



*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 #2024-00020

Approved by Planning and Zoning: May 23, 2024

Permission is hereby granted to: Dessye Ayal-Sew

to use the premises located at: 2501 North Shelley Street

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.

May 23, 2024

*Karl Moritz* (by T. LaColla)

---

Date

Karl Moritz, Director  
Department of Planning and Zoning

DATE: May 23, 2024

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

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

SUBJECT: Special Use Permit #2024-00020  
Administrative Review for a New Use  
Site Use: Child or Elder Care Home  
Applicant: Dessye Ayal-Sew  
Location: 2501 North Shelley Street  
Zone: R-8/Single unit zone

---

### **Request**

Special Use Permit #2024-00020 is a request to operate a childcare home at 2501 North Shelley Street. The applicant would care for up to nine children from the ages of three months to five years. The proposed hours of operation are 7 a.m. to 5 p.m., Monday through Friday. There would be a total of four caretakers, the applicant and three employees. The drop off window would occur between 7:30 a.m. to 8 a.m. and the pick-up window would occur between 4:30 p.m. to 5 p.m. The fenced rear yard has an area of approximately 1,860 square feet. The clients would park on North Shelley Street or the abutting Forrestal Avenue and walk their child(ren) to the front door.

### **Background**

The subject property is a single-unit dwelling located on a 9,426 square foot parcel. The site is surrounded by similarly zoned and developed lots. Chambliss Park is located further to the west and the John Adams elementary school is located further south of the property.

### **Parking**

The Zoning Ordinance does not require childcare operations in residences to provide additional parking beyond the residential requirement. No parking spaces are required at this address, located in the Enhanced Transit Area. It is noted that the applicant has two parking spaces in the driveway of his house that can be utilized during the day for staff and resident parking. There is ample space on the east side of North Shelley Street (there are “no parking signs” on a small stretch of the west side of North Shelley Street) and on Forrestal Avenue for drop off and pick-up of children.

**Community Outreach**

Public notice was provided through eNews, via the City’s website, and by posting a placard on the site. In addition, Seminary West Citizens Association was notified by email. Staff has not received any comments.

**Staff Action**

Staff supports the applicant’s request to operate a childcare home for up to nine children under the age of 12. The applicant’s proposed childcare operation would fulfill a need for additional childcare options in the City. The use is not expected to produce adverse neighborhood impacts since the proposed operation is relatively small. The maximum number of children in the applicant’s care, including resident children under the age of 12, would be limited to nine as stipulated in Condition #3.

It is noted that at the time the first inspection was conducted by the Department of Community and Human Services (DCHS) on March 26, 2024, the room for childcare was not yet prepared and therefore could not be approved by their department. A follow-up inspection on April 14, 2024 by DCHS staff established that the missing items had been addressed and they recommended approval of the application.

Staff hereby approves the Special Use Permit request.

**ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:**

Date: May 23, 2024

Action: Approved

  
\_\_\_\_\_  
Tony LaColla, Division Chief

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

**CONDITIONS OF SPECIAL USE PERMIT #2024-00020**

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)
2. The hours of operation of the childcare home shall be limited to between 7:00 a.m. and 5:00 p.m., Monday through Friday. (P&Z)
3. The maximum number of children, including any resident children under the age of 12, that may be cared for in the home at any one time shall be nine. (P&Z)
4. The applicant shall maintain all required licenses for operation as a childcare home. (P&Z)
5. The applicant shall maintain 75 square feet of fenced outdoor play space in the rear yard for each child over age two. (P&Z)
6. The applicant shall require its employees who drive to work to use off-street parking spaces. (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](mailto: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. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES).
9. 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)
10. The Director of Planning and Zoning shall review the special use permit one year after it has been operational, and then again every three years for compliance with all conditions and may docket the matter for consideration by the Planning Commission and City Council if 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; or the

director has determined that new or revised conditions are needed to offset land use impacts not addressed in the City Code. (P&Z)

## **CITY DEPARTMENT COMMENTS**

Legend      C – code requirement   R – recommendation   S – suggestion   F – finding

### Transportation & Environmental Services

- R-1    The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-2    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](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
- R-3    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](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
- R-4    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)

### City Code Requirements

- 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](mailto: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)

- C-4 Per STANDARDS FOR LICENSED FAMILY DAY HOMES by "DEPARTMENT OF EDUCATION COMMONWEALTH OF VIRGINIA "A family day home caring for more than four children under the age of two years, including the provider's own children and any children who reside in the home, shall be licensed or voluntarily registered."  
The proposed Family Home Care center shall be licensed and registered.

