

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Joshua Mitchum, Development Review Specialist
 JL
 Joel Lawson, Associate Director, Development Review
DATE: August 29, 2025

SUBJECT: BZA Case 20992A: Request for a modification without hearing to modify prior approved plans and change the location of an existing child development center and pickup/dropoff area at a place of worship in the R-1B Zone.

I. BACKGROUND

The site has received the following BZA approvals:

Order	Date	Action
14681	September 30, 1987	Approval of a special exception to establish a private elementary school with a maximum of 260 students and 40 faculty/staff.
16169	November 6, 1996	Approval of a special exception to construct an addition to an existing private school building.
18426	November 2, 2012	Approval of a special exception to construct a three-story addition and increase the student enrollment and faculty cap of an existing private school.
18426A	November 5, 2013 & November 19, 2013	Approval of a modification to BZA Order 18426, to change the prior approved three-story addition to a two-story addition.
17602A	May 8, 2007	Approval of a special exception to establish and operate a child development center.
20992	November 29, 2023	Approval of a special exception for the expansion of an existing child development center and increase the number of permitted children and staff.

II. APPLICATION IN BRIEF

The Applicant requests to modify the approved plans granted in BZA Order No. 20992, specifically to change the location of an existing pickup/dropoff area on the site.

III. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the requested modification of the approved plans pursuant to Subtitle Y § 703.

IV. LOCATION AND SITE DESCRIPTION

Address:	4101 Nebraska Avenue NW
Applicants:	National Presbyterian Church, Inc. c/o Cary Kadlecsek & Cindy Vong, G&S
Legal Description:	Square 1724; Lot 0805
Ward / ANC:	Ward 3 / ANC 3A
Zone:	R-1B, Low-Density Detached Residential
Historic Districts:	N/A
Lot Characteristics:	The 540,906-square foot lot is irregular in shape with approximately 560 square feet of frontage along Van Ness Street NW, and 790 square feet of frontage along Nebraska Avenue NW.
Existing Development:	The lot is currently improved with a church, school, and a child development building. The existing house of worship, the National Presbyterian Church, is a registered Historic Landmark.
Adjacent Properties:	The subject property is bounded to the north by Van Ness Street NW and properties in the R-1B Zone, to the south by commercial and office uses in the R-1B and RA-1 Zones, to the east by commercial uses in the MU-5A Zone, and to the west by Nebraska Avenue NW and properties in the R-1B Zone.
Surrounding Neighborhood Character:	The surrounding neighborhood can be characterized by institutional, governmental, and low-density residential uses.
Proposed Development:	Modification of the location of a prior pickup/dropoff location for an existing child development center.

V. OFFICE OF PLANNING ANALYSIS

Subtitle Y § 703 CONSENT CALENDER – TECHNICAL CORRECTIONS TO FINAL ORDERS AND MODIFICATIONS WITHOUT HEARINGS TO ORDERS AND PLANS

703.7 For the purposes of this section, “a modification without hearing” is a modification in which the impact may be understood without witness testimony, including, but not limited to 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. Determination that a modification can be approved without witness testimony is within the Board’s discretion.

The Applicant is proposing a modification to the prior approved BZA Order No. 20992, which granted approval of a special exception for the expansion of an existing child development center and the increase of permitted children and staff. Exhibits 10 and 20B to the original order show the approved pickup/dropoff and site plan layout.

Child Development Center relocation

Through the original order, the Applicant intended to convert the lower levels of the existing agency building into a child development center for up to 16 children and four (4) staff members. The Applicant states that, due to their intent to relocate to space within the existing house of worship on-site, they are seeking the BZA's approval to modify the plans approved in Order No. 20992. The Applicant has stated that the modifications, if granted, would not amend the prior approved number of permitted children, staff, or hours of operation.

Pickup/Dropoff Area relocation

Through the original order, the Applicant was granted approval for a pickup/dropoff area located behind the on-site agency building. With the subject modification request, the Applicant proposes to relocate the pickup/dropoff area behind the National Presbyterian Church building. OP notes that with this change, access to the pickup/dropoff area would remain at the entrance to Van Ness Street NW. As Van Ness Street NW entrance was approved through previous BZA Orders for the site, additional queuing or backup onto Van Ness Street NW as a result of the modification, would not be anticipated.

For the above reasons, the subject application meets the criteria stated in Subtitle § 703 for a modification without hearing.

VI. OTHER DISTRICT AGENCIES

DDOT has reviewed the subject application and has indicated it has no objections to the application as presented.

VII. ADVISORY NEIGHBORHOOD COMMISSION

A letter of no position from ANC 3A has been submitted to the record as Exhibit 8.

VIII. COMMUNITY COMMENTS

As of the date of this report, comments from the community have not been received.

Attachment: Location Map

Location Map

