

C. Architectural plans and elevations in sufficient detail to clearly illustrate any proposed structure to be erected or altered, proposed landscaping/screens, and building materials. Submittal of plat and plans shall not exceed 11" x 17" in size. (See Form 130 – Required Specifications for Plats, Plans and Elevations – for the required information on these drawings)

Ms. Ana Maria Lora-Garcia does not propose or intend to erect or alter any structure. No landscaping or screens are planned, and the special exception requested under 11 DCMR § 205 requires no building materials.

D. A detailed statement of existing and intended uses of the structure

I, Ana Maria Lora-Garcia, own my home at 1353 Tuckerman Street NW, Washington DC 20011. I currently operate a child development center on the premises. The premises is certified for care of six (6) children. The center has been and currently is in accordance with all laws pertaining to the use of a residential home for child development.

At present, I seek one special exception. I seek a special exception under 11 DCMR § 205 to expand the capacity of my child development center from six (6) to twelve (12) children. I intend to expand the size of my center to help accommodate the growing community need for child development services. I am confident that my premises can safely accommodate for the requested expansion, and I do not anticipate needing to make any physical changes to the structures on or directly around the premises.

I currently request the Board of Zoning Adjustment to practice its authority under 11 DCMR § 3104.1 and grant special exception under § 205 to satisfy the needs of my community. Approval for § 205 will satisfy the statutory requirements for 11 DCMR § 302.1

E. A detailed statement explaining how this application meets the specific tests identified in the Zoning Regulations for variance (area and/or use), special exception or other specific relief being sought (See the Form 120 Addendum – Applicant's Burden of Proof for Variance and Special Exception Applications)

§ 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

Ms. Ana Maria Lora-Garcia submits the present detailed statement as proof that her application will pass all tests identified under the District of Columbia's applicable zoning regulations. Namely, that expanding the child development home for six (6) children into a center for twelve (12) will satisfy each component of 11 DCMR § 205.

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

The facility is currently in accordance with all laws pertaining to the use of a residential home for child development. The child development home is licensed to operate as a daycare facility for six (6) children. The property is constructed in such a fashion that increasing capacity to twelve (12) children will satisfy all code and licensing requirements.

§ 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 facility has sufficient street parking in front of the premises. Approximately three (3) vehicles can utilize street parking in front of the residence. The design of the residence does not present any unsafe conditions. There is a sidewalk leading directly from the street up to the front entrance of the residence. Additionally, the street directly in front of the residence is sufficiently wide, facilitating safe entry and exit for both passengers and drivers.

The neighborhood does not experience much traffic volume at any part of the day. Child drop-off and pick-up in the morning and afternoon should not present any problems. In the facility's entire history of operation, there have never been any complaints due to traffic volume.

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Additionally, between Tuckerman Street and Tewkesbury Place, there is a back-road that runs in between the two row of houses (please see map provided under § 205.7). The back-road is attached to on-site parking. In the rare occasion when volume might be unusually high, parents can drop-off or pick-up their children behind the premises using the back-road, without any difficulty.

The back portion of the residence contains on-site parking. There is enough room for two (2) large vehicles. The back-road also contains limited street parking. The back of the residence is designed such that drop off and pick up will not present any unsafe conditions. The on-site parking is paved and connected to the rear entrance to the residence. Additionally, there is a gated-fence that separates the residence and child play area from any vehicles that are parked on-site or on the street.

The most number of vehicles that will be dropping-off or picking-up children at any one time is twelve (12). Because there are three (3) spaces for front-of-residence street parking, two (2) spaces on-site and more street parking on the back-road, noise and traffic should not be a problem. If necessary, it is possible to stagger start and stop times to mitigate any unanticipated traffic issues that may arise.

§ 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 has street parking in front of the premises. Approximately three (3) vehicles can utilize street parking in front of the residence.

The rear of the residence has on-site parking and space for street parking. Two (2) vehicles can be parked on-site, satisfying 11 DCMR § 2101.1's requirement for on-site employee/teacher parking. Currently, only Ms. Lora-Garcia watches over the six (6) children at the facility. If and when Ms. Lora-Garcia is granted a special exception to expand the capacity of her child development residence, she will employ one (1) additional teacher to help assist her in supervising the children.

