GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

# Memorandum

**TO:** Board of Zoning Adjustment

**FROM:** Andrew Altman, Director
Office of Planning

BZA
Case No. 16902
Exhibit No. 33

**DATE:** August 27, 2002

**SUBJECT:** Supplemental Report to BZA Application #16902 (Daycare Center at Douglas Knolls) 2017 Savannah Terrace, S.E.

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## APPLICATION

The application by the Douglas Knoll Cooperative, L.P. requests approval of a special exception to allow the construction of the Daycare Center at Douglas Knolls at 2017 Savannah Terrace, S.E. (Square 5894, Lot 40), pursuant to 11 DCMR §3104.1 and subject to the standards outlined in 11 DCMR §205. The applicant also requests approval of a variance, pursuant to 11 DCMR §3103.2, from the required number of parking spaces required under 11 DCMR §2101.1.

## SUMMARY AND RECOMMENDATION

This is a supplemental report to the Office of Planning (OP) report dated July 16, 2002. At that time, OP had insufficient information to make a recommendation with respect to the applicant's request for a special exception based upon its concerns regarding an appropriate location for drop-off and pick-up of children attending the facility. OP also declined making a recommendation on the applicant's request for a variance from the parking requirements until the District Division of Transportation (DDOT) had completed its review. At the conclusion of the hearing on July 23, 2002, the Board directed the applicant to submit a revised plan to OP and DDOT for accessing the facility.

By report dated August 21, 2002, DDOT has approved the applicant's plan to have drop off and pick up of children attending the center in the cul-de-sac on 22nd Street, S.E. The applicant proposes to submit application to DDOT to reserve three parking spaces on the cul-de-sac closest to the proposed daycare center during the hours of 7:00 a.m. and 9:00 a.m. and from 4:30 p.m. to 6:00 p.m. The applicant will also provide designated handicapped parking in the parking lot adjacent to the center and will build a ramp to the entrance of the center.

Based upon DDOT's approval of the applicant's plan, OP recommends that the application for special exception be **APPROVED** with the following condition:

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on- street parking spaces during the times needed for drop off and pick up of children.

Further, based upon clarification by DDOT that it does not oppose the applicant's request for variance relief from the parking requirements, OP recommends that the request for the variance be **APPROVED**.

AA/vr