GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: ALS for Andrew Altman

DATE: January 20, 2004

SUBJECT: BZA Case 17103 - Special Exception Request

APPLICATION-IN-BRIEF

The application by Stanton Glenn LTD Partnership, requests, pursuant to 11 DCMR Section 3104.1, a special exception to continue a Child Development Center (R-1) as outlined in Section 205 of the Zoning Regulations.

The facility known as Stanton Glenn LTD Partnership is located at 3040 Stanton Road, S.E. The subject site is on Square 5879, Lot 11 and is in the R-5-A District.

OFFICE OF PLANNING RECOMMENDATION-IN-BRIEF

The Office of Planning recommends the subject application be approved.

SITE AND AREA DESCRIPTION

The subject premises (The Stanton Glenn Limited Partnership) are in the Douglass Neighborhood of Ward 8. Bruce Place generally bounds the site to the north, 14th Place is to the south, Stanton Road is to the east and 15th Place is to the west. The subject property at 3040 Stanton Road, S.E., is less than a block from the intersection of Stanton & Suitland Parkway. Stanton Glenn is a mid-rise, multi-family, residential apartment complex, which was constructed in 1967. There are 378 dwelling units in the complex.

BZA
Case No. 17103
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17103
EXHIBIT NO. 27

The Douglass neighborhood is developed with garden apartments and mid-rise multi-family buildings. The subject apartment complex is just north of the new 600 plus Henson Ridge town home development. Alabama Avenue, (which is approximately three blocks to the south) is the nearest commercial area.

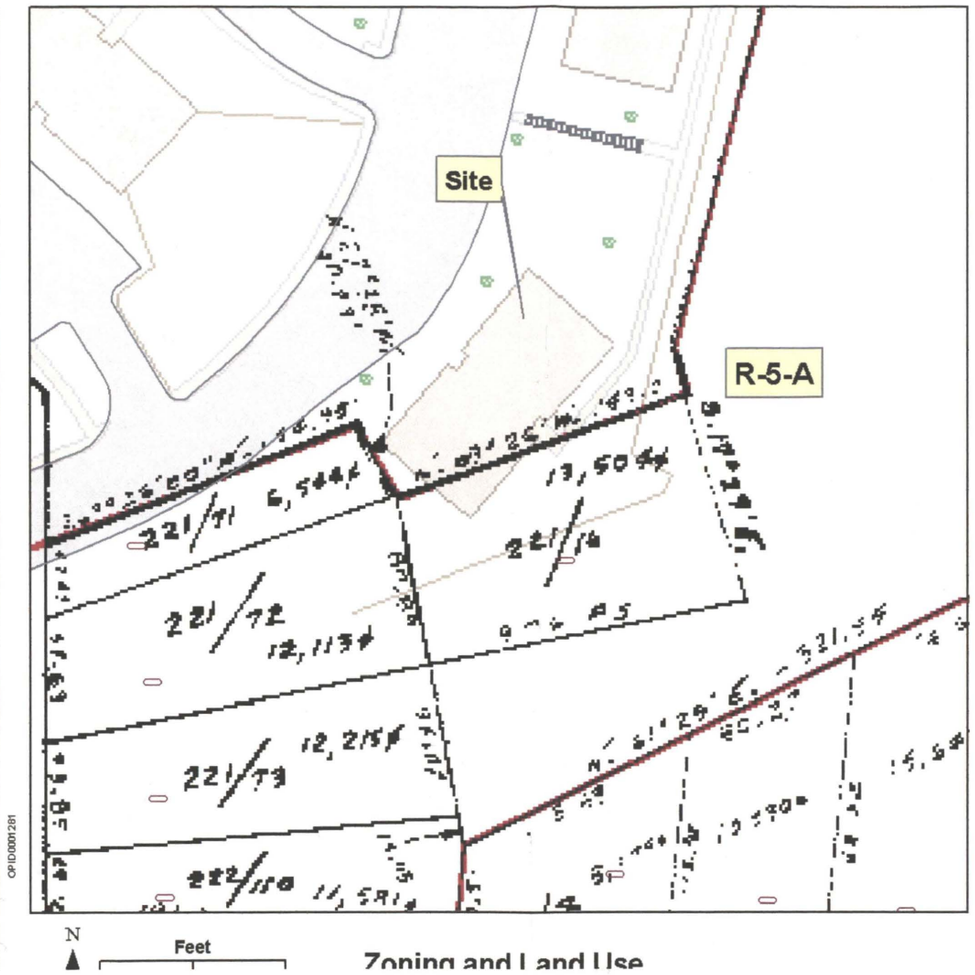


Overview of Stanton Glenn Apartments



Overview of Stanton Glenn Apartments


Site


Site
R-5-A
221/71
6,544±
221/72
12,113±
221/73
12,215±
222/110
11,591±
13,504±
221/74
N
Feet
Zoning and Land Use

