

**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

Application of Barbara Chambers
Children Center

BZA Application No. 18383
Public Hearing: July 24, 2012
ANC 1A

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STATEMENT OF THE APPLICANT

**I.
NATURE OF RELIEF SOUGHT**

This is an application pursuant to 11 DCMR §3104.1, for a special exception under §205 to expand the operation of an existing child development center, at premises 1470 Irving Street, NW (Square 2672, Assessment and Taxation Lot 881) (the "Property"). The present application seeks to modify the special exception approval most recently granted by the Board in Order No. 17731 by increasing the maximum enrollment from 150 to 225 children (aged infant to fourteen years) and the maximum staff from 31 to 47. No physical expansion of the improvements on the Property is required to accommodate this request.

**II.
JURISDICTION OF THE BOARD**

The Board of Zoning Adjustment has jurisdiction to grant the requested special exception pursuant to §3104 of the Zoning Regulations.

**III.
EXHIBITS IN SUPPORT OF THE APPLICATION**

Before proceeding with the discussion of the merits of the instant application, the following additional materials are submitted:

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18383
EXHIBIT NO. 26

Board of Zoning Adjustment
District of Columbia
CASE NO.18383
EXHIBIT NO.26

- Exhibit A:** Building Plat showing Property.
- Exhibit B:** A portion of the Sanborn Atlas showing Square 2672 outlined in red ink.
- Exhibit C:** Excerpt from Zoning Map showing Property zoned R-5-B.
- Exhibit D:** Summary Order in Board of Zoning Adjustment Application No. 17731, dated March 13, 2008, granting special exception approval to Barbara Chambers Children Center, with conditions, for operation of a child development center at the Property.
- Exhibit E:** Letter from the District of Columbia Office of State Superintendent of Education dated April 26, 2012, recommending grant of the application.
- Exhibit F:** Diagram showing drop-off and pick-up vehicular circulation.
- Exhibit G:** Advisory Neighborhood Commission 1A Resolution in Support of Application.
- Exhibit H:** Outline of testimony of Representatives of Applicant Barbara Chambers Children Center.

IV. BACKGROUND OF THE CASE

A. Site and Vicinity Characteristics

1) The Property:

The Property is located in an R-5-B zone district and includes approximately 19,631 square feet of land area along the south side of Irving Street, NW, between 15th Street and Hiatt Place, NW. (Exhibits A, B, and C) The Property comprises a portion of Record Lot 723 in Square 2672. The remainder of Record Lot 723 consists of Assessment and Taxation Lot 880, which is owned by the Next Step Public Charter School, and which is not included as part of the present application.

The Property is improved with a three-story plus basement institutional building constructed circa 1913 and extensively renovated in 2008 (the "BCCC Building"). The principal entrance for the BCCC Building is located along Irving Street, with a secondary entrance at the

rear of the building. Playground facilities and open recreation space are located to the rear of the BCCC Building and are enclosed by a fence. Parking for the facility is also located to the rear of the building and is accessed by a 15-foot wide public alley, which abuts the Property to its east. The public alley can be accessed from Irving Street and Columbia Road. The parking area is surrounded by a brick wall, measuring approximately six feet tall, and fences, keeping it separate from the playground facilities. The BCCC Building is physically connected, by way of a one-story enclosed passageway, to the building at 3047 15th Street, NW, which is owned by the Next Step Public Charter School. The Applicant owns the BCCC Building and operates its child care center on the basement, first and second levels, while the Columbia Heights Shaw Family Support Collaborative (approved by BZA Order No. 18024) operates a community service center on the third floor.

2) Square 2672 and Vicinity:

The Property is centrally located within the Columbia Heights neighborhood, in Square 2672, which is bounded to its north by Irving Street, to its east by 14th Street, to its south by Columbia Road, and to its west by 15th Street, NW. Square 2672 contains a wide variety of permitted uses – residential, institutional, and commercial. The Columbia Heights MetroRail Station is located at the intersection of Irving Street and 14th Street, approximately one block from the Property. Lincoln Middle School is located across Irving Street to the north of the Property.

Traffic circulates around Square 2672 in a roughly clockwise motion, with Irving Street running one-way toward the east. Columbia Road, to the south of the Property, is one-way running westbound, while 15th Street runs one-way northbound. Only 14th Street and the public alley running through Square 2672 are bi-directional.

B. Nature of Request

The present application seeks to expand the student capacity and staffing for a long-standing use of the Property by the Applicant as a child development center serving the educational needs of the Columbia Heights community and the District of Columbia. The Applicant is the longest-operating child care provider in the neighborhood, having been established as early as 1968 by a group of concerned parents living in the Adams Morgan, Columbia Heights, and Mount Pleasant neighborhoods. The Applicant moved its operations to the present location in 1972. The Board most recently reviewed and granted special exception approval to the Applicant in 2008 (BZA Application No. 17731 (Exhibit D)) to continue the child development center use at the BCCC Building, with a maximum permitted enrollment of 150 children aged infant to 14 years, and up to 31 staff. In response to the significant community need for the Applicant's child care services, and as a result of the extensive modernization recently undertaken to the BCCC Building, the Applicant has sufficient physical capacity and proposes to increase its maximum enrollment to 225 children. In order to provide adequate care and supervision of the children, the Applicant likewise requests approval to increase permitted staff to a total of 47. The center's hours would remain unchanged from the current approval, operating from 7am to 10pm.

V.
**THE APPLICANT MEETS THE REQUIREMENTS FOR SPECIAL EXCEPTION
RELIEF UNDER THE ZONING REGULATIONS**

In order for the Applicant to expand the approved child development center as proposed, special exception relief is required under §205, to operate a child development center for 225 children in a residential zone.

