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Federation of Citizens Associations of the District of Columbia

ORGANIZED MARCH 5, 1910 • INCORPORATED JUNE 3, 1940

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4 February 2003

RECEIVED
D.C. OFFICE OF ZONING
2003 FEB 12 PM 4:35

Mr Geoffrey H. Griffis, Chairman
Board of Zoning Adjustment of the District of Columbia
c/o Director, Office of Zoning
441 4th Street, NW Suite #210
Washington, DC 20001

Re: Case #16970 – Application of National Child Research Center

Dear Mr Griffis:

Please be advised that at its regularly scheduled plenary session, on Tuesday, 28 January 2003, the assembled members of the Federation of Citizens Associations of the District of Columbia did vote to adopt the resolution attached hereto. The Board's attention to the Federation's stand on this matter will be greatly appreciated.

Please feel free to contact me if I might be of any help or clarification.

Sincerely,

Francis M. Clarke, III
President

BZA
Case No. 16970
Exhibit No. 117

Board of Zoning Adjustment
District of Columbia
CASE NO.16970
EXHIBIT NO.117

Federation of Citizens Associations of the District of Columbia
ORGANIZED MARCH 5, 1910 • INCORPORATED JUNE 3, 1940

RESOLUTION

January 28, 2003

RESOLUTION REGARDING THE APPLICATION OF THE NATIONAL CHILD RESEARCH CENTER FOR A SPECIAL EXCEPTION

WHEREAS the Federation of Citizens Associations of the District of Columbia (Federation) has long been concerned about the expansion of institutional uses in residentially zoned districts in the District of the Columbia; and

WHEREAS the Federation is also concerned that all provisions of zoning orders be enforced, particularly enrollment and staff caps in special exception orders, and that there be no confusion about what those caps mean since the number of people allowed at an institution operating as a special exception in a residential district has a major impact on that institution's impact on adjacent and nearby property; and

WHEREAS the Board of Zoning Adjustment (Board) has published a notice that it will hold a hearing on Tuesday, February 11, 2003, on the application (case number 16970) of the National Child Research Center (NCRC), located in an R-1-B district at 3209 Highland Place, NW, for a special exception to continue an existing child development center with enrollment limits of 120 children "at any one time" and 38 staff and to enlarge the school by the construction of additions to existing buildings; and

WHEREAS the Federation is aware that NCRC contends that the Board's two 1998 orders approving its special exception and setting an enrollment cap of 120 students should be interpreted as "120 children at any one time," or 120 times the number of sessions during the day (240 if there is a morning and afternoon session; 360 if there is a morning, afternoon, and after-school session, etc.), and that the school has been operating with 171 students and a staff of 35:

WHEREAS the Board's 1998 orders granted NCRC's application for a special exception "to establish a child development center for 120 students ages 2 1/2 to five years and 28 staff" and did not include the phrase "at any one time":

BE IT RESOLVED that the Federation:

(1) opposes approval of NCRC's application; and
(2) strongly urges the Board to clarify that enrollment and staff caps impose an absolute limit on the total number of students and staff authorized in the use operating as a special exception in a residential district.

Frances M Clarke III
President