# BEFORE THE BOARD OF ZONING ADJUSTMENT
# OF THE DISTRICT OF COLUMBIA

**Re:** **Application of GAP Community Child Care Center**

**BZA Application No. 17065**
**Public Hearing**
**ANC 1D**

D.C. ZONING
2003 JUN -6 PM 2:36

## STATEMENT OF THE APPLICANT

### I.

### Nature of Relief Sought

This is an application pursuant to Section 3104.1 of the Zoning Regulations for special exception relief under Section 205.1 to permit continued operation of a Child Development Center with a maximum of 140 children and 28 staff in the R-5-E zone at premises known as 3636 16th Street NW, the (Subject Property). No variance relief is requested.

### II.

### Jurisdiction

The Board has jurisdiction to grant the relief requested pursuant to Section 3104.1 of the Zoning Regulations of the District of Columbia.

### III.

### Background

**A. Project History and Basis for Request.**

The GAP Community Child Care Center has operated from the site for approximately twelve years. In 1991, the applicant obtained the child development center that had been operating at the subject premises as a matter of right use for 25 children. In 1994, the applicant sought and received approval from the Board to increase the number of children from 25 to 75 with 17 full-time staff. The center operated under Certificate of Occupancy No. B172305 and was licensed to accommodate 25 infants and 50 pre-school children.

In 1996 the applicant sought and received approval to increase the number of children from 75 to a total of 140 children. Approval was granted for a period of seven years and will expire on or about October 21, 2003.

The basis for this request is to extend Board approval which will allow the center to continue operating at its current capacity.

BZA
Case No. 17065
Exhibit No. 23

Board of Zoning Adjustment
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EXHIBIT NO. 23

### B. Description of Subject Property

The site is known as the Woodner apartment building. The 1, 100 multi-family high-rise apartment building was constructed in 1951 adjacent to Rock Creek Park. The building is located on a hilly two-acre tract of land. The site slopes downward, in the direction of Rock Creek Park resulting in four floors of the building located below the ground floor, as measured from 16th Street N. W. Existing accessory uses within the building include a restaurant, a grocery store, a beauty salon, doctor's offices, a video store, a fitness center, etc.

### C. Description of Surrounding Area

The subject property is located in the Mount Pleasant neighborhood of Ward 1 in the Northwest quadrant of the city. It is bounded by Spring Place to the North, Oak Street to the South, 16th Street to the East and 17th Street to the West. The Mount Pleasant neighborhood is a mixed-use community. The area contains single-family dwellings and multi-family apartment houses, commercial establishments that provide goods and services, recreation/open space areas, and institutional facilities.[1]

## IV

## Points in Support of Application

The applicant offers the following exhibits in support of the requested relief:

### The Application Complies with the Provisions of 11DCMR Section 205.1 and Other Applicable Provisions of the Zoning Regulations of the District of Columbia

A special exception is a use that is pre-deemed compatible with other uses in the same zoning district. The Board's discretion in reviewing an application for a special exception is limited to a determination of whether the Applicant has complied with the enumerated requirements for special exception relief. If the Applicant meets its burden, the Board ordinarily must grant the application.

[1] Site and area description excerpted from OP report dated 9/24/96