

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Joshua Mitchum, Development Review Specialist
MBR
 Maxine Brown-Roberts, Associate Director, Development Review

DATE: June 22, 2026

SUBJECT: BZA Application No. 21450: Request for special exception relief to permit a child development center in the basement of an existing, detached two-story with basement dwelling in the R-1B Zone.

I. RECOMMENDATION

Francisco Correa & Rosilene Ribeiro (Applicants) request special exception review for a daytime care use at 6511 Piney Branch Road, NW pursuant to Subtitle U § 203.1 and Subtitle X § 901. The Office of Planning (OP) is supportive of the request and recommends approval subject to the applicant providing the following information prior to the public hearing:

- Trash storage and pick-up times and frequency;
- Development of a Pick-up/Drop-off plan with the District Department of Transportation's (DDOT) concurrence.

II. LOCATION AND SITE DESCRIPTION

Address:	6511 Piney Branch Road, NW
Applicants:	Francisco Correa & Rosilene Ribeiro c/o Beth Davis
Legal Description:	Square 2973, Lot 0101
Ward / ANC:	Ward 4 / ANC 4B
Zone:	R-1B, Single-Family Detached Residential
Historic Districts:	N/A
Lot Characteristics:	The 9,552 square foot lot is mostly rectangular in shape and has approximately 60 feet of frontage along Piney Branch Road NW. A 15-foot-wide public alley abuts the rear of the property.
Existing Development:	The property is currently improved with a two-story with basement dwelling unit and a shed.
Adjacent Properties:	The property is bounded to the north, south, and east by single-family detached homes in the R-1B zone. To the west of the property is a retail building with a grocery store in the MU-4 Zone.
Surrounding Neighborhood Character:	The surrounding neighborhood is characterized by low-density, detached residential uses.

Proposed Development:	The Applicants are proposing to establish and operate a child development center use for 20 children and 6 staff members.
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III. BACKGROUND

The Applicants, Francisco Correa and Rosilene Ribeiro, propose to operate a child development center in the basement level of an existing detached, two-story dwelling at 6511 Piney Branch Road NW, pursuant to Subtitle U § 203.1(h) and Subtitle X § 901. The proposed child development center will accommodate 20 children (6 infants, 6 preschoolers, 8 toddlers) and have six (6) staff members (4 non-residents). The proposed hours of operation for the child development center would be 7:30 AM to 5:30 PM. Approximately 1,580 square feet of gross floor area of the dwelling is proposed to be dedicated towards the child development center, which would provide 79 square feet of gross floor area per child.

IV. ZONING REQUIREMENTS AND RELIEF REQUESTED

R-1B Zone	Regulation	Existing	Proposed	Relief
Lot Width D § 202	50 ft. min.	60 ft.	No change	None requested
Lot Area D § 202	5,000 sq. ft. min.	9,552 sq. ft.	No change	None requested
Height D § 203	40 ft. max. 3 stories max.	39 ft.	No change	None requested
Front Setback D § 206	Consistent with block face	32.6 ft.	No change	None requested
Rear Yard D § 207	25 ft. min.	45 ft.	No change	None requested
Side Yard (Detached) D § 208	8 ft. min.	7 ft. 2 in. (Right side) 9 ft. 4 in. (Left side)	No change	None requested (De minimis existing nonconformity)
Lot Occupancy D § 210	40% max. by right 50% max by Sp. Ex.	21.6%	No change	None requested
Parking C § 701	0.5 space per 1,000 SF/1 space min.	1 space	No change	None requested
Special Exception Uses – R-Use Groups A, B, and C U § 203	Daytime care uses require Special Exception	None	Child development center use	Special Exception requested

V. OFFICE OF PLANNING ANALYSIS

Subtitle U § SPECIAL EXCEPTION USES – R-USE GROUPS A, B, AND C

203.1 *The following uses shall be permitted in R-Use Groups A, B, and C, if approved by the Board of Zoning Adjustment as a special exception pursuant to Subtitle X, Chapter 9 and subject to the applicable conditions for each use below:*

(h) *Daytime care uses subject to the following conditions:*

- (1) *The facility shall be located and designed to create no objectionable traffic condition and no unsafe condition for picking up and dropping off persons in attendance;*

The Applicant proposes a staggered pick-up and drop-off plan, intended to mitigate impacts on local traffic along Piney Branch Road and the alley. Two-hour parking is allowed along Piney Branch Road in front the property. The Applicant notes that in the event of severe weather (snow) conditions, parents have traditionally utilized nearby parking areas from which they would walk to the center. The required one parking space for staff would be provided at the rear of the property and accessed from the alley.

The Applicant has not provided any information regarding trash storage or pick-up times. The Applicant should provide this information prior to the public hearing.

In their report at [Exhibit 29](#), DDOT notes that the site is within one mile of the Takoma Metrorail station and within quarter mile of a Georgia Avenue, a Metrobus High Frequency Network route. Further, DDOT is requiring that the Applicant develop and commit to a Pick-up/Drop-off plan for the students. However, in summary, DDOT states that they expects the impacts on the transportation network to be moderate to minor.

- (2) *Any off-site play area shall be located so as not to endanger individuals traveling between the play area and the center or facility.*

The Applicant has not proposed that the children would utilize any off-site play areas but states that the children would play on-site in the rear of the building.

- (3) *The Board of Zoning Adjustment may require special treatment in the way of design, screening of buildings, planting and parking areas, signs, or other requirements as it deems necessary to protect against adjacent and nearby properties; and*

The property is fenced to protect the children and adjacent neighbors, and OP does not recommend any special treatment.

- (4) *More than one (1) child/elderly development center or adult day treatment facility in a square or within one thousand feet (1,000 ft.) of another*

child/elderly development center or adult day treatment facility may only be approved when the Board of Zoning Adjustment finds that the cumulative effect of these facilities will not have an adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors;

OP is not aware of any child/elderly development centers or adult day treatment facilities in the same square as, or within 1,000 feet of the proposed daytime car use.

Subtitle X § 901 SPECIAL EXCEPTION REVIEW STANDARDS

901.2 The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions:

- (a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*

The special exception, if granted, would be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The R-1B permits child development centers as a special exception should the proposal meet the criteria listed in Subtitle U § 203.1(h). As shown above, OP believes the application with the requested information, has met the criteria.

- (b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and*

The proposed child development center would be contained within the basement of the residence aside from limited and supervised outdoor play. Furthermore, the proposed hours of operation (7:30 AM to 5:30 PM) appear to be standard for similar uses and therefore is not expected to cause objectionable noise. It is anticipated that the proposed use would seamlessly integrate into the subject residence and the surrounding community. The special exception, if granted, would not adversely affect the use of neighboring properties.

- (c) Subject in specific cases to the special conditions specified in this title.*

As shown above, the proposed child development center use meets the special conditions listed in Subtitle U § 203(h).

VI. OTHER DISTRICT AGENCIES

The District Department of Transportation submitted a report at [Exhibit 29](#) stating that it has no objection to the approval of the subject application, subject to the following condition:

“The Applicant shall develop a Pick-up/Drop-off (PUDO) plan with DDOT’s concurrence.”

VII. ADVISORY NEIGHBORHOOD COMMISSION

At Exhibit 28 is a resolution from ANC 4B indicating support for the subject application.

VIII. COMMUNITY COMMENTS

Ten (10) letters in support of the subject application from the community have been submitted into the record as Exhibits 15 through 24.

Attachment: Location Map

Location Map

