

INTRODUCED: October 13, 2014

AN ORDINANCE No. 2014-225-206

To authorize the special use of the property known as 5204 Clarence Street for the purpose of authorizing a day nursery for up to 12 children, upon certain terms and conditions.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 10 2014 AT 6 P.M.

WHEREAS, the owner of the property known as 5204 Clarence Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a day nursery for up to 12 children, which use, among other things, is not currently allowed by section 114.412.1 of the Code of the City of Richmond (2004), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 10 2014 REJECTED: _____ STRICKEN: _____

involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 114-1050.1 of the Code of the City of Richmond (2004), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 5204 Clarence Street and identified as Tax Parcel No. S006-0369/004 in the 2014 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing the Physical Improvements to S0060369004,” prepared by Carl Edward Duncan, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a day nursery for up to 12 children, hereinafter referred to as “the Special Use,” substantially as shown on the survey entitled “Raggedy Ann Child Care LLC Special Use Permit Property Layout Plan,” prepared by G. Creasey, and dated August 13, 2013, hereinafter referred to as “the Plans,” a copy of which is attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) In addition to the uses permitted in the underlying zoning district, the Property shall be permitted for use as a day nursery for up to 12 children, not including children residing on the Property.

(b) The hours of operations for the day nursery shall be limited to 7:00 a.m. to 6:00 p.m. daily.

(c) A minimum of 50 square feet of indoor space shall be provided for each child under care within the area of the building devoted to the day nursery use.

(d) A minimum of 100 square feet of outdoor play space shall be provided for each child under care.

(e) No more than three persons employed by the day nursery shall be present on the Property at any one time.

(f) Off-street parking shall not be required.

(g) The day nursery shall be licensed by the Virginia Department of Social Services.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(b) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(c) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2004), as amended, and all future amendments to such laws.

(d) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 114-1220 of the Code of the City of Richmond (2004), as amended, unless the context clearly indicates that a different meaning is intended.

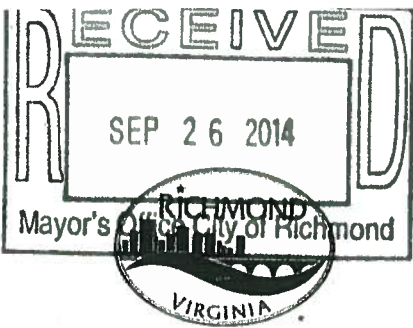
(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 114-1050.7 through 114-1050.11 of the Code of the City of Richmond (2004), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 114-1080 of the Code of the City of Richmond (2004), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Zoning Administrator is authorized to issue a certificate of zoning compliance for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the certificate of zoning compliance shall be made within 180 calendar days following the date on which this ordinance becomes effective. If the application for the certificate of zoning compliance is not made with the time period stated in the previous sentence, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.



O & R REQUEST

SEP 17 2014

CITY OF RICHMOND
INTRACITY CORRESPONDENCE

Chief Administration Office
City of Richmond



DATE: September 12, 2014

EDITION: 1

TO: The Honorable Members of City Council

OFFICE OF CITY ATTORNEY

THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Christopher L. Bescher, Interim Chief Administrative Officer

THROUGH: Peter H. Chapman, Deputy Chief Administrative Officer for Economic
Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

SUBJECT: To authorize the special use of the property known as 5204 Clarence Street for
use as a day nursery for up to 12 children, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the use of the property as a day nursery for up to 12 children, upon
certain terms and conditions.

REASON: The subject property is located in an R-5 Single-Family Residential district which
does not permit the proposed day nursery use. The applicant is using the property as a day
nursery for up to 12 children and is requesting a special use permit to legitimize the existing use
of the property.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning
Ordinance, the City Planning Commission will review this request and make a recommendation
to City Council. This item will be scheduled for consideration by the Planning Commission at its
November 3, 2014 meeting. A letter outlining the Commission's recommendation will be
forwarded to City Council following that meeting.

BACKGROUND: The subject property is located near the intersection of Clarence Street and
Jahnke Road and consists of a parcel with approximately 7,420 square feet of land area. The
property is currently improved with a one-story, single-family detached dwelling constructed in
1950.

Under normal zoning requirements, property owners in the R-5 Single-Family Residential district may provide daycare for up to five children without special authorization. The applicant uses approximately 600 square feet of the existing dwelling as a day nursery for up to 12 children and provides 1200 square feet of outdoor space for use by the children. The remaining portion of the dwelling is used as the applicant's residence.

The proposed ordinance would limit the hours of operations for the day nursery from 7:00 a.m. to 6:00 p.m. daily. The total number of day nursery employees present at the daycare at any one time would be limited to five. No off-street parking spaces will be provided for the use of the employees.

The City of Richmond's Master Plan recommends Single-Family Low Density land use for the subject property. This category includes single-family detached dwellings at densities up to seven units per acre and residential support uses such as churches, parks, and recreational facilities (p. 133).

All properties surrounding the subject property are located in the R-5 Single Family Residential district. In addition, all the surrounding adjacent properties to the subject property are all single family detached dwellings located in the R-5 Single-Family Residential district.

FISCAL IMPACT: The Department Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

COST TO CITY: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

REVENUE TO CITY: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: October 13, 2014

CITY COUNCIL PUBLIC HEARING DATE: November 10, 2014

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, November 3, 2014

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORDINANCES: None.

ATTACHMENTS: Application Form, Applicant's Letter, Draft Ordinance, Survey

O&R Request
August 19, 2014
Page 3 of 3

STAFF: Leigh V. Kelley, Planner I
Land Use Administration (Room 511)
646-6384

DPDR O&R No.14-33

This property is not located in flood hazard boundary area (Zone "C").



