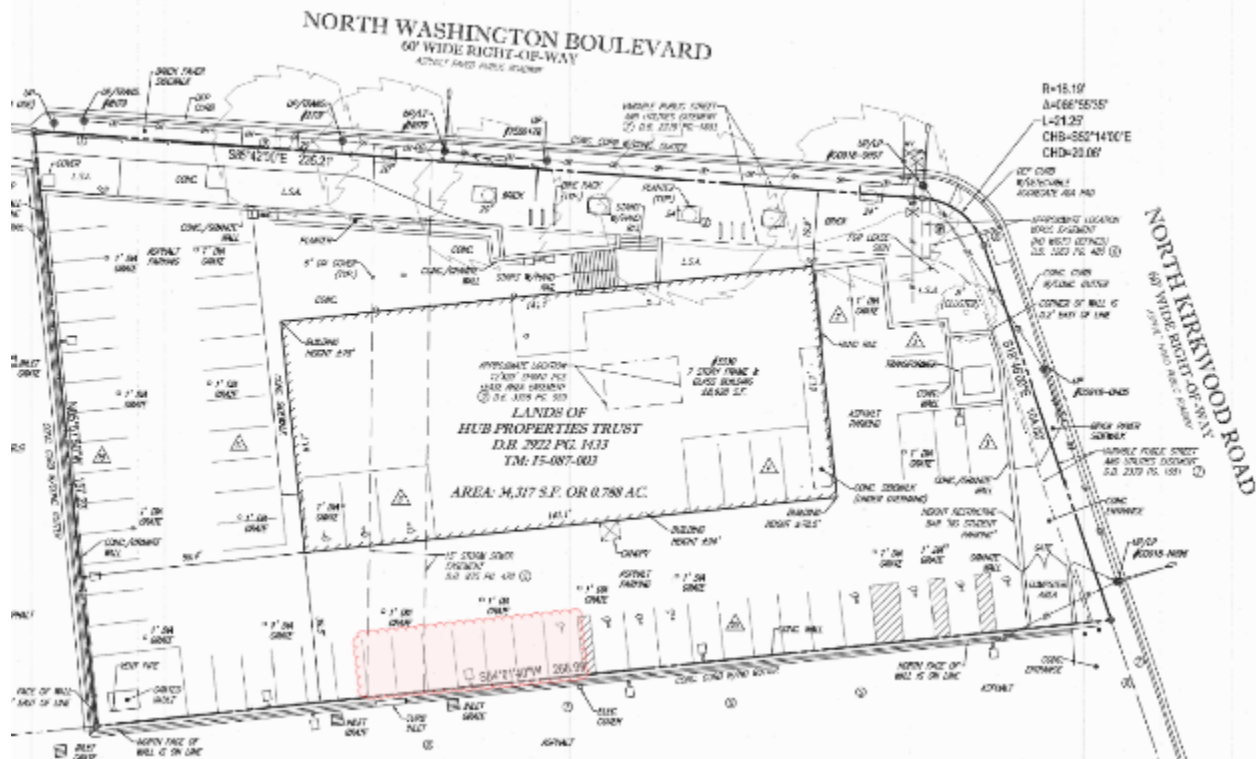


Figure 3: Site Plan with Parking for Use Clouded



Figures 4-5: Street Views



DISCUSSION: The following details the existing use and staff assessment:

PROPOSED USE:

Type of Use: Afterschool program for up to 67 children.

Hours of Operation: Monday-Friday 3:00 p.m.-9:00 p.m.
Saturday-Sunday 8:00 a.m.-6:00 p.m.
Summer Hours: Monday-Friday 12:00 p.m.-8:00 p.m.

Parking: The ACZO Section 14.3.7 requires one off-street parking space for 10 children for child care center uses. The school will provide a minimum of seven (7) parking spaces for 67 children.

Pick-up/Drop-off: All pick-up and drop-off activities will occur on-site.

ASSESSMENT:

Zoning Enforcement: Zoning Inspections staff will confirm initial compliance with use permit conditions during the review and approval of the Certificate of Occupancy.

Inspection Services, ISD: ISD staff reviews and establishes maximum capacity under the Virginia Uniform Statewide Building Code during the Certificate of Occupancy process. The number of children established by the use permit is the maximum that will be allowed; however, the final established capacity may be less than the number of children permitted by the use permit as a result of the subsequent inspections to be

performed in association with the licensing and permitting process that will occur prior to operation of the subject use.

DES, Transportation:

DES staff has reviewed the request and no issues have been identified as there is adequate parking on the site to accommodate the child care center. The Arlington County Zoning Ordinance (ACZO) requires one (1) parking space per ten (10) children to be available for child care uses. The subject child care use requires seven (7) parking spaces which will be provided on-site with no expected adverse impact on the other office uses also located on the property.

