

2330 South Quincy Street
Arlington, VA 22204
November 12, 2018

Zoning Administration
Planning Division
Department of Community Planning, Housing and Development
Arlington County
2100 Clarendon Boulevard, 10th Floor
Arlington, VA 22201

Re: Letter of Support for Metta Montessori School Use Permit

To Whom It May Concern:

This letter supports the Use Permit filing of the Metta Montessori School for expansion of its existing school to a new location within the Columbia Pike neighborhood.

Metta Montessori proposes to move from 1012 South Cleveland Street to 1022 South Highland Street. In its new location Metta Montessori School will continue to serve the community as a licensed Montessori school providing Montessori instruction for children age 1 – 12 years.

Metta provides an authentic Montessori education, delivered in a practical model for full-time working families. This has resonated with the values of Arlington families who have high expectations in the arena of education but also seek full-time 8 am to 6 pm, all-year childcare in a safe and caring environment. In the 6 years we have been in operation we have increased our capacity to 64 children, grown our staff exponentially, are fully enrolled, and have a robust waitlist.

Within its walls, Metta Montessori forms its own community of children, families, and staff, but we are also vested in the larger community surrounding us. Our children interact with the seniors at the Walter Reed community center and we support the Patrick Henry Elementary School annual Snowflake drive. We also have close partnerships with our neighboring businesses Pentagon MMA and Sierra Pools.

Chris Perera, M Ed., is the director of Metta Montessori School. She has been a Montessori teacher for over thirty years, with thirteen of those years being for Arlington Public Schools. Our key staff members have been with us from the very beginning and are committed for the long run. They are graduates of Arlington Public Schools and long time residents of Arlington. We provide great benefits and growth opportunities for our staff and consider them vital to realizing our vision.

With this core group of great staff, our loyal parent community, and the support of the local civic associations, Metta hopes to expand its scope of offerings. We propose to offer more classes for younger students and extend all the way through elementary school. We

are buoyed in these plans by our waitlist and the strong interest shown by parents in the expansion of the school, which will allow us to serve many more in the future.

Following are logistics related to the project:

1. The new is located just three blocks away from our existing residence, at 1022 South Highland Street. The property is made up of three brick houses, which are zoned commercial and residential and are surrounded by commercial properties on all sides (except for the Axumite Village project coming up to the left). We plan to keep the houses as they are and renovate them.
2. We have given significant thought to providing easier, quicker, and safer student transport as well as not unduly inconvenience our neighbors. We will incorporate a driveway and parking so that we can provide off street drop-off and pickup. Our morning drop-off is extended between 8-9 am. Pickup times vary by program in the afternoon. Starting at 3 pm parents drop in for pick up until 6 pm when we close. There will be 8 staff/parent parking spaces on site and additional parking will be provided off site
3. The property will be fully fenced and will have a large outdoor play area, which the children will use in groups between 8 am – 6 pm.

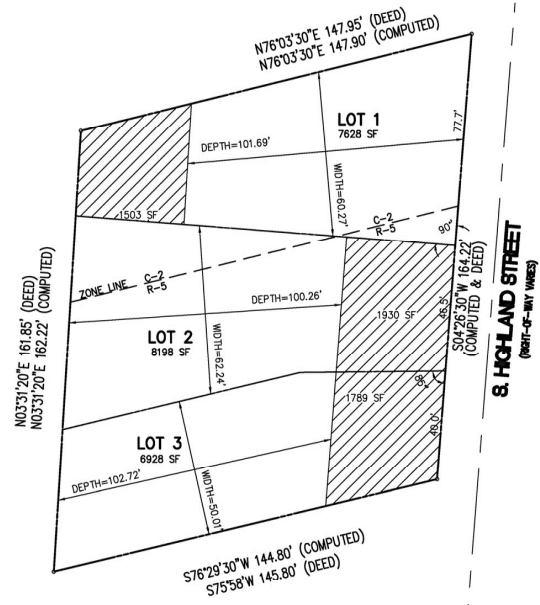
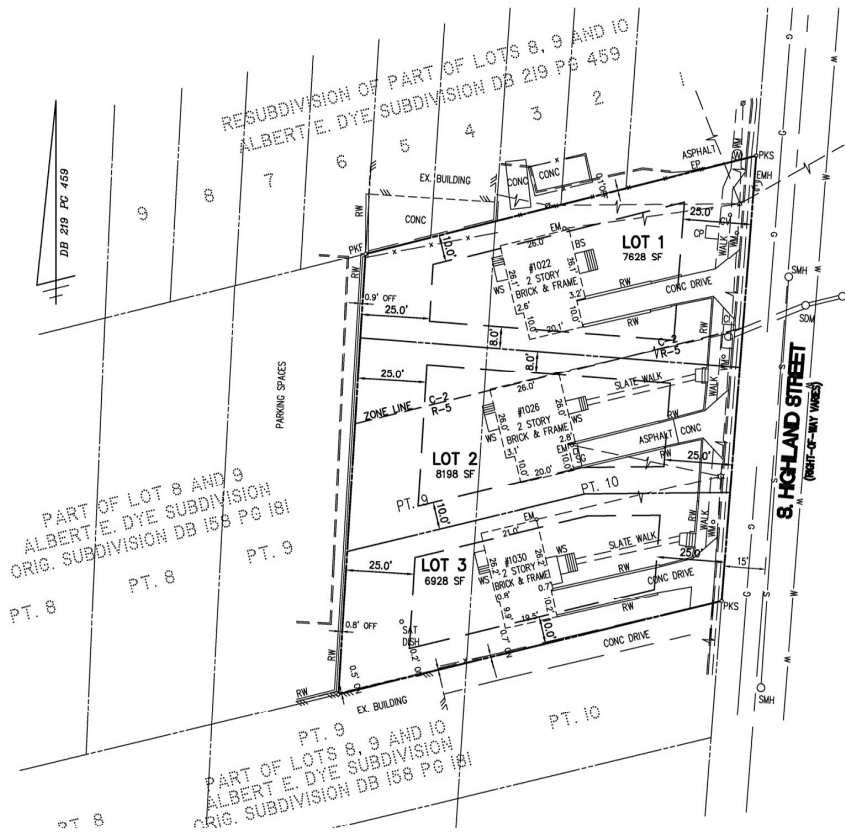
Metta Montessori School respectfully requests approval of this Use Permit. The Douglas Park Civic Association, within whose boundaries the proposed new location lies, and the Auxmite Village have both been contacted regarding letters of support. Current Metta families and prospective families have both expressed a strong interest in our expansion which will enable to serve many more families.

Sincerely,

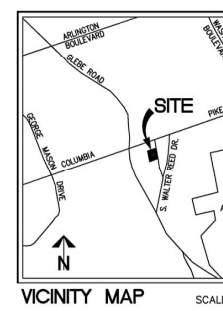
Chris Perera

Director

Metta Montessori School



LOT WIDTH EXHIBIT



NOTES

1. THE PROPERTY IS DESIGNATED BY ARLINGTON COUNTY, VIRGINIA, AS REAL PROPERTY CODE NUMBER (RPC) 32007021 AND IS ZONED C-2 AND R-5.
2. THE PROPERTY IS NOW IN THE NAME OF ERIC J. RITLAND AND RICARDO IGLESIAS & MEJIA LIZKA
3. THE PROPERTY IS PART OF LOTS 9 AND 10 OF THE ALBERT E. DYE SUBDIVISION AS RECORDED IN DEED BOOK 158 AT PAGE 181.
4. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS WHICH ARE OBSERVABLE AND CAN BE MEASURED USING NORMAL SURVEYING METHODS.
5. THIS WILL CERTIFY THAT A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ARLINGTON COUNTY, VIRGINIA (COMMUNITY-PANEL NUMBER 515220 0010 B), REVISED MAY 3, 1982, DESIGNATES THE PROPERTY AS BEING IN ZONE C. AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
6. TOTAL AREA OF THE PROPERTY IS 22,754 SQUARE FEET OR 0.5224 ACRES.
7. THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
8. THE PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND COVENANTS THAT MAY EXIST IN THE CHAIN OF TITLE. NO TITLE REPORT FURNISHED.
9. ZONE LINE SCALED FROM TAX MAP.