Clarence Street

106' To Hill Top

N71°00'00"W

53.00'

25.03'

25.12'

8.26'

Story Frame #5204

S0060369003
Geraldine Jenkins
DB 460 Pg 158

S0060369005
Laura Walte
Inst 2008-2075

S19°00'00"W

140.00'

N19°00'00"E

140.00'

Play Area

N71°00'00"W

53.00'

Alley

Plat Showing the
Physical Improvements to
S0060369003



Raggedy Ann's Childcare LLC
5204 Clarence Street
Richmond, VA. 23225
(804)864-0934
raggedys2@verizon.net

Applicant Report



Applicant Report
Raggedy Ann Childcare, LLC
5204 Clarence Street
Richmond, Virginia 23225
Parcel ID- S0060369004

Applicant Report
Raggedy Anne Child Care, LLC
5204 Clarence Street
Richmond, Virginia 23225
Parcel ID - S0060369004

Introduction:

Kathleen Creasy is the owner of 5204 Clarence Street and the owner of Raggedy Ann Childcare, LLC. Ms. Creasey would like to receive a Special Use Permit to legally comply with zoning regulations and maintain her state licensing as a home day care. Ms. Creasey has been operating the home day care and owned the property for 10 years.

Background Information:

Raggedy Anne Child Care is a family home day care for 12 children ages 0-5years old in a residential neighborhood zoned R-5. The family home day care employs two full time staff depending on enrollment. All staff lives in the Forest View neighborhood with staff members who walk to work daily and one member who lives onsite. Therefore, only one person drives to work and parks on Clarence Street or in the parking available at the back the property accessible through and alley on Hill Top Drive. The hours of operation are from 7:00 am to 6:00pm Monday through Friday with exception to holidays and early closings for holiday weekends.

The home day care has minimal traffic impact to the surrounding neighborhood with only 6 current vehicles parking for no longer than 10 minutes to drop off children in the morning between 7:30 am to 9:00 am and in the afternoons between 4:00pm and 6:00pm. Additionally, the parents of the children who are cared for at the home live in the Forest View, Forest Hill, Westover Hills and Westover Heights neighborhood and either walk their children to the Raggedy Anne's or stop on their scheduled route to and from their places of employment. Therefore, currently only seven cars are on the property or parked in the front on Clarence street Monday through Friday and no congestion has ever been experienced as parents and employees are never coming and going at the exact same time.

Raggedy Anne's is compatible with the surrounding area and is appropriate for use because it is considered by the parents and neighbors as a community asset and meets the demand in the Westover Hills area for affordable child care. Raggedy Ann's is also closely involved with community activities such as neighborhood food drives, neighborhood cleanups, and community activities with Westover Hills Elementary School. The children who attend Raggedy Ann's thrive in a non-institutional setting and enjoy the opportunities offered in a nurturing home environment. All children are educated according to state guidelines and meet, or exceed the necessary requirements for kindergarten enrollment.

Raggedy Anne's prides itself on being a good neighbor and friend to the community. The property is well maintained and extra care has been taken to the safety of the children and neighbors. The property has been upgraded and landscaped meticulously to fit with the

character of the neighborhood and the aesthetic of the street front. The property does not pose any threats to the safety, health, morals, and general welfare of the community and instead works very hard to enhance the quality of living for the residents of the community by offering a nurturing environment for the children and as a resident Ms. Creasy strives to enhance the neighborhood in beneficial ways. The property poses no hazards from fire, panic, or other dangers and does not pose any congestion of population or overcrowding. A list of 38 neighbors who support the SUP application by Raggedy Ann Childcare is attached for your review.

The property features an open landscaped front yard, gardened side yards and the rear yard has an open play area. The property does not interfere with the light, air, sanitation, or other public requirements. Raggedy Ann's compliments the enrollment of the local public and private schools, and does not interfere with public playground activities. Many of the children cared for by Ms. Creasey enroll at the local public schools when they enter elementary school and many of the siblings are enrolled in the local elementary schools.

Land Use Compliance and Accordance with the City of Richmond's Master Plan:

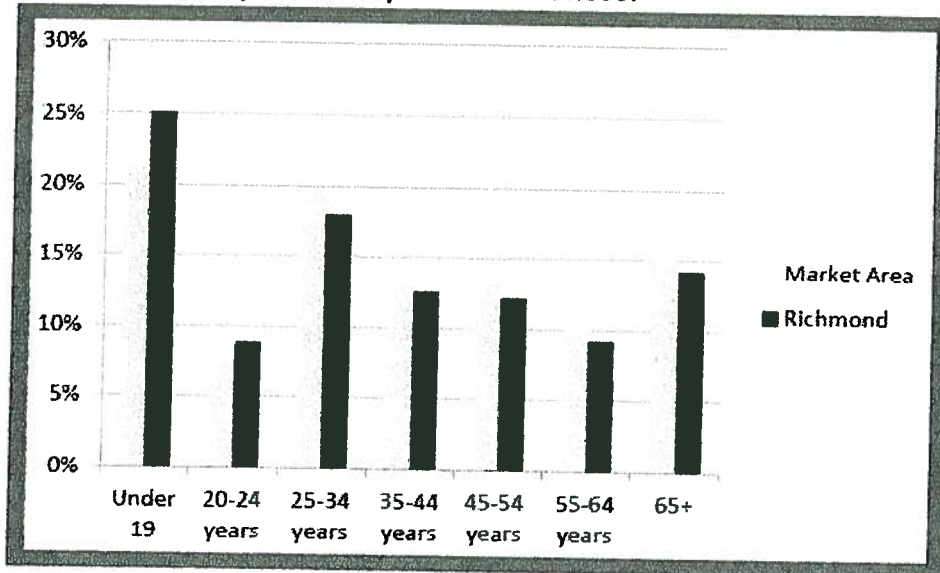
Raggedy Anne Childcare, LLC is certain the application for a Special Use Permit is appropriate because it meets three of the four stated goals for land use in the Master Plan. These goals include:

1. The city will have sufficient opportunities for commercial, industrial, and residential development to help support the quality of life desired by current and future residents.
 - Safe, educational and affordable child care is essential to the economic sustainability of the community and for working families in the community. The at home child care supports the quality of life in the community because residents have the option to send their children to a neighborhood child care facility to develop relationships with neighbors and other families so children and families can grow and stay in their local neighborhoods.
2. All residents will have access to commercial services, employment opportunities, and neighborhood amenities.
 - The parents of children who are enrolled in Raggedy Ann's agree that having local childcare is an asset to their community and fits their needs to maintain a manageable schedule and employment (please see attached letters of support from parents).
3. As the regional economy continues to change and grow, the City will respond to and accommodate those changes by maintaining a healthy and supportive economic base.
 - More families are choosing to live in the Foresthill, Westover Hills, Forest View and surrounding neighborhoods. As families continue to move to the area and grow the need for safe, educational and affordable childcare is

essential support the economic base. Additionally, the employees of Raggedy Ann's are local to the neighborhood and established residents of Richmond.

