

SUPPLEMENTAL 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 30, 2026
SUBJECT: Supplemental Report - BZA Application No. 21450

The Office of Planning (OP) has been made aware of an existing child development center (CDC) use that is within 1,000 feet of, and within the same square as, the proposed child development center. Accordingly, OP submits this supplemental report to amend its analysis of Subtitle U § 203.1(h)(4) found in the OP Report at Exhibit 30. OP continues to recommend **approval** of the proposed daytime care use for a maximum of 20 children.

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:

- (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;*

Subsequent to the filing of the OP Report, OP became aware of a child development center, Mana Bilingual Child Development Center, located at 6524 8th Street, NW, within 1,000 feet of, and in the same square as the proposed child development center. BZA 18781 approved that child development center for 12 children and 4 staff for a period of five year and with an expiration date of March 26, 2020.

OP does not anticipate that the cumulative effect of Mana Billigual CDC and the proposed CDC use will have an adverse impact on the neighborhood's traffic, noise, or operations. The uses would be on opposite sides of the square, and both would have access, parking and pick-up/dropoff operations occurring on different streets (Piney Branch Road, NW vs. 8th Street, NW). Furthermore, as supported by DDOT's comments, the site's access to public transit combined with the overall walkability of the neighborhood, should ensure that adverse impacts on the transporation network are minimal.