Uses that are permitted by special exception are presumed to be appropriate for the applicable zoning district as long as certain conditions are satisfied. In considering special exception applications, the Board's discretion is generally limited to determining whether the relevant conditions and special exception criteria have been met. If an applicant meets its burden, the Board must ordinarily grant the application. First Baptist Church of Washington v. District of Columbia Board of Zoning Adjustment, 432 A.2d 965 (1981); Stewart v. District of Columbia Board of Zoning Adjustment, 305 A.2d 516, 518 (1978).

A. Special Exception Under §205 to Operate a Child Development Center in an R-5-B District

Pursuant to §205.1 of the Regulations, use of property as a child development center shall be permitted as a special exception in an R-1 District if approved by the Board under §3104, subject to the provisions of §205. Uses permitted in the R-1 District are permitted in the R-5-B District. The instant application satisfies the requirements of §205 as set forth herein:

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

The Applicant operates a licensed child development facility and pursuant to validly-issued certificate(s) of occupancy. Further, as noted in Exhibit E, the Office of the State Superintendant of Education recommends approval of the application. The Applicant will secure

the necessary amendment to its certificate(s) of occupancy and licensing upon approval from the Board of this application.

§205.3- The center shall be located and designed to create no objectionable traffic condition and no unsafe condition for picking up and dropping off children.

The Applicant has operated this community-oriented facility at the present location since 1972. The center's students and staff are drawn primarily from the immediate neighborhood. Traffic to and from the BCCC Building is primarily pedestrian in nature, with the principal pedestrian entrance to the BCCC Building being located along Irving Street.

For those few families who do not reside in the immediate vicinity, the Columbia Heights Metrorail Station is located only one block away from the Property, at the intersection of Irving and 14th Streets.

As a result of coordination with the D.C. Office of Planning (OP) and the D.C. Department of Transportation (DDOT) as part of its earlier special exception approvals by the Board, the Applicant has made significant improvements to vehicular circulation for those few families who pick up and drop off their children by car. The Applicant redesigned the parking area to allow for two points of egress to the public alley and the establishment of two designated drop-off and pick-up parking spaces to be used as parents escort their children to and from the center. (Exhibit F). The Applicant has also spaced the daily calendar of the center to allow for drop-off and pick-up windows of approximately two hours in the morning and evening, respectively.

Furthermore, at the recommendation of DDOT with regard to the present application, the Applicant has agreed to make additional transportation improvements for the benefit of its staff, parents and visitors. First, the Applicant has committed to join the WMATA SmartBenefits program, which enables pre-tax salary to be transferred directly to employee SmartTrip cards.

The program results in tax savings for both employer and employee. Additionally, the Applicant will install a bike rack along the side of the BCCC Building that will accommodate four or more bicycles and will announce its availability to staff, parents and visitors.

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

As with the student population, most staff for the center either live within walking distance of the Property or travel to and from the Property by public transportation, especially the Columbia Heights MetroRail station located only one block from the Property. As noted above and demonstrated at Exhibit E, the Applicant has improved the parking arrangement located at the rear of the BCCC Building to allow for adequate parking for staff as well as temporary parking for parents who are dropping off and picking up children and for occasional visitors. The Applicant encourages its staff to utilize public transit and alternative travel options. To that end, the Applicant is installing a bicycle parking rack on the Property and also has committed to join WMATA's SmartBenefits program.

§205.5- The center, 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 of activity, or visual or other objectionable conditions.

All activities of the center will continue to be located within the existing BCCC Building. Following to the extensive improvements made to the building only a few years ago, the present request requires no further expansion of the current building envelope. Thus, any additional noise or visual impacts resulting from the child development center would be negligible. Further, the playground (also recently renovated) is located to the rear of the building and is fenced and located a substantial distance from any adjacent residential uses. The Applicant is

not aware of any complaints from neighbors regarding any objectionable conditions on the Property.

§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 shall deem necessary to protect adjacent and nearby properties.*

The Property is already self-contained, screened and buffered from adjacent properties.

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

The Applicant operates an on-site play area that is located immediately to the rear of the BCCC Building and is fenced on all sides. No off-site play area is proposed.

§205.8- *The Board may approve more than one (1) child/elderly development center in a square or within one thousand feet (1,000 ft.) of another child/elderly development center 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.*

There appear to be two other child development centers located within a 1,000 foot radius of the Property: (1) the Calvary Bi-Lingual Multicultural Learning Center (1420 Columbia Road); and (2) child development center within Alexander Graham Bell Multicultural Senior High School (3101 16th Street, NW). All of these facilities have co-existed for an extensive number of years without incident or complaint.

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

It is the Applicant's understanding that the Office of Zoning has submitted copies of the Application to these agencies. The Applicant has discussed the application with OP and with DDOT. The Applicant notes that the Office of State Superintendent of Education has submitted a memorandum to the Board recommending approval of the Application.

B. Compliance with Section 3104.1

Subsection 3104.1 of the Zoning Regulations sets forth the general parameters, established by the Zoning Act, wherein the Board is authorized to grant special exception relief. In the judgment of the Board, said special exception must be in harmony with the general purpose and intent of the Zoning Regulations and Maps and must not tend to affect adversely the use of neighboring property.

1. Harmony with the Zoning Regulations and Maps

The present Application for increased enrollment and staffing of an approved child development center is in harmony with the Zoning Regulations and Maps. The Property is zoned R-5-B, and child development center use is permitted in R-5 Districts pursuant to §§ 205, 302, 322, 332, and 352, as conditioned by the specific provisions of §205. As provided herein, the Application satisfies the provisions of §205.

2. No Adverse Effect on Neighboring Property

Expansion of the enrollment and staffing of the approved child development center, as proposed herein, likewise will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and the Zoning Maps, as noted above. Further, the

Applicant has met with ANC 1A and received a unanimous resolution in support of the Application (Exhibit G).

For all these reasons, the special exception will not tend to adversely affect the use of neighboring property.