In addition, the City's Land Use Goals and Recommended Policies match well with the intended use of the Special Use Permit for the property. The at home day care of Raggedy Ann's meets the institutional use as a place of education for children to prepare for entering elementary school and the public use of an engaged small business focused on the health and welfare of the residents and their small children. The business poses no adverse impacts such as traffic noise and unnecessary activity. The proposed zoning change "would accommodate an existing neighborhood commercial use located in a predominantly residential neighborhood where such services provide desirable neighborhood services and are compatible with the neighborhood" as stated in the City of Richmond's Master Plan¹

Clarence Street is noted as a collector street on the City of Richmond's Street Hierarchy Map for the Old South Neighborhood.² The next parallel street to the north is Forest Hill Avenue which is a major arterial roadway as is Westover Hills Boulevard which create the Westover Hills Commercial District. A recent population analysis and survey of the Westover Hills commercial district included the census tracts of the surrounding, the following charts illustrates the growing population of young families in the neighborhood and the need for services to accommodate families such as day care and preschool services.



Source: 2005 - 2009 American Community Survey.

3

¹ (City of Richmond, 1997) page 124

² (City of Richmond, 1997)

<http://www.richmondgov.com/planninganddevelopmentreview/documents/masterplan/maps/mapOSHierarchy.pdf>

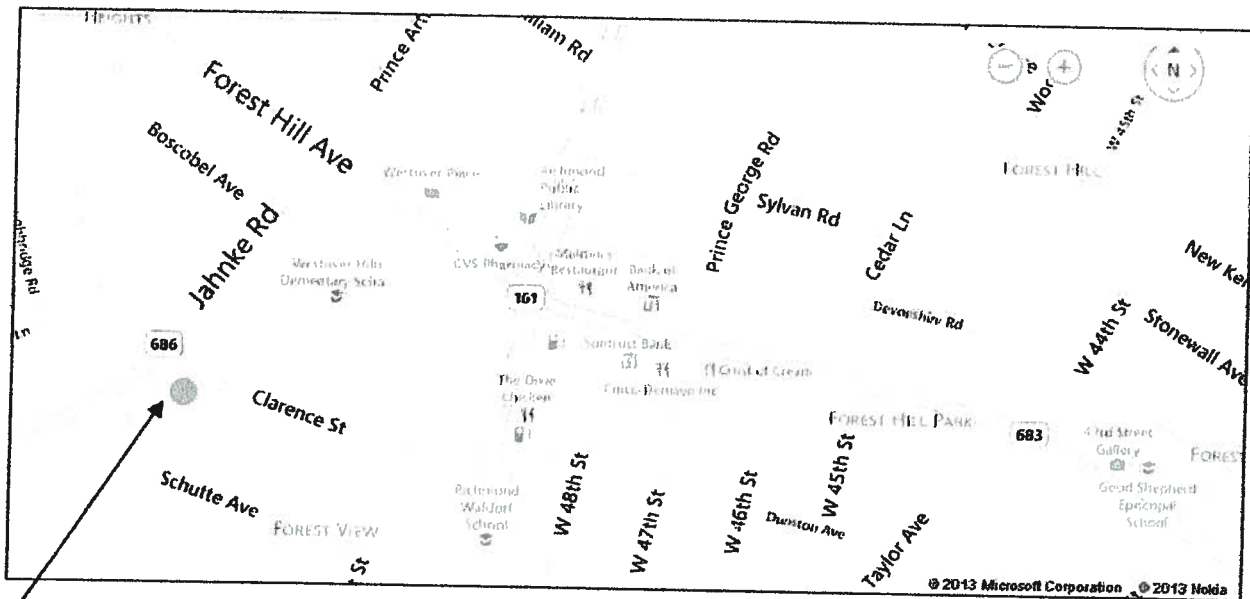
³ (Virginia Commonwealth University, 2011) page 23

	1990*	2000*	2009*	2000 - 2009 % Change (Estimate)
Tract 603	1,758	1,667	1,397	-16.20%
Tract 605	5,870	6,073	6,116	0.71%
Tract 606	2,389	2,536	2,354	-7.18%
Tract 710.01	5,394	4,870	5,978	22.75%
Tract 710.02	3,332	3,157	3,516	11.37%
Tract 711	4,697	4,766	4,785	0.40%
City of Richmond	203,056	197,790	200,976	1.61%

Sources: *Decennial Census; *2005 - 2009 American Community Survey.

4

The following map illustrates the location of the property and surrounding neighborhood assets which complement the current use of the property such as surrounding schools, parks, commercial areas, residential neighborhoods and arterial roads.



