## STATEMENT OF EXISTING AND INTENDED USES

The property that is the subject of this application is located at 2000 Rosemount Avenue, N.W., Lot 807 in Square 2618 in Washington, D.C. (the "**Subject Property**"). The subject property is located in the R-4 Zone District and the Mount Pleasant Historic District. The subject property is also located within the jurisdictional boundaries of the Commission of Fine Arts. The Property is owned by House of Mercy, Inc. The Rosemount Center (the "**Center**"), founded in 1942, is a non-profit organization which offers a variety of child care and family services. Programs at the facility are offered in Spanish and English and include day care for up to 147 children, ages 6 weeks to six years, Home Based Head Start Program for 120 children and families, ages three years to five years, and Un Buen Comienzo (U.B.C.), an umbrella program of therapeutic services to children in day care facilities throughout the greater metropolitan area, ages six weeks to twelve years.

The Center seeks this special exception in order to increase the permitted number of staff from 52 to 85, and to undertake renovations, including a small addition to the footprint of the existing building. Today's child care and head start programs require significantly more instructors and other staff than was required at the time of Rosemount Center's last BZA approval in 1992. Further, the building is in need of extensive renovations. As part of these renovations, life safety – related structures will be put in place which will increase the footprint of the existing structure. No increase in the maximum permitted enrollment is requested.

BZA
Case No. 17067
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
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