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.

The new facility will be an asset to the community. The previous house at this address was vacant, and it had been that way for the past 11 years. The house was being used as a crack house, and it had been set on fire 4 times during the years it had been vacant. It was an eyesore and a danger to the community because of undesirables squatting in the unsafe premises.

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

The center shall be capable of meeting all applicable code and licensing requirements. The proposed extension will meet the standards established by the Department of Health Licensing and Regulation Administration and Human Services Division. The facility is being designed to comply with the BOCA code.

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.

The center shall be located and designed to create no objectionable traffic conditions and no unsafe conditions for picking up and dropping off children. The subject childcare center is in the Congress Heights Community of Ward 8. Residents of Ward 8 are the most public transportation dependent of all residents in the Metropolitan area. The majority of the children's parents are participants in the Welfare to Work program, and will be using public transportation. The center is within easy access to two metro rail stations, Congress Heights and the Anacostia stations. Additionally, the Dawn to Dusk Childcare center provides a van to pickup and drop-off some of the children in the immediate neighborhood. Therefore the likelihood that the pickup and drop-off of children at the center will create objectionable traffic or unsafe conditions is minimal.

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

The center shall provide sufficient off-street parking spaces to meet the reasonable needs of teachers, other employees, and visitors. That applicant has advised OP that there will be 3 on-site parking spaces for staff and visitors, which will satisfy the zoning requirements (1 space for each 4 staff members). One of the on-site parking spaces will be handicapped accessible. There are also parking spaces on public streets adjacent to and in the vicinity of the center.

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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.

The center, including any outdoor play space provided, shall be located and designed so that there will b e no objectionable impact on nearby properties due to noise or activity, or other objectionable conditions.

During the more than 25 year history that Dawn to Dusk Childcare Center, which is currently located across a public alley from the proposed new extension, has been in the community, there have been no objections raised from neighboring property owners, regarding noise or other negative impacts. We have overwhelming support in the community for the center as is demonstrated in a letter of support from ANC 8C and conversations with community residents.

205.6 The Board my 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.

The subject property is separated from the existing Dawn to Dusk Childcare center by a 16ft alley that extends from 7th street to Malcolm X Avenue. There are single-family detached homes located near the center, but there is a 25ft vacant area between the proposed center and the nearest residential home. These public space areas provide sufficient protection to neighboring properties.

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 traveling between the play area and the center itself.

The outdoor play areas for children attending the center will be in the front and the rear of the building. There will be a fence surrounding the entire property. The fence will provide protection from vehicular traffic and should reduce the chance of endangering any children attending the facility.

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

The proposed new extension to the Dawn to Dusk Childcare Center is within 1,000ft of the existing childcare center and will have the same ownership and function as a component of the existing facility. The new extension is being constructed to help meet the growing demand for childcare services in the Congress Heights community.

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.

There is a definite need for additional pre-school age care in this area, and the Office of Planning fully supports this expansion as stated in the report submitted to the Zoning Board. Many of the neighborhood parents are forced to enroll their children in several different facilities because there aren't enough childcare facilities in the area to support their needs. This proposed facility will alleviate that burden and allow parents to have all of their children attend the same childcare center.

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.

The proposed facility has been constructed with regulations form DCMR 29 Standards.