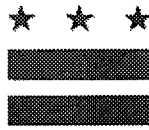


GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



RECEIVED
DC OFFICE OF ZONING
2014 FEB 28 AM 10:22

d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: DC Board of Zoning Adjustment

FROM: Sam Zimbabwe
Associate Director

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18728
EXHIBIT NO. 29

DATE: February 28, 2014

SUBJECT: BZA Case No. 18728 – 3456 Pennsylvania Avenue, S.E. (Square 5528, Lot 30)

APPLICATION

Pursuant to Title 11 DCMR §§3103.2 the Church of Jesus Christ (the Applicant) seeks a special exception to permit a child development center with 120 children and 27 staff under § 205, in the R-1-B District at premises 3456 Pennsylvania Avenue, S.E. (Square 5528, Lot 30)

SUMMARY AND RECOMMENDATION

The site was last approved for use as a child development center with 80 children and 8 staff in BZA Order No. 15838. The Applicant is seeking to continue using the subject property as a child development center with an increase to 120 children and 27 staff members.

The site has a large surface parking lot at the rear of the property for church patrons with 40 parking spaces available for staff use exceeding the requirement to provide one parking space per every four staff. The existing parking lot has private drive aisles that can accommodate student drop-off and pick-up activities on site with vehicles entering the site using an existing driveway on Pennsylvania Avenue and exiting the site using an existing driveway entrance on 38th Street.

DDOT has reviewed the Applicant's request and determined that based on the information provided, this proposed project will have no adverse impacts on the travel conditions of the

District's transportation network. The proposed project may lead to a minor increase in vehicular, transit, pedestrian, and bicycle trips. Despite this minor potential impact, DDOT has no objection to the approval of the requested special exception.

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 an approval of public space elements. If any portion of the project has elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT's permitting process. The Applicant may refer to the District of Columbia Municipal Regulations and DDOT's Design and Engineering Manual for specific controls of public space. A summary can be found in DDOT's Public Realm Design Manual.

SZ:lb