ALEXANDER M.
PADRO
COMMISSIONER
ANC 2C01

Rec'd.
11.20.01

November 20, 2001

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT
441 4TH STREET NW STE 210S
WASHINGTON DC 20001

Dear Board of Zoning Adjustment Members:

BZA Case No. 16789 is a request for a special exception under DCMR 11 Section 3104. The subject property, 614 S Street, NW, Square 442, Lot 108, owned by Manna Inc., 828 Evarts Street, NW, is zoned R4. The property is located in my single member district, ANC 2C01. The building currently houses New Community Church, whose programs include a small child development center, and offices. The applicant seeks to enlarge the child development center by converting existing office space in the building to this purpose.

A total of 50 students aged six to 18 years and six staff are proposed to be housed in the expanded child development center at this location. I personally contacted nearly three dozen residents of the 600 block of S Street, NW, as well as the 1700 and 1800 blocks of 6th Street, NW and the 1800 block of Wiltberger Street, NW in late September of this year to determine whether there was objection to the proposed change and whether there were any conditions that could be addressed in a BZA order to assuage specific concerns raised.

I determined that there were no objections raised to the proposed increase in the number of students at the child development center per se, but there were associated traffic congestion and parking concerns.

S Street, NW, between 7th Street and New Jersey Avenue, NW, a two-way east-west thoroughfare, is a frequently used shortcut for rush hour commuters. The 600 block of S Street, NW, is narrower than the 400 and 500 blocks. The 600 block does not have rush hour parking restrictions imposed. The block is also the location of an entrance to the Shaw/Howard University Green Line METRO station. As a result, the parking lanes on the 600 block of S Street are generally fully occupied before, during, and after business hours on weekdays. Commuters, residents, and customers of nearby business establishments compete for the limited number of parking spaces on these streets.

Case No. 16789
EXHIBIT No.
Board of Zoning Adjustment
District of Columbia
CASE NO.16789
EXHIBIT NO.29

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As mentioned previously, the street is a narrow one. When cars double-park, even momentarily, the street becomes an obstacle course. Cars frequently travel at high rates of speed through the block in order to cross either 6th or 7th Street while the light is green or yellow. Increasing the number of vehicles that would be stopping in front of 614 S Street, NW, in the morning and late afternoon, when children would be arriving and departing from the child development center, would increase traffic congestion and endanger pedestrians, including the students.

As a result, residents requested that student drop-off and pick-up not take place in front of 614 S Street, NW. I suggested that since there is a parking area with 10 spaces at the rear of the property, that all loading and unloading of students take place there, not on S Street or the alley on the east side of the property.

At a meeting of the ANC 2C01 Community Forum held on Wednesday, September 27, 2001, at 7:00 PM at the Watha T. Daniel/Shaw Branch of the District of Columbia Public Library, 1701 8th Street, NW, three representatives of Manna, Inc., including James Dickerson and Carl Huff, appeared to present their project and associated request for zoning relief to neighborhood residents and answer questions about their plans. The approximately 30 residents in attendance expressed no concerns about the proposed increase in the number of students at the child development center other than those cited above. When asked whether the applicant had any objections to requiring that pick-up and drop-off of students occur only in the parking lot and not on S Street or the adjacent alley, the Manna, Inc. representatives agreed to do so. They also suggested changing the parking regulations in front of the subject location in order to facilitate child pick-up and drop-off, which was objected to because that action would result in a loss of already limited parking resources in the area.

At the conclusion of the discussion at the Community Forum, the Manna, Inc. representatives agreed to issue a letter indicating that pick-up and drop-offs would take place only in the parking lot and that no changes in the parking regulations on the 600 block of S Street, NW would be sought. I in turn agreed that if said conditions were fulfilled, that I would support the application and appear at the BZA hearing on November 20, 2001 to testify to the community's support.

Attached to this letter is a copy of a letter signed by Carl Huff of Manna, Inc., indicating their agreement to the conditions detailed above, dated November 16, 2001. Since this document was received after the monthly ANC 2C commission meeting on November 7, 2001, the full commission has taken no position on the application. But as the affected single member district commissioner, I endorse Manna, Inc.'s request for a special exception, with the request that the final BZA order include the restrictions stipulated in the letter from Manna, Inc. I specifically request that the restrictions be included in the decision rather than the findings of fact to ensure that there is no doubt that these are conditions of the approval of the applicant's request and not merely findings of fact.

Thank you for taking community concerns and input into consideration in your deliberations regarding this application.

Sincerely,

Alexander M. Padro
Commissioner, ANC 2C01

The Honorable Alexander M. Padro
Commissioner, ANC 2C01
1519 8th Street, NW
Washington, DC 2001-3205

Dear Commissioner Padro:

Thank you for the opportunity to appear before the ANC 2C01 Community Forum on September 26, 2001, to present Manna Inc.'s request for zoning relief related to the expansion of the child development center at 614 S Street, NW.

We were pleased to learn that the community supported the increase in the number of children to be served by the center, operated by New Community Church at the subject location. The conversion of space currently used for church offices will accommodate up to 50 students aged six to 18 years, and six staff members.

As stated at the September 26th meeting, we agree to address the concerns expressed by the community regarding rush-hour traffic congestion in front of 614 S Street by agreeing to the following conditions:

1) There will be no pick-ups or drop-offs of students in front of 614 S Street or the adjacent alley. Instead, students must be dropped off and picked up at the parking lot located behind the carriage house adjacent to 614 S Street, which is accessed from the alley at the east side of the property. This requirement will be provided in writing to all parents of students at the child development center upon enrollment, with a provision that failure to comply with this rule may result in the child's expulsion from the program.

2) No change in the existing parking regulations on the 600 block of S Street, NW, will be sought in conjunction with this project.

We appreciate your support of the expansion of the child development center and your willingness to communicate said support to the Board of Zoning Adjustment and to appear at the board hearing on this matter.

Please contact me with any questions.

Sincerely, Carl D. Huff 16 Nov 01