

Government of the District of Columbia Advisory Neighborhood Commission 4B



In Support of Special Exception BZA Case 21450
RESOLUTION #4B-26-0402
Adopted April 27, 2026

Advisory Neighborhood Commission 4B (Commission) takes note of the following:

- Residents Rosilene Ribeiro and Francisco Correa (the Applicants) are seeking a special exemption to operate an expanded child development center, Child First Step LLC, in the basement of an existing two-story, detached principle dwelling unit at 6511 Piney Branch Road NW (Square 2973, Lot 101).
- As documented in various studies, the District faces shortages in the number of seats available for early childcare programs, with this [2023 report from Bainum Family Foundation](#) highlighting that in 2023, the District only had a 71% capacity to serve children under the age of 5, with a particular shortfall in capacity for infant and toddler seats, amounting to capacity for only 41% of children under the age of two. The services provided by the Applicants address this critical gap in care capacity for families of the District's youngest residents.
- The Applicants have applied to the Board of Zoning Adjustment for a special exception, specifically, relief from Subtitle U § 203.1(h). Child development centers are only permitted by special exception in the R-1B Zone. The residence is located within the R-1B Zone and will remain a single-family residence for personal use.
- The child development center will accommodate a maximum of 20 students, including infants and toddlers, overseen by a small number of staff.
- The maximum enrollment of 20 children is intentionally designed to minimize additional neighborhood vehicle activity. A staggered drop-off and pick-up schedule are designed to ensure there are no traffic disruptions to the surrounding properties.
- Staff parking needs will be minimal, but the Applicants own the immediately northern adjacent property at 6517 Piney Branch Road NW and intend to use the property for additional staff parking, if needed.
- No structural changes to the home are being made as part of this application, and no commercial appearance or signage will be added to maintain the residential character of the neighborhood. The basement location is a natural buffer for sound, to ensure there are no disruptions to surrounding homes.

- The child development center will be contained within the existing property boundaries—including the basement—and supervised, limited outdoor play will take place during reasonable daytime hours. The child development center will be open during standard weekday hours, Monday-Friday, 7:30am-5:30pm.

RESOLVED:

The request for special exception to operate a day care center is within permitted special exceptions as outlined in Subtitle U § 203.1(h), and the request maintains the residential nature of the neighborhood and is thus compliant with the criteria outlined in Subtitle X § 901.2(a) and 901.2(b).

The community-focused nature of the application fits well-within the intent of Zoning Regulations and is in harmony with the general purpose of the aforementioned Regulations, Subtitle X § 901.2(a).

The Applicants reached out in a timely manner to partner with the Commissioner for Single Member District 4B02, where the residence is located. In addition, the Applicants presented to a duly noticed ANC 4B public meeting on February 23, 2026. The Applicants' communications with the relevant Single Member District Commissioner and outreach to the broader ANC 4B public satisfy the Commission's interests that this application will not adversely affect the use of neighboring property in accordance with Subtitle X § 901.2(b).

FURTHER RESOLVED:

That the Commission designates Commissioner Shamina Christian to represent the Commission in all matters relating to this Resolution.

FURTHER RESOLVED:

That, in the event the designated representative Commissioner cannot carry out their representative duties for any reason, the Commission authorizes the Chair to designate another Commissioner to represent the Commission in all matters relating to this Resolution.

FURTHER RESOLVED:

That, consistent with DC Code § 1-309, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions, and opinions of individual commissioners, insofar as they may be contradictory or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered in any way associated with the Commission.

ADOPTED by voice vote at a regular public meeting on April 27, 2026, by a vote of 7 yes, 0 no, 0 abstentions.

Chairperson: /s/ Shamina Christian
ANC 4B

Date: April 27, 2026