5204 Clarence Street

Bing Maps 8/20/2013

⁴ (Virginia Commonwealth University, 2011) page 22

Summary

As required by the Commonwealth of Virginia's Department of Social Services, Family Day Home (FDH) care is the most common form of child care in this country, especially for younger children. Parents may choose family child care for its intimate, home-like setting, flexible hours, consistency of care-giver, and small group size.⁵

The Code of Virginia mandates the licensure of family day homes that provide care for six to twelve children (exclusive of the provider's own children and any children who reside in the home). The care may be offered in the home of the provider or in the home of any of the children in care. Licensing standards, which are proposed by the State Board of Social Services and enforced by the Division of Licensing Programs, ensure that the activities, services, and facilities of the family day home are conducive to the welfare of the children in care.⁶

To maintain licensing to legally operate a FDH it is required by state law that Raggedy Ann Child Care, LLC is properly zoned in compliance with local zoning regulations. A SUP is necessary to meet the terms of §63.2-100 of the Code of Virginia.

As the property owner and sole proprietor of the FDH, Ms. Creasey requests the issuance of a SUP for 5204 Clarence Street Richmond, Virginia 23225; Parcel ID - S0060369004.

Works Cited

- City of Richmond. (1997). *Planning and Development Review*. Retrieved August 14, 2013, from Master Plan: <http://www.richmondgov.com/planninganddevelopmentreview/documents/masterplan/10LandUse.pdf>
- Commonwealth of Virginia. (n.d.). *Virginia Department of Social Services*. Retrieved August 20, 2013, from Virginia.gov: http://www.dss.virginia.gov/facility/child_care/licensed/fdh/
- Virginia Commonwealth University. (2011). *Wilder School of Government and Public Affairs*. Retrieved August 15, 2013, from Masters of Urban and Regional Planning: http://www.has.vcu.edu/usp/MURP/projects666/F11_Westover_Hills.pdf

⁵ (Commonwealth of Virginia)

⁶ (Commonwealth of Virginia)



Application for SPECIAL USE PERMIT

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

Project Name/Location

Project Name: Raggedy Ann Childcare LLC Date: 11/11/13

Property Address: 5204 Clarence Street Tax Map #: _____

Fee: 1800.00 Total area of affected site in acres 0.17
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R5

Existing Use: family home

Is this property subject to any previous land use cases?

- Yes
- No

If Yes, please list the Ordinance Number: _____

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Family Home daycare for
12 children 7.00 am - 6.00 pm.
M-F

Applicant/Contact Person: Kathleen Creasey

Company: Raggedy Ann Childcare LLC

Mailing Address: 5204 Clarence Street

City: Richmond State: Va Zip Code: 23225

Telephone: (804) 864-0934 Fax: ()

Email: raggedys8@verizon.net

Property Owner: Kathleen & Gregory Creasey

If Business Entity, name and title of authorized signee: _____

Mailing Address: 5204 Clarence Street

City: Richmond State: Va Zip Code: 23225

Telephone: (804) 864-0934 Fax: ()

Email: raggedys8@verizon.net

Property Owner Signature: Kathleen Creasey

(The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.)

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

Special Use Permit

Raggedy Ann Childcare LLC

5204 Clarence Street, Richmond, VA 23225

My name is Kathleen Creasey and I have been your neighbor here on Clarence Street for the past 10 years. The city of Richmond is now requiring all childcare providers to have a special use permit. I would like to ask you to support us in our effort to make a difference in our community with quality childcare. Please help by signing our petition. If you would like to know more please call me (804) 864-0934

Thank you

Name	Address	Phone #
1. Kathleen Creasey	5204 Clarence St	(804) 864-0934
2. Dion Putnam	1317 hercester Rd	(804) 399-4519
3. Patricia Jung	5110 Clarence St	804 301-4380
4. E.T. STURMAN	1201 JAHNKE RD	(804) 231-6633
5. A. STAMON	1201 JAHNKE RD	(804) 231-6633
6. Meraldine Jenkins	5206 Clarence St	(804) 233-3550
7. Frances J. Jenkins	5206 Clarence St	(804) 233-3550
8. Lisa Moore	5202 Clarence St	(804) 439-8535

Name	Address	Phone #
9. Bill T. Moore	5200 Clarence Street	804-307-05
10. Tom M. Smith	5200 CLARENCE ST.	804-928-65
11. JAMES MEADOR	1007 Hill Top Dr	804-233 4913
12. HAVERA GRAHAM	5106 CLARENCE ST	626 543 4844
13. Archie Niven	5102 CLARENCE	804-218-75
14. Richard Moore	5004 CLARENCE ST	804 23749
16. HERB PETTIFOR	1208 WESTOVER HILLS BLVD (FAMILY DOLLAR)	804 233 5238
17. JENIA TITON	3118 Semmes (RICHMOND) VA 23225	(804) 301 7521
18. Karen D. Robertson	1208 Westover Hills Blvd.	804-397-1077
19. Norma GARRISON	Norma Harris 5110 CLARENCE ST. 23225	938-6871 (804) 925-4107
20. CANDICE STULTZ	Candice Stultz 5035 Forest Hill Ave 23225	(804) 539-1675
21. Jose GONZALEZ	José Gonzales 5102 New Kent Rd	(804) 721-6539
22. Joyce Schneek	5057 Forest Hill Ave	804 233-1940 804-239-4088
23. Justin Nelson	Justin Nelson	
24. William F. Gray III	Willie Gray 5615 Bryant Pl Richmond VA 23225	(804) 305-446
25. Lenora Mullally	814 W 29th St	804-675-0843
26. Steve Tutnam	1317 LEICESTER Rd.	804-399-1415

Name

Address

Phone #

27. Jason Ferguson 5110 Clarence St 804 667-7368

28. Kevin K... 5607 Bonifay Ave 804-363-1199

29. Charles Wright, 5008 Clarence St. 23225

30. Jerry George 1300 Leicester Rd. 23225 804-576-16

31. Therese Anne Palmer 813 W 47th St 804 63-130
23225 Therese Palmer

32. Nancy Taylor 5749 Bonifay Ln. 23225 233-2118

33. Everett Hague 5466 Sahnke Rd 23225 233-2263

34. GEORGE W SCHAEFER George W. Schaefer 1407 W. 45th St 23225 (804) 317-0008

35. Dan Kramer 5026 Coletonia Rd. 23225 (804) 4393836

36. Samantha Davis 5110 Clarence Street 804 971 9297

37. Heather Miller 3125 Bluffview Dr Richmond, VA 804-895-0513

38. Brenda Cubero 200 N. 22nd St Richmond, VA 23223 804-591-3939

39. _____

40. _____

41. _____

42. _____

43. _____

Raggedy Ann's Childcare LLC
5204 Clarence Street
Richmond, VA. 23225
(804)864-0934
raggedys8@verizon.net