**VI.
WITNESSES**

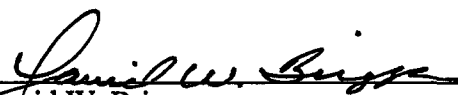
- A. Maribel V. Torres, Representative of the Applicant.
- B. Dahn Warner, Representative of the Applicant.


**VII.
CONCLUSION**

For the reasons stated above, the requested relief meets the applicable standards of the Zoning Regulations and can be granted without substantially impairing the intent, purpose and integrity of the Zoning Regulations. The Applicant therefore requests that the Board grant the application.

Respectfully submitted,

HOLLAND & KNIGHT, LLP

By 
David W. Briggs


Dennis R. Hughes

2099 Pennsylvania Avenue, NW,
Suite 100
Washington, DC 20006
(202) 955-3000

A

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., July 26 2007

Plat for Building Permit of SQUARE 2672 LOT 881

Scale 1 inch = 30 feet Recorded in A&T Book Page 3808-Q

Receipt No 09369

Furnished to HOLLAND & KNIGHT (FREDA HOBAR)

I hereby certify that all existing improvements shown hereon, are completely dimensioned and are correctly platted that all proposed buildings or construction or parts thereof including covered porches are correctly dimensioned and platted and agree with plans accompanying the application that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

[Signature]
Surveyor, D.C.