Fire Department

- C-1 A fire prevention permit will be required for this use. Application can be accessed online at:  
[www.alexandriava.gov/fire-department/the-fire-marshals-office](http://www.alexandriava.gov/fire-department/the-fire-marshals-office).
- C-2 A fire protection system may be required.

Note: A State License is required for this use.

Health Department

No comments received.

Police Department

No comments received.

Recreation, Parks, and Cultural Activities

No comments received.

Department of Community and Human Services, Early Childhood Division

**March 26, 2024**

**TAX MAP REFERENCE: 010.03.06-31 ZONE: R8**

The site visit was conducted on March 26, 2024. This is a corner single five-level row house, with 6 bedrooms and 6 full bathrooms. The front entrance of the home leads directly to a spacious kitchen at the end, and a small living room. On the right side of the kitchen there is a big dining room and a second living room. On the left side of the kitchen, there are 2 levels with short stairs that lead to one of the levels that has 3 bedrooms, and another short steps that leads to the higher top level that has 2 bedrooms.

On the left side before the kitchen there are a few steps. Down the steps, there is a bedroom and a full bathroom on the right side of the bedroom. Also, there are the laundry machines, and an exit door to the back yard. A few steps down are the lower part of the house, which is the basement. The basement space is divided into 2 sections. The first section is the area that Mr. Dessye Ayal-Sew is planning to use as his childcare program. This is an open space with a small full kitchen on the left side of the room. The space is big enough for 7 to 9 children.

In the second section of the basement, there is a door that leads to a space that Mr. Ayal-Sew uses as his office. It also has a bed and a full bathroom. This door is kept locked. This part of the basement has a direct exit door on the left side of the room that leads to the backyard. The backyard is fully fenced and clean. There is no outdoor childcare equipment in the backyard, and there is a door that goes to the street.

The area that Mr. Dessye Ayal-Sew is planning to use as the childcare space has a smoke detector. Although this is a spacious area, it is not ready to be used as a childcare space since it is not set up yet. There is no childcare equipment. The room is empty. The small kitchen attached to the space is open. The kitchen has a big refrigerator, a toaster, and a microwave. Further, the bottom kitchen cabinets are not locked. The electric outlets are not covered. There is no gate at the top or bottom of the steps. There is a full bathroom which would be used for the children in care. The bathroom is clean, and the cleaning supplies are away from the bathroom.

The home was found clean, organized, and free of clutter. The main kitchen has a fire extinguisher, which is in proper working order. The home has sufficient space to care for up to 9 children. Mr. Dessye Ayal-Sew operational hours would be M-F from 7am to 5pm. His program would offer services for infants to school aged children.

First site visit: Although every room of the house has smoke detectors, the childcare space cannot be approved at this time since the room does not comply with safety requirements. The space is not set up yet with childcare equipment, and no educational books or toys are available. Therefore, it is recommended to schedule a second visit when the childcare space is set up with appropriate childcare and safety equipment. For example, gates are needed under the stairs, the bottom of the kitchen cabinets need to be locked, and the electrical outlets need to be covered.

A second visit was conducted to the site on **April 15, 2024**. The visit was to verify the childcare space which was not ready on the first visit. In this second visit, the space was found set up for childcare space. There is a carpet in the middle of the room where there are 4 small chairs, and they are planning to place a small table for the children. There are 4 cribs, 1 changing table, and 2 highchairs. There is a piece of furniture with several sections to put the children's belongings. There is also a reading area. There is a long gate that covers the steps and the kitchen area. The electrical outlets are covered. There are a lot of educational toys for children. The space is child friendly and safe.

The back yard is all fenced, and clean. The house has 2 A/C in the backyard, which are fenced around; therefore, children do not have access to it. This single-family home is located in a corner, therefore there is plenty of space for street parking.

**The childcare space complies with safety requirements. Therefore, Approval is recommended for Mr. Dessye Ayal-Sew's special use permit to allow care for up to (9) non-resident children, pending compliance with other departments recommendations and subject to licensing, registration requirements and other limitations of local and state regulations. The applicant does not have any residential children under the age of 12, which would lower the capacity. Mr. Ayal Sew must maintain an assistant for the number of children and ages they plan to provide care for.**

SUP 2024-00020  
2501 North Shelley Street

Rosa Chavez, Family Services Specialist  
Early Childhood Division  
Department of Community and Human Services  
rosa.chavez@alexandriava.gov  
703-746-5923 or 703 915 8018



STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2024-00020. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the childcare home at 2501 North Shelley Street.

<u>DessyeAyalSew</u>	<u>05/23/2024</u>
Applicant - Signature	Date
<u>Dessye Ayal-Sew</u>	<u>05/23/2024</u>
Applicant – Printed	Date