

Board of Zoning

About me

My name is Mestawet Dejene. I migrated from Ethiopia in 2008 and am a proud mother of three children. I began my journey as a stay-at-home parent, which inspired my passion for early childhood education and motivated me to pursue a career in child care.

In 2015, I obtained my Child Development Associate (CDA) credential. I later continued my education at the University of the District of Columbia (UDC), where I earned my Associate's degree in Early Childhood Education in 2023. I am currently pursuing my Bachelor's degree in Early Childhood Education.

I opened Playsafe Play House in 2017 and have found great fulfillment in providing a safe, nurturing, and educational environment for children. I am deeply committed to supporting families and contributing positively to my community through quality child care services.

Slide 1: Intro

**Request for Child Care Capacity Increase
From 9 to 12 Children**

Playsafe Play House Childcare Home

Owner/Director: **Mestawet Dejene**

License Number: CDX-102979

1703 Bunker Hill Rd N,E Washington, DC 20017

Slide 2: Purpose of Zoning Request

- **Request zoning approval to increase child care capacity to 12 children**
- **Child care use will remain consistent with current zoning designation**
- **No change to building footprint or property use**
- **Expansion aligns with DC zoning and occupancy requirements**

Slide 3: Property & Zoning Information

Property Type: single-family Home

- **Zoning District: Commercial and Residential**
- **Existing approved child care use**
- **No structural changes proposed**
- **Building will continue to meet zoning and occupancy standards**

Slide 4: Current & Proposed Capacity

- **Current approved capacity: 9 children**
- **Proposed capacity: 12 children**
- **Increase of 3 children**
- **Capacity increase does not exceed zoning limitations for child care homes**

Slide 5: Staffing & Supervision Plan

- **Four (4) staff members on-site**
- **Staff presence ensures proper supervision at all times**
- **Staffing supports safe drop-off, pick-up, and daily operations**
- **No impact to public safety or neighborhood conditions**

Slide 6: Space & Occupancy Compliance

- **Adequate indoor square footage to support 12 children**
- **Compliance with DC occupancy load requirements**
- **Clearly designated activity, rest, and circulation areas**
- **Space layout supports safe movement and supervision**

(floor plan is attached in appendix)

Slide 7: Parking, Traffic & Neighborhood Impact

- **No increase in traffic beyond typical residential use**
- **Drop-off and pick-up staggered to reduce congestion**
- **No commercial signage proposed**
- **No impact on street parking availability**
- **Operations remain consistent with residential character**

Slide 8: Hours of Operation

- **Hours of operation: Monday-Friday 7am-6pm**
- **No late-night or overnight operations**
- **Hours consistent with residential zoning expectations**
- **No change to previously approved operating hours**

Slide 9: Health, Safety & Code Compliance

- **Property complies with DC fire, building, and safety codes**
- **Emergency exits clearly marked and accessible**
- **Safe egress maintained for all occupants**
- **Will continue compliance with all DCRA/DOB and OSSE requirements**

Slide 10: Summary & Zoning Request

- **Child care use remains appropriate for zoning district**
- **Capacity increase is modest and manageable**
- **No adverse impact to neighborhood or infrastructure**
- **Respectfully requesting zoning approval to increase capacity to 12 children**