

**Yeabsira Geda**

**Amen Child Development Learning Center**

**Case number-BZA -21327**

- I confirm that I am a resident of the house located at **4433 19<sup>th</sup> pl Ne Street NE, Washington, DC, 20018** and I currently operate a licensed Child Development Home at this location, serving a total of **9 children**.

**Zoning Compliance Explanation – Regulation 251.3(b):**

According to D.C. Municipal Regulation 251.3(b), a child development home may use up to **250 square feet or 25% of the home's total square footage (excluding the basement), whichever is less**.

My home has a total of **2,052 square feet**.

- **25% of the total space equals 513 square feet,**
- However, as per the regulation, the maximum allowable space is **250 square feet**.

Currently, I am using approximately **500 square feet** on the lower the house of my home exclusively for childcare. This space is essential to ensure a safe, developmentally appropriate, and comfortable environment for the children I serve.

I am respectfully requesting a **special exception** to extend the allowable square footage beyond the 420 sq. ft. limit. This expansion is critical for maintaining quality care, meeting the needs of the enrolled families, and supporting the program's operation in alignment with licensing standards.

- **Hours of Operation:**  
Yes, we are open **Monday through Sunday, 23 hours a day**.  
We operate in **two shifts** to ensure proper supervision and staff coverage:
  - **Day Shift:** 7:00 AM – 6:00 PM
  - **Night Shift:** 7:00 PM – 7:00 AM
- **Ages of the children:** 6 weeks to 12 years old.

- Usually, the time when most children are at a child development home is during the core daytime hours, typically between **8:00 AM and 4:00 PM**. This is when most parents are at work and drop off their children for care
- Our child development home has one driveway available for parking. Since most parents use public transportation, parking demand is usually low. Parents who do drive can temporarily use the driveway for drop-off and pick-up

**Photo 1** – Front façade, street-facing



**Photo 2** – Opposite side of street, showing context





**Photo 3** – Adjacent homes/property line for neighborhood perspective





4) outside play area





- My house is 2,0525 square feet. According to zoning regulation 251.3(b), I can use up to 25% of the home 513.75 **square feet** for my child development home, excluding the basement
- We have 2 employees per shift who do not live in the house, which remains within the allowed maximum of 2 non-resident staff at any given time
- Trash will be stored in secured, covered bins located at in the back Alley, away from children's play areas. This location will be shown clearly on the site plan.
- **Trash Pickup:**  
Trash is collected **once per week** by the **City of Washington, D.C.** sanitation services. There is **no private contractor** involved
- No, there is no sign about the child development center on the property, and we do not plan to have one

**Maxine Brown-Roberts**

Development Review Specialist • DC Office of Planning  
899 North Capitol Street, NE, Suite 7100 • Washington, DC 20002  
(202) 442-8807

[Maxine.BrownRoberts@dc.gov](mailto:Maxine.BrownRoberts@dc.gov)  
[planning.dc.gov](http://planning.dc.gov)