Letters of Support



Supporters

Ms. P. Mondak
Dr. & Mrs. Wright
Ms. M. Mondak
Mr. & Mrs. Potter
Mr. Mrs. Miller

Ms. Jeter
Ms. Fontenla
Ms. Cramer
Ms. Chandler

Ms. Kirchen
Mr. Gaines
Mr. Rhodes
Ms. Jordan

To Whom It May Concern:

I am writing in support of Raggedy Ann Child Care to continue to operate out of the home on Clarence Avenue in the city of Richmond. It is a home based family child care that is easy to access. Families in the neighborhood can walk to and from Raggedy Ann. Others that need to drive to the house also have easy access. The neighborhood is safe and the traffic is light.

Quality care for our youngest is a great need in Virginia. Raggedy Ann has proven to be this. The staff has shown interest in getting professional development to improve the quality of the care offered to their families. Kathy Creasey has attended state conferences and other courses to learn new strategies for teaching and how to improve the quality of the setting of her child care home. Her staff has also attended professional development activities to learn more about working with children. Raggedy Ann was one of the pilot homes for the state quality rating and improvement initiative. Kathy has received mentoring through the initiative. The mentor described Raggedy Ann as a hidden diamond. Raggedy Ann received three stars from the Virginia Star Quality Initiative (VSQI). This is a rigorous and difficult process for child care homes. To receive three stars the first time indicates that Raggedy Ann is a quality, nurturing center with a staff that cares for the children and their families.

I say all of the above from two perspectives. I am a state employee that has been part of the development and implementation of the VSQI. I was part of the group that assisted with the standards setting, adoption of the instruments used to assess the child care settings, and developing of the rater and mentor professional development training. As I said above this is a rigorous process that looks at all aspects of the child care business. I was not part of the group that accepted applicants for the piloting of the family home rating system, but was thrilled to learn that Raggedy Ann applied to participate and was accepted. I say this through another lens. I am also a grandparent of two of the children Raggedy Ann cares for. I have seen both of my grandchildren grow and thrive with Raggedy Ann.

It is with all of my heart and mind that I ask you to grant the zoning variance for Raggedy Ann to continue to operate the child care home from their present location. It is a win for everyone involved to allow a quality child care program to continue to operate in a location that is convenient and safe.

Sincerely,

Phyllis Mondak
Phmon2@comcast.net

Erica Jeter
724 Brantley Road
North Chesterfield, VA 23235

November 14, 2013

Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, Room 511
Richmond, VA 23219

RE: Special Use Permit for 5204 Clarence Street Richmond, VA 23225

Dear Zoning Administration Review Board,

I am writing in support of Raggedy Ann's Child Care's application for a Special Use Permit to continue operating at 5204 Clarence Street in the City of Richmond. As Woodland Heights residents for 10 years, we were very fortunate to have found Kathleen Creasey and Raggedy Ann's Child Care. Our son was there from age 1 year - 4 years and it was a wonderful experience. This is truly a well-run, safe, and very enriching daycare option in Richmond that made our experience living in Southside Richmond even better. Raggedy Ann's is a wonderful neighborhood gem that we tell everyone about! I hope that the City will support Raggedy Ann's operating on Clarence Street for as long as they wish to be there. It's a magical place. We still attend, along with many other "alumni", the special events that Raggedy Ann's hosts every year for the kids, such as Santa's visit and the Scarecrow Party around Halloween. Feel free to call me at (804) 822-6717 if you are looking to speak with any parents.

Sincerely,

Erica Jeter

September 19, 2013

Greetings!

My two children attended Raggedy Ann's Child Care with Kathy Creasy for several years and I believe it is the best kept secret in the Southside. My daughter started right before she turned 1 and stayed until she was 4. My son started at 5 months and stayed until I quit my job when he was 10 months. My daughter loved loved loved Sassy's school. She learned a ton, she was always happy to go to school, she made great friends. As a working parent, the peace of mind that quality childcare brings you is priceless. When it came time for me to go back to work after I had my son, it was actually much easier for me because I had no doubt that he was going to be well cared for and loved in my absence. Kathy provides an environment that is the perfect blend of a home-based daycare and a more formal school-type setting and she provides age-appropriate activities that give each child exactly what they need. I was always astonished at how she managed to plan and prepare for so many wonderful craft projects and parties. In my daughter's eyes, I will always fall short in the role of art director when compared with Kathy. The community of parents at Raggedy Ann's is also amazing and my husband and I really enjoyed making friends and socializing with everyone. You can't ask for a more dedicated, loving staff or a more healthy, caring environment. Joining the Raggedy Ann's community will be a decision you never regret.

With eternal gratitude to Sassy, Diane, Pretty, and Sammie for all they did for our family,

Kristin Kirchen
(804) 516-8200

401 W. 32nd Street
Richmond, VA 23225

August 6, 2013

Dear Parents,

I am writing this letter of support for Raggedy Ann's Daycare owned and lovingly operated by Kathleen ("Kathy") Creasey. My daughter, Verity, became part of "Miss Sassy's" family in September of 2010, when she was 18 months old. Prior to that, we cared for her at home, and were looking for a safe, active, and engaging environment where she would make friends, be loved like family, and receive the attention and encouragement she would need to continue to grow and develop into her own little person. Several colleagues referred us to Raggedy Ann's, so I checked the website, and called to arrange a tour. Whatever reservations I had about putting our daughter in daycare disappeared the moment we walked through the front door—the atmosphere radiated peace, love, and joy! After speaking with Kathy, Pat, and Diane, and meeting many of the children in their care, my husband and I knew that our daughter would do exceptionally well here. And we were right! Verity has been at Raggedy Ann's ever since—she absolutely loves it—and will stay at Raggedy Ann's until she starts kindergarten at Westover Hills Elementary School in the Fall of 2014.

