D.C. OFFICE OF ZONING
2014 FEB 5 PM 12: 21

STATEMENT OF EXISTING AND INTENDED USES
5608 Broad Branch Road, N.W.

Bloom Builders, Inc. (the "Applicant") is proposing to renovate the existing building on the property that is located at 5608 Broad Branch Road, N.W., Lot 78 in Square 1997, (the "Property"). The proposed renovations will allow the Applicant to return the existing building to its former use as a neighborhood market and to establish a child development center on the Property. Copies of the existing and proposed site plan are attached to this document

The Property is located at the intersection of Broad Branch Road and Northampton Street and is located in the R-1-B District. The Lafayette Public Elementary School is located across the intersection from the Property and the general area surrounding the Property consists of single-family detached homes.

The building on the Property has served as a neighborhood market, the Broad Branch Market, for over 80 years. This market use continued on the Property until approximately 12 months ago. The Applicant intends to renovate and reconfigure the existing building in order to return neighborhood market use to the Property. The amount of gross floor area of market space provided in the renovated and reconfigured building will be less than the amount of existing space in the building devoted to market use.

The Applicant is also proposing to establish a child development center use on a portion of the first floor of the newly reconfigured building and the second floor of the existing and newly reconfigured building. The proposed child development center, which will be operated by All Saints All Day Child Care, will include a maximum of 60 children on the Property at any one time and will have 6-8 teachers and staff on the Property at any one time. A well buffered and protected play area will be provided on the Property, along with adequate parking facilities for the child development center's staff and visitors.

BZA
Case No. 17147
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17147
EXHIBIT NO. 4