

Desiree R. Woodard
6601 8th Street, NW
Washington, DC 20012

June 11, 2014

Mr. Richard Nero, Jr.
Deputy Director of Operations
Board of Zoning Adjustment
441 - 4th Street, NW
Washington, DC 20001

RECEIVED
2014 JUN 11 PM 4:00

Dear Mr. Nero:

I wish to express my opposition to the action requested by Cleotilde Kimmel d/b/a Manna Child Daycare via Application No. 18781. The address for the application is: 6524 8th Street, NW, Washington, DC 20012.

I do not believe that Manna has been forthright by initially applying for a daycare for six children, then subsequently submitting increases. This time I will not stand idly by nor remain silent. I find this faulty - to initially apply for 6, 12, 19 (where she waited and then changed the request to - now 39 children) which is beyond that of a child development home as indicated on page 2 of the application submission. Page 2 also indicates: "Mana Bilingual is one of the few child development facilities in the area that accepts the maximum number of DC Vouchers permitted by OSSE, a total of six vouchers, for a child development home". I looked on the website and was made aware that Mana is attempting to open a new facility on Colorado Avenue (See Exhibit A at 1) and previously owned a facility on Kennedy Street, NW (See Exhibit A at 2). It does not appear that information regarding the ownership or affiliations with these other facilities was disclosed in the documentation submitted with the application. It also appears - from Manna's Blog - that there is marketing deception with the pictures that are posted. (See Exhibit B) The pictures are not indicative of the house in question, or the address of the Kennedy Street property. On page 8, "Although she plans to move out of the house to make use of all three floors of the building in the child development center, Ms. Kimmel is committed to staying within the neighborhood and remaining an active participant in her community". The home is referred to as a building - it is an R-1 residential home. Once you move out of the neighborhood, it is no longer your community. In addition, what types of changes will need to be made to the property to change the entire use of this house to a full fledged school? Does this request take modifications and alterations into consideration?

I also find fault with the posting of the notice on the home, which was just recently hung on the front as of June 4, 2014. This is an attempt to turn a "quiet residential neighborhood" into a commercial zone which will change the scope, use, face and purpose of the neighborhood. It will obstruct parking by having so many patrons in attendance at any one time. I currently have individuals and families parking in front of

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CASE NO.18781
EXHIBIT NO.34

my home and witness others patronizing her facility block the neighbor's driveway across from my home. What will happen with 39 children and 9 staff in attendance on a daily basis? I am also concerned about the safety of our "nice" neighborhood.

This is also a very common thorough fare for DC Police. The police often use this corridor for travelling to and from the Fourth District. This too would be a cause for concern regarding the continued safety of the neighborhood.

The letters received showing support for said facility is for purely personal pursuits. The majority have children currently at this facility:

1. One such supporter, Ms. Linda Treadway, indicates that she has been away for the majority of time the center has been in operation, from 2009-2012. She indicates that she just returned to the residence in 2012. She is a frequent traveler and is away a good deal of the time. And while she indicates "support" for such facility – it appears that the fence surrounding her house and blocking out partial view of the center is quite recently erected. If, so pleased with the facility – why block the wonderful view of the yard with the toys strewn about the premises, the weeds that have never been treated and the leaves still lingering from fall – that have never been cleaned up.
2. Ms. Carillo, who resides at: 711 Roxboro Place NW, admits "there are ample spaces on the street". This is contrary to what is required for off-street parking.
3. Christopher Sutton who resides at: 7307 Piney Branch Road, Takoma Park, Maryland states, "We regularly drop off/pick up our daughter via vehicle, and have found parking and traffic adequate, with generous on-street parking available on both Van Buren Street and 8th Street, NW.
4. Ms. Karissa Huntington who resides at: 215 Underwood Street, NW, states, "I believe we are the only family that will on occasion leave our car there during the day and have never had a problem finding parking directly in front of the house. Since the streets in that area aren't zoned, and as far as I can tell everyone has a driveway or alley parking spot, I can't imagine that parking would ever be an issue".
5. Ms. Erin Palmer and Eric Atilano of: 715 Van Buren Street, indicate they have been on waitlists for other facilities – purely personal pursuit, "we have never noticed any problems with noise or parking". If you reside on another end of the block – why would you hear noise? They do not live within 500 feet of the daycare.
6. Lastly, Ms. Samantha Ware who resides on Connecticut Avenue, NW, states, "Her home is in a safe and quiet residential neighborhood with plenty of street parking available".

Based on the admissions of her supporters, Mrs. Kimmel has not been utilizing any parking allocated as indicated in the initial application and the traffic conditions have

already changed. Increasing the number of children and staff will be a burden. We want to keep our neighborhood "safe, quiet and residential".

- The current supporters have no vested interest in the neighborhood – especially directly or closely related to the daycare;
- By granting this application, it would cause an adverse impact to the neighborhood;
- By granting this application, it would cause harm to the integrity of the neighborhood;
- By granting this application, it would cause parking obstructions;
- Again, by granting this application, it would change the scope, use, face and purpose of said neighborhood.

I have no problem with the current cap of twelve children even though patrons admit they have not utilizing off-street parking which is a requirement of the initial application. The upkeep of the property has been minimal at best and the signage for the facility is always hung haphazardly.

We pray for relief by the Board of Zoning not granting such a request based on the following, which is taken from your Zoning Regulations.

