

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
Associate Director

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18681

EXHIBIT NO. 23

DATE: December 6, 2013

SUBJECT: BZA Case No. 18681 – 3008 K Street, S.E. (Square 5482, Lots 8 & 9)

RECEIVED
D.C. OFFICE OF ZONING
2013 DEC -6 AM 8:46

APPLICATION

Pursuant to Title 11 DCMR §§3104.1, Shirley Cox (the Applicant) seeks a special exception to establish a child development center with 15 children and 3 staff under §406, last approved under BZA Order No. 18079 in the R-2 District at premises 3008 K Street, S.E. (Square 5482, Lots 8 & 9)

RECOMMENDATION

The subject property was approved for use as a child development center (CDC) with a maximum of 15 children and 5 staff for a period of three years in BZA Order No. 18079 issued on December 23, 2010. The approval included the following conditions;

1. Approval shall be for a period of THREE (3) YEARS, beginning on the date upon which this order became final.
2. The hours of operation of the child development center shall not exceed 6:30 am until 6:30 pm., Monday through Friday
3. The maximum enrollment shall not exceed 15 children, and the number of staff shall not exceed three.
4. The Applicant shall maintain a screening buffer along the entire length of the eastern property line of the subject property.

5. The Applicant shall not install signage on the property, including on the building, indicating the location of a child development center.
6. The Applicant shall maintain the property in a clean and orderly condition, including the regular upkeep of all landscaping, regular removal of trash, and proper storage of play equipment when the child development center is not in operation.

The Applicant seeks permanent approval of the center; removal of Condition No. 4 requiring a screening buffer along the eastern property line; and, removal of Condition No. 5 to allow signage on the property.

DDOT reviewed the Applicant's request and determined based on the information provided that the proposal will have no adverse impacts to the District's transportation network. One parking space will be provided at the rear of the property for staff use which meets the minimum zoning requirement of one parking space per every four staff. The existing curbside parking spaces in the area will be used to serve children arriving by automobile and employees will assist children to and from vehicles and escort them to the center.

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 not to exceed five (5) years. The time period would allow DDOT to determine if the CDC operations have 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