

## BURDEN OF PROOF

Stoddard Baptist Global Care at Washington Center for the Aging Services request the DC Board of Zoning Adjustment approval of a Special Exception under DCMR 3104, from the R-I-B Zone requirements, for the use of the ground floor auditorium space of the Northeastern Presbyterian Church, as an adult day care facility in accordance with DCMR 3104.1, Section 205. The proposed use can be incorporated within the site and building as a harmonious and compatible use with adjacent properties, posing no adverse effects. Also, see attached SITE AND BUILDING ANALYSIS, illustrating an analysis of the existing building and site, both of which, will remain unchanged.

- The relevant sections supporting the proposed use sited under 3104.1- **205 CHILD/ELDERLY DEVELOPMENT CENTERS AND ADULT DAY TREATMENT FACILITIES** under which the proposed adult day care satisfies the relevant sub-sections on the regulations including: 205.2, 205.2, 205.3, 205.4, 205.5 and 205.6
  - 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. The use satisfies the applicable provisions described below
  - 205.2 The center or facility shall be capable of meeting all applicable code and licensing requirements. The use satisfies relevant codes
  - 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. Within the existing parking lot, eight parking spaces are set aside for use by the staff and one bus, all spaces supporting the 10 staff members and one bus supporting the elderly participants. Extensive curbside parking also exists along Varnum Street and Eastern Avenue. No serious traffic flow is anticipated for the facility
  - 205.4 The center or facility shall provide sufficient off-street parking spaces to meet the reasonable needs of teachers, other employees, and visitors. Fifty Four parking spaces exists on the site, of which eight spaces will be dedicated to the adult day care. Only three are required by the zoning regulations, in 11DCMR 2101, Section 2101.1
  - 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. All proposed areas used are within the building's interior. The site area usage will satisfy the eight parking spaces and pedestrian access to and from the building along the west side of the West Wing and at the west end of the south side of the West Wing of the building.
  - 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 being created for the site or building. Under 205.6, the applicant satisfies the intent by maintaining the integrity of the exterior character of the building and residential community by eliminating any need for signs and maintaining appropriate parking spaces. Only three parking spaces are required.

- but eight are allocated for the adult day care of the 54 spaces on the site. The areas of the site are maintained with grass covered surfaces and existing trees, existing in harmony with adjacent residential landscaped areas
- The applicant satisfies the parking requirements under 11 DCMR 2101, Section 2101.1 Child /Elderly Development Center which requires one parking space for each 4 teachers and other employees. Therefore, three spaces are required and eight spaces are provided by the church to support the adult day care usage of the building and site areas.

## **SITE & BUILDING ANALYSIS:**

EXISTING USE CLASSIFICATION: — RELIGIOUS/ DAY CARE  
PROPOSED USE CLASSIFICATION: — RELIGIOUS/ ADULT DAY CARE  
ZONING CLASSIFICATION: — R-1-B  
SQUARE: — 4233  
LOT NO.: — 0011  
LOT AREA: — 85,821 SQ. FT.  
EX. BUILDING AREA: — 30,875 SQ. FT.  
NO. OF STORIES: — 4 STORIES  
SPRINKLERED: — NO  
FIRE ALARM: — YES  
NO. OF PARKING SPACES: — 54 SPACES

## **LEASED SQ. FOOTAGE ANALYSIS:** **(WEST WING TOTAL AREA: 19,468 SQ. FT. )**

GROUND FLOOR AREA: — 2,923 SQUARE FEET  
FIRST FLOOR AREA: — 216 SQUARE FEET  
SECOND FLR. AREA: — 1,455 SQUARE FEET  
THIRD FLR. AREA: — 0 SQUARE FEET  
TOTAL PROPOSED LEASED — 4,594 SQUARE FEET  
SPACE:

## **PROPOSED OCCUPANCY ANALYSIS:**

ELDERLY/ SENIORS: — 55 USERS (MAX.)  
EMPLOYEES: — 10 EMPLOYEES  
TOTAL: — 65 USERS