CPHD, Planning:

Seven (7) parking spaces in the at-grade parking area will be dedicated to the use, which will meet the minimum spaces required per the ACZO. The use does not require any recreational or outdoor space. The use is not anticipated to adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use; be detrimental to the public welfare or injurious to property or improvements in the neighborhood; or be in conflict with the purposes of the master plans of the County.

PUBLIC ENGAGEMENT:

Level of Engagement:

Communicate

This level of engagement is appropriate because staff does not expect the implementation and operation of the proposed use to adversely impact the neighborhood.

Outreach Methods:

- Public notice was given in accordance with the Code of Virginia §15.2-2204. Notices of the County Board hearing on the use permit were placed in the October 2, 2023, and October 9, 2023, issues of the Washington Times for the October 14, 2023, County Board Meeting.
- Placards were placed in various locations surrounding the subject property within seven (7) days of the public hearing.

In addition to the above legal requirements:

- Civic associations were informed of the application via email communication. The subject property is located within the Ballston-Virginia Square Civic Association and is adjacent to the Lyon Village Civic Association.

Community Feedback:

Ballston-Virginia Square Civic Association (BVSCA): Staff contacted the BVSCA and have not received a response at the date of this report.

Lyon Village Citizens' Association: Staff contacted the Lyon Village Citizens' Association and have not received a response at the date of this report.

CONCLUSION: Staff supports the proposed use permit to allow for the operation of an afterschool tutoring program for up to 67 students. The request complies with relevant County policy and the use is not anticipated to have an adverse impact on the community. Therefore, staff recommends approval of the use permit subject to the proposed conditions and with a one (1) year County Board review (October 2024). At the one-year County Board review, staff will assess the operations and any potential adverse impacts of the use once implemented.

Proposed Conditions:

1. The applicant agrees to comply with all applicable requirements set forth in all applicable ordinances, codes, and regulations, including but not limited to the currently adopted editions of the Virginia Uniform Statewide Building Code, Parts I, II, and III, and its related regulations; the Virginia Fire Prevention Code; the Arlington County Zoning Ordinance; the Arlington County Health Regulations; and the Arlington County Child Care Center Regulations. Furthermore, the applicant agrees to actively and promptly pursue obtainment of all required associated building and operational permits and occupancy certificates from the various administrative and regulating agencies.
2. The applicant agrees that the hours of operation would be 3:00 p.m. to 9:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 p.m. Saturday and Sunday, and Summer hours 12:00 p.m. to 8:00 p.m. Monday through Friday. The applicant further agrees that the maximum permitted enrollment is 67 students or such number as determined by the County, which may be fewer than the maximum noted above. The applicant further agrees that the maximum total occupant load, inclusive of children and adults, shall be as determined and designated by the Inspection Services Division in accordance with the Virginia Uniform Statewide Building Code, which may also be fewer than the maximum noted above.
3. The applicant agrees to designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns that may be related to this after school program. The name, telephone number, and electronic mail address of the liaison shall be submitted by the applicant to the Zoning Administrator and Ballston-Virginia Square Civic Association and Lyon Village Citizens' Association prior to issuance of a Certificate of Occupancy.
4. The applicant agrees to submit a parking plan to the County, and obtain approval for such plan, which will only be approved if it provides at least the minimum number of parking spaces required by the Arlington County Zoning Ordinance. The applicant agrees that the plan shall show the location and total number of spaces. The applicant further agrees that those new parking spaces will be available for staff persons of the after-school program between the hours of operation specified for the facility. The parking spaces shown on the parking plan shall comply with all requirements set forth in all applicable ordinances and regulations, including, by way of illustration and not limitation, those administered by Section 14 of the Arlington County Zoning Ordinance. The applicant further agrees that the spaces depicted on this plan will be made available to support the subject use prior to issuance of a certificate of occupancy for the child care use.

PREVIOUS COUNTY BOARD ACTIONS:

December 7, 1968

Approved Site Plan #109 (Z-1929-68-1) for a seven (7) story office building at 3330 Washington Blvd. with a FAR of 1.65 and 161 parking spaces.

July 11, 2009

Deferred Site Plan #109 amendment to allow educational uses on the second through seventh floors, and educational and retail uses on the first floor to September 2009 County Board meeting.

September 26, 2009

Deferred Site Plan #109 amendment to allow educational uses on the second through seventh floors, and educational and retail uses on the first floor to October 2009 County Board meeting.

October 24, 2009

Approved Site Plan #109 amendment to allow educational uses on the second through seventh floors, and educational and retail uses on the first floor.

November 14, 2020

Approved a site plan amendment (SP #109) to permit the replacement of a rooftop sign, subject to previous conditions and new condition #9.