

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Maxine Brown-Roberts, Project Manager
 Joel Lawson, Associate Director Development Review
DATE: April 12, 2016

SUBJECT: BZA 19246, 2112 Varnum Street, NE, to permit an adult development center

I. APPLICATION AND RECOMMENDATION

Stoddard Baptist Global Services at Washington Center for Aging Services (applicant) request, pursuant to § 3104.1 and § 205, special exception review for an adult development center for 55 adults and 10 staff. The hours of operation would be 8:00 am to 4:30 pm.

The Office of Planning (OP) recommends **approval** of the requested special exception subject to the following conditions, which are consistent with the applicant's filing:

1. The hours of operation shall be from 8:00 am to 4:30 pm.;
2. The number of adults enrolled shall not exceed 55; and
3. The number of staff shall not exceed 11.

Note: Licensing requirements by other agencies could restrict the numbers of adults and employees to less than 55 adults and 10 staff.

II. LOCATION AND SITE DESCRIPTION

Address	2112 Varnum Street, NE
Legal Description	Square 4233, Lot 11
Ward	5, 5B
Lot Characteristics	The subject property is an irregularly shaped 85,821 square feet site abutting Eastern Avenue, NE and Varnum Street, NE.
Zoning	R-1-B – single family dwellings. An elderly development center is permitted by special exception in this zone.
Existing Development	The lot is developed with the Northeastern Presbyterian church building consisting of the two-story, attached to a one-story and a four-story west wing. The west wing has an auditorium, offices, classrooms and a kitchen.
Adjacent Properties	To the north, west and south are all single-family, detached homes in the R-1-B zone. To the east, across Eastern Avenue are commercial uses in the State of Maryland.
Surrounding Neighborhood Character	Single-family, detached homes in the R-1-B zone and commercial uses across Eastern Avenue.

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III. MAPS



Site Location



Photograph of Property

IV. APPLICATION IN BRIEF

The applicant has requested special exception under § 205 to allow an elderly development center (adult day care) for up to 55 adults (55 years and older) and ten staff persons.

V. ANALYSIS

Section 205, Special Exception for the Elderly Development Center

The proposal meets the requirements of Section 205 for the elderly development center as follows:

- 205.1 Use as a child/elderly development center or adult day treatment facility 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 section.**
- 205.2 The center or facility shall be capable of meeting all applicable code and licensing requirements.**

The proposal is for an elderly development center (senior day care). In conversations with the Department of Health, they expressed support for the elderly development center and stated that the proposal would be further evaluated for compliance with all licensing requirements.

205.3 *The center or facility shall be located and designed to create no objectionable traffic condition and no unsafe condition for picking up and dropping off persons in attendance.*

The adults would be picked up from their place of residence by a van and taken to the center and would arrive at 9:00 am each morning. The van would return them home in the evenings. Drop-offs and pick-ups would be from the parking lot and would therefore have no impact on traffic along Varnum Street or Eastern Avenue.

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

The parking requirement for an adult development center is one space per 4 employees. With 10 staff persons, three parking spaces are required. The existing parking lot on the property has 54 parking spaces of which eight would be dedicated to staff and one space for the van. These dedicated spaces would meet the needs of staff and visitors. There would also be adequate spaces to serve the needs of the church.

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

Outdoor activities would be limited to some passive recreational activities such as sitting on benches. Activities on the site would be mainly within the building or clients would be taken off-site. The proposed uses would not cause any noise, visual impact or other objectionable conditions on the adjacent neighbors.

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.*

The application does not propose any new signs, screening of the building, plantings or new parking areas and therefore OP does not recommend any special treatment or screening.

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

The adults would be transported to off-site activities by a van.

205.8 *The Board may approve more than (1) child/elderly development center or adult day treatment facility in a square or within one thousand feet (1,000 ft.) of another child/elderly development center or adult day treatment facility only when the*

Board finds that the cumulative effect of these facilities will not have an adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors.

According to GIS records, there are no other adult development centers within the square or within 1,000 feet of the property.

205.9 Before taking final action on an application for use as a child/elderly development center or adult day treatment facility, 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.

The Department of Transportation (DDOT) will submit a report under separate cover.

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

The Department of Health verbally expressed support for the elderly development center and stated that the proposal would be further evaluated for compliance with all licensing requirements.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

The District Department of Transportation will submit comments under separate cover.

VII. COMMUNITY COMMENTS

The property is within ANC-5B. The ANC reviewed and recommended approval of the proposed adult day care at its February 24, 2016 meeting. The applicant also made a presentation to the Queens Chapel Civic Association on March 8, 2016 and they were supportive of the proposal.