

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: Lloyd Jordan
Chairperson
DC Board of Zoning Adjustment

FROM: Sam Zimbabwe *SZ*
Associate Director, FPSA
District Department of Transportation

RECEIVED
D.C. OFFICE OF ZONING
2013 MAY 13 PM 2:48

DATE: May 13, 2013

SUBJECT: BZA Case No. 18551 – 5608 Broad Branch Road, N. W. (Square 1997, Lot 78)

APPLICATION

Pursuant to *Title 11 DCMR §§3104.1 and §205*, the *Applicant* seeks a special exception to continue the use of a child development center with a maximum of 80 children and 12 staff on a permanent basis in the R-1-B District at premises 5608 Broad Branch Road, N.W., Square 1997, Lot 78.

ACTION

The subject property was approved for use as a child development center (CDC) with a maximum of 60 children and 8 staff in *BZA Order No. 17147* for a period of five years set to expire on August 26, 2013. The approval included the following conditions;

1. *Approval of the child Development Center (Center) use shall be for a period of five (5) years.*

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18551

EXHIBIT NO. 26

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Board of Zoning Adjustment
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2. *Center drop-off and pick-up periods shall be dispersed and shall not coincide with drop-off and pick-up time at Lafayette Elementary School, whose school hours begin at 8:45 a and end at 3:15 pm.*
3. *Center staff shall assist the children to and from cars during peak drop-off periods.*
4. *The rear of the entire subject property shall be fenced-in by a six feet high fence made of wood.*

The *Applicant* seeks to modify the first condition by requesting permanent approval of the CDC with an increase in student enrollment to 80 children and staff levels to 12 individuals.

DDOT has reviewed the *Applicant's* request and determined, based on the information provided, the proposal will have no adverse impacts on the travel conditions of the District's transportation network. The project has the potential to generate minor impacts to on-street parking conditions in the area. Vehicle parking demand may increase slightly as a result of the project, resulting in a higher level of parking utilization in the immediate area. Despite this minor potential impact, DDOT has no objection to the approval of the requested special exception for a period of five (5) years. The time period would allow the *Board* to determine if the increase in enrollment and staff levels has any adverse impacts on parking conditions or traffic operations in the immediate community.

This review pertains only to zoning issues and does not consider potential impacts to District owned public space. DDOT's lack of objection to the zoning special exception should not be viewed as approval of public space elements. If any portion of the project has elements in the public space, the *Applicant* may be required to pursue a public space permit through DDOT's permitting process. Guidance on the treatment of public space can be found in *DDOT's Public Realm Manual*.

SZ:lb