The two (2) on-site parking spaces satisfy 11 DCMR § 2101.1's requirement that at least one (1) on-site parking space be available for every four (4) teachers/employees. The facility's current design permits employment of up to eight teachers.

§ 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*

With the exception of outdoor play time, all of the child development activities take place within the interior of the residence. The residence has air conditioning and heating, so it is possible to keep the children indoors even when the weather outside is oppressive. Moreover, the facility has windows that remain closed throughout most of the year. The residence does not have any exposed areas that will allow sound or visual stimuli to escape freely into the adjacent or nearby properties. The residence can be characterized as being of solid brick construction, further insulating any noise that may be produced within the facility. The amount of noise pollution or other objectionable impacts will not exceed that produced by any other typical single family household.

When the children have outdoor play time, they are limited to the backyard play area. The entirety of the outdoor play space is located on-site and is completely fenced-off. Moreover, a locked utility shed is located on one boundary of the play area. The shed will help insulate any noise, and also block the play area from some public view. Because there will only be twelve (12) children playing in the area at any given time, we do not anticipate that the addition of six (6) children will be problematic, given the size of the play area.

All of the children do not always play together at the same time. It is possible to stagger play times so that the number of children playing together at any one time is no greater than the current number. Since Ms. Lora-Garcia will employ an additional supervisor, it will be possible to have the children play in smaller groups and at different times. If there are any new concerns regarding audio, visual or other objectionable conditions, they can be addressed.

§ 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*

Ms. Lora-Garcia does not anticipate that the design of the residence or its structures, play area, parking and other amenities will prove problematic for adjacent or nearby properties. The addition of six (6) children will not negatively affect the residence or its adjacent and nearby properties. The entire backyard is fenced-off and the structures are maintained to be safe and scenic. Nonetheless, if the Board finds that any special treatment or changes are conditions precedent to obtaining the requested special exception, Ms. Lora-Garcia will consider them and proceed accordingly.

§ 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 off-site play area is located only three (3) blocks away from the center, at Fort Stevens Park (see map below for reference). The teachers and children typically take short walks to the park whenever weather, traffic and schedules permit. It is possible to drive the children to the park. However, whenever the teachers are going to drive the children, they must first get parental permission. It is important to note that the vehicles are safe. There are properly-installed child safety seats in all vehicles that are used to transport the children (please see maps provided on the following page).

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Get directions

My places

A

Tuckerman Street Northwest, Washington, DC

B

Fort Stevens Recreation Center, Van Buren S

Add Destination - Show options

GET DIRECTIONS

Walking directions are in beta.

Use caution - This route may be missing sidewalks or pedestrian paths.

Suggested routes

Walking directions to Fort Stevens Recreation Center

1353 Tuckerman St NW

Washington, DC 20012

1. Head east on Tuckerman St NW toward 13th St NW

0.1 mi

2. Turn left onto 13th St NW

0.2 mi

3. Turn left onto Van Buren St NW

Destination will be on the right

0.1 mi

B

Fort Stevens Recreation Center

Fort Stevens Recreation Center

Washington D.C., District of Columbia

Save to My Maps

Map

Traffic

Edit in Google Map Maker

Report a problem

Get directions

My places

A

1353 Tuckerman Street Northwest, Washing

B

Stevens Playground, Van Buren Street North

Add Destination - Show options

GET DIRECTIONS

Suggested routes

Tuckerman St NW, 13th St NW 0.4 mi, 2 mins

and Van Buren St NW

Tuckerman St NW, 14th St NW 0.4 mi, 2 mins

and Van Buren St NW

Or Walk 7 mins

Driving directions to Fort Stevens Recreation Center

1353 Tuckerman St NW

Washington, DC 20012

1. Head east on Tuckerman St NW toward 13th St NW

0.1 mi

2. Take the 1st left onto 13th St NW

0.2 mi

3. Take the 3rd left onto Van Buren St NW

Destination will be on the right

0.1 mi

B

Fort Stevens Recreation Center

Washington D.C., District of Columbia

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Map data ©2012 Google

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