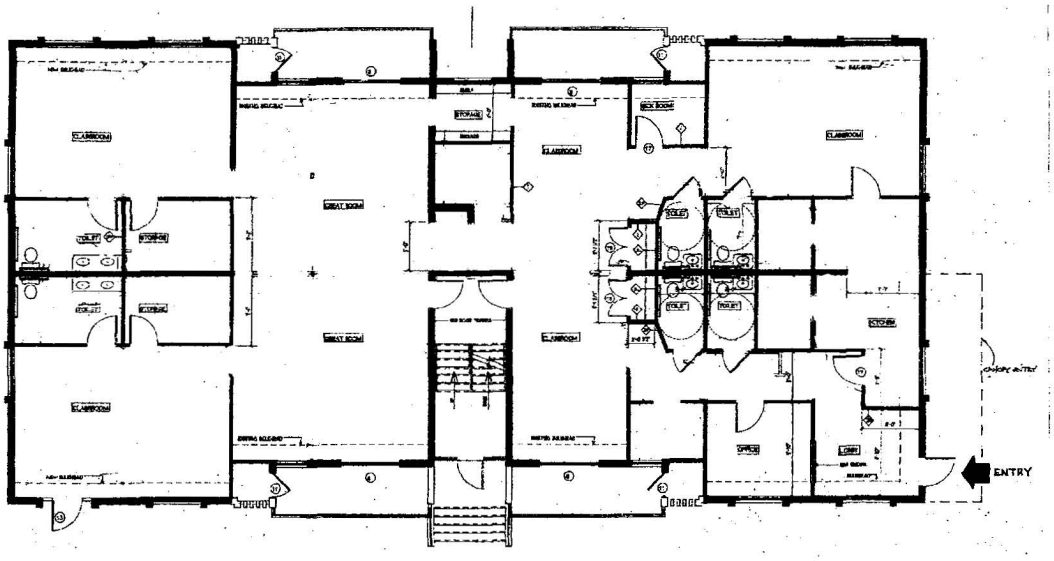
BACKGROUND

In May of 2000, the Board of Zoning Adjustment granted approval for the day care center (See attached BZA Order 16568), but the owners were unable to find a suitable operator. Subsequently, the owners use the designated day care space for other management purposes. Since a Certificate of Occupancy was not applied for in a timely manner (two years) the Order expired.

The apartment complex have recently been renovated for multifamily housing purposes, the management office relocation site, and the portion of the building that had been dedicated for the day care center has been restored. The applicant still has not identified an operator for the day care center.

APPLICANT'S PROPOSAL

The applicant proposes to operate a childcare center for up to 60 children from infants to 14 years of age. The building that houses the subject childcare center is a three-story structure with basement and consumes 14,289 square feet and contains 9 dwelling units in addition to the childcare space. The center will occupy approximately 4,536 square feet on the second floor of the subject building. The center will provide a day care program as well as before and after care programs. The applicant does not anticipate needing more than 20 staff members to operate the center. The final staff size will depend on the age mix of the children attracted to the center. There are currently ten on-site parking spaces available for staff and visitors to the center. The center will operate Monday through Friday, 7:00 a.m. to 6:00 p.m.



Day Care Center at Stanton Glenn Apartments
3040 Stanton Road, SE; Washington, DC 20020

All dimensions and layouts are approximate

The subject center will be subject to review for licensing by DOH and DCRA.

205.3 The center shall be located and designed to create no objectionable traffic conditions and no unsafe conditions for picking up and dropping off children.

The subject childcare center will be located on the Stanton Glenn apartment complex, which is a gated community near the intersection of Suitland Road and Stanton Road. A majority of the children that will attend the center will come from the apartments, or properties that are in proximity. Most of the children will therefore walk to the center. The building that houses the day care center is at the extreme western boundary of the property away from any major transportation and does not create any objectionable traffic conditions.

205.4 The center shall provide sufficient off-street parking spaces to meet the reasonable needs of teachers, other employees, and visitors.

According to Chapter 21 of the Zoning Regulations, child development centers are required to provide one parking space for each four teachers or other employees. The subject child development center will employ a maximum of 20 teachers and other support staff, and is therefore required to provide 5 on-site parking spaces. The applicant will provide 10 on-site parking spaces, which will also include visitors parking.



Entrance Gate To Stanton Glenn Apartments

205.5 The center, including any outdoor play space provided, shall be located and designed so that there will be no objectionable impact on adjacent or nearby properties due to noise or activity, or other objectionable conditions.

