

AMAZING LIFE GAMES

A PLAY-BASED COOPERATIVE PRE-SCHOOL IN WASHINGTON, DC

November 28, 2011

Board of Zoning Adjustment
441 4th Street, NW, Suite 200 S
Washington, DC 20001

To Whom it May Concern:

Amazing Life Games Preschool is requesting an extension of our current BZA Special Use Variance #17368 that was granted in 2006 to operate our licensed daycare facility out of Grace Evangelical Lutheran Church located at 4300 16th Street, NW, Washington, DC 20011.

The Preschool just celebrated its 40th anniversary, and its sixth year of operation at this site. We currently serve 30 children, ages 2.5 to 5 years, Monday-Friday from 8am to 6pm. We employ 5 staff each day and are granted two parking spaces in the church's parking lot (please see attached Certificate of Occupancy).

Amazing Life Games Preschool would like to continue operating at this location and under these conditions with two small changes. We would like to request an increase in the number of children from 30 to "up to 35 children", and would like to request that our aftercare program (Mon-Fri from 3pm to 6pm) be open to children up to age 8 years, so that alumni children can return to our program after they complete elementary school. All other conditions would remain the same.

The preschool is in compliance with the Variances outlined in the Zoning Regulation, Special Exception, 11-3104, Section 205 Child Development Centers. Please see detailed information below:

205 CHILD/ELDERLY DEVELOPMENT CENTERS AND ADULT DAY TREATMENT FACILITIES (R-1)

205.1 Use as a child/elderly development center or adult day treatment facility shall be permitted as a special exception in an R-1 District if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.

Amazing Life Games Preschool has been granted a special exception by BZA on 10/20/2005 (BZA #17368), that is due to expire on 10/20/2012. We would like to request this special exception be extended and to continue our operations at Grace Evangelical Lutheran Church, 4300 16th Street, NW, Washington, DC 20011.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18336

EXHIBIT NO. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 18336
EXHIBIT NO. 3

AMAZING LIFE GAMES

A PLAY-BASED COOPERATIVE PRE-SCHOOL IN WASHINGTON, DC

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

Amazing Life Games Preschool is a full licensed child development center, as certified by the Office of the State Superintendent of Education (OSSE), License # CDC-909678.

- 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 does not create objectionable or unsafe traffic conditions, as the street is already zoned for use by a church and so there is zoned parking for up to two hours on the block, which allows parents to safely park and drop off/pick up their children without violating any parking laws creating any objectionable traffic conditions.

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

The center is granted two permanent parking spaces during the hours of our operation. These parking spaces provide sufficient off-street parking for staff and visitors.

- 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 uses the Church's grassy sidyard (facing 16th Street) that is safely gated by a fence that matches the ironwork of the church. In over six years, there has not been complaints by neighbors on either side of our public alley about noise, visual problems or activities. The pre-school does not have nor plan to have any playground equipment or toys permanently in this side yard.

- 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 Board required striped parking areas and signage as designated parking for the preschool. These have been preserved.

- 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.

The play-area is onsite.

- 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.

Amazing Life Games Preschool is the only child development center within 1000 ft of the church.

- 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

2011 DEC 15 PM 12:37

RECEIVED
OFFICE OF ZONING

AMAZING LIFE GAMES

A PLAY-BASED COOPERATIVE PRE-SCHOOL IN WASHINGTON, DC

Transportation and Human Services, the D.C. Office on Aging, and the D.C. Office of Planning for review and written reports.

Thank you.

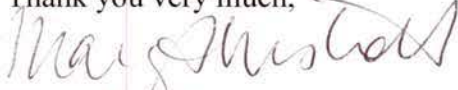
- 205.10 The referral to the D.C. Department of Human Services shall request advice as to whether the proposed center or facility can meet all licensing requirements set forth in the applicable laws of the District of Columbia.

As stated above, the pre-school is fully licensed by OSSE annually. Our current license (CDC-909678) was issued on 7/22/2011 and extends through 7/21/2012. We begin our re-licensing in April, 2012. In the six years of operation at this site, there has been no disruption in service do to non compliance with licensing issues.

SOURCE: Final Rulemaking published at 29 DCR 4913, 4917 (November 5, 1982); renumbered by Final Rulemaking published at 35 DCR 6916, 6918 (September 16, 1988); as amended by: Final Rulemaking published at 46 DCR 8284, 8286 (October 15, 1999); Final Rulemaking published at 47 DCR 9741 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8349 (October 20, 2000); and Final Rulemaking published at 49 DCR 2750 (March 22, 2002); and Final Rulemaking published at 53 DCR 10085 (December 22, 2006) as corrected by Errata Notice published at 59 DCR 4314 (May 20, 2011).

Please contact me, Marcy Mistrett, Director, if you have any questions or need any further information. My email is marcy@amazinglifegames.org and the school's phone number is 202-265-0114.

Thank you very much,



Marcy Mistrett,
Director

2011 DEC 15 PM 12:37

OFFICE OF ZONING