

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
 JL Joel Lawson, Associate Director Development Review
DATE: November 10, 2015
SUBJECT: BZA Case 19107 3101 Adams Street, N.E.

I. OFFICE OF PLANNING RECOMMENDATION

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

- § 205, Child Development Center

Subject to the following conditions:

1. The center shall be limited to a maximum of 38 children and 8 staff.
2. No more than 12 children shall be permitted to play outdoors at any one time.
3. Outdoor play shall be limited to two days per week, between the hours of 10:00 and 11:00 am.

II. LOCATION AND SITE DESCRIPTION

Address	3101 Adams Street, N.E.
Legal Description	Square 4363, Lot 5
Ward	5C
Lot Characteristics	Rectangular corner lot with no alley access
Zoning	R-1-B: one-family detached dwellings
Existing Development	One-family detached dwelling, permitted in this zone
Adjacent Properties	North, East and West: one-family detached dwellings South: Office space
Surrounding Neighborhood Character	Low density residential and office and institutional uses

III. APPLICATION IN BRIEF

The applicant proposes to use the subject property as a child development center for 38 children and eight staff.

IV. ZONING REQUIREMENTS and RELIEF REQUESTED

R-1-B Zone	Regulation	Existing	Proposed	Relief
Height § 400	3-story max.	2-stories	2-stories	None required
Lot Width § 401	50-foot min.	50 feet	50 feet	None required
Lot Area § 401	5,000 SF min.	5,088 SF	5,088 SF	None required
Floor Area Ratio § 402	None prescribed	--	--	None required
Lot Occupancy § 403	40% max.	18%	18%	None required
Rear Yard § 404	25- foot min	>25feet	>25 feet	None required
Side Yard § 405	8-foot min.	>8 feet	>8 feet	None required

V. OFFICE OF PLANNING ANALYSIS

Special Exception Relief pursuant to § 205, Child Development Centers

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

The Office of the State Superintendent of Education (OSSE), in a memorandum dated November 6, 2015, recommended the special exception request be granted.

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.*

Children would be dropped off from either the rear parking pad or from the curb and walked into the building. DDOT informed OP in an email dated September 21, 2015 that it had no issues with the application.

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

Two off-street parking spaces are required for the use, which can be accommodated within the existing parking pad in the rear yard.

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 outdoor play area would be located within the yards surrounding the building. To minimize objectionable impacts on the dwelling to the east the children would be supervised during outdoor play by a staff member and outdoor play would be limited to two days a week, between the hours of 10:00 am to 11:00 am, weather permitting. No more than twelve children would be permitted outside at a time.

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 treatment.

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.*

The applicant proposed to take the children to Dakota Playground, located across Adams Street at 33rd Street. Public sidewalk exists between the site and the playground, and the applicant would utilize a “walking rope” system to transport the children to and from the center.

205.8 *The Board may approve more than one (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 is unaware of another child development center with 1,000 feet or within the square.

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.*

DDOT, in an email to OP dated September 21, 2015, indicated that it had no concerns with the application.

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.*

OSSE, in a memorandum dated November 6, 2015, recommended the requested special exception be granted.

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

The proposed child development center, a permitted special exception use within the R-1-B zone, would be in conformance with the applicable provisions of the Zoning Regulations

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

VI. COMMENTS OF OTHER DISTRICT AGENCIES

VII. COMMUNITY COMMENTS

Attachment: Location Map

