



MEMORANDUM

TO: District Board of Zoning Adjustment

FROM: Megan Rappolt, Case Manager
JL Joel Lawson, Associate Director of Development Review

DATE: February 24, 2015

SUBJECT: BZA Case #18926—Request for special exception relief pursuant to § 205 to expand a child development center use in an existing building at 2201 P Street NW

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (“OP”) recommends **approval** of a special exception pursuant to § 205 to expand a child development center use in an existing building in a residential district. OP recommends the current conditions per BZA Order #18079 (including 18079A) remain in place, with a change to Condition #2 to reflect the current request of 74 children (ages 12 months to 6 years old) and 18 staff.

II. LOCATION AND SITE DESCRIPTION:

Address:	2201 P Street N.W.
Legal Description:	Square 2510, Lot 827 (the “Property”)
Ward/ANC:	2/2D
Lot Characteristics:	The Property is irregular in shape and measures 34,850 square feet. The lot abuts Q Street NW to the north, Florida Avenue NW and 22 nd Street NW to the east, P Street to the south, and an improved 20’ wide public alley to the west.
Zoning:	R-3—row, one-family detached and semi-detached dwellings
Existing Development:	The site is improved with a stone church known as the Church of the Pilgrims and an adjoining two-story plus basement structure used as church offices and an educational facility. The remainder of the site is devoted to parking for more than twenty cars and a fenced in play area.
Historic District:	Sheridan-Kalorama Historic District
Adjacent Properties:	The Property directly abuts three (3) row dwellings that front Q Street, as well as an alley dwelling and private garage located along an improved alley on the Property’s west side. Aside from the church, other uses in Square 2510 include row dwellings and an apartment building. To the west of the square is Rock Creek Park, and the Dupont Circle Metro Station is approximately three (3) blocks to the east.

III. PROJECT DESCRIPTION IN BRIEF

Applicant	The Church of the Pilgrims/School for Friends by Greenstein DeLorme & Luchs, P.C.
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Proposal:	The Applicant proposes to expand an existing child development center use from 50 children (ages 2-5 years old) and 12 staff to 74 children (ages 12 months to 6 years old) and 18 staff. A small expansion of approximately 92 sf for an elevator is sought as well.
Relief Sought:	Special exception pursuant to § 205

IV. ZONING REQUIREMENTS

R-3 Zone	Regulation	Existing
Height (ft.) § 400	40 ft./3 stories	60 ft./3 stories
Lot Width (ft.) § 401	40 ft. min.	149'
Lot Area (sq.ft.) § 401	4,000 sf min.	34,850 sf
Floor Area Ratio § 402	None prescribed	N/A
Lot Occupancy § 403.2	60% max.	39.23%
Rear Yard (ft.) § 404	20 ft. min.	Exceeds
Side Yard (ft.) § 405	N/A	N/A

V. BACKGROUND AND ANALYSIS

The Applicant requests a special exception pursuant to § 205, where the child development center use is first permitted. A child development center is permitted in a residential district if approved by the BZA subject to the following criteria listed below. A preschool or child care center on the Property has existed since 1964 (BZA Order #8017). Subsequent BZA orders from 1966 to 2010 have been approved, most recently BZA #18079 for 50 children and 12 staff members and includes seven (7) operational conditions. The Applicant is currently in compliance with the operational conditions and requests no changes except for a change to Condition #2 in order to reflect the request for 74 children (ages 12 months to 6 years old) and 18 staff members.

205.2 The center or facility shall be capable of meeting all applicable code and licensing requirements.

According to the Applicant, the child care center is fully- licensed and the expansion of use into the existing church area will comply with all code and licensing requirements prior to the start of the expanded operation.

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.

The increase in children and staff should not create an objectionable traffic condition and will continue to allow for a safe condition for drop-off and pick-up of children. The Applicant's existing traffic plan allows for pick-up and drop-off through an existing driveway along Florida Avenue/22nd Street. The arrival and departure of children would be orchestrated by an on-site coordinator. The Applicant also has proposed creating a dedicated path for the parents and children to walk to the building from the parking lot. Exiting vehicles, consistent with DDOT's recommendations, only would be permitted to turn right. At a recent morning site visit during rush hour, vehicular ingress and egress into/out of the parking area did not disrupt surrounding traffic in any way. It appeared that the traffic light cycles and a median on 22nd Street (accessible heading north-bound) allowed for relative ease for parents entering/exiting the Property. Additionally, there appeared to be more than adequate available parking spaces for parents to park in the

existing parking lot and walk their children into the school. Because of the existing traffic flow and patterns and adequacy of parking spaces on-site, the increase in children likely will safely continue to operate without causing objectionable traffic conditions.

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

The Applicant will reserve five off-street parking spots on the Property, which satisfies the required number of spaces under the Zoning Regulations (1 space per 4 teachers) for 18 staff members. The Applicant has also indicated that additional spaces in the existing on-site parking lot could be reserved for the child development center use if needed. The childcare center's close proximity to the Dupont Circle Metro Station and several Metrobus routes, as well as its pedestrian-friendly/walkable location, should also lessen the parking demand.

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 Applicant will continue to utilize its fenced-in, on-site playground immediately adjacent to the facility. It is unlikely that the increase in children and staff at the center would cause any objectionable conditions, as the playground has been operation in this location for approximately 30 years.

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.

OP does not recommend any special treatments.

205.7 Any off-site play area shall be located so as not to result in endangerment to the individuals in attendance at the center in traveling between the play area and the center or facility itself.

The Applicant will continue to utilize its fenced-in, on-site playground immediately adjacent to the facility and on special occasions, the children visit Mitchell Park at 23rd and S St. NW and the Rose Park Recreation Center at 2609 Dumbarton Street NW.

205.8 The Board may approve more than (1) child/elderly development center or adult day treatment facility in a square or within one thousand feet (1,000 ft.) of another child/elderly development center or adult day treatment facility only when the Board finds that the cumulative effect of these facilities will not have an adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors.

OP not aware of another child development center use within 1,000 feet.

205.9 Before taking final action an application for use as a child/elderly development center or adult 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.

The Applicant confirmed the appropriate agencies have been provided with the application, including DDOT and Child Licensing Unit (OSSE), and they will provide their reports under separate cover.

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

According to the Applicant, the child care use has been fully licensed by all the required D.C. agencies and is accredited by NAEYA, and the proposed expansion was carefully planned to comply with all licensing requirements.

VI. COMMUNITY COMMENTS

Adjacent Neighbors: At the time of the writing of this report, the Applicant confirmed they are not aware of neighbors in opposition to the request.

Ward/ANC: The Applicant has presented to ANC 2D and they are supportive of the application, as well as to the planning and zoning subcommittee of adjacent ANC 2B, which is also in support of the application.

Attachment: Location Map

