



Administrative Special Use Permit Application

Department of Planning & Zoning
301 King Street, Room 2100, Alexandria, Virginia 22314
Phone: 703.746.4666 | www.alexandriava.gov/planning

PROPERTY LOCATION: 124 Dale St Alexandria VA 22305

ZONE: RB

TAX MAP REFERENCE: 015.02-03-12

APPLICANT'S INFORMATION:

Applicant: Brittani Spinner

Business/Trade Name: B.B Babies LLC

Address: 124 Dale St Alexandria VA 220305

Phone: 703-725-4562

Email: BBbabiesLLC@gmail.com

PROPOSED USE:

- | | |
|-------------------------------------------|-------------------------------------------------------------|
| Animal Care with Overnight Accommodations | Massage Establishment |
| Auto Trailer Rental or Sales | Outdoor Dining (Other than King Street Outdoor Dining Area) |
| Catering Operation | Outdoor Food and Crafts Market |
| ✓ Child and Elder Care Homes | Outdoor Garden Center |
| Day Care Center | Outdoor Display |
| Health and Athletic Club | Public School Trailers |
| Light Assembly, Service, and Craft | Valet Parking |
| Light Auto Repair | Vehicle Parking or Storage for More Than 20 Vehicles |
| Live Theater | |

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of Parag Jadhav (property address), for the purposes of operating a 124 Dale St Alexandria VA 22305 (use) business as described in this application. I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name: Parag Jadhav

Phone: 313-310-6556

Address: 124 DALE ST ALEXANDRIA VIRGINIA 22305 paragrj1980@gmail.com

Signature: *parag jadhav*

Date: 05/21/2025

1. The applicant is the (check one):

Owner

Contract Purchaser Lessee or

✓ Other: Renter 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 and the percent of ownership.

Brittani Spinner 100 percent ownership of B.B. babies LLC inhome daycare

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?

Applying

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.

USE CHARACTERISTICS

2. Please give a brief statement describing the use:

Operation of an in-home daycare at 124 Dale St, Alexandria VA 22305. I request to have a maximum of 9 children, ranging in age from three months to 5 years old, as well as providing before and after care for children ages 5 to 12 years old.

3. Please describe the proposed hours of operation:

Days Hours

Daily Monday- Friday two Saturdays a month

Or give hours for each day of the week

Monday 7am-6pm

Tuesday 7am-6pm

Wednesday 7am-6pm

Thursday 7am-6pm

Friday 7am-6pm

Saturday 8am-7pm, Twice per month

Sunday

4. 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).

Monday-Friday 7am-6pm the total of 9 children full time and part time before and aftercare

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

Three staff members two full time staff 7am-6pm and part time staff 12-6pm

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

1 Standard and compact spaces

Handicapped accessible spaces

streetparking Other

B. Please give the number of:

1 Parking spaces on-site
 Parking spaces off-site

If the required parking will be located off-site, where will it be located?

Street parking

6. Please provide information regarding loading and unloading for the use:

A. How many loading spaces are available for the use?

1

B. Where are off-street loading spaces located?

Back of the house

C. During what hours of the day do you expect loading/unloading operations to occur?

7-8am 3-6pm

D. How frequently are loading/unloading operations expected to occur per day or per week?

5

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

8. What is the square footage the use will be occupying?

1024 square feet

APPLICANT'S SIGNATURE

Please read and initial each statement:



THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 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.



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 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 to visit, inspect, and photograph the building premises, land etc., connected with the application.

Print Name of Applicant or Representative Brittani Spinner

Brittani Spinner
Signature

5/21/2025

Date

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

Representative's Address:

Phone:

Email:

Fax:



Department of Planning & Zoning

Administrative Special Use Permit New Use Checklist

☐ Application form

☐ Application fee

Supplemental Worksheet for the following uses:

☐ Catering Operation

☒ Child or Elder Care Home

☐ Day care Center

☐ Light Automobile Repair, Auto & Trailer Rental or Sales, Vehicle Parking or Storage

☐ Live Theater

☐ Outdoor Dining

☐ Outdoor Display

☐ Outdoor Food and Crafts Market

☐ Outdoor Garden Center

☐ Valet Parking

Interior floor plan

☐ Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

Contextual site image

☐ Show subject site, on-site parking area, surrounding buildings, cross streets

If applicable

☐ Outdoor plan for outdoor uses



Department of Planning & Zoning
Administrative Special Use Permit New Use
Child and Elder Care Home Supplemental

WORKSHEET – Answer each question. Attach a separate sheet of paper if necessary.

