

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning, and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Samuel Zimbabwe 
Associate Director

DATE: September 30, 2014

SUBJECT: **BZA Case 18830** – 3418 4th Street SE – Bright Beginnings

APPLICATION

Southwest Church of Christ and Bright Beginnings, Inc. (the “Applicant”) requests a special exception to build a child day care facility for up to 100 children and 38 teachers and staff in the R-4 District, located at 3418 4th Street, SE (Square 5969, Lots 169-187). The day care facility will serve homeless children. The Applicant proposes 20 parking spaces, while zoning requires a minimum of 10 parking spaces.

RECOMMENDATION

DDOT has reviewed the Applicant’s request and determined that based on the information provided, the proposed project may lead to a minor increase in vehicular, transit, pedestrian, and bicycle trips. Vehicle parking demand may increase slightly as a result of the project, inducing a higher level of parking utilization in the immediate area. Should the parking utilization need to be addressed, DDOT may employ policy tools to mitigate the impact. Despite this minor potential impact, DDOT has no objection to the approval of the requested variance.

PUBLIC SPACE

The Applicant is required to apply for a public space permit for the curb cut on 4th Street to the proposed parking lot. While the following are public space issues to be worked out during the permitting phase, DDOT notes the following issues:

- The southern curb cut must be closed off and curb and gutter installed to match the remaining street; and

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- Vehicle parking is not permitted in public space or within the building restriction line (BRL). The site plans submitted by the Applicant show vehicle parking in the BRL and public space. The BRL should be landscaped. In order for the Applicant to ensure that all parking is both behind the property line and the BRL, the design of the parking lot must be altered. As a result, the Applicant may lose several parking spaces. DDOT notes that the Applicant proposes more parking spaces than the zoning requires. Providing several compact vehicle spaces in lieu of full size spaces may enable the Applicant to retain their proposed 20 spaces.

DDOT expects that these public space permitting issues will be addressed before the public space permit is issued. Any additional changes to the public space will require the Applicant to pursue additional public space permits through DDOT's permitting process.

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