NEWCOMB CHILD DELOPMENT CENTER, INC..
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October 6, 2004

ANSWER TO QUESTIONS CONATINED IN SUBSECTION 3103.2: OF FORM 121-SIDE 1: APPLICANT'S BURDEN OF PROOF FOR VARIANCE AND SPECIAL EXCEPTION APPLICATION

1). The physical characteristics of the property:

A. Makes it difficult for owner to use the property in compliance with Zoning Regulations (area variance)- i.e., shape and size of the property, usual topography or slope, soil problems, etc.

B. Creates financial hardship for the owner in using the property consistent with Zoning Regulations (use variance)

RESPONSE
A

The property is presently used for child care purposes. The physical characteristics, with required modification to meet the District of Columbia MR 29 for Day Care use, are suited for both residential and day care use.

RESPONSE
B

The facility has been renovated with an addition for the purpose of creating more space for addition children and to continue its present use. Financial hardships would visit the owner by way of present and previous expenditures for the addition if the property is not used consistently with it present use relative to the addition. The present use of the property is not disfavored by the present zoning regulations.

BZA
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Exhibit No. 7

Board of Zoning Adjustment
District of Columbia
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2) Granting the application will not be of substantial detriment to the public good- ie, traffic, noise, lighting, etc..

RESPONSE

The Board's grant of the application would benefit the South East Washington Community in several respects and would not be a detriment in any respect. The benefits are revealed in the present use of the facility in that it provides seriously needed child care for the citizens in the community. In turn the children benefit socially, academically, physical and recreationally while their parents are able to either comfortably engage in production employment or seek the same with the assurance of quality child care. There will not be an increase of traffic. Nearly all the parents of the enrolled children reside in walking distance to the day care center. The lighting at the day care center is virtually the same as that in the residential -row houses- homes.

3). Granting the application will not be inconsistent with the general intent and purposes of the Zoning Regulations and Map.

ANSWER

The general intent and purpose of the zoning regulations will be served by the grant of the application in that the initial exemption for the facility to be used as a day care center is consistent with its future use . The grant of the application would merely allow for an increase in needed child care consistent with the present grant.

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