


MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Ron Barron, Case Manager
 Joel Lawson, Associate Director Development Review

DATE: June 4, 2025

SUBJECT: BZA Case 21301: Special exception relief to permit a child development center for 74 children and 18 staff, in an existing religious building at 2201 P Street, NW

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception pursuant to Subtitle D § 5201 and Subtitle X § 901:

- Subtitle U § 203.1(h), daytime care use (special exception use)

OP also recommends approval of the request to modify Condition 1 of the prior order, which limits approval to a period of ten years. Given the school's long-established use and the applicant's lack of proposed changes to prior conditions, the Office of Planning has no objection to its removal.

II. LOCATION AND SITE DESCRIPTION

Address	2201 P Street, NW
Applicants	The Church of the Pilgrims
Legal Description	Square 2510, Lot 827
Ward, ANC	Ward 2; ANC 2D
Zone	R-3, low density residential
Historic Districts	Sheridan-Kalorama Historic District
Lot Characteristics	An irregularly shaped and is comprised of approximately 34,850 square feet of land
Existing Development	Church with adjoining two-story plus basement building that houses a preexisting daytime childcare center.
Adjacent Properties	The property is abutted to north by 23rd St. NW and multiple mid-sized residential buildings, to the east by Florida Ave. NW, to the South by 23 rd St. NW, to the east by four to five-story residential buildings.
Surrounding Neighborhood Character	The surrounding neighborhood is characterized by three to five-story, moderate-density residential structures.
Proposed Development	The applicant proposes no new construction, but seeks special exception permission for continued use as a child development center in an existing religious building.

III. ZONING REQUIREMENTS and RELIEF REQUESTED

R Zone	Regulation	Existing	Proposed	Relief
Lot Width D § 202	40 ft. min.	149 ft.	No Change	None Requested
Lot Area D § 202	4,000 sq.ft. min.	34,850 sq. ft.	No Change	None Requested
Height D § 203	40 ft. max.	Not Provided	No Change	None Requested
Front Setback D § 206	In-line with neighboring properties	Not Provided	No Change	None Requested
Rear Yard D § 207	20 ft. min.	Not Provided	No Change	None Requested
Side Yard D § 207	8 ft. min.	Not Provided	No Change	None Requested
Lot Occupancy D § 210	40% max. by right max by sp.ex.	39.2 %	No Change	None Requested
Parking C § 701	1 min.	4 spaces	No Change	None Requested
Daytime Care Use U § 203	Permitted by Special Ex.	Use approved until 2025	No Change	Sp. Ex. Requested

IV. OP ANALYSIS

The applicant requests renewal of a prior approval for a daytime care use which has operated at this location since 1964. The most recent approval, granted in 2015 for a ten-year term, is set to expire. This application seeks to maintain the conditions of BZA Order 18079-B (issued February 24, 2015), which governs enrollment, operating hours, traffic management, and other stipulations.

The applicant proposes removing condition 1, which limits the approval term to ten years. OP has no objection to this removal, given the school's successful operation for the last decade. It is understood that any future changes to staff, enrollment, or other operational aspects would require review and approval by the BZA.

Subtitle U, § 203 SPECIAL EXCEPTION USES – R-USE GROUPS A, B, AND C

203.1 The following uses shall be permitted in R-Use Groups A, B, and C, if approved by the Board of Zoning Adjustment as a special exception pursuant to Subtitle X, Chapter 9 and subject to the applicable conditions for each use below:

Parts (a) through (g) are not applicable...

(h) Daytime care uses subject to the following conditions:

- (1) The facility shall be located and designed to create no objectionable traffic condition and no unsafe condition for picking up and dropping off persons in attendance;*

The applicant proposes to continue the existing daytime care use. This continuation is not anticipated to create new negative impacts concerning noise, traffic, or other objectionable circumstances. No new construction or modifications to the currently approved operations are planned. The applicant will continue to adhere to all existing conditions that pertain to traffic. To ensure safe student pick-up and drop-off and address any traffic flow problems, a designated school employee will serve as an on-site traffic monitoring coordinator.

- (2) *Any off-site play area shall be located so as not to endanger individuals traveling between the play area and the center or facility;*

The property includes an approximately 2,000 square foot fenced playground situated behind and immediately adjacent to the school building. No alterations to the current operations or existing physical improvements on-site are planned.

- (3) *The Board of Zoning Adjustment may require special treatment in the way of design, screening of buildings, planting and parking areas, signs, or other requirements as it deems necessary to protect adjacent and nearby properties; and*

OP does not recommend any additional treatment. The school has operated for more than 40 years with minimal impact on the surrounding neighborhood. The applicant is not proposing any alterations to the property and will comply with prior conditions of operation.

- (4) *More than one (1) child/elderly development center or adult day treatment facility in a square or within one thousand feet (1,000 ft.) 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;*

At the time of the initial approval, no other child development centers existed within the same square or within one thousand feet of the proposed location, and OP is not aware of any additional centers.

Subtitle X Section 901 SPECIAL EXCEPTION REVIEW STANDARDS

901.2 The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions:

- (a) *Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*

The proposed special exception would be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The R-3 zone authorizes the Board to grant special exception relief for a daytime care use. The existing buildings will remain unchanged and will continue to be compatible with the surrounding neighborhood, aligning with the general purpose and intent of the R-3 zone.

- (b) *Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and*

The proposed special exception would not tend to affect adversely, the use of neighboring property.

The applicant proposes to continue an existing use that has not previously caused negative impacts and would maintain compliance with all approved conditions. The school is substantially buffered from the neighboring area and manages all required circulation, parking, and student drop-off/pick-up activities within its grounds.

(c) Subject in specific cases to the special conditions specified in this title.

The applicant agrees to maintain all previously approved conditions with the exception of the condition 1 ten year term limit, which the applicant has requested be eliminated.

V. OTHER DISTRICT AGENCIES

A memorandum from the Office of the State Superintendent of Education recommends approval.

No other District Agencies submitted comment to the record...

VI. ADVISORY NEIGHBORHOOD COMMISSION

At Exhibit 19 is a report from ANC 2D recommending approval.

VII. COMMUNITY COMMENTS

No community comments had been submitted to the record at the time of this report.

Location Map:

