

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen Gyor AICP, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: July 21, 2015

SUBJECT: BZA Case 19054, 1470 Irving Street NW - special exception from the accessory use requirements under § 351.1, to add an accessory catering operation to an existing child development center

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following:

- § 351.1 Accessory Use and Buildings (Accessory Catering Operation)

II. LOCATION AND SITE DESCRIPTION

Address	1470 Irving Street NW (the “Subject Property”)
Applicant	Barbara Chambers Children’s Center (the “Applicant”)
Legal Description	Square 2672, Lot 881
Ward	1
Lot Characteristics	The lot is an irregularly shaped trapezoid fronting on Irving Street NW. It is improved with a three-story building. A 15 ft. alley is located to the east.
Zoning	R-5-B - Permits matter-of-right moderate development of general residential uses, including single-family dwellings, flats, and apartment buildings.
Existing Development	Institutional use, permitted in this zone.
Historic District	NA
Adjacent Properties	East: The Asbury (multifamily building) West: Next Steph Public Charter School North: Lincoln Middle School South: 11-unit condominium (under construction)
Surrounding Neighborhood Character	The neighborhood is comprised by a mix of uses, including institutional, multifamily residential, and commercial.

III. APPLICATION IN BRIEF

The Barbara Chambers Children's Center provides educational services to low-income families in the District of Columbia. The Applicant opened a second location in Shaw to accommodate ever-increasing demand for these services.

The Applicant requests a special exception that would allow an accessory catering operation to its current use as a Child Development Center. The proposed relief would allow the Applicant to deliver food from its current location at 1470 Irving Street NW to its satellite location in Shaw. Food would be delivered by van from the Subject Property to the off-site location twice per day, and would serve approximately 36 children. Loading would take place in the Applicant's existing parking lot at the rear of the building. The proposed use would not require any additional space, staff, vehicles, or equipment.



IV. ZONING REQUIREMENTS and RELIEF REQUESTED

R-5-B Zone	Regulation	Existing	Proposed	Relief
Accessory Use and Buildings § 351.1	Permitted by Special Exception	NA	Accessory Catering Operation	Relief required

V. OFFICE OF PLANNING ANALYSIS

a. Special Exception Relief pursuant to § 351.1 (Accessory Use and Buildings)

i. 351.1 The following accessory uses or accessory buildings incidental to the uses listed in § 350 shall be permitted in an R-5 District:

The catering use is not one of the matter-of-right uses in the R-5 District, but is permitted by special exception.

Is the proposal in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?

The proposal is in harmony with the general purpose and intent of the Zoning Regulations and Map, as an accessory catering operation for a child development center is permitted in the R-5-A district provided it meets the criteria set forth in § 351.1.

No additional students or employees would be added to this location as a result of the proposed catering use. Existing staff would use the current facilities to prepare the food. No changes to the exterior of the building are proposed.

Would the proposal appear to tend to affect adversely, the use of neighboring property?

All activities (with the exception of loading) would occur indoors; therefore, there should be minimal impacts to nearby residences resulting from noise, activity, visual, or other objectionable conditions. Loading would occur twice daily and would be located in the Applicant's rear parking area. This should not adversely affect the use of neighboring property.

The proposed use would enable and facilitate the continuing and improved operation of a community educational institution.

VI. COMMUNITY COMMENTS

At its meeting on June 10, 2015, Advisory Neighborhood Commission 1A voted 9-0 to support the proposed relief.

As of this writing, no comments from the immediate neighbors have been submitted to the record.