

205 CHILD/ELDERLY DEVELOPMENT CENTER

BZA # 18518

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205.1 Use 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.

If approved by the Board of Zoning Adjustment, the YMCA will use the facility to provide School-age Before and Aftercare program.

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

Our program will meet all applicable code and licensing requirements per the Office of State Superintendent of Education (OSSE).

205.3 The center or facility shall be located and designated to create no objectionable traffic condition and no unsafe condition for picking up and dropping off persons in attendance.

For children attending schools within walking distance, a group leader(s) will be assigned to ensure their safe arrival to/from school. For schools within a 1 mile radius, transportation will be provided by the YMCA.

Buses will arrive at the Merrick Center in the parking lot adjacent to the facility. Cones and markers will be stationed to identify the loading/unloading area with the entrance to the facility free of obstruction. Group Leaders will serve as bus attendants to ensure the safety of our children on and off the bus. The bus will not depart until all students outside are at a safe distance from the bus and all students inside are properly seated.

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

There are 62 parking spaces available adjacent to the facility with additional parking to the rear of the Saint Thomas More Catholic School.

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 Merrick Center is a state of the art gymnasium and youth recreational facility for daily gym classes and other activities. The Center has no outdoor play facilities and therefore there will be no negative impacts on nearby properties due to noise or other outdoor activity.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18518
EXHIBIT NO. 29

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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 Merrick Center is an existing facility that is currently setback with a generous open space area between the facility and adjacent residential areas. Therefore, additional enhancements to protect adjacent and nearby properties will not be required.

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 or facility in traveling between the play area and the center or facility itself.

The Merrick Center does not have an out-door play area. Our program will provide transportation to nearby parks such as Oxon Run Park and the ARC once or twice a week for outdoor play.

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.

There are no other child development centers within 1,000 feet of the Merrick Center or within the square.