



**CLE 2018-250**  
**Blossom Play School (Elizabeth Gruss)**  
**Family Day Home Special Exception**

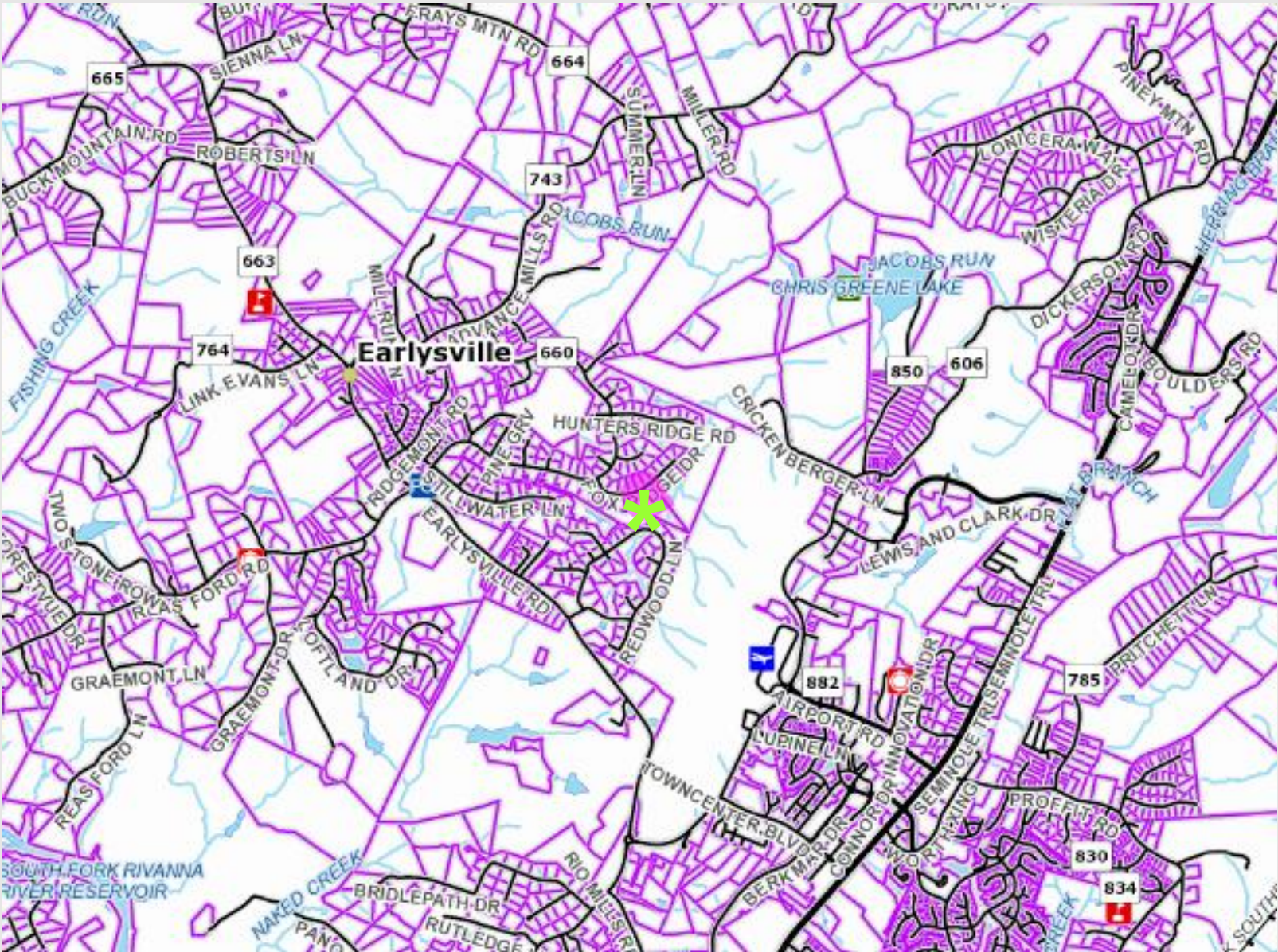
---


**Board of Supervisors**  
**May 1, 2019**

# Summary of Section 5.1.56 regulations applicable to Family Day Homes caring for 5-12 children

<b>Application Process</b>	Zoning Clearance
<b>Supplemental Regulations</b>	<ul style="list-style-type: none"><li>a) Social Services License</li><li>b) Fire Marshal inspection</li><li>c) Compliance/Review by other agencies (Building Official, Health Dept, etc.)</li><li>d) Parking verified</li><li>e) Entrance and access</li><li>f) Traffic Limits</li></ul>
<b>Abutting Owner Notice</b>	Yes, objection received
<b>Special Exception</b>	Board shall consider whether use is a <u>substantial detriment</u> to adjoining lots

# Blossom Play School Location Map



 Blossom Play School

# Blossom Play School Proposal

- Blossom Play School is currently located in Dyke and serving 4 children
- Proposal to relocate to 1141 to Fox Ridge Drive in Earlysville
- Typical hours of operation 8:30am to 5:30pm
- Proposal to serve 10 children



# Blossom Play School Proposal

***In acting on a special exception, the board shall consider whether the proposed use will be a substantial detriment to abutting lots.***

## ABUTTING OWNER CONCERNS

### Compliance with HOA Covenants

SE must be evaluated on its merits under applicable factors and not on whether the proposed use may conflict with private covenants.

If the proposed use violates the covenants, it may be enforced by the homeowners' association.

### Residential Street Having a Business

*Received after notification period*

Family day homes are accessory uses, not primary business uses that would change character of residential neighborhood. Supplemental Regulations in ordinance to ensure accessory use

***Staff finding of no substantial detriment***

# BOARD OF SUPERVISORS MOTION

**Move to adopt the resolution (Attachment G) to approve the family day home with the following conditions:**

1. No more than ten (10) children may be in care of the family day home, exclusive of the provider's own children and any children who reside in the home.
2. Child drop-off and pick-up times shall be staggered at a minimum ten (10) - minute interval so that no more than two vehicles arrive to drop off or pick up at the same time.



# **VIRGINIA DEPARTMENT OF SOCIAL SERVICES**

## **FAMILY DAY HOME STANDARDS**

- **Twice a year inspection minimum**
- **Caregiver qualifications and training, Household members**
- **Physical environment and equipment, space, safety, hazards, home maintenance, poisonous materials, sharp objects, fire safety, machinery, garbage, rodents and insects, animals, heating and cooling, water supply, etc.**
- **Physical Health of Caregivers and Household members**
- **Children's records, proof of age, immunizations, etc. and Caregiver records**
- **Preventing spread of disease, Medication Administration, Nutrition, Nighttime Care Transportation**
- **Emergency planning and regular drills**
- **Safety of indoor and outdoor play equipment**
- **Rest areas, Cribs, Linens**
- **Care of children, daily activities, behavioral guidance, parent notifications**
- **Contact with local zoning administrator**
- **Training**

## TRIP GENERATION COMPARISONS

<b>Dwelling Unit Type or Land Use</b>	<b>Average Vehicle Round Trips per Day</b>
<b>Single Family Detached*</b>	<b>10</b>
<b>Family Day Home &lt;5 children</b>	<b>+10</b>
<b>Family Day Home up to 12 per day</b>	<b>+24</b>
<b>Class A Home Occupation</b>	<b>+14/week (waiver provision)</b>
<b>Major Home Occupation</b>	<b>+10 30/week (waiver provision)</b>

Source: *\*ITE Trip Generation 7<sup>th</sup> edition (rounded up) and Albemarle County Zoning Ordinance*