



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Stephen Cochran, AICP, Case Manager
Joel Lawson, Associate Director Development Review

DATE: April 2, 2013

SUBJECT: BZA Case No. 18335 -A, Request for Modification of Condition of Approval for BZA Special Exception Relief at 7750 16th Street N.W.

OP RECOMMENDATION

The Office of Planning (OP) recommends approval of the requested modification of Condition No. 2 in Order 18335, contingent on the applicant submitting the following additional information:

- The number of infants that would be served;
- Whether changes would be needed in the waste management operations due to the lowered age of some of the students to be served and, if so, how the applicant would manage this.

APPLICATION SUMMARY

The Trusting Hands Child Development Center requests the following modification of Condition No. 2 of Order No. 18335. The proposed deletions are ~~struck through~~, and proposed additions are underlined.

2. The child development center shall enroll no more than 40 students, ages ~~one and a half~~ infant to five years old.

Address:	7750 16 th Street NW
Legal Desc.:	Square 2745F, Lot 81
Ward/ANC:	4A
Lot:	19,092 SF; 16' -wide alley at rear
Existing:	Two-story church building.
Zoning:	R-1-A – Low density single family & special exception uses.
Historic :	N/A
Adjacent Properties:	Abuts single-family residences Lowell School across alley.
Surrounding Neighborhood Character:	Low density single-family residences. Two synagogues to the south; Shepherd School to the east. Lowell School (PUD), <1,000 ft. to west, includes a child development center.



BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18335
EXHIBIT NO. 43

OP notes that the application the Board addressed in Order 18553 was submitted by the Washington Ethical Society, and that this application has been submitted by the Trusting Hands Child Development Center, the operator of the child development center in the Washington Ethical Society building.



ANALYSIS

The requested modification would permit the child development center to serve infants approximately six weeks old, as well as children ages 1 ½ to 5 years of age. All other operations would remain the same; i.e., they would be consistent with the following conditions:

- The child development center shall enroll no more than 40 students;
- The child development center's staff shall be limited to no more than 14 persons;
- Hours of operation of the child development center shall be limited to 7:00 a.m. to 6:30 p.m., Monday through Friday;
- The Applicant shall maintain the traffic and parking management plan provisions cited in the existing Order;
- The facility will remain capable of meeting all applicable code and licensing requirements.

As long as the applicant specifies:

- The maximum number of infants that would be served, and;
- What, if any, changes would need to be made to waste management due to the lowered age of some of the student population

OP anticipates there would be no significant impact from the requested changes to Condition 2.

DC AGENCY AND COMMUNITY RESPONSES

OP was not aware of any District, ANC or public comments having been filed at the time OP prepared this report.

Regarding neighborhood sentiment, there has been a school, child development center or summer camp at this location for approximately 47 years. When the special exception to permit the continuation of the child development center was last approved in 2012, ANC voted unanimously to recommend approval for "the maximum amount of time allowed by law before the next renewal submission requirement". The ANC noted that the Washington Ethical Society "has been a good neighbor and continues to meet with residents on a regular basis to resolve any issues as they may arise".