



October 15, 2024

Eric J. DeBear

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Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20010

**Re: BZA Case No. 21191
Applicant's Prehearing Statement**

Chairperson Hill and Honorable Members of the Board:

On behalf of Applicant D.C. Department of General Services, please find enclosed the Prehearing Statement for the above-referenced case. We look forward to presenting the application to the Board of Zoning Adjustment on November 13, 2024. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric J. DeBear", written over a horizontal line.

Eric J. DeBear

CERTIFICATE OF SERVICE

I hereby certify that on this 15th day of October, 2024 a copy of the foregoing Prehearing Statement was served, via electronic mail, on the following:

D.C. Office of Planning
c/o Maxine Brown-Roberts
1100 4th Street SW, Suite E650
Washington, DC 20024
Maxine.BrownRoberts@dc.gov

Advisory Neighborhood Commission 8A
c/o Jamila White, Chair
Tonya Crawford
8A05@anc.dc.gov
8A01@anc.dc.gov


Eric J. DeBear

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

**APPLICATION OF
D.C. DEPARTMENT OF GENERAL SERVICES**

BZA CASE NO. 21191

APPLICANT'S PREHEARING STATEMENT

I. EXECUTIVE SUMMARY AND NATURE OF RELIEF SOUGHT

This prehearing statement is submitted on behalf of Applicant D.C. Department of General Services (the “**Applicant**”), the owner of the property located at 1700 Q Street SE (Square 5568, Lot 801) (the “**Property**”), in support of its application for special exception relief for a daytime care use (Subtitle U § 203.1(h)) and for variance relief for two primary structures on one record lot (Subtitle C § 302.2) in order to construct a new senior wellness center (the “**Project**”) in the R-3 zone.

II. PROJECT OPERATIONS

Since filing the application, the Applicant discussed the requested relief with the Office of Planning (“OP”). As part of the discussions, OP requested additional information on Project operations and transportation.

The Project will have a maximum occupant load of 513 people; however, it is expected that approximately 150 people would be in the Project at any given time. Based on other senior wellness centers, the Project is likely to be open from 8:30 am to 4:00 pm with limited after-hours community events. Opening and closing times will be coordinated with Kramer Middle School.

With respect to transportation, OP sought an explanation as to why the Project is providing more parking than what is required under the Zoning Regulations. As noted in the application, 30 spaces are required for a daytime care use, but the Project will provide 45 spaces (as well as setting aside another 45 spaces for use by Kramer Middle School). Based on the existing senior wellness

centers in the District, most seniors will drive or be dropped off at the Project. The Project will also be the first “city-wide” and nutrition-centric senior wellness center. As such, the Department of Aging and Community Living anticipates that more seniors will drive from all eight wards to access the Project’s amenities. Due to these factors, there is likely to be an increased need for on-site parking.

Nonetheless, the Applicant expects the majority of trips to the Project to be during non-peak hours, including for patrons to access the free lunch services. The Property is also in close proximity to Metrobus stops for several lines, which can be used as an alternative form of transportation to the site.

III. COMMUNITY OUTREACH

The Applicant has been coordinating with Advisory Neighborhood Commission 8A and expects to present at ANC 8A’s public meeting on November 5th. ANC 8A previously voted to support the Project in connection with a public space application. *See* Ex. 8, pg. 54.

The Applicant will provide the Board with an update as to the ANC’s position on this zoning application at the hearing on November 13th.

IV. CONCLUSION

For the reasons stated above, and for the reasons enumerated in the Applicant’s prior filings as well as the reasons discussed at the Board’s hearing, the Applicant submits that the application meets the requirements for special exception relief and variance relief and respectfully requests that the Board approve the application on November 13, 2024.

Respectfully submitted,
COZEN O’CONNOR


Eric J. DeBear