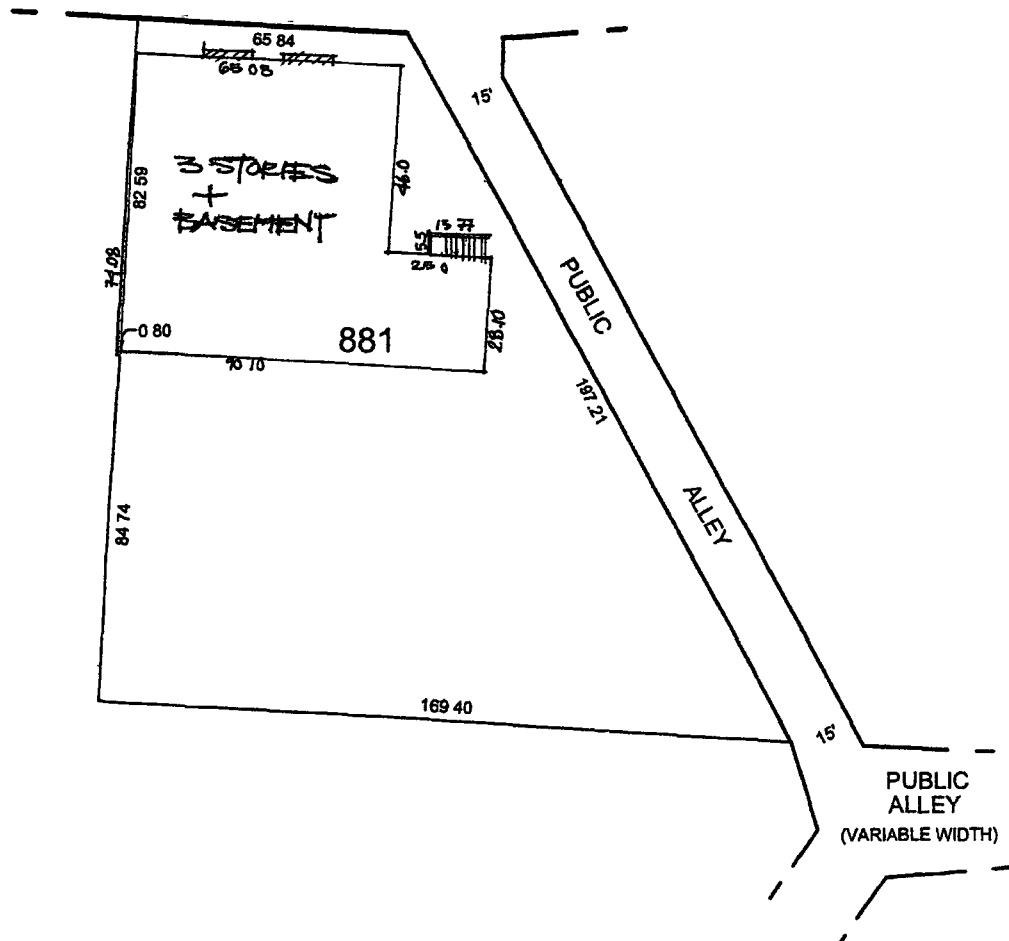
Date _____

By D.M. *[Signature]*

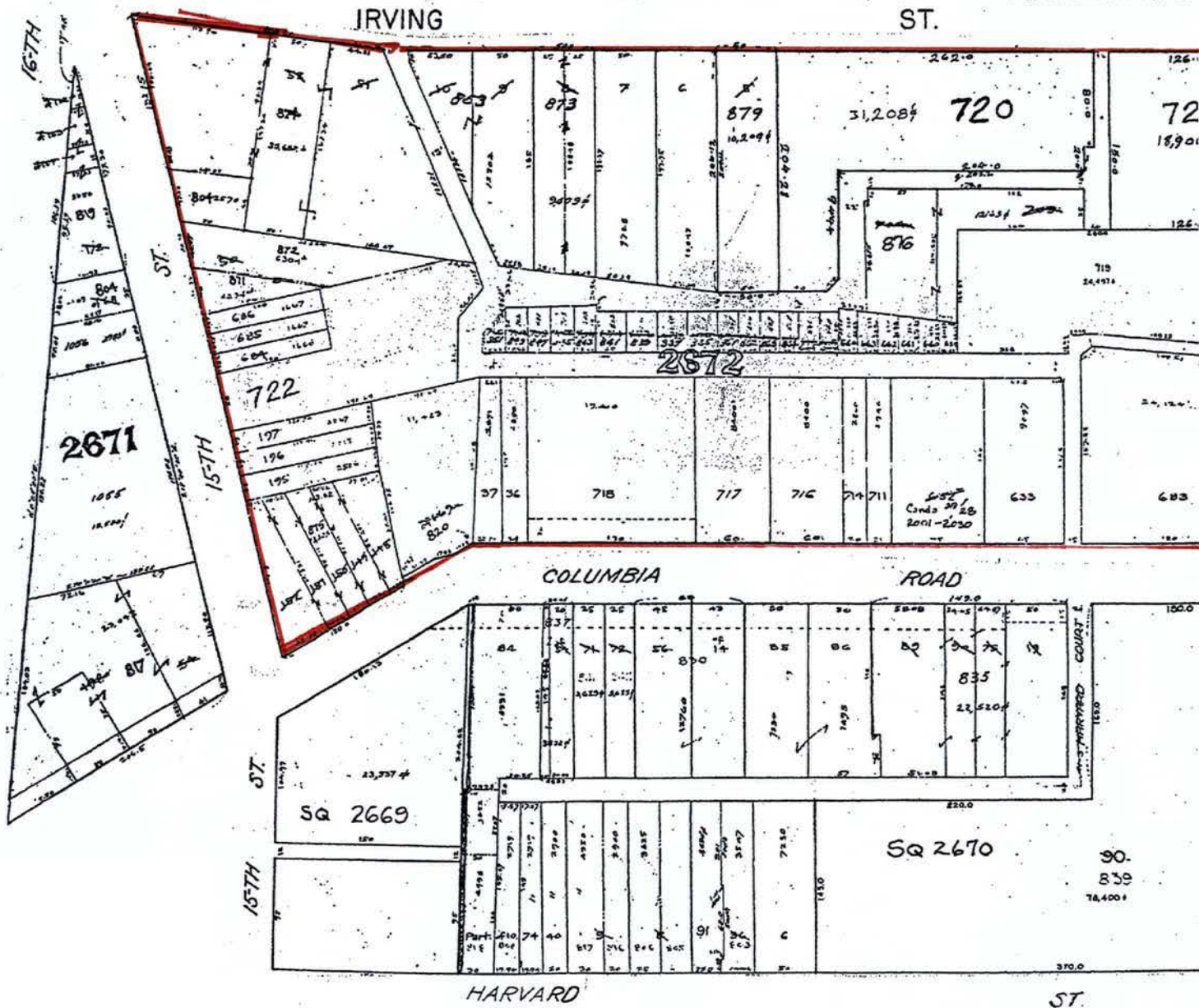
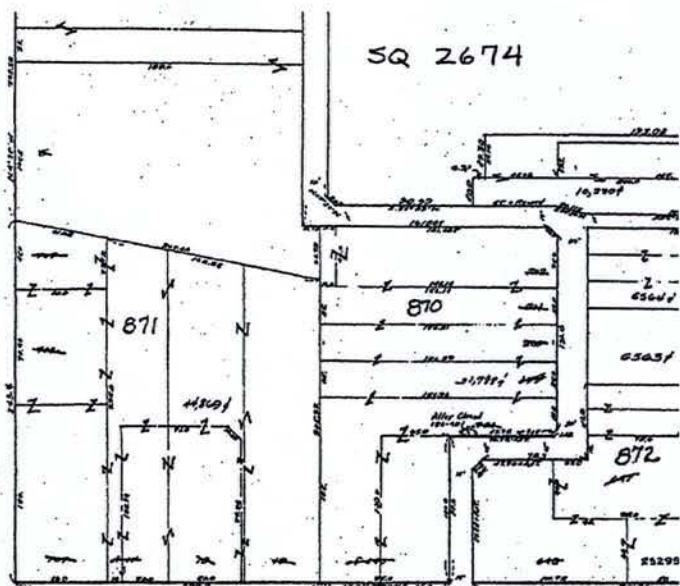
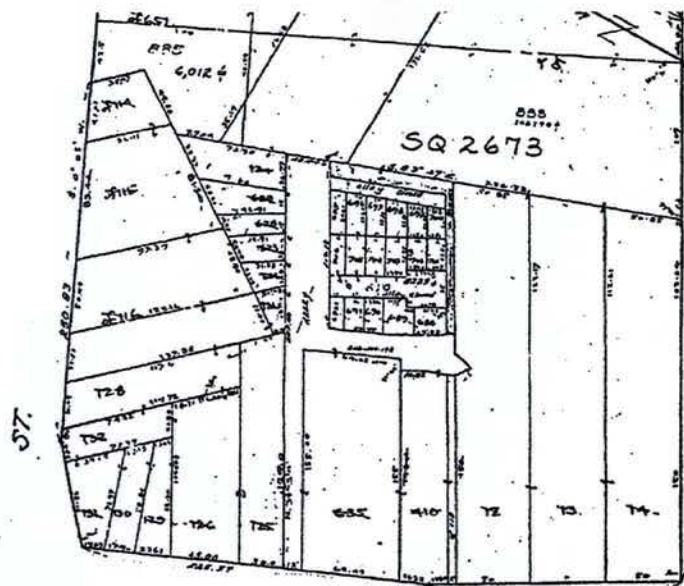
(Signature of owner or his authorized agent)