There are so many wonderful things about Raggedy Ann's, it is difficult to capture them all in a short letter, so here are a few of my highlights:

- **Passionate, caring, and loving staff:** Kathy, Pat, Diane, and Sammie, deeply love the children in their care, and as a working mom who spends 8 to 10 hours away from her child each work day, knowing that these ladies love and hug on my daughter has (literally) kept me sane. I am still not sure if Verity "misses me," but regardless, I know that she does not miss me—nor any of the love she would have otherwise gotten at home. She receives it in great abundance daily at Raggedy Ann's! For this alone, I cannot thank them enough!
- **Specialized care and curriculum:** Raggedy Ann's actually grows with your child! They offer activities for all ages and stages in the toddler room, housekeeping room, and "big kid's" classroom. Kathy goes to great lengths to keep the activities fresh, and her students engaged. Most recently she adopted the Reggio Emilia approach, and has integrated math and science—with a particular emphasis on the environment—into all that the kids do. So, whether they are playing in the yard, picking up toys, or doing an art project, the children are learning. While my daughter has come home energized, inspired, and joyful, she has never returned home bored. Importantly, she has learned so much, and is doing so well, that we are foregoing "traditional" pre-school and keeping her at Raggedy Ann's for one more year!

- **Parenting Support:** The staff at Raggedy Ann's lovingly works with your child through their "rough patches," and is there to assist parents as well, providing information, instruction, advice, and support. With the staff's patience and guidance, we were able to successfully navigate both the terrible twos and threes—suffering only minor collateral damage ☺.
- **Monthly Newsletter:** I truly appreciate Raggedy Ann's monthly newsletter! It not only helps me to prepare my daughter for her week, but provides me with a daily account as to how she spends her day. It also includes poems, songs, and useful information (like tornado preparedness and cleaning tips) that our family enjoys, as well as a picture and short bio of Raggedy Ann's "Friend of the Month."
- **Family and Friends:** Raggedy Ann's is one big family—for children and their parents (and grandparents, too)! They have an "open door" policy, and family are always welcome! I've enjoyed several lunches at the "big kid's" table with my daughter and her friends, and look forward to the annual Halloween and Christmas parties; Mother's Day Art Show; and Father's Day visit from Broken Road Farm. Moreover, many of the parents I've met though Raggedy Ann's, I happily now call friends! I don't know who looks forward to drop-off and pick-up more—me or my daughter!

In short, our family is extremely pleased with the quality of care we have received at Raggedy Ann's and highly recommend it to anyone who wants the best for their child. Please feel free to contact me with any questions or concerns you might have. I'd love to share more about Raggedy Ann's with you! I can be reached via email at mauritiusliz@yahoo.com or by phone at 804-426-7330.

Sincerely,

Elizabeth Jordan

Continued from page 4

Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, Room 511
Richmond, VA 23219

August 20, 2013

RE: Special Use Permit for 5204 Clarence Street Richmond, VA 23225

Dear Zoning Administration Review Board,

My three year old daughter is a student at Raggedy Anne Child Care and I would like to support Kathleen Creasey's application for a Special Use Permit to comply with state licensing regulations. Ms. Creasey is a caring and thoughtful teacher and operates a wonderful home day care. I specifically chose her home day care because it is in the neighborhood where we live, the students will most likely attend the same elementary school together, and reflects a community of caring parents and teachers. Additionally, the home day care is engaged with community activities, churches, and is in strict compliance with all licensing regulations.

I consider Raggedy Anne Child Care to be a benefit to our community and a neighborhood asset. The children are thriving in a loving and safe environment and as parents we care deeply about the community we have chosen to raise our family and would prefer to not look outside of our neighborhood or the city of Richmond for childcare. There are not many child care options in the area and not being able to continue our daughter's day care at Ms. Creasey's home would be a great loss and cause a substantial burden.

We enjoy living in the Forest Hills area and would like to keep our daughter at Raggedy Anne Child Care. Please recommend the Special Use Permit for 5204 Clarence Street so Raggedy Anne Child Care will be in compliance with all state mandated licensing regulations.

Thank you,

Katrina C. Fontenla

David N. Gaines

3317 Blithewood Dr.

Richmond, Va. 23225

To whom it may concern,

I am a parent of two children who have spent valuable years being cared for by Kathleen Creasey and her staff at Raggedy Ann's Childcare on Clarence Street in the Forest View Neighborhood of Richmond City.

Raggedy Ann's Childcare has been a valuable asset to families with young children within Forest View and surrounding neighborhoods. Ms. Creasey and her staff provide a quality education to the children they care for, and do so at a reasonable cost. My daughter Emma spent three years at Raggedy Ann's and is now one of the top students in her kindergarten class at Southampton Elementary School. My other daughter, Katie Ann will remain at Raggedy Ann's Childcare until next fall when she too enters pre-school at Southampton Elementary. The nurturing education that she and the other children at Raggedy Ann's are currently receiving will also prepare them to be good elementary school students. Well educated students starting school within the Richmond City school system will contribute to the overall quality of the education experience in Richmond City.

I believe that Raggedy Ann's childcare makes a significant contribution to the quality of life in Richmond City. Without it, parents would struggle to find good affordable childcare within close proximity to their homes. They may even have to go outside the city to find good, affordable childcare facilities. Raggedy Ann's childcare maintains good relationships with its residential neighbors, and causes no disruption of traffic or neighborhood life at its current location. Therefore, as a concerned Richmond City resident, I am requesting that any changes preventing Raggedy Ann's Childcare from operation at its current capacity within the Forest View neighborhood be reconsidered.

