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MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: *JG* Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

DATE: November 23, 2010

SUBJECT: BZA Case No. 18138, 210 Allison Street, N.W., Parcel 111/37

I. SUMMARY RECOMMENDATION

The Office of Planning (OP) recommends **APPROVAL** of:

- A special exception pursuant to §§ 205 and 206 of Title 11 DCMR, to permit a child development center and private school within the R-3 district.

II. AREA AND SITE DESCRIPTION

BOARD OF ZONING ADJUSTMENT
District of Columbia

Address	210 Allison Street, N.W.	CASE NO. <i>18138</i>
Legal Description	Parcel 111/37	EXHIBIT NO. <i>30</i>
Ward	4	
Lot Characteristics	Large, unusually shaped property (86 acres) that includes a historic church and cemetery	
Existing Development	One-story church building within the cemetery property	
Zoning	R-3— row dwellings general residence district	
Adjacent Uses	North: Rock Creek Church Cemetery Southeast: Armed Forces Retirement Home East & West: Residential uses, primarily row houses and apartment buildings	
Surrounding Neighborhood Character	Primarily residential, but also including some institutional uses, such as the Armed Forces Retirement Home, Catholic University, Trinity College and Glenwood Cemetery.	

III. APPLICATION IN BRIEF

The applicant, Saint Paul's Episcopal Church, requests approval to permit a child development center and private school for 120 children and 18 faculty and staff members within the existing Saint Paul Center on property owned by Saint Paul's Rock Creek Parish. The new child development center and school would be operated by Christian Family Montessori School (CFMS), an existing school currently operating in Mount Rainer, Maryland that would relocate to the site. The combined child development center and school would serve children between the ages of 2.5 and 12. The school day would be from 8:45 AM to 3:00 PM, Monday through Friday, with before and after-care beginning at 8:00 AM and ending at 6:00 PM. Preschool would end at 11:30 AM for the younger children.

Outdoor play would be provided within the existing playground on the north side of the building. An additional structure would be added to the playground for use by children under the age of six, and the entire

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playground would be enclosed with a fence. Two additional fenced play areas would be located adjacent to the north side of the building, directly accessible from within the building.

Access to the site during the peak pick-up and drop-off times, defined by the applicant as between 8:00 and 8:45 AM, 11:30 to 12:00 Noon and 3:00 to 3:30 PM, would be from Webster Street, with all traffic exiting onto Allison Street. Twenty parking spaces would be reserved for staff in the parking lot on the north side of the building, and two bicycle racks would be provided in this lot for use by staff. Parking for parents dropping off and picking up students would be provided on the south side of the building.



Zoning and Vicinity Map

IV. OFFICE OF PLANNING ANALYSIS

Special exception pursuant to § 205 – Child Development Centers

Use as a child development center shall be permitted as a special exception within a residential district if approved by the Board of Zoning Adjustment, subject to the following provisions.

205.2 *The center or facility shall be capable of meeting all applicable code and licensing requirements.*

The Office of the State Superintendent of Education, the agency charged with the licensing of child development centers, recommended that the application be granted in a memorandum dated October 13, 2010.

205.3 *The center or facility shall be located and designed to create no objectionable traffic condition and no unsafe condition for picking up and dropping off persons in attendance.*

The center would be located within an 86-acre property. During peak pick-up and drop-off times (8:00 to 8:45 AM, 11:30 to 12:00 Noon and 3:00 to 3:30 PM) CFMS security personnel would be charged with ensuring that motorists adhere to the established traffic flow procedures. During the peak times vehicular access to the center would be via a paved drive approximately 830 feet length and accessible from Webster Street. Traffic would then exit via Allison Street, where motorists would have the option of going north on 4th Street to access New Hampshire Avenue, or going south on 3rd Street to Upshur Street, to leave either via 5th Street or Rock Creek Church Road. Pick-up and drop-off would take place from the south parking lot, where up to 39 short-term parking spaces would be available to parents while either walking children in or out of the building.

To reduce automobile dependence the applicant would provide to parents and staff lists of students by zip code to facilitate carpooling, information on the two closest bus routes serving the site (the 60, the Takoma-Petworth Line, and the H8, the Park Road-Brookland Line,) two bike racks in the north parking lot and employ a School Transportation Coordinator. The School Transportation Coordinator would be available to provide further information about all available transportation alternatives.