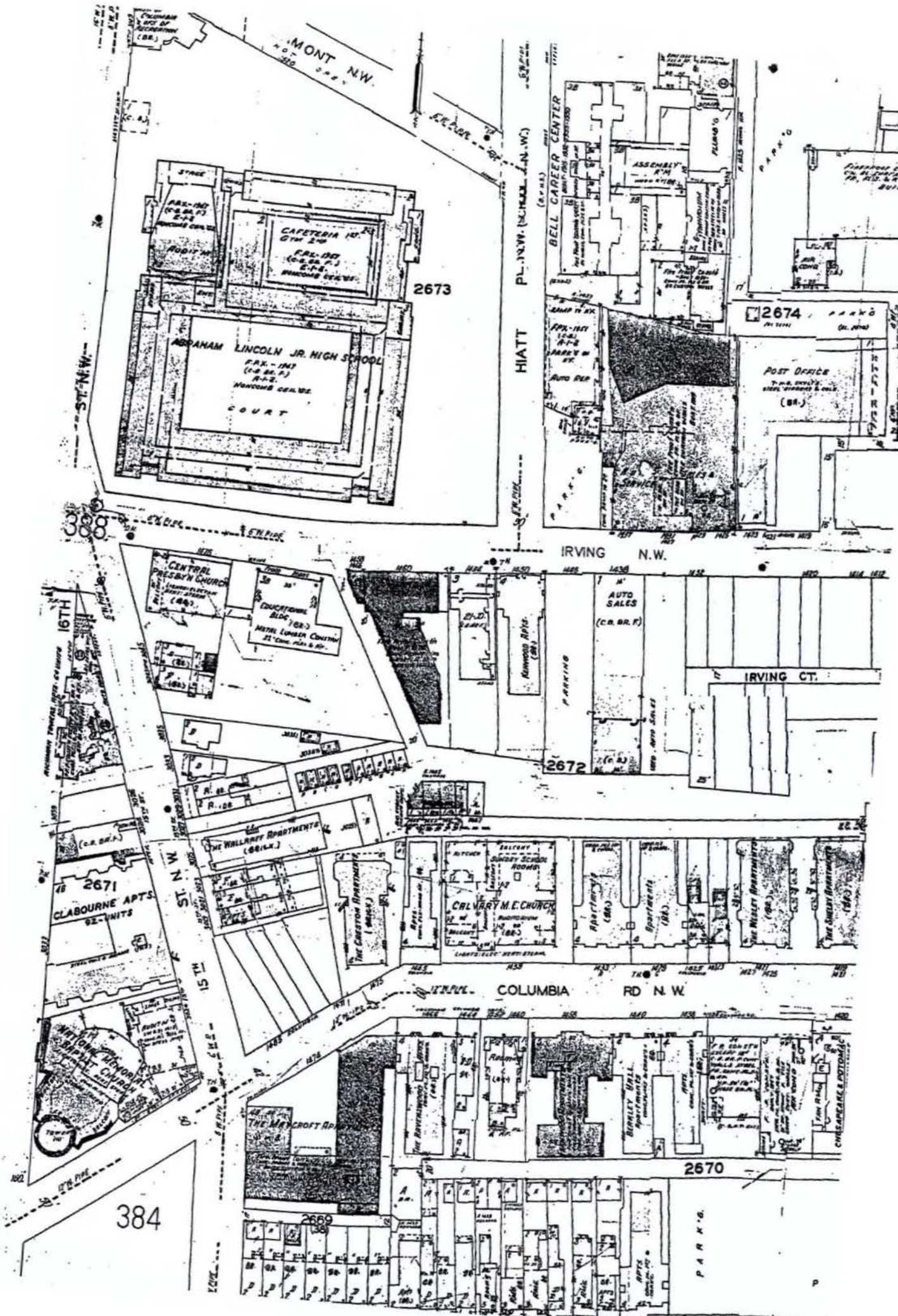
NOTE. Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue Assessment Administration and do not necessarily agree with deed description

IRVING STREET, N.W.



