GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

D.C. OFFICE OF ZONING
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MEMORANDUM

TO: Jerrily R. Kress, FAIA
Director

FROM: Kenneth Laden
Associate Director

DATE: June 18, 2002

SUBJECT: BZA Application No. 16888— Zion Baptist Church Child Development Center

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The District Department of Transportation (DDOT) has reviewed the application and other material accompanying your memorandum about BZA Application No. 16888. This memorandum addresses the transportation elements of the application.

The application was filed by Zion Baptist Church. The Church's address is 1243 Kenilworth Ave, NE, but the Subject Property is located at 1219 44th Street NW, Lot 806, Square 5121.

The Church runs a Child Development Center at the Church, and wishes to use the Subject Property as a supplemental location. The Center has several programs, including a Learning Center, a Before and After Care Program, and a Summer Camp.

The Child Development Center currently enrolls a total of 50 children from 6 to 12 years old, and it employs a total of eight staff members. The Center operates during the weekdays from 6:00 am to 6:00 pm every weekday. The Center does not operate on Sundays, when the adjacent church has activities, or on Saturdays.

Most of the Center's child care activities take place in the church, but the applicant wishes to use the Subject Property as a supplemental location. A maximum of 29 students will be in the Subject Property at any given time, and a maximum of three staff will be employed there. (The maximum number of students who can be in the Church

BZA
Case No. 16888
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO.16888
EXHIBIT NO.24

building at any given time is 50, bringing the Center's maximum enrollment to 79 students at both the Church and the Subject Property facilities.)

The Center has used the Subject Property for supplemental child care activities in the past, and did not realize until recently that it needed to get a Certificate of Occupancy for this use. Because the Property is zoned for residential use, a special exception from the BZA is necessary in order for the applicant to receive this Certificate of Occupancy.

With three staff members, the Subject Property is required to have at least one parking space. The applicant can provide this space, but will provide it in the church parking lot located near but not in the Subject Property's square. (The applicant filed an amendment to the original application requesting that this be allowed.) The applicant has said that the parking lot is located next to the Church, and is connected to the property by a sidewalk.

In addition to the required space for the Subject Property, the Child Development Center will provide an additional five spaces for the other staff members, in the church parking lot. All of these spaces will be marked as reserved for the Child Development Center.

Since the Center's activities do not coincide in time with those of the Church, and the applicant has indicated that it will mark the spaces in any event, and since the parking lot is connected to the subject property with a sidewalk, DDOT believes that the use of the parking spaces by the Center appears to fulfill the intent of the zoning regulations, which is to provide adequate parking for faculty and staff.

The applicant is not seeking to increase the number of children attending the Child Development Center at the subject property, and as a result there will be no additional traffic impacts as a result of the granting of the special exception to allow the issuance of a Certificate of Occupancy.

In our judgment, because the applicant has provided the required number of parking spaces and the granting of the special exception will create no additional traffic impacts, DDOT has no objection to the granting of a special exception to the applicant.