

SATISFACTION OF THE SPECIAL EXEPTION BURDEN OF PROOF

The proposal in this application satisfies the requirements of Section 205 of the Zoning Regulations to approve the operation of a Child Development Center on the subject property, as described below:

205.2 The proposed Child Development Center will be capable of meeting, all applicable code and licensing requirements necessary to operate a child development center as proposed.

205.3 The proposed Child Development Center is located and designed to create no objectionable traffic conditions and no unsafe condition for picking up and dropping off children. The Applicant will work with the District Department of Transportation to establish a system for drop-off and pick-up of children.

205.4 While the proposed Child Development Center may have impervious surface available to park one or two cars, it will not meet the parking requirement of four (4) parking spaces and is therefore asking for a parking space variance as part of this application. There is ample street parking available in the area, the Child Development Center will be limited to twelve (12) employees, and the amount of parking needed will be a small fraction of what is regularly accommodated on worship days at Mt. Olive Baptist Church.

205.5 The proposed Child Development Center, because it will be limited to fifty (50) children and twelve (12) staff, and because it will be located entirely within a large interior space, is conveniently located and designed so that there are no objectionable impacts on adjacent or nearby properties due to noise, activity, visual, or other objectionable conditions.

205.7 The proposed Child Development Center will not have an off-site play area.

205.8 We know of no other child development center within 1,000 feet of the proposed Child Development Center.

3104.1 The granting of this Special Exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18291

EXHIBIT NO. 5

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