B

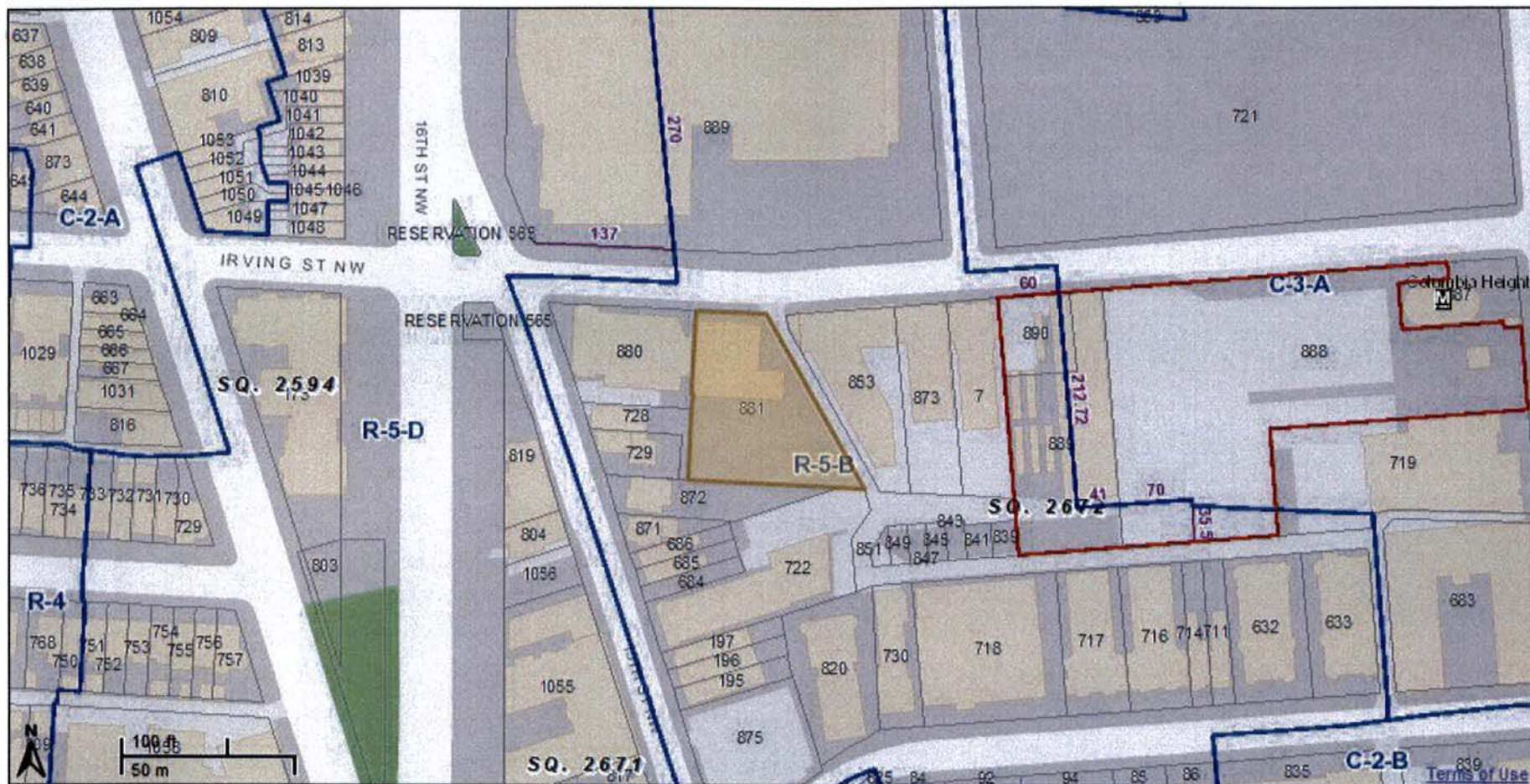




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District of Columbia Office of Zoning
EXTRACT OF THE DISTRICT OF COLUMBIA ZONING MAP
July 9, 2012



Zoning
Layers

Zone Districts	CEA	Pending PUDs
Historic Districts	Campus Plans	PUDs
Overlays Districts	TDRs	Air Rights Zone

To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning at (202) 727-6311.

D

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



Application No. 17731 of Barbara Chambers Children's Center, pursuant to 11 DCMR § 3104.1, for a special exception to allow the continued operation of an existing child development center under section 205, in the R-5-B District at premises 1470 Irving Street, N W. (Square 2672, Lot 881).

HEARING DATE: March 11, 2008
DECISION DATE: March 11, 2008 (Bench Decision)

SUMMARY ORDER

SELF-CERTIFIED

The zoning relief requested in this case was self-certified, pursuant to 11 DCMR § 3113.2.

The Board provided proper and timely notice of the public hearing on this application by publication in the D C Register, and by mail to Advisory Neighborhood Commission (ANC) 1A and to owners of property within 200 feet of the site. The site of this application is located within the jurisdiction of ANC 1A, which is automatically a party to this application. ANC 1A did not participate in the application. The Office of Planning (OP) submitted a report in support of the application.

As directed by 11 DCMR § 3119.2, the Board has required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case pursuant to § 3104.1, for special exception under section 205. No parties appeared at the public hearing in opposition to this application. Accordingly a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, and having given great weight to the OP report, the Board concludes that the Applicant has met the burden of proof, pursuant to 11 DCMR §§ 3104.1 and 205, that the requested relief can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map.

441 4th Street, N W , Suite 200/210-S, Washington, D C 20001

Telephone (202) 727-6311

Facsimile (202) 727-6072

E-Mail dc07@dc.gov

Web Site www.dco7.dc.gov

Pursuant to 11 DCMR § 3101.6, the Board has determined to waive the requirement of 11 DCMR § 3125.3, that the order of the Board be accompanied by findings of fact and conclusions of law. It is therefore **ORDERED** that this application be **GRANTED** subject to the following **CONDITIONS**:

1. The hours of operation shall be from 7:00 a.m. to 10:00 p.m., with all persons off of the site including the parking lot by 10:30 p.m.
2. The number of enrolled children shall not exceed 150.
3. The number of staff shall not exceed 31.
4. Outdoor activities shall be supervised and conclude by 8:00 p.m.
5. Trash shall be kept on-site and collected three times a week, and the property shall be kept free of debris.
6. Staff shall monitor the dropping off and picking up of the children.
7. The parking lot shall be lighted from sunset to sunrise.

VOTE: 5-0-0 (Ruthanne G. Miller, Curtis L. Etherly, Jr., Marc D. Loud, Mary O. Walker, and Shane L. Dettman to Approve)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

Each concurring member approved the issuance of this order.

ATTESTED BY: 
JERRILY R. KRESS, FAIA
Director, Office of Zoning 

FINAL DATE OF ORDER: MAR 13 2008

UNDER 11 DCMR 3125.9, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE FOR THE BOARD OF ZONING ADJUSTMENT."

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSES OF SECURING A BUILDING PERMIT.

PURSUANT TO 11 DCMR § 3205, FAILURE TO ABIDE BY THE CONDITIONS IN THIS ORDER, IN WHOLE OR IN PART, SHALL BE GROUNDS FOR THE REVOCATION OF ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER

PURSUANT TO 11 DCMR § 3125 APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE, UNLESS THE BOARD ORDERS OTHERWISE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD.