Sincerely,

David N. Gaines

Public Health Entomologist

Virginia Department of Health

david.gaines@vdh.virginia.gov

August 6, 2014

Dear Parents,

We have been a part of the Raggedy Ann family for four years. My oldest started when he was 11 months, the middle started at 8 months and the youngest started at six months. This is more than a daycare to us, it is family. Either my husband or I have family in town and the providers at Raggedy Ann's have always been there for us. We are relocating to Pennsylvania and unfortunately can't take Raggedy Ann's with us. If you are looking for a safe, loving, educational, fun home away from home for your child you have just found it. As a mom I know how hard it is to trust others with the care of your children. I never worried while my children were at Raggedy Ann's. I was totally comfortable with their ability to care for them the way I would. My boys love all of their teachers and love being there, some times more than being home. Mrs. Creasey is always available if you need her and she takes special interest in being sure that the children are getting the very most out of being in her home. The amount of time, resources and research she puts into the program prove without a doubt the love she has for the children. We are truly sad to say good bye to our family here, but hope that this has opened an opportunity for your family to begin your adventure at Raggedy Ann's. Please do not hesitate to call me (804)895-0513 if you have any questions.

Sincerely

Heather & Chuck Miller

Comments

Comment

Kathleen,

Thank you very much for the wonderful tour of Raggedy Ann's today. Your passion as owner and director is very impressive and the things you have done with your home to make so "world class" in helping children learn is a real "Wow Factor"! it was quite inspiring!

The Best,

Gary Rhodes

President

J. Sargent Reynolds

Comment

Dear Kathleen,

The bright colors welcomed us and brought cheer on a gray day. Your care and concern for the children is evident and they all appeared happy and content. Thank you for taking time from your busy day and from the children to show us Raggedy Ann's. We were all most impressed with your center and all you have accomplished with VSA.

We wish you continued success.

Sincerely,

Laura Lee Chandler

October 11, 2013

Amie & Nathan Potter
5109 Boscobel Avenue
Richmond, VA 23225

To Whom it May Concern,

We are writing this letter with wholehearted support of Raggedy Ann's Childcare remaining in it's current location and address at 5204 Clarence Street in Richmond, Virginia. As a community member and educator at Westover Hills Elementary School, we feel that Raggedy Ann's is a pivotal, valuable, and safe establishment within the Forest View Neighborhood.

Mrs. Kathleen Creasy is organized, clean, orderly, creative, and an extremely passionate educator. Her gifts radiant through the eyes and stories of each child who is fortunate enough to experience a day in her care. In addition, the organization supports the local elementary schools and churches through box top collections and food drive organizations. Raggedy Ann's has established a partnership in an overseas sister school as well. These lessons and experiences are so incredibly advantageous to the preschoolers, toddlers, parents, stakeholders and neighbors in "paying it forward" whenever possible. In addition, Mrs. Creasy and staff have been spotted on a much needed "litter patrol" to beautify Clarence Street on many occasions.

In summary, we believe Raggedy Ann's Childcare is a blessing within the community. The neighborhood is a better place because of this establishment. We recommend Raggedy Ann's to anyone with small children looking for childcare or a well-rounded preschool experience and fully support the location. Please do not hesitate to contact either of us at any time to further discuss Raggedy Ann's profound impact on the Forest View Community at 804-319-6832/804-714-7518 or via email as included below.

Respectfully,

Amie Potter

Amie Potter, M.Ed
GCPS Instructional Support Facilitator
apotter@gind.k12.va.us

Nathan Potter

Nathan Potter
RPS Educator
npotter@richmond.k12.va.us

November 21, 2013

Chelsey and Kevin Wright
5100 Boscobel Ave
Richmond, VA 23225

To Whom It May Concern,

Our two children are currently receiving care at Mrs. Kathleen Creasy's Raggedy Ann's Childcare at 5204 Clarence Street, in Richmond, Virginia. As parents, we have seen our three and one year old thrive in the loving, safe, and nurturing environment Kathy and her staff provide. Our children are encouraged to learn through a variety of opportunities, including arts and crafts, reading, and imaginative-play, as well as music, outdoor play, and nature walks. Kathy uses her skills as an educator to teach preparatory skills for school, and her creativity allows her to engage the kids on a level the children really respond to.

Raggedy Ann's also stresses the importance of social outreach through involvement within the community. Throughout the year the class collects box tops for the local elementary schools, as well as food and clothing items they hand deliver to the neighborhood church. They also have an ongoing relationship with an overseas sister school that impart a sense of global belonging and awareness with the children as well. These are all very important life skills that are being taught at a crucial time in a child's development, something Kathy has embraced.

Raggedy Ann's Daycare is kept in immaculate condition - it is clean, well maintained, and provides the perfect environment for kids to learn, play, and explore. Raggedy Ann's Childcare is the exact example of a community-centered establishment any neighborhood would be lucky to have. We highly recommend Raggedy Ann's to any parent looking for care for their children, and we strongly recommend Raggedy Ann's Childcare remain in it's current location as a benefit to the neighborhood as well as the local community.

Thank you,

Chelsey Wright
chelsey_wright@hotmail.com

Dr. Kevin Wright
kevin.wright8@gmail.com

Karen Cramer
6905 Carnation St Apt F
Richmond VA 23225

September 12, 2013

RE: Special Use Permit for 5204 Clarence St Richmond VA 23225

To Whom it May Concern:

I am writing this letter to support Raggedy Ann's Childcare owned and operated by Kathleen Creasey better known to her students and parents as "Sassy". My eldest son, Michael who is now 7 years old and in school, began going to Sassy's when he was about 2 years. Michael originally started at a different daycare and he attended there for about 6 months before I heard about Sassy's through Diane and Pat (Pretty); friends of Michael's father. The first day I went to view Raggedy Ann's before making the big decision to transfer Michael, I immediately was impressed with the layout of the daycare, the activities Michael would be doing daily that would be fun and educational, how caring Sassy was with the children and how well she attended to their needs. I immediately transferred Michael and he fit right in and always looked forward to going back every day.

