



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Maxine Brown-Roberts, Project Manager
JL Joel Lawson, Associate Director for Development Review

DATE: June 11, 2025

SUBJECT: BZA #21304 — Special Exception Request for an Expanded Child Development Home for 12 children at 5337 Guy Street, NE

The Applicant, Muluwork Kenea, requests special exception review for an expand child development home for up to 12 children, pursuant to Subtitle U § 251.1(b)(3) and Subtitle X § 901.2.

The Office of Planning (OP) is unable to complete its report at this time, as the Applicant has not provided answers to clarification issues raised by OP. The additional information requested includes:

1. What is the square footage of the space for the expanded child development home? The requirement is that there be 35 square foot of space per child and so a minimum of 420 square feet of space is required for 12 children.
2. How many non-resident employees and resident employees would be employed by the expanded child development home?
3. Subtitle U § 251.3(f) requires that no part of the home occupation be conducted outdoors:
(f) No operations related to the home occupation shall be conducted outside a structure, nor shall any storage or other unsightly condition be permitted outside a structure;

However, there is an outdoor play area which is part of the expanded child development home.

Subtitle U §§ 251.6(b) states:

(b) An applicant for a home occupation that is permitted by Subtitle U § 251.1 may request the Board of Zoning Adjustment to modify no more than two (2) of the conditions enumerated in Subtitle U §§ 251.3 and 251.4;

The Applicant should amend the application to request a modification if required.

OP will be able to provide a report with recommendation and analysis as soon as the information is provided to the record.