Describe area for the pick-up & drop-off of children?

In front of the home parking or by the park area

What are the hours for pick-up & drop-off?

7-am -8:30am 3:30-6pm staggered pick up and drop offs

What is the area square footage for outdoor play area?

Not sure my plan is to use the local park

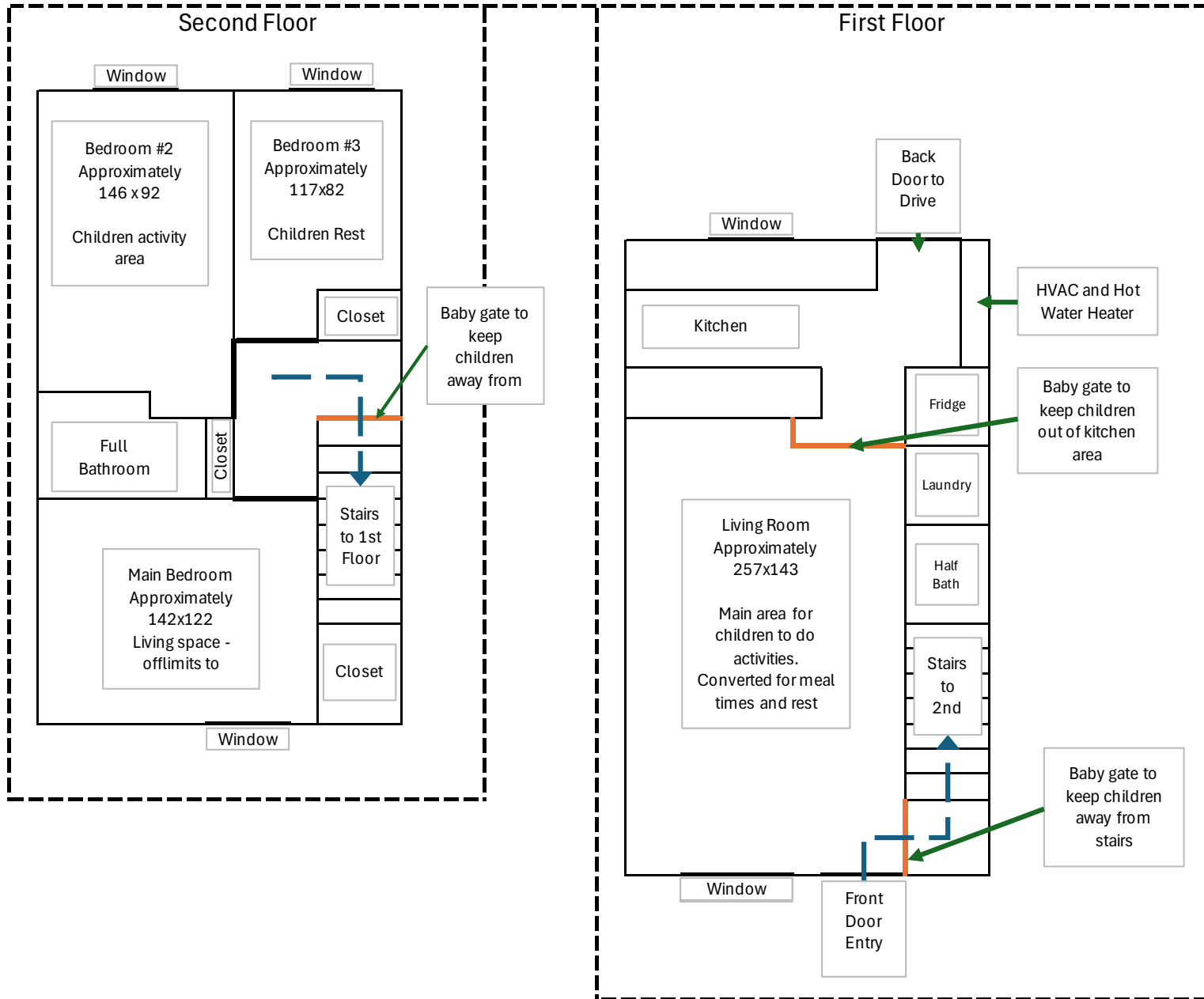
How many children over age 2 will you care for?

