

April 11, 2016

Stoddard Baptist Day Care Center
Responses to Section 205 Special Exception for the Elderly Development Center

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 provision of this section. The approval of the requested special exception will allow use of facilities within Northeastern Presbyterian Church but not adversely affect the traffic nor parking generated nor adversely affect the quality of life of adjacent neighbors. The use will be developed in harmony with existing site uses.
205.2	The center or facility shall be capable of meeting all applicable code and licensing requirements. The center was previously a child daycare center. Thus, similar codes and licensing requirements will apply and the site and building can satisfy current regulations.
205.3	The center or facility shall be located and designed to create no objectionable traffic condition and in unsafe condition for picking up and dropping off persons in attendance. The center has a sizable parking lot that is primarily unoccupied during the weekdays. The shuttle buses are able to maneuver comfortably and safely within the limits of the limits of the primarily vacant 54 space parking lot
205.4	The center or facility shall provide sufficient off-street parking spaces to meet the reasonable needs of teach other employees, and visitors. The requirement is one space per 4 employees. Ten staffers are expected thus requiring 3 spaces. The lot has 54 spaces and can amply accommodate all staff and visitors.
205.5	The center or facility, including any outdoor play space provided, shall be located and designed so that are will be no objectionable impacts on adjacent or nearby properties. The center will be located within an existing multi-purpose space located within the west wing of the building that previous housed a child care center and is adequate in size to accommodate the adult day care use. The adjacent single family homes are located at a sufficient distance so that the residence will not be adversely affect by the adult day activities which will occur primarily within the building's interior
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. No changes are planned for exterior features of the building or site. Therefore, the

	existing red brick structure's west wing will not generate any incompatible use or adverse traffic flow
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. This facility will be used for an adult day care and play areas play areas are not applicable to the planned interior uses.
205.8	The Board may approve more than one (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 facility will not have an adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors. Records have indicated that no other adult day facilities exist with 1,000 ft of this proposed center.
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 DC Departments of Transportation and Human Services, the DC Office on Aging and the DC Office of Planning for review and written reports. Requests for support have been submitted to the Office of Planning, D. C. Department of Transportation and Office of Aging. To date no adverse comments have been received.
205.10	The referral to the DC 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. No license is required but a provider application is submitted to the Department of Health Care Finance. Once approved, agency representatives will provide on site inspections and continued on oversight of the program. The Department of Human Services is aware of this proposed new adult day center and has given it their approval. .