The combination of the long access drive, sufficient off-street parking and use of security personnel to ensure proper traffic flow during peak pick-up and drop-off times should ensure that no objectionable traffic conditions or unsafe condition for picking up and dropping off persons in attendance would result.

- 205.4 *The center or facility shall provide sufficient off-street parking spaces to meet the reasonable needs of teachers, other employees, and visitors.*

Chapter 21 of the Zoning Regulations requires twelve off-street parking spaces for the proposed use. The existing two parking lots consist of 59 off-street parking spaces, and the north lot, which includes twenty spaces, would be reserved for the exclusive use of CFMS. One bicycle parking space would be required for the school, and two bicycle racks with eight bicycle parking spaces would be provided in the north parking lot, in excess of the requirement. Therefore, sufficient off-street parking would be provided.

- 205.5 *The center or facility, including any outdoor play space provided, shall be located and designed so that there will be no objectionable impacts on adjacent or nearby properties due to noise, activity, visual, or other objectionable conditions.*

The center would be located within an existing building on an 86-acre property, with outdoor playgrounds on the north side of the building, facing the cemetery and over 500 feet from the nearest residence. Two additional fenced outdoor play areas would also be located on the north side of the building, with access from the building only. Therefore, no objectionable impacts on adjacent or nearby properties should result as a result of this day care center.

- 205.6 *The Board may require special treatment in the way of design, screening of buildings, planting and parking areas, signs, or other requirements as it deems necessary to protect adjacent and nearby properties.*

The Office of Planning does not recommend any special treatments.

- 205.7 *Any off-site play area shall be located so as not to result in endangerment to the individuals in attendance at center or facility in traveling between the play area and the center or facility itself.*

No off-site play areas are proposed.

- 205.8 *The Board may approve more than one (1) child/elderly development center or adult day treatment facility in a square or within one thousand feet (1,000 ft.) of another child/elderly development center or adult day treatment facility only when the Board finds that the cumulative effect of these facilities will not have an adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors.*

The Office of Planning is unaware of any other child development center within the square or within 1,000 feet.

- 205.9 *Before taking final action on an application for use as a child/elderly development center or adult day treatment facility, the Board shall submit the application to the D.C. Departments of Transportation and Human Services, the D.C. Office on Aging, and the D.C. Office of Planning for review and written reports.*

The Office of Planning received no official comments from DDOT.

The Office of the State Superintendent of Education recommended that the application be granted in a memorandum dated October 13, 2010.

- 205.10 *The referral to the D.C. Department of Human Services shall request advice as to whether the proposed center or facility can meet all licensing requirements set forth in the applicable laws of the District of Columbia.*

In a memorandum dated October 13, 2010 the Office of the State Superintendent of Education recommended that the application be granted, and indicated that licensure would be based on the requirements of Title 29 DCMR, Chapter 3, Child Development Facilities Regulations.

Special exception pursuant to § 206 – Public and Private Schools and Staff Residences

Use as a private school shall be permitted as a special exception within a residential district if approved by the Board of Zoning Adjustment, subject to the following provisions.

- 206.2 *The school shall be located so that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions.*

Most of the subject property is in use as a cemetery, with the nearest residence more than 500 feet away. The outdoor play areas would be located on the side of the building facing the cemetery, and not the surrounding residential uses. In addition, as described above under Section 205.3 above, the school is not likely to become objectionable to adjoining and nearby property because of traffic or other objectionable conditions.

- 206.3 *Ample parking space, but not less than that required in chapter 21 of this title, shall be provided to accommodate the students, teachers, and visitors likely to come to the site by automobile.*

As described above, a total of twelve off-street parking spaces would be required and a minimum of 20 would be provided for the exclusive use of CFMS.

V. COMMENTS OF OTHER DISTRICT AGENCIES

No comments were received from other District agencies.

VI. COMMUNITY COMMENTS

The Office of Planning requested comments from ANC 4D, but none were received.

The applicant informed the Office of Planning that ANC 4C, an adjoining ANC, approved a resolution in support of the application at their meeting of September 16, 2010.

VII. CONCLUSION AND RECOMMENDATION

The Office of Planning recommends **APPROVAL** of the following:

- **A special exception pursuant to §§ 205 and 206 of Title 11 DCMR**, to permit a 120 student private school and child development center with a staff of 18 within the R-3 district.

JS/sjm^{AICP}

Project Manager: Stephen J. Mordfin, AICP