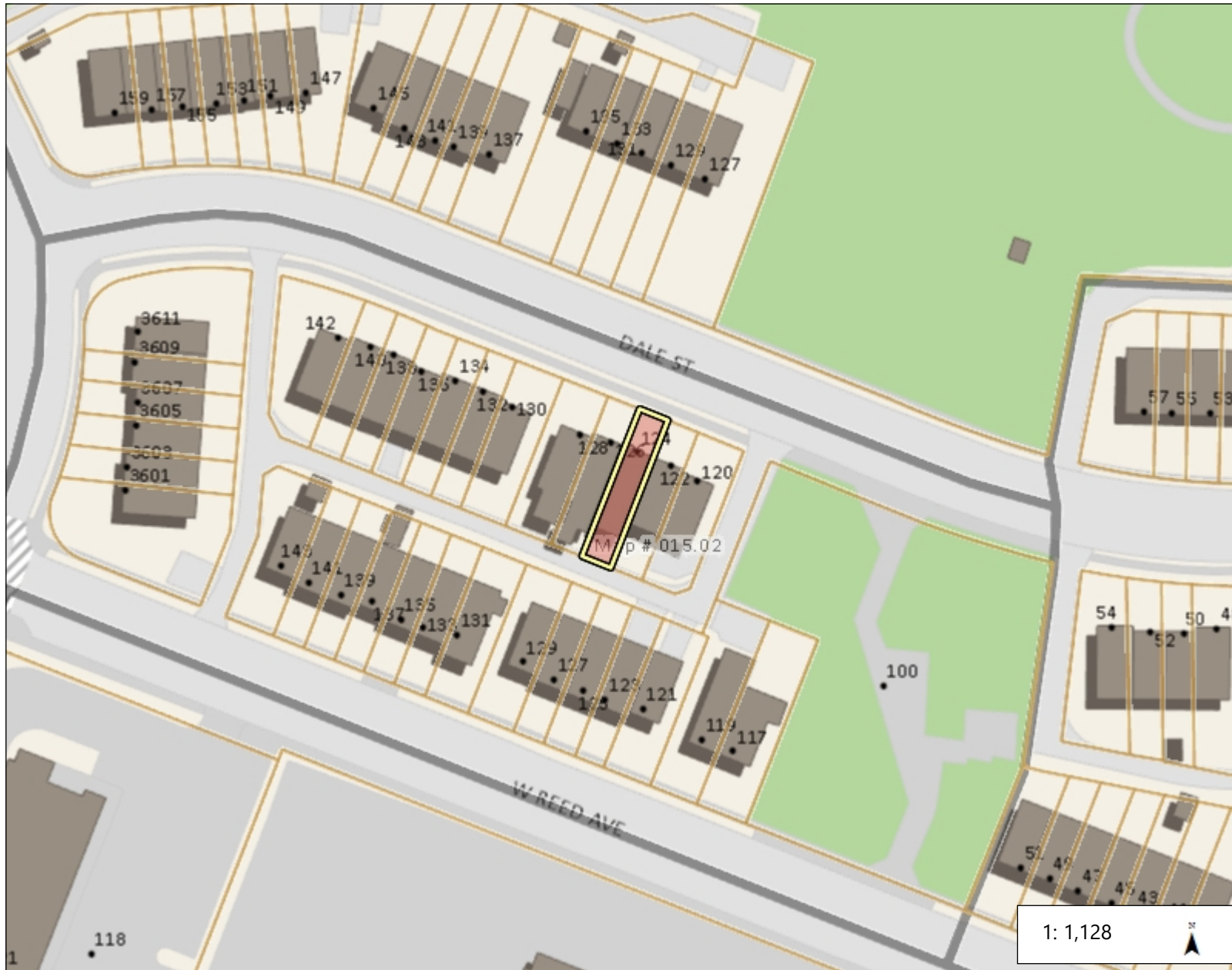
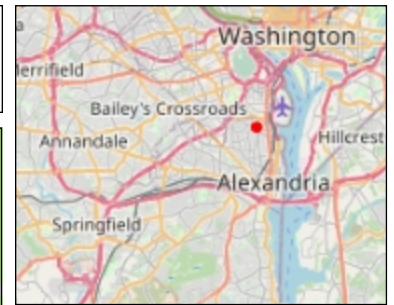
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Brittani Spinner

5/21/2025

Floor Plan - 124 Dale St





Legend

- Tax Map Index
- Parcels
- Blocks
- Fire Stations
- Addresses
- Metro Stations
- Metro Lines
- Yellow
- Yellow Blue
- City Boundary
- Rail Lines
- Parcels
- Buildings
- Surface Water
- Streams
- Parks
- City of Alexandria

Notes

188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Alexandria, VA

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION