

**BZA Case
No.
21450**

Address:

6511 Piney Branch Road NW

Applicant:

**Francisco Correa &
Rosilene Ribeiro**

- Request for Special Exception
- Child Development Center
- Subtitle U §203.1(h)
- Subtitle X §901



Request Before the Board

The Applicant requests approval of a Special Exception to permit a child development center within the basement of an existing single-family residence.

The proposal includes:

- Maximum enrollment of 20 children
- Six staff members
- Continued residential occupancy by the owners
- No exterior additions or alterations
- No variances requested
- Existing parking maintained

This application has received:

- Office of Planning recommendation for approval
- DDOT finding of no objection
- ANC support
- Community support

Facility Overview

Maximum Enrollment

20 Children

Age Breakdown

Infants (0–12 months): **6**

Toddlers (1–2 years): **8**

Preschool (2–5 years): **6**

Staff

6 total staff
(including the owners)

Hours

7:30 AM – 5:30 PM

Child Care Area: Approximately **1,580 square feet**

Includes:

- Classroom/activity areas
- Office
- Bathroom
- Supporting program space

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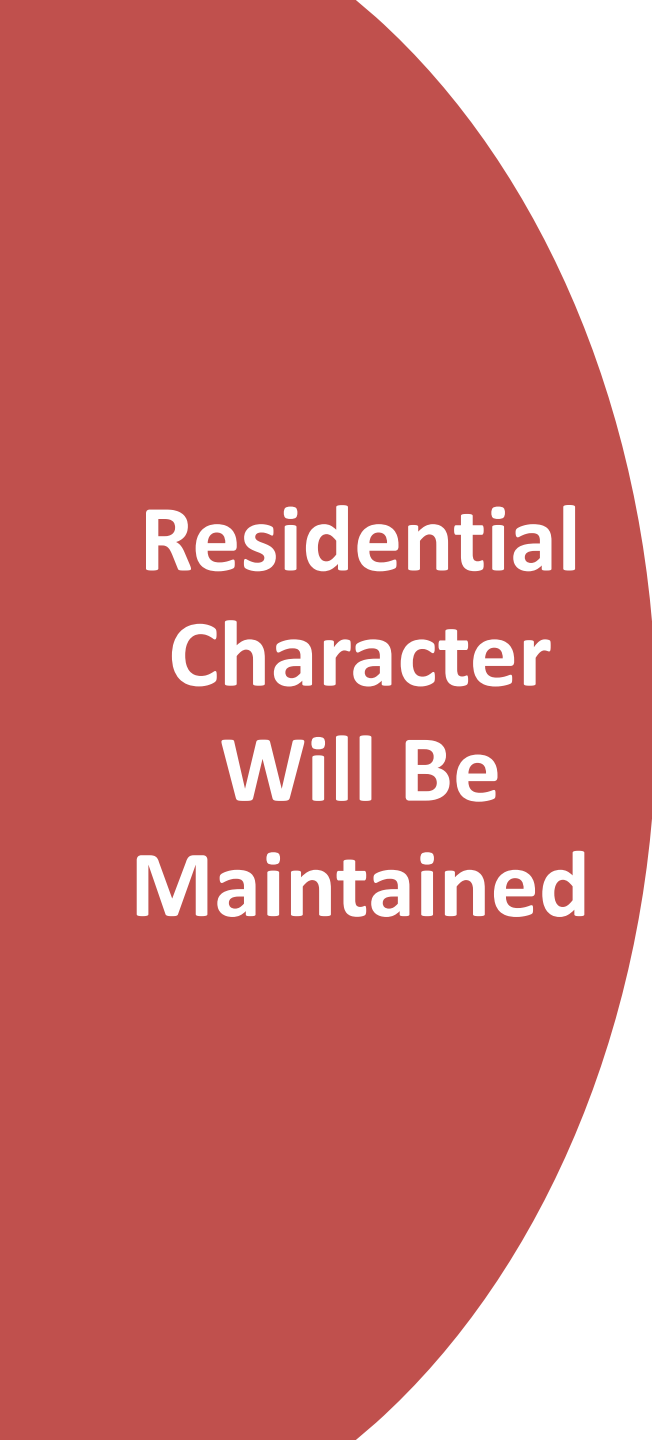
7:30 AM – 5:30 PM

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Residential Character Will Be Maintained

The property will continue to function primarily as a family residence.

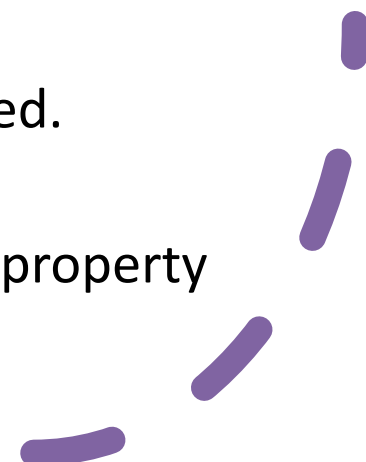
Current Residents:

Francisco Correa & Rosilene Ribeiro and their two children

Residential occupancy will remain on the upper floors while the child development center operates within designated areas of the home.

No exterior changes are proposed.

The residential character of the property will remain unchanged.



Neighborhood Compatibility

Child First Step has operated responsibly at this location since 2022 and has a constant demand for additional spots within their program.

The proposal remains compatible with the surrounding neighborhood because:

- The center operates entirely within the existing home.
- Residential use continues.
- Hours are limited to daytime operations.
- Outdoor activity is supervised.
- No exterior expansion is proposed.
- The scale of the use remains modest.