D.C HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C OFFICIAL CODE § 2-1401.01 ET SEQ., (ACT) THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS ALSO PROHIBITED BY THE ACT IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS ALSO PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION THE FAILURE OR REFUSAL OF THE APPLICANT TO COMPLY SHALL FURNISH GROUNDS FOR THE DENIAL OR, IF ISSUED, REVOCATION OF ANY BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER RSN

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment**



BZA APPLICATION NO. 17731

As Director of the Office of Zoning, I hereby certify and attest that on March 13, 2008, a copy of the order entered on that date in this matter was mailed first class, postage prepaid or delivered via inter-agency mail, to each party and public agency who appeared and participated in the public hearing concerning the matter, and who is listed below:

Dennis R. Hughes, Esq
Holland & Knight LLP
2099 Pennsylvania Avenue, N W., Suite 100
Washington, D.C. 20006-6801

Chairperson
Advisory Neighborhood Commission 1A
P.O. Box 73115
Washington, D C 20056

Single Member District Commissioner 1A03
Advisory Neighborhood Commission 1A
P.O Box 73115
Washington, D C. 20056

Jim Graham, City Councilmember
Ward One
1350 Pennsylvania Avenue, N W.
Room 105
Washington, D C. 20004

Matthew LeGrant, Acting Zoning Administrator
Building and Land Regulation Administration
Department of Consumer and Regulatory Affairs
941 N. Capitol Street, N.E # 2000
Washington, D C. 20002

441 4th Street, N W , Suite 200/210-S, Washington, D C 20001

Telephone (202) 727-6311

Facsimile (202) 727-6072

E-Mail dc07@dc.gov

Web Site www.dcoz.dc.gov

BZA APPLICATION NO. 17731
PAGE NO. 2

Harriet Tregoning, Director
Office of Planning
801 North Capitol Street, N E
4th Floor
Washington, D C 20002

rsn

ATTESTED BY:

JERRILY R. KRESS, FAIA
Director, Office of Zoning


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PAGE NO. 2

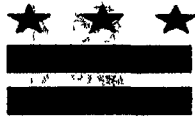
Harriet Tregoning, Director
Office of Planning
801 North Capitol Street, N.E.
4th Floor
Washington, D.C. 20002

rsn

ATTESTED BY:


JERRILY R. KRESS, FAIA
Director, Office of Zoning

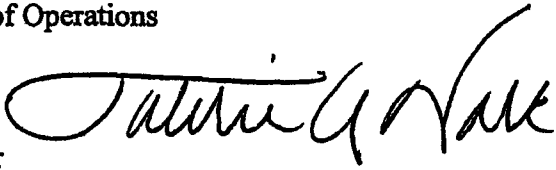
17



Office of the
State Superintendent of Education

MEMORANDUM

TO: Richard S. Nero, Jr. RN
Deputy Director of Operations
Office of Zoning

FROM: Valerie A. Ware 
Program Manager
Child Care Licensing Unit

DATE: April 26, 2012

SUBJECT: BZA # 18383
Barbara Chambers Children Center
1470 Irving Street NW
Washington, DC 20010

RECEIVED
D.C. OFFICE OF ZONING
2012 MAY - 2 PM 2:42

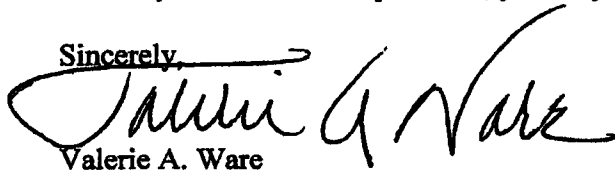
The Office of the State Superintendent of Education, Division of Early Childhood Education, Compliance and Integrity Division, Child Care Licensing Unit (OSSE/ECE/CID/CCLU) recommends that the applicant be granted special exception, pursuant to Title 11 DCMR §§ 205.9 and 205.10, for the purpose of expanding a licensed Child Development Center.

The facility's licensure capacity will be calculated based on the issued official Certificate of Occupancy and requirements of Title 29 DCMR, Chapter 3, Child Development Facilities Regulations.

Special exception is granted in this case, in order to benefit the City's growing demand for licensed child care slots

Should you have further questions, you may contact me directly on 202-442-4733.