The only noise generated by the proposed day care center will be the normal activtties of children. Since most of the activities at the center will be inside the center, there will be no objectionable impact on adjacent or nearby properties, due to noise or other objectionable conditions. There may be associated noise impact on the residents whose apartments will be located in the building with the day care center (9 Units). However, due to the daytime hours and center staff efforts to minimize noise impacts, the center is not expected to be objectionable.

205.6 The Board may require special treatment in the way of design, screening of buildings, planting and parking areas, signs, or other requirements as it shall deem necessary to protect adjacent and nearby properties.

Each building in the Stanton Glenn complex was recently renovated and benefited from extensive screening of buildings, planting and parking areas, signs, or other treatments necessary to protect adjacent and nearby properties. There are adequate buffers, set backs and landscaping on the property to provide adequate protection for adjacent and nearby neighboring properties from negative impacts.

205.7 Any off-site play area shall be located so as not to result in the endangerment to the individuals in attendance at the center in traveling between the play area and the center itself.



Exit to play area.



Eastern portion of play area.



Western portion of play area.

The children will not be taken off-site to play, since a playground will be provided on-site. There will be play areas on both the north and south ends of the subject building. The play area for the care center is located so as to not result in the endangerment to the individuals in attendance at the center in traveling between the play area and the center itself.

205.8 The Board may approve more than one (1) child/elderly development center in a square or within one thousand feet (1,000 ft,) of another child/elderly development center only when the Board finds that the cumulative effort of these facilities will not have adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors.

The subject child development center is not within 1,000 feet of another child development center. Notwithstanding, because the proposed center is in Ward 8, and the ward has the highest number and percent of population between the 0 to 17 years of age, the additional capacity is reasonably justified.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

*The Generalized Land Use Map depicts the subject area in the **Moderate Density Residential Land Use Category**. Row houses and garden apartments are the predominant uses. A child development center is an appropriate use in the moderate density residential areas.*

DOES THE APPLICATION MEET THE SPECIAL EXCEPTION TEST?

Will the special exception be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?

Yes. *The requested special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The property is in the R-5-A District, in which a child development center that exceeds 25 children is permitted by special exception. Such is the case with the subject application. The applicant is seeking to offer slots for a maximum of 60 children, which exceed the 25 permitted by right in the R-5 District. As shown above, the proposal meets the requirements of Section 205.*

Will the special exceptions tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps?

No. *The special exception if granted by the Board, will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps. The proposed childcare center will consume most of the first floor of the building. All of the buildings in the Stanton Glenn property were recently refurbished and are now an attractive apartment community. Such is the recent trend in the Douglass community, where the largest two housing complexes (Stanton Dwellings & Frederick Douglass Public Housing complexes) have been raised and replaced with the Henson Ridge project, which will consist of over 600 single-family town-homes when complete.*

There were seven conditions attached to the previous Order. (See attached Summary Order, BZA Application No. 16568) The new application recommends modifications to the previously approved conditions.

PREVIOUS CONDITIONS

The Board included the following conditions to the previously approved Order.

1. Approval shall be for **Four (4) Years**. At the three-year anniversary, the applicant is to hold a meeting with Advisory Neighborhood Commission 8A. The ANC is to provide a report to the Board.

   OP supports the retention of this condition.
2. The number of children served by the center shall not exceed 60, ages 2 to 12 years old.

   The applicant recommends that this condition be modified to read "60 children from infant to 14 years of age."

   OP supports this modification, due to the demographic census data that reveal Ward 8 to have the highest percent of population between ages 0 to 17.

3. The number of teachers and staff shall not exceed 9 persons.

   The applicant proposes to provide 20 teachers and other staff member.

   OP supports this modification.

4. The days and hours of operation shall be Monday through Friday, 7:00 a.m. to 6:00 p.m.
5. The younger children are to be escorted to and from the center, as determined by staff.
6. Two on-site parking spaces shall be provided.

   The applicant proposes providing 10 on-site parking spaces.

   OP supports the applicant's parking space proposal.

7. Trash pick up shall be provided, as needed.

COMMUNITY COMMENTS

The application was presented to Advisory Neighborhood Commission (ANC) 8B, at its regular scheduled meeting, held on December 16, 2003. The ANC voted unanimously to support the application.

OP SUMMARY RECOMMENDATIONS

After reviewing the application submitted by the Stanton Glenn Limited Partnership, requesting a special exception to reestablish a child development center, in a R-5-A District, the Office of Planning recommends that the Board approve the application. OP finds that the applicant has satisfactorily met all the tests specified in Sections 3104.1, and 205.

The Office of Planning further recommends that Board approval be subject to the conditions of the previous application, with most of the applicant's modifications.

1. **Approval should be for 4 years.**
2. **Five parking spaces shall be provided in the on-site.**