

Government of the District of Columbia


Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anna Chamberlin
Neighborhood Planning Manager 

DATE: January 25, 2019

SUBJECT: BZA Case No. 19911 – 508 60th Street NE

APPLICATION

LaTrell Duncan-Fitchett (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests a special exception under the home occupation uses requirements of Subtitle U § 251.1(b)(3) and § 251.6, to expand an existing child development home from nine (9) to twelve children. The site is a single family house currently used as a child development center with five (5) staff members and will likely increase the number of staff by at least one (1) staff member based on the staff to student ratio required by the new students. The facility operates a 23 hour service from 7:00 AM to 6:00 AM. The Applicant does not have on-site parking and is not required to provide additional vehicle parking with this Application. The site is located in the R-2 Zone at 508 60th Street NE (Square 5259, Lot 809).

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action may lead to a minor increase in vehicle, transit, pedestrian, and bicycle trips on the localized transportation network. In addition, the project may slightly reduce the amount of available on-street parking within the immediate area. Despite these minor impacts, DDOT has no objection to the approval of this application.

PICK-UP AND DROP OFF

The Applicant stated that students and staff are drawn primarily from the neighborhood and are likely to walk to the facility via public transportation. Vehicle parking is not restricted on this portion of 60th

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Street NE so vehicles can park at any time on the street. DDOT finds that pick-up and drop-off activities can be accommodated and no additional curbside signage is needed.

PUBLIC SPACE

DDOT's lack of objection to the application should not be viewed as an approval of public space elements. If any portion of the project has elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT's permitting process. The Applicant should refer to Titles 11, 12A and 24 of the DCMR, DDOT's Design and Engineering Manual, and DDOT's Public Realm Design Manual for public space regulations and guidance.

AC:kb