Sincerely,



Desiree R. Woodard

Attachments:

205 CHILD/ELDERLY DEVELOPMENT CENTERS AND ADULT DAY TREATMENT FACILITIES (R-1)

- 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.
- 205.2** The center or facility shall be capable of meeting all applicable 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.

This will have an adverse impact on the neighborhood, if this action is allowed. This poses potential unsafe conditions due to the increase in traffic in the area. This would increase potential problems with the loading and unloading of infants and toddlers being dropped off at this facility. We will have folks standing with the doors open at the intersection which is used quite frequently as a thoroughfare by the Fourth District. The current size of the daycare has already increased vehicular and pedestrian traffic.

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

This specific requirement has not been met with the amount of children currently in attendance. I cannot fathom that there would not be major disruptions and a serious increase in the amount of traffic and noise with the proposed increase under application #18781.

What is the current ratio for care givers of infants? I am not sure what the proposed application states, however any increase would require additional staff, cause more vehicular and pedestrian traffic. I also note that there has been an increase in debris at this intersection.

I believe any increase in the amount of students – the increased traffic, noise and inclusion of a larger facility will cause problems with sale or rental should any owner choose that option.

We currently enjoy a quaint type of neighborhood setting and I would hate for this be changed by keeping this facility or increasing the number of children, staff, cars, traffic and pedestrian movement in this area.

- 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 children in this facility are not allowed outdoor play time. I believed this to be a requirement of child care facilities in the District?

- 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.

Signage is hung on a fence in no particular fashion and therefore does not look neat. It appears inappropriate to meet DC Code.

The clients are currently causing obstruction in front of my home by the cars parking in front of my house or across the street from my house. I have seen the cars blocking my neighbors drive way. There is increased foot traffic as well and there is no off street parking or signage indicating (drivers should use) the addresses to which the initial application #17975 provided.

- 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.

I have not observed any children walking, doing outside play or getting any exercise at this daycare. The toys are strewn about the yard.

- 205.9 Before taking final action on an application for use as a child/elderly development center or adult day treatment facility, the Board shall submit the application to the D.C. Departments of Transportation and Human Services, the D.C. Office on Aging, and the D.C. Office of Planning for review and written reports.

- 205.10 *The referral to the D.C. Department of Human Services shall request advice as to whether the proposed center or facility can meet all licensing requirements set forth in the applicable laws of the District of Columbia.*

Has this been referred?

SOURCE: Final Rulemaking published at 29 DCR 4913, 4917 (November 5, 1982); renumbered by Final Rulemaking published at 35 DCR 6916, 6918 (September 16, 1988); as amended by: Final Rulemaking published at 46 DCR 8284, 8286 (October 15, 1999); Final Rulemaking published at 47 DCR 9741 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8349 (October 20, 2000); and Final Rulemaking published at 49 DCR 2750 (March 22, 2002); and Final Rulemaking published at 53 DCR 10085 (December 22, 2006) as corrected by Errata Notice published at 59 DCR 4314 (May 20, 2011).

cc: Ronald Austin (Please forward to Commissioners)

**ANC 4B06 Chairperson
6859 Eastern Avenue, NW
Suite 314
Washington, DC 20012**

**Ms. Valerie Ware
OSSE**

**Steven Mordfin
Office of Planning**

**Fred Grant
ANC 4B03
6859 Eastern Avenue, NW
Suite 314
Washington, DC 20012**

Exhibit A
(http://www.mana-bilingual.com)

MANA BILINGUAL C.D.C

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Contact Us

Mana Bilingual Child Development Center

We are located at:

1 604 Kennedy St. NW, Suite #602 Washington DC 20011

Phone: (202) 829-0309

Monday to Friday

at 7:00 AM to 6:00 PM

6524 8th ST NW

Washington DC 20012

Phone: (202) 862-2317

Monday to Friday

at 7:00 AM to 6:00 PM

Email us at manacdc1@gmail.com

Like us on [facebook](#)

2 Mana Bilingual C.D.C :

Coming Soon on Colorado Avenue NW, Washington DC.

Exhibit B

Baby's development a gentle boost/Desarrollo del Bebe un impulso suave (/1/post/2014/04/babys-development-a-gentle-boostdesarrollo-del-bebe-un-impulso-suave.html)

04/04/2014

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The playground has fun and challenging games that will give your child a workout.
(/1/post/2014/04/the-playground-has-fun-and-challenging-games-that-will-give-your-child-a-workout.html)

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MANA BILINGUAL C.D.C

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About Us

Early Intervention (Infant/Toddler Care 8 weeks to 2.5 years)

Babies and infants come to Mana Child Development Center with their own routines. We respect their natural rhythms and slowly introduce them to the routine of the center. From an early age children at Mana Child Development will hear the sounds of Spanish and English languages and learn through activities designed to improve the gross motor, fine motor, cognitive, social/emotional and language learning areas.

Preschool Program (2.5 years to 5 years)

The Mana Child Development approach to bilingual early childhood facilitates a smooth transition from English to Spanish. We use two 'circle times' each day: the morning circle in English and the afternoon in Spanish. If a child does not understand, we make him/her feel comfortable by speaking to him/her in his/her language. Our art, reading, dramatic play, computer activities are conducted in both Spanish and English.

We are national accredited center with NAEYC.

We place value on measuring our performance by conducting evaluations three times a year using the 'Ages and Stages Questionnaire, ASQ3'. We keep a portfolio for each student, regardless of age documenting his progress in four main learning areas: language, cognitive, social/emotional, gross and fine motor. We believe that the children need as much one-on-one interaction when learning is involved, so we make this our priority.