Sincerely,



Valerie A. Ware
Program Manager

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18383

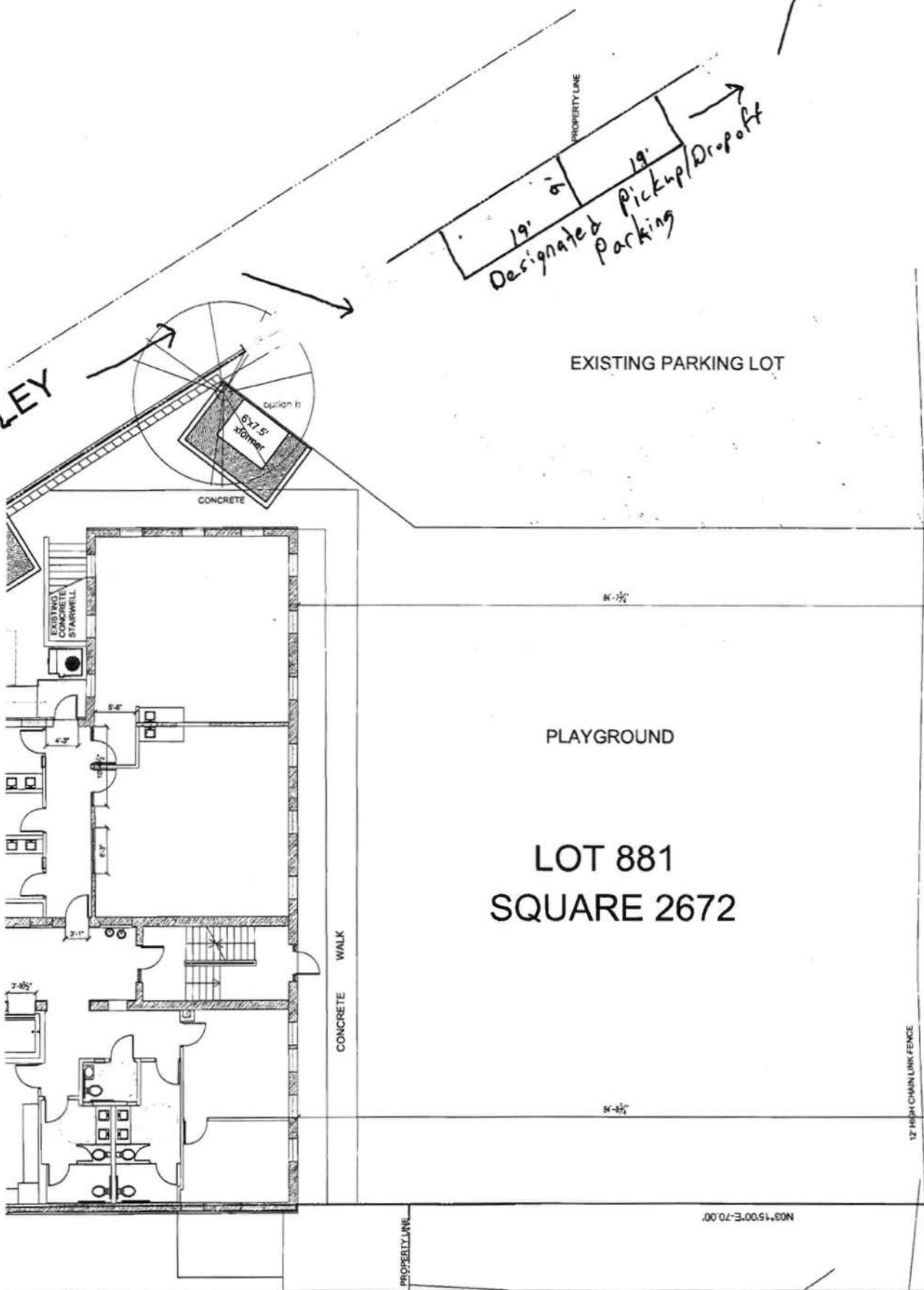
EXHIBIT NO. 23

F

North

TRING ST

ALLEY



N86°45'00"W-169.40'

LOT 5

12' HIGH CHAIN LINK FENCE

N03°15'00"E-70.00'

PROPERTY LINE

CONCRETE WALK

PLAYGROUND

LOT 881
SQUARE 2672

EXISTING PARKING LOT

Designated Pickup/Dropoff

6x7.5' x 10'

CONCRETE

EXISTING CONCRETE STAIRWELL

6



BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	18383	Case Name:	Barbara Chambers Children's Center
Address or Square/Lot(s) of Property:	1470 Irving Street, NW, Washington, DC 20010		
Relief Requested:	Special exception to permit the expansion of an approved child development center		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	0	6	/	1	3	/	1	2	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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Description of how notice was given: Local publications, list serv announcements, posted flyers, ANC 1A website and D.C. website.

Number of members that constitutes a quorum:	6	Number of members present at the meeting:	8
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MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

ANC 1A has no issues or concerns with the Application.

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

ANC 1A recommends that Petitioner be granted the relief sought in this Application.

AUTHORIZATION

ANC	1	A	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	8-0-0
Name of the person authorized by the ANC to present the report:			Sheldon Scott, Commissioner	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Thomas Boisvert, Chair	
Signature of Chairperson/ Vice-Chairperson:			Date:	06/13/2012

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.



ADVISORY NEIGHBORHOOD COMMISSION 1A

SMD 1A01 – Lisa Kralovic
SMD 1A04 – Betty Pair
SMD 1A07 – Thomas Boisvert
SMD 1A10 – Lenwood O. Johnson

SMD 1A02 – Vickey Wright-Smith
SMD 1A05 – Laina Aquiline
SMD 1A08 – Kent Boese

SMD 1A03 – Sheldon Scott
SMD 1A06 – William Brown
SMD 1A09 – Bobby Holmes
SMD 1A11 – Dotti Love-Wade

June 13, 2012

Ms Meredith Moldenhauer, Chair
D C Board of Zoning Adjustment
441 4th Street, N W
Washington, D C 20001

**Re: BZA Application No. 18383 requesting special exception relief
at 1470 Irving Street, N.W. (Square 2672, Lot 881)**

Dear Chairwoman Moldenhauer and Members of the Board

Advisory Neighborhood Commission 1-A, at its regularly held public meeting voted to support BZA Application No 18383 requesting Special Exception Relief for the Barbara Chambers Children's Center at 1470 Irving Street, N.W


The Barbara Chambers Children's Center (BCCC) began its operations in 1968 with an enrollment of 25 Current enrollment is 150 of which 95% qualify for low-income vouchers. BCCC seeks expand services to this community by increasing its enrollment to 225 with its staff to increase from 31 to 47.


In order for BCCC to continue its invaluable work in the community, a special exception is needed for parking and traffic that will allow them to increase enrollment Administration estimates over 90% of current enrollment use public transit and/or walk to the facility The property also enjoys a parking lot with front and rear entrances serviced by an alley perpendicular to Irving Street In addition to the aforementioned factors that help mitigate vehicular traffic, BCCC allows for a broad drop-off and pick-up times of 7AM to 9AM and 4PM-6PM, respectively

These factors will minimize traffic and parking and the impact on the community while offering greater services to our constituents We humbly offer our support

Certification

At a regularly scheduled and publicly noticed meeting held on June 13, 2012, Advisory Neighborhood Commission 1A considered the above Letter of Support With a quorum of 8 Commissioners present, the Commission voted with 8 yeas, 0 nos, and 0 abstentions to adopt the above resolution.


Thomas Boisvert
Chairman, ANC 1A


Kent Boese
Secretary, ANC 1A

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**OUTLINE OF TESTIMONY
MARIBEL VENTURA-TORRES AND DAHN WARNER
REPRESENTATIVES OF APPLICANT**

- I Introduction**
- II History of Barbara Chambers Children Center (BCCC)**
- III. Overview of services provided by BCCC**
- IV. Discussion of Daily Operations within BCCC Building and Plan for Incorporating Additional Children and Staff**
- V. Discussion of Support for Application**
- VI Requirements for granting the special exception relief have been met**
- VII Conclusion**