ZONING TABULATIONS

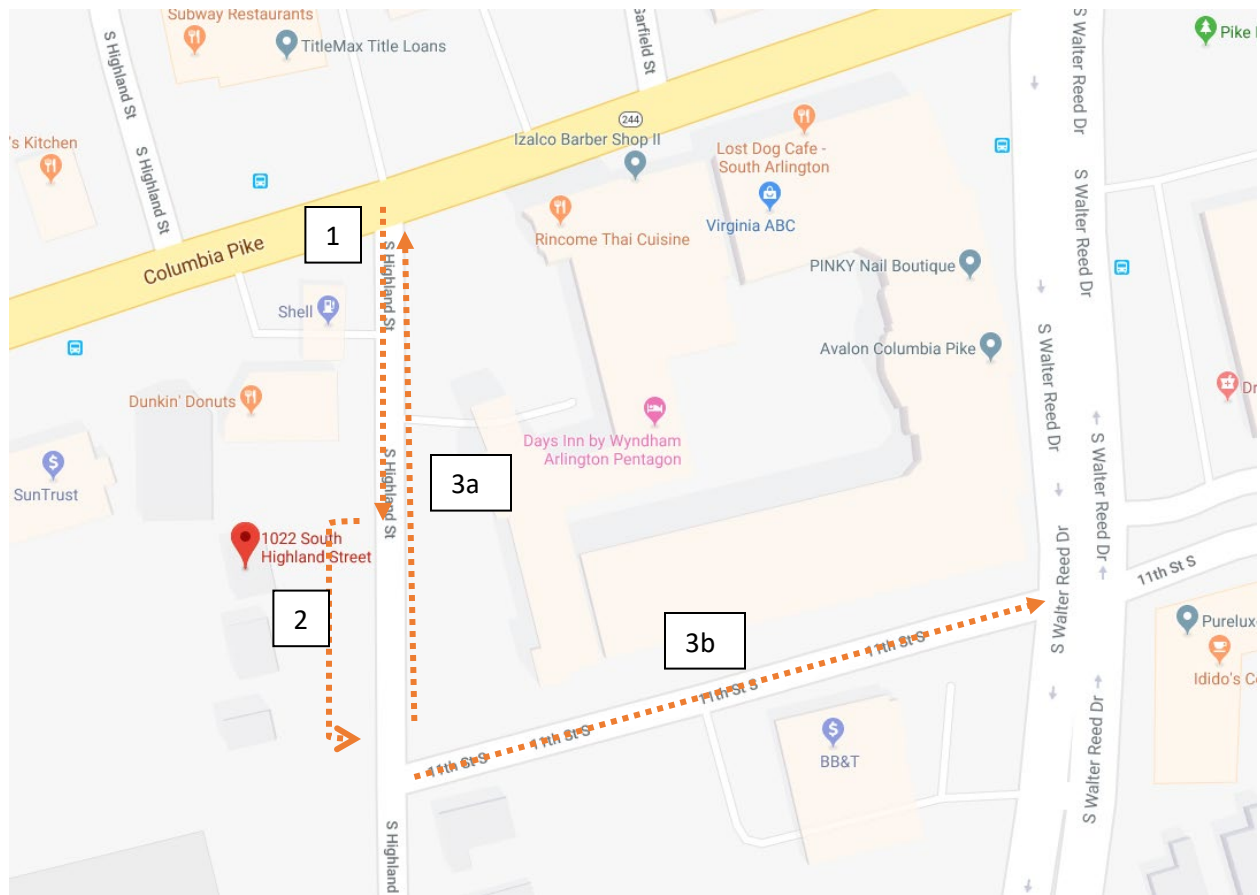
	R-5 MINIMUM REQUIRED UNLESS SPECIFIED LOT 3	C-2 (SINGLE FAMILY DW) MINIMUM REQUIRED UNLESS SPECIFIED LOT 1 AND 2
LOT AREA:	MIN. 5,000 SF	MIN. 6,000 SF
FRONT YARD:	25' TO P.L.	25' TO P.L.
SIDE YARD:	1 AT 8' AND COMBINED=30% OF LOT WIDTH OR 18'	1 AT 8' AND COMBINED=30% OF LOT WIDTH OR 18'
REAR YARD:	25' TO P.L.	25' TO P.L.
HEIGHT:	35' MAX.	35' MAX.
LOT WIDTH:	MIN. 50'	MIN. 60'
COVERAGE:	SEE CHART	SEE CHART
PARKING REQUIRED	1 SPACE PER DWELLING UNIT = 3 SPACES	

LOT WIDTH CALCULATIONS

LOT #	AREA SF	MID. PT. WIDTH FT	DEPTH FT	NET AREA SF	WIDTH (NET AREA/DEPTH) FT
1	7828	80.27	101.69	6125	60.23
2	8198	62.24	100.26	6268	62.52
3	6928	50.01	102.72	5139	50.03

BY-RIGHT SUBDIVISION EXHIBIT
1022 SOUTH HIGHLAND STREET

1022 SOUTH HIGHLAND STREET - BY-RIGHT EXHIBIT
PREPARED BY
WALTER L. PHILLIPS INCORPORATED
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6103 Fax (703) 533-1301
WLPINC.com



For parents driving from outside of the neighborhood – preferred circulation route:

- 1) Enter S Highland from Columbia Pike
- 2) Pick-up/drop-off one way only on 1022 site
- 3) Two exit routes:
 - a. Back to Columbia Pike
 - b. Down 11th St S to lighted intersection at S Walter Reed