Across Piney Branch Road is MU-4 zoning containing commercial uses including Safeway, retail businesses and institutional uses, making this location an appropriate transition between residential and commercial activity.



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**Compliance
with Subtitle X
§ 901.2(b)**

The proposed child development center will not adversely affect the use or enjoyment of neighboring properties.



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**Compliance
with Subtitle X
§ 901.2(b)**

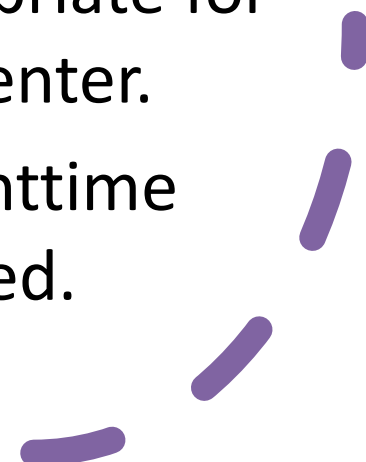
Light and Air

- No additions or exterior alterations are proposed.
 - The existing building footprint, height, and setbacks remain unchanged.
 - The proposal will not reduce access to light or air for any neighboring property.
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**Compliance
with Subtitle X
§ 901.2(b)**

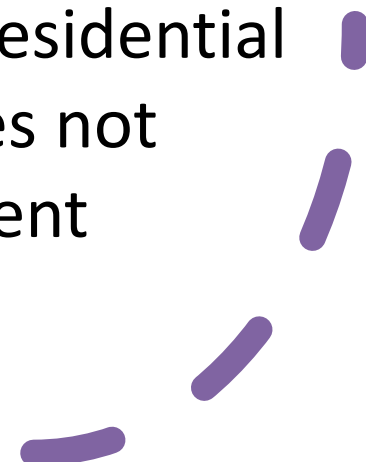
Privacy and Enjoyment

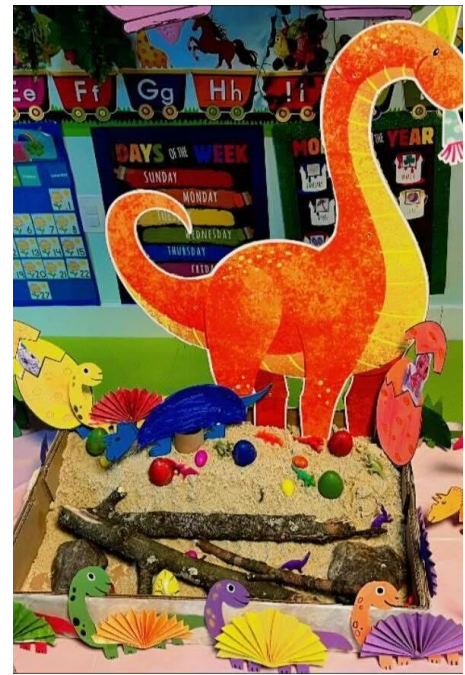
- The use is contained primarily within the basement level of the existing residence.
 - Hours of operation are limited to daytime only.
 - Outdoor activity is limited, supervised, and appropriate for a child development center.
 - No late evening or nighttime operations are proposed.
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**Compliance
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Adjacent Property Ownership

- The applicants also own the immediately adjoining property at 6517 Piney Branch Road NW.
 - As owners of both properties, the applicants have a direct interest in ensuring the operation remains compatible with the surrounding residential neighborhood and does not negatively affect adjacent properties.
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Agency Review- Office of Planning

Office of Planning

The Office of Planning recommends approval, finding that the proposal:

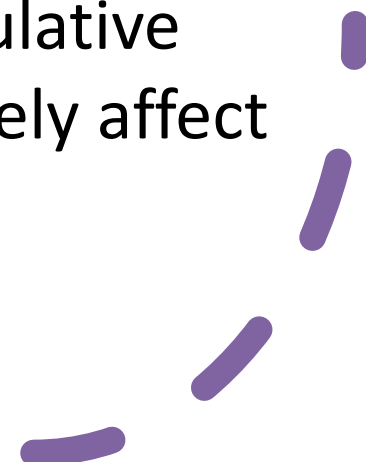
- Is in harmony with the purpose and intent of the Zoning Regulations;
- Will not adversely affect neighboring properties; and
- Satisfies the requirements of Subtitle U §203.1(h).

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Agency Review- Office of Planning

Office of Planning

Following the discovery of another child development center within 1,000 feet, the Office of Planning issued a Supplemental Report reaffirming its recommendation for approval and concluding that the cumulative impact would not adversely affect the neighborhood.

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Agency Review- DDOT

DDOT

- DDOT's report notes no objection to approval of the application, subject to implementation of the Pick-Up/Drop-Off Plan.
- Team met with DDOT 6/30 to discuss Pick up/Drop Off Procedure

Traffic and Drop-Off/ Pick-Up

Organized and Predictable:

- Majority of children are walkers/bike riders
- DDOT noted no requirements for added signage or a formal PU/DO plan.



Parking

- Minimal staff parking needs
 - No anticipated adverse parking impacts for surrounding residents.
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Request for Approval

The evidence before the Board demonstrates that this application:

- ✓ Preserves the residential character of the property
- ✓ Creates no objectionable traffic conditions
- ✓ Provides safe pick-up and drop-off operations
- ✓ Will not adversely affect neighboring properties
- ✓ Complies with Subtitle U §203.1(h)
- ✓ Satisfies the standards of Subtitle X §901

The Applicant respectfully requests that the Board approve BZA Case No. 21450.

