Case#16808
16808

205 Child/Elderly Development Centers

205.1 Use as a child/elderly development center shall be permitted in an R-1 District if approved by the Board of Zoning Adjustment in accordance with the conditions specified in §3108 of chapter 31 of this title, subject to the provisions of this section.

Yes. The new facility will be an asset to the existing community.

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

Yes. The building has been constructed with Boca code regulations.

205.3 The center shall be located and designed to create no objectionable traffic condition and no unsafe condition for picking up and dropping off children or elderly persons.

Yes. The majority of our parents are TANF and will be using public transportation.

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

Yes. 3 off-street parking spaces have been marked off on the side.

205.5 The center, 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 or activity, or visual or other objectionable conditions.

Yes. The spaces will be to the front and back of the building.

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 shall deem necessary to protect adjacent and nearby properties.

Yes. Any screening necessary will be provided.

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 itself.

Yes. Special precautions will be used when transferring from one facility to the other.

205.8 The Board may approve more than one (1) child/elderly development center in a square or within one thousand feet (1000 ft.) of another child/elderly development center 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.

Extension to existing Child Development Center.

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Exhibit No. 27

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205.9 Before taking final action on an application for use as a child development center and/or elderly day care center, the Board shall submit the application to the D.C. Departments of Public Works and Health, the D.C. Office on Aging and the D.C. Office of Planning, for review and written reports.

Yes. There is a definite need for additional pre-school care in this area.

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.

Home has been constructed with Regulations from DCMR 29 Standards.

This is my testimony.

This request for a special exemption was sought after determining that the existing burned out house, which had at least 4 fires, was deemed unsafe and a menace to the community by being used as a crack house. This property had been vacant and burned out for approximately 11 years. The new structure will serve the community in a positive way.

To Beverly Bailey

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From: Abigail Parker