APPLICATION-IN-BRIEF

Amazing Life Games Preschool request, pursuant to 11 DCMR Section 3104.1 a special exception to establish a Child Development Center as outlined in Section 205 of the Zoning Regulations. Amazing Life Games proposes to use the 1st floor Fellowship Hall of Grace Lutheran Church at 4300 16th Street N. W. for a Child Development Center on Monday through Friday. The Child Development Center will serve 30 children. On Saturday and Sunday the Fellowship Hall will be used by Grace Lutheran Church.

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SUBSECTION 3104.1

The proposed special exception will be consistent with the general intent of the Zoning Regulations and Map. The area is zoned R1B which is a residential district and having a child development center in a residential neighborhood is consistent with R1 standards. It is a convient and needed service for the community. The Congregation Council at Grace Lutheran has assured Amazing Life Games Preschool that the neighborhood needs a child development center.

The proposed special exception will not adversely affect the use of the neighboring property-ie. traffic, noise, lighting. Morning drop off for children will be between 8:45 A. M. and 9:30 A. M. at the Varnum Street entrance to Grace Lutheran Church. There are 10 public parking spaces on Varnum Street between 16th Street and the alley. With an average drop off time of 10 minutes this will enable all children to be dropped off with **no traffic congestion**. There are also 10 spaces in the church parking lot which are available. Currently 14 out of 26 of our children arrive on foot, by bus, in strollers, in carpools or on the backs of bikes. I believe we will have at least 25% of the children not coming in cars when we move to 4300 16th Street. At 1:00 P. M. we currently have 19 out of 26 children leave. Ten cars could park out front and 9 more could park in the parking lot. Pick up time at 1:00 P.M. is from 12:45 to 1:15. With an average pick up time of 10 minutes, this will enable all children to be picked up with no traffic congestion. Currently a lot of these children walk or ride in strollers to get home. We have 7 children who stay till 3:00 P. M. The 3 o'clockers go home in carpool, walking, bus, or riding in a stroller. There is space in the parking lot or on the street for this pick up. This year we have one child who stays till six and she goes home on the back of a bike. We anticipate 10 out of our 26 current families will be returning next year. Two children are from the 20011 zip code, 4 are from 20010, 2 are from 20009, one from 20008, and one from 20007. We will need to recruit students for the fall and we hope many of them will be from the neighborhood. The first floor fellowship hall of Grace Lutheran Church contains and dampens sound. On a recent Saturday there were 80 people many of whom were children at an auction and you couldn't hear anything from the street. The space is both heated and air conditioned so the windows will be closed. The children and staff will walk 3 blocks to the public playground at Upshur Recreation Center. The children and staff will cross at lights at Upshur Street and 16th Street, Upshur Street and Arkansas Avenue, and 14th Street and Arkansas Avenue.

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BZA
CASE No. 17368
EXHIBIT No. 7

Board of Zoning Adjustment
District of Columbia
CASE NO. 17368
EXHIBIT NO. 7

SITE AND AREA DISCRIPTION

The subject premises are in the northwest quadrant of the District, located in the Crestwood Neighborhood of Ward 4. 16th Street bounds the site to the east, Varnum Street to the south, 17th Street to the west and Webster Street to the north. The subject property contains Grace Lutheran Church which was constructed in 1926.

Detached residential dwellings are the predominant land uses in Crestwood. Other uses in proximity to the subject property include National Collegiate Association Research at 4224 16th St NW and St George Antiochian Orthodox Christian Church at 4311 16th St NW.

BACKGROUND

The subject property presently contains two stories with 38,298 square feet. Grace Lutheran Church uses the property both to rent to The Council of Churches of Greater Washington, 4300 16th Street N. W., Washington, D.C. and as worship space for the church. The church is very interested in having a child development center in the building. They feel it is a need of the neighborhood.

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The applicant has operated a pre-school program in the district since 1972 and formerly leased space in a church at 16th and Taylor Streets. The school later moved to its present location at 1844 Mintwood Place, N. W.

APPLICANTS PROPOSAL

The proposed childcare center will be designed to accommodate 30 preschoolers and 4 staff members. The center will operate weekdays between the hours of 8:30 A. M. and 6 P. M. At approximately 10:00 A. M., the children will get a snack and then walk 3 blocks to the public playground at Upshur Recreation Center. The children and staff will cross at lights at Upshur Street and 16th Street, Upshur Street and Arkansas Avenue, and !4th Street and Arkansas Avenue. When the children return to the center, they will eat lunch and play until approximately 12:30 P. M., when circle time starts. Some children will be picked up at 1:00 P. M. Currently 19 out of 26 children leave at 1:00 P. M. Amazing Life Games now has 26 children enrolled but only 20 on premises at any one time. The afternoons are less active including such activities as storytelling or indoor playing. Children at the center after nap time will make a second trip to the playground at Upshur Recreation Center.

