

# Case Number - 21101

Opposition from resident who has been in home at 211 Peabody Street, NW since 1993

Photo- Looking East toward Capitol City Charter school September 30, 2024 – 8:25 am

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21101  
EXHIBIT NO.63

# We have many CDCs in Manor Park


Orange= Proposed 245 Peabody Street, NW

1. TLC – Under enrollment – facility size reduced due to low enrollment
2. De Colores –
3. Capitol City Charter School
4. New Heights – under enrollment
5. Friendship
6. Ideal Academy
7. Idea
8. Sela
9. Home day care
10. Home day care




# Government Definition

- **Child Development Center:** A building or part of a building, other than a child development home, used for the non-residential licensed care, education, counseling, or training of individuals under the age of fifteen (15) years of age and, totaling seven (7) or more persons, who are not related by blood or marriage to the caregiver and who are present for less than twenty-four (24) hours per day. This definition encompasses facilities generally known as child care centers, pre-schools, nursery schools, before-and-after school programs, and similar programs and facilities. A child development center includes the following accessory uses: counseling, education, training, and health and social services for the person or persons with legal charge of individuals attending the center including, but not limited to, any parent, spouse, sibling, child, or legal guardian of such individuals.



Child Development Facility Profile

District of Columbia Office of the  
State Superintendent of Education

<b>Facility Details</b>		<b>Facility Hours</b>		<b>Accreditation</b>	
<b>Name</b>	Capital City Public Charter School	<b>Monday</b>	07:30 AM-06:00 PM	None	
<b>Address</b>	100 Peabody Street, NW , DC 20011	<b>Tuesday</b>	07:30 AM-06:00 PM		
<b>Facility Type</b>	CDC (Child Development Center)	<b>Wednesday</b>	07:30 AM-06:00 PM	<b>Accepts Vouchers</b>	<b>Languages Spoken</b>
<b>Contact</b>	Steve LeBoo	<b>Thursday</b>	07:30 AM-06:00 PM	No	English
<b>Phone</b>	(202) 808-9800	<b>Friday</b>	07:30 AM-06:00 PM		
<b>Email</b>	<a href="mailto:sleboo@ccpcs.org">sleboo@ccpcs.org</a>	<b>Saturday</b>	Closed	<b>Ages Served</b>	<b>Facility Capacity</b>
<b>Website</b>	Not Available	<b>Sunday</b>	Closed	3 - 5+ years	84 Children

<b>License Information</b>	
<b>License Type</b>	Full License
A full license is issued when an applicant has demonstrated substantial compliance with the child development facilities regulations.	
<b>Current License Begin Date</b>	Sep 13, 2024
<b>Current License Expiration Date</b>	Sep 30, 2027
<b>Current License Issuance Date</b>	Sep 13, 2024

<b>Substantiated Complaints</b>			
Substantiated Complaint: a grievance made by an individual or agency that has been investigated by OSSE or another government agency and proven to be true. Only complaints substantiated after 09/30/2017 will be posted on the website and maintained for a period of three years.			
<b>Complaint Date</b>	<b>Allegation Type</b>	<b>Deficiency Code</b>	<b>Resolution Date</b>

<b>Inspection Reports</b>	
<b>Initial Inspection</b> – Inspection completed for a new applicant for child care licensure.	
<b>Annual and Renewal Inspection Report</b> – Inspections conducted at a licensed child care facility.	
<b>Inspection Date</b>	<b>Inspection Type</b>



# Review from DOB-Zoning

## 200 Block of Peabody



## Quote from DOB-Zoning email to GA

- As you may already be aware, the Zoning Regulations definition of Child Development Center "encompasses facilities generally known as child care centers, **pre-schools**, nursery schools, before-and-after school programs, and similar programs and facilities." The 84 children indicated on the OSSE license therefore appear to be the referenced "early childhood" and "pre-k" cohort, and consistent with the Zoning use classification for Daytime Care including CDCs such as preschools.

