SATISFACTION OF THE SPECIAL EXCEPTION BURDEN OF PROOF

The proposed application fully satisfies the requirements of Section 205 of the Zoning Regulations to allow the operation of a child development center on the subject property, as described below.

205.2 The Rosemount Center (the "Center") meets all applicable code and licensing requirements. The Center has been in operation as a child development center at its present site since 1972. In December, 1991, the BZA approved the current operation of the Center to accommodate 147 children and 52 staff.

205.3 The Rosemount Center is 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 has operated with efficient traffic procedures, and will present a traffic study from a traffic consultant. Child pick-up and drop-off is internal.

205.4 The Center will provide sufficient off-street parking spaces to meet the reasonable needs of teachers, other employees, and visitors. The traffic consultant will present evidence of meeting this standard.

205.5 The Center is located and designed so that there is no objectionable impacts on adjacent or nearby properties due to noise, activity, visual, or other objectionable conditions. The property is well screened with trees, is set back from the streetfront, and the play area is in the rear of the Center, completely screened from neighboring residences.

205.7 Not applicable. There is no off-site play area.

205.8 To our knowledge, there is no child development center within 1,000 ft. of the Center.

3104.1 The granting of this special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Map. The proposed project has been approved by the Commission of Fine Arts. The applicant presented its plans before ANC 1D. ANC 1D voted to recommend approval of this application.

BZA
Case No. 17067
Exhibit No. 9

Board of Zoning Adjustment
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