

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Karen Thomas, Case Manager
 Joel Lawson, Associate Director Development Review

DATE: December 15, 2015

SUBJECT: BZA Case 19142 2503 Good Hope Road, S.E.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of variance relief from the parking requirements of § 2101 (2 spaces required, none proposed), to permit the establishment of a child development center for a maximum of 120 children/infants and 6 staff.*

*The final determination regarding the maximum number of children and staff would be determined by OSSE based on the area and teacher/pupil assignments for the center.

II. LOCATION AND SITE DESCRIPTION

Address	2503 Good Hope Road, S.E.
Legal Description	Parcel 0214 0138
Ward	8/ANC 8B
Lot Characteristics	The lot is flat and trapezoid in shape, with no alley access.
Zoning	C-3-A – Permits matter-of-right moderate density commercial uses.
Existing Development	The property is developed with a one-story brick/concrete structure with basement. A child development center is proposed to be located within this building, and is permitted as a matter-of-right in this zone district.
Adjacent Properties	The subject property abuts a one-story medical building to the northwest, a fast-food establishment to the southeast and two-story semi-detached homes to the southwest (at the rear), within the R-5-A District. The property fronts on Good Hope Road, which runs in a northwest\southeast direction.
Surrounding Neighborhood Character	The immediate neighborhood along Good Hope Road is a mix of small commercial establishments and gas stations. An approved PUD ZC 09-03 (Skyland Shopping Center) would be constructed north of the property, across Good Hope Road.

III. APPLICATION-IN-BRIEF

The applicant proposes to establish a child development center (CDC) in the C-3-A District at the subject location, for 120 children and 6 staff. Prior to the issuance of the certificate of occupancy for the CDC, the applicant was directed by DCRA to attain the Board's approval for variance relief from the parking requirements for the proposed CDC use¹. No exterior changes or additions to the existing structure are proposed, and a CDC of this size is permitted in this medium density mixed use zone.

IV. ZONING REQUIREMENTS and RELIEF REQUESTED

C-3-A Zone	Regulation	Existing	Proposed	Relief
Height § 770	65 ft. max.	15 ft.	15 ft.	None required
Lot Width § 401	None Prescribed	None Prescribed	None Prescribed	None required
Lot Area § 401	None Prescribed	14,347 SF	14,347 SF	None required
FAR § 771	4.0 (max.)	0.51	0.51	None required
Lot Occupancy § 772	75 % max.	50 %	50 %	None required
Rear Yard § 774	12 ft. min.	14ft. 7ins.	14ft. 7ins	None required
Side Yard § 775	0 ft. min.	0 ft.	0 ft.	None required
Parking § 2101	1 for each 4 teachers and other employees: (6 staff : 2 spaces)	None	None	Variance required

V. OFFICE OF PLANNING ANALYSIS

a. Variance Relief from § 2101

i. Exceptional Situation Resulting in a Practical Difficulty

The property has no alley access to the rear, as it abuts residential rear yards. No access currently exists off Good Hope Road. These factors present a practical difficulty in providing on-site parking spaces for the proposed use or any other permitted use within the existing structure.

ii. No Substantial Detriment to the Public Good

No substantial detriment is anticipated as the majority of parents/clients would arrive by bus or as pedestrians to the site. Arrivals would occur at different times, as the majority of clients would be infants up to 2 ½ years old. The applicant has a lease agreement for off-site parking spaces for staff within walking distance of the site.

¹ DCRA's permit records indicate the following: "Zoning Review Approved 09/28/2015 - conditional approval of interior renovation only and use change from clothing retail to community education research child development center zoned C-3-A. This is a government funded project ... located on first floor. Pending BZA case 19142 for required parking, however have owner's off street parking agreement; allowed by zoning administrator (document attached). Permit Issued 09/29/2015."

iii. No Substantial Harm to the Zoning Regulations

Substantial harm to the regulations is not anticipated as the location provided no on-site parking for former uses, which also included a child development center. The site is located along well-travelled bus routes on Good Hope Road, Naylor Road and Alabama Avenue, S.E.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

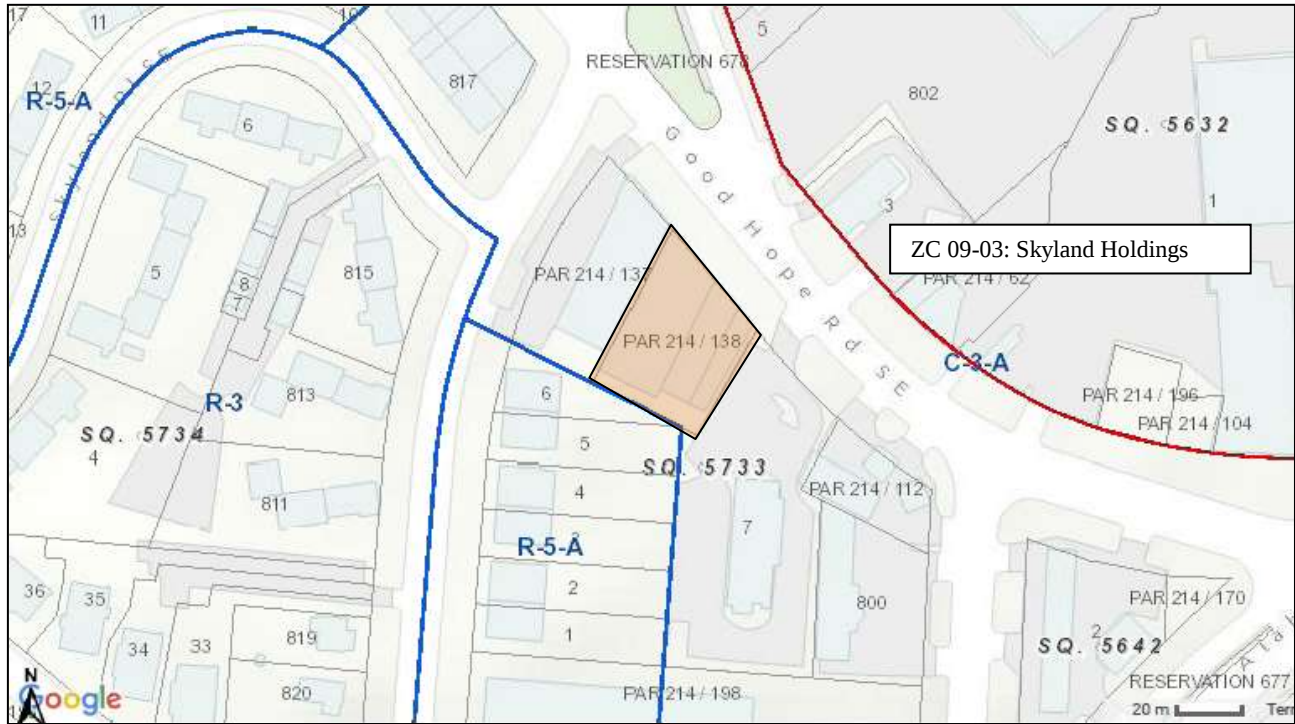
Comments from the District Department of Transportation were not received at the time of writing of this report.

VII. COMMUNITY COMMENTS

Comments from adjacent neighbors have not been received by OP or noted in the record at the time of writing of this report.

The Advisory Neighborhood Commission's comments have not been included in the record at the date of writing of this report.

Attachment: Location Map



Location and Zoning Map