

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



BZA Application No. 20992-A  
National Presbyterian Church, Inc.  
4101 Nebraska Avenue, NW (Square 1724, Lot 805)

**HEARING DATE** (20992): November 29, 2023  
**DECISION DATE** (20992): November 29, 2023  
**ORDER ISSUANCE DATE** (20992): December 13, 2023  
**DECISION DATE** (20992-A): September 10, 2025

**SUMMARY ORDER ON REQUEST FOR  
MODIFICATION WITHOUT HEARING**

Pursuant to notice, at its September 10, 2025, public meeting, the Board of Zoning Adjustment (“**Board**” or “**BZA**”) deliberated on a request for a modification without hearing to BZA Order No. 20992 to modify the approved plans and change the location of the existing child development center and pickup/drop off area at an existing, detached church building in the R-1B zone. The Board considered the request for a modification without hearing under Subtitle Y § 703 of Title 11 of the DCMR (Zoning Regulations of 2016, the “**Zoning Regulations**” to which all references are made unless otherwise specified). For the reasons stated below, the Board **APPROVES** the request for modification.

**ORIGINAL APPLICATION.** In Application No. 20992, the Board approved the request by National Presbyterian Church, Inc. (the “**Applicant**”) for special exception relief to expand an existing child development center in a detached church under Subtitle U § 203.1(h).<sup>1</sup> The Board issued Order No. 20992 on December 13, 2023. (Exhibit 4 of the record for Case No. 20992-A.) The approval was subject to three conditions:

1. The maximum number of children shall not exceed 32, ages infant to four years old.
2. The hours and days of operation shall be 7:30 a.m. to 6:00 p.m., Monday through Friday.

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<sup>1</sup> The property was the subject of several previous BZA approvals for private school and child development center uses. See Order Nos. 14681, 16169, 18426, 18426-A, and 17602-A. (Exhibit 4.)

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3. The total number of staff shall not exceed nine.

**PROPOSED MODIFICATION.** On June 17, 2025, the Applicant submitted a request for a modification without hearing to Order No. 20992. (Exhibit 1.) The modification proposed relocating the child development center to the second floor of the main church building and the designated pick up and drop off location to the area around the church building. The Applicant submitted revised plans reflecting these modifications. (Exhibit 2.) No changes were proposed to the number of children, staff, or hours of operation.

**NOTICE OF THE REQUEST FOR MODIFICATION.** Pursuant to Subtitle Y §§ 703.10-703.11, the Applicant provided proper and timely notice of the request for a modification without hearing. (Exhibit 5.)

**PARTIES.** The parties to this case were the Applicant and Advisory Neighborhood Commission ("ANC") 3A and 3E.

**ANC 3A REPORT.** ANC 3A did not submit an official report to the record. The ANC Chair Thaddeus Bradley-Lewis submitted a letter stating the ANC had taken no formal position on the requested modification. (Exhibit 8.)

**ANC 3E REPORT.** ANC 3E did not submit a report to the record.

**OFFICE OF PLANNING ("OP") REPORT.** OP submitted a report recommending approval of the modification. (Exhibit 9).

**DISTRICT DEPARTMENT OF TRANSPORTATION ("DDOT") REPORT.** DDOT did not submit a report to the record.

**CONCLUSIONS**

The Board determines that the Applicant's request complies with Subtitle Y § 703.7, which defines a modification without hearing as a "proposed change to a condition cited by the Board in the final order, or a redesign or relocation of architectural elements and open spaces from the final design approved by the Board." Based upon the record, the Board concludes that in seeking a modification without hearing, the Applicant has met its burden of proof under Subtitle Y § 703.7.

Pursuant to Subtitle Y § 604.3, the order of the Board may be in summary form where granting an application when there was no party in opposition. As a summary order, it does not constitute binding legal precedent on the Board and shall not be considered by the Board in evaluating future applications.

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**DECISION**

Based on the case record, the Board concludes that the applicant has satisfied the burden of proof for a modification without hearing to modify the approved plans and change the location of the existing child development center and pickup/drop off area at an existing, detached church building in the R-1B zone.

Accordingly, it is **ORDERED** that the modification request is **GRANTED** consistent with the plans shown in Exhibit 2 of the record.

In all other respects, Order No. 20992 remains unchanged.

**VOTE: 3-0-2** (Carl H. Blake, Chrishaun S. Smith, and Robert E. Miller to APPROVE; Frederick L. Hill nor present, not participating; one Board seat vacant)

**BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT**

A majority of the Board members approved the issuance of this order.

**ATTESTED BY:**

  
SARA A. BARDIN  
Director, Office of Zoning

**FINAL DATE OF ORDER:** September 16, 2025

PURSUANT TO 11 DCMR SUBTITLE Y § 604.11, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO SUBTITLE Y § 604.7.

PURSUANT TO 11 DCMR SUBTITLE Y § 702.2, THIS ORDER SHALL NOT BE VALID FOR MORE THAN SIX MONTHS, UNLESS THE USE APPROVED IN THIS ORDER IS ESTABLISHED WITHIN SUCH SIX-MONTH PERIOD.

PURSUANT TO 11 DCMR SUBTITLE A § 303, THE PERSON WHO OWNS, CONTROLS, OCCUPIES, MAINTAINS, OR USES THE SUBJECT PROPERTY, OR ANY PART THERETO, SHALL COMPLY WITH THE CONDITIONS IN THIS ORDER, AS THE SAME MAY BE AMENDED AND/OR MODIFIED FROM TIME TO TIME BY THE BOARD OF ZONING ADJUSTMENT. FAILURE TO ABIDE BY THE CONDITIONS IN THIS ORDER, IN WHOLE OR IN PART SHALL BE GROUNDS FOR THE REVOCATION OF ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER.

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IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 *ET SEQ.* (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.