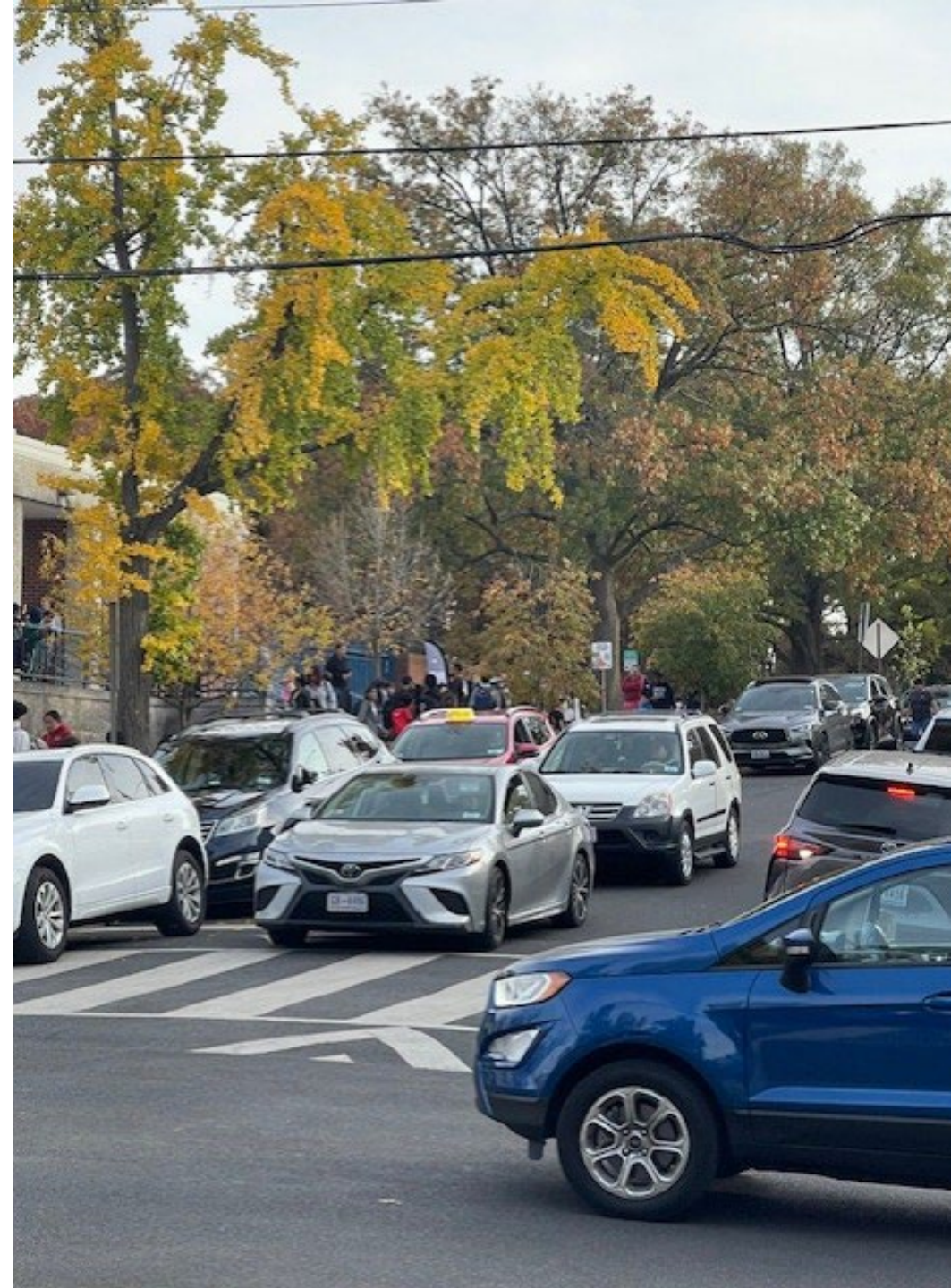
I hope this is helpful and invite you to reach out to [dob@dc.gov](mailto:dob@dc.gov) any time we can be of further service as the project progresses through the BZA and later DOB and OSSE processes. Take care and have a great evening!

- September 27, 2024



BZA should **not** approve special exception for this **business- not in harmony with genal purpose and intent of Zoning Regulations, and adversely affects the use of neighboring property**

- Purpose of R-1B is to protect quiet residential areas now developed with detached dwellings and adjoining vacant areas likely to be developed for those purposes; and stabilize the residential areas and promote a suitable environment for family life.
- (1)The facility shall be located and designed to create no objectional traffic condition and no unsafe condition for picking up and dropping off persons
- Consideration for moving emergency vehicles and trucks through Peabody St. during peak drop off/pick up not included in statement.
- Peabody St. is only 28' wide.



(4) More than one child/elderly development center or adult day treatment facility in a square or within one thousand feet of another child/elderly development center or adult day treatment facility may be approved only when the Board of Zoning Adjustment finds that the cumulative effect of these facilities will not have an adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors.



September 26, 2024 – 8:28 am

# DDOT

DDOT has lost credibility in our community. They have put children at risk. There is no Traffic Control Officer. The CDC has taken it upon themselves to turn a portion of Peabody Street into a one way street.

The handbook that the applicant mentions is not sufficient.





- We have voiced our worries to our School Resource Officers regarding parents not following the speed limits and parking illegally causing dangerous situations for students and other families. We have increased our staff presence outside as best as possible to support dismissal and we have sent numerous reminders to our families regarding speeding and parking (letting them know that our neighbors would be calling for ticketing too) We asked MPD to ticket cars as a consequence to illegal parking and to also be present to hopefully deter speeding and or illegal parking... From Laina Cox CCPCS September 30, 2024