I love Raggedy Ann's so much and knew that Michael was learning everything he needed that I did not feel the need for Michael to attend a traditional pre-school. Even after Michael's last day at the daycare he still talked about it often and how much he missed Sassy, Pretty, and Diane. When I became pregnant with my son Christian, I immediately called Sassy to see if she had any openings for around the time I would need. I was so excited when I was able to get Christian enrolled with someone I knew I trusted and I could feel safe with such a young infant when I had to go back to work full time.

It can be very difficult as a mother to find someone you can feel comfortable with and trust to help care for, educate, discipline, and love your child the exact same way you would. Sassy, Pretty, Diane, and Sammie treat our children the way they would their own and it is the best feeling you can have. Please recommend the Special Use Permit.

Sincerely,

Karen Cramer



August 15, 2013

To Parents Visiting **Raggedy Ann's Daycare,**

I would like to recommend Kathleen Creasey's **Raggedy Ann's Daycare** to anyone with infants, toddlers, preschoolers, and older. My two children have attended Raggedy Ann since their first birthdays and it has been such a relief to have a nurturing, safe, and educational environment for my children. I know that Kathy and her two employees Diane and Patty love dearly all the little people in their care and have the children's health, safety, happiness, and development at heart.

Kathy is always continuing her own education as a provider, teaching children how to prepare for school. Her continuing education includes the Virginia Star Quality Initiative and working with the VA Infant Toddler Specialist Network.

I love how Kathy's school is small and intimate while at the same time fulfills the socialization needs our children need for school readiness. I especially love Kathy's love of nature and how she teaches the children an awareness and respect of the world we live in. She also loves art which the children need for hand muscle development in preparation for writing and is also helpful for developing imagination and creativity. She also teaches them how to share by collecting food for the Food Bank as well as other donation activities.

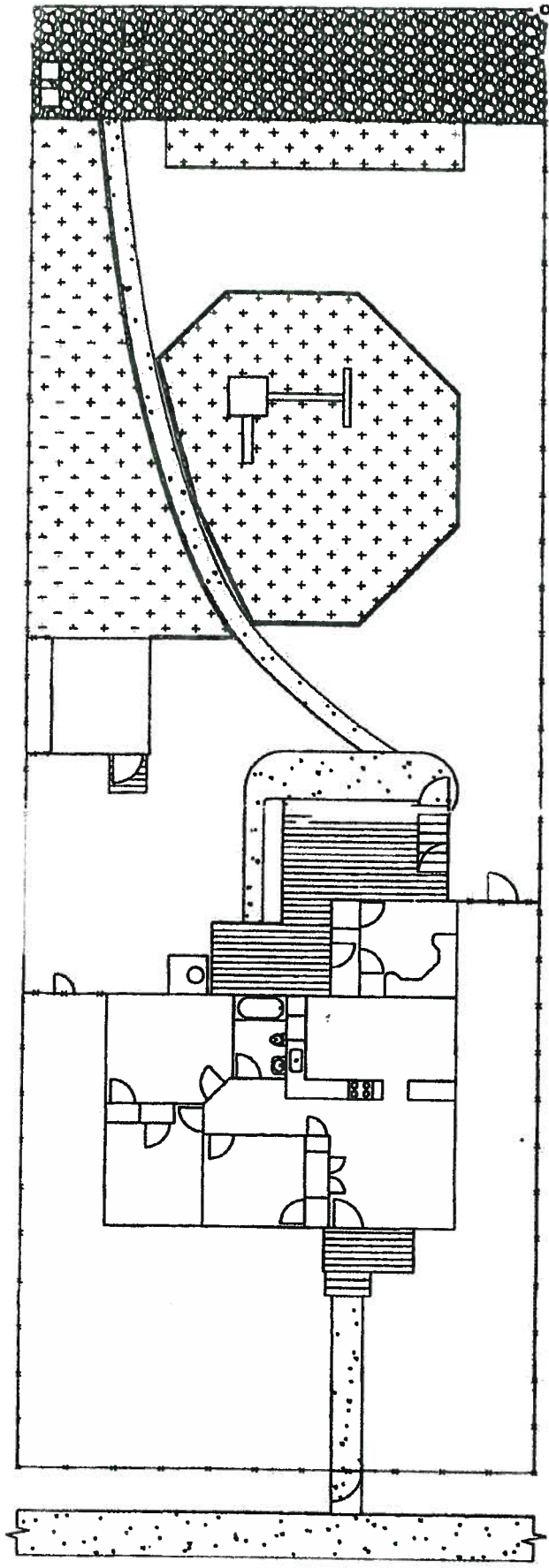
Every month Kathy hands out a newsletter with important reminders, fun rhymes to practice, and a calendar of day care activities. I look forward to these every month, especially the months when Kathy announces cookouts inviting parents to a fall celebration or a Christmas party with Santa and gifts. She also makes the children feel super special on their birthdays with a cake and party; the kids love it. Kathy is very generous with her children. She also invites a petting zoo every year where the kids pet all sorts of animals and have a pony ride.

Kathy is also flexible and easy to communicate with and is open to changing schedules and changing child care needs. We feel so fortunate to have found Kathy and have made many great memories with her; helping to give our little people a solid foundation for the successful lives ahead of them.

Best of luck,

Maggie

Maggie Mondak (mother to Loudon 3 years old and Avisha 4 years old)



PLAN

3/32" = 1'-0"

REV. NO.	REVISIONS	DATE	BY	CHKD	APP'D	PROJ. NO.	DRAWN BY	TITLE	DATE	SCALE	DRAWING NO.	REV.
A	ISSUED FOR APPROVAL	08/13/13	GC	GC		5204	L. CREASEY	RAGGEDY ANNS CHILD CARE, LLC SPECIAL USE PERMIT PROPERTY LAYOUT PLAN	08/13/13	3/32" = 1'-0"	5204-L-001	A