

Government of the District of Columbia

Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: *KB for* Meredith Soniat
Associate Director

DATE: January 9, 2025

SUBJECT: BZA Case No. 21378 – 2420 Rhode Island Avenue NE

APPLICATION

McKendree-Simmi-Brookland United Methodist Church (the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests a special exception from the daytime care use requirements of Subtitle U §203.1(h) to permit the operation of a child development center for 60 children in an existing two-story building. The site is in the R-1B Zone at 2420 Rhode Island Avenue NE (Square 4290, Lot 803) and is served by a 12-foot public alley.

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the Applicant’s request and is unable to make a recommendation based on the information provided. Due to the size of the proposed child development center, DDOT cannot recommend approval of the proposal until a Comprehensive Transportation Review (CTR) study and pick-up/drop-off plan are submitted for review.

In addition, DDOT also notes a zoning-related matter that requires clarity from the Applicant:

- Demonstrate how the site’s vehicle parking and short- and long-term bicycle parking requirements are being met. The Applicant has stated that 30 off-street vehicle parking spaces are available but has not shown the location of these spaces. This information should be provided in the CTR and shown on the plans.

DDOT will provide a complete analysis of the application in a supplemental report once the requested items have been submitted and reviewed. The Applicant should contact the DDOT case manager, Noah Hagen, at noah.hagen@dc.gov to begin the CTR scoping process.

MS:nh

Board of Zoning Adjustment
District of Columbia
CASE NO. 21378
EXHIBIT NO. 39