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205 CHILD DEVELOPMENT CENTER(R-1)

205.1 Use as a child/elderly development center shall be permitted as a special exception in an R-1 District if approved by the Board of Zoning Adjustment under 3104, subject to the provisions of this chapter.

205.2 The center shall be capable of meeting all applicable code and licensing requirements.

The subject dwelling will require minor interior renovations to meet the applicable District of Columbia code and licensing requirements for a child development center. A center needs 1050 sq. Ft. for 30 children and the space has 2,905 sq ft. There are 5 toilets on that floor and 5 sinks which is one more toilet than we need for toilets and lavatories. We plan to use the public park at Upshur Recreation Center for out door play. Amazing Life Games currently has a license issued by the Department of Health to operate at 1844 Mintwood Place. Amazing Life Games is also accredited by the National Association for the Education of Young Children.

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

Morning drop off for children will be between 8:45 A. M. and 9:30 A. M. at the Varnum Street entrance to Grace Lutheran Church. There are 10 public parking spaces on Varnum Street between 16th Street and the alley. With an average drop off time of 10 minutes this will enable all children to be dropped off with no traffic congestion. There are also 10 spaces in the church parking lot which are available. Currently 14 out of 26 of our children arrive on foot, by bus, in strollers, in carpools or on the backs of bikes. I believe we will have at least 25% of the children not coming in cars when we move to 4300 16th Street. At 1:00 P. M. we currently have 19 out of 26 children leave. Ten cars could park out front and 9 more could park in the parking lot. Pick up time at 1:00 P.M. is from 12:45 to 1:15. With an average pick up time of 10 minutes, this will enable all children to be picked up with no traffic congestion. Currently a lot of these children walk or ride in strollers to get home. We have 7 children who stay till 3:00 P. M. The 3 o'clockers go home in carpool, walking, bus, or riding in a stroller. There is space in the parking lot or on the street for this pick up. This year we have one child who stays till six and she goes home on the back of a bike. We anticipate 10 out of our 26 current families will be returning next year. Two children are from the 20011 zip code, 4 are from 20010, 2 are from 20009, one from 20008, and one from 20007. We will need to recruit students for the fall and we hope many of them will be from the neighborhood. The congregation council of Grace Lutheran Church has assured us that there is a need for a preschool in the area.

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 4 teachers or other employees. The subject child development center employs 4 teachers and the church parking lot has ten spaces.

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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 first floor fellowship hall of Grace Lutheran Church contains and dampens sound. On a recent Saturday there were 80 people many of whom were children at an auction
And you couldn't hear anything from the street. The space is both heated and air conditioned so the windows will be closed. The children and staff will walk 3 blocks to the public playground at Upshur Recreation Center. The children and staff will cross at lights at Upshur Street and 16th Street, Upshur Street and Arkansas Avenue, and 14th Street and Arkansas Avenue.

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 deems necessary to protect adjacent and nearby properties.

Grace Lutheran Church is stone and is typical of church architecture of the early 20th century. The property has a side yard on the north and a 10 car parking lot off the alley on the west side. The green space around the church is landscaped and well maintained. There is a sign on the 16th Street side saying Grace Lutheran Church. We would like to put up a sign at the Varnum Street first floor door that says Amazing Life Games Preschool, 2 ½ to 5 year olds, 202-265-0114. The sign would be two feet by four feet.

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.

The children and staff will walk 3 blocks to the public playground at Upshur Recreation Center. The children and staff will cross at lights at Upshur Street and 16th Street, Upshur Street and Arkansas Avenue, and 14th Street and Arkansas Avenue. Staff and children have made this walk many times and found it to be an easy walk for the children and safe.

205.9 Before taking final action on an application for use as a child/elderly development center, the Board shall submit the application to the D.C. Departments of Transportation and Human Services, the D.C. Office on Aging and the D.C. Office of Planning for review and written reports.

205.10 The referral to the D.C. Department of Human Services shall request advice as to whether the proposed center can meet all licensing requirements set forth in the applicable laws of the District of Columbia.

Amazing Life Games Preschool has talked to D.C. Department of Health, Health Regulation Administration, Child and Residential Care Facilities Division both to our inspector Pushpa Agarwal and the head of the division Ms. Denise McCoy and they have encouraged us in our move. We just need the Certificate of Occupancy for 4300 16th Street to complete our application for licensing there.

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205.8 The Board may approve more than one (1) child/elderly development center in a square or within one thousand (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 similar factors.

There are no other licensed child development centers within 1,000 feet of 4300 16th Street.

The 4 closest centers are:

United Planning Organization, 1288 Upshur St. N.W.	2323 feet
DPR Sharpe Health Before and After, 4300 13th St.	2640 feet
Eagle Child Care Center, 4514 13th Street	2693 feet
Growing Seeds Child Development Center, 3800 14th Street	3010 feet

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