



PROMOTING LOVE & WISDOM CHILDCARE-508 60TH STREET NE

WASHINGTON, DC 20019 PLWHCC612@YAHOO.COM 202-455-9081

GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF ZONING ADMINISTRATOR

OFFICE OF THE BOARD OF ZONING ADJUSTMENT,

441 4TH STREET NW, ROOM 210, WASHINGTON, DC 20001 202-727-6311

IN THE MATTER OF: LATRELL DUNCAN-FITCHETT * Applicant * SPECIAL EXCEPTION pursuant to 2018 Zoning Regulation, Subtitle U, Home Occupation Uses, Section 251.6 to allow for an Expanded Child Development Home for 12 Children (Ages 6 weeks to 12 years of age) and Four staff.

508 60TH STREET NE LOT 0809 SQUARE 5258 WASHINGTON, DC 20019 ZONE DISTRICT R-2

On October 16, 2018, the Applicant, LaTrell Duncan-Fitchett, filed an application seeking approval of a conditional use to operate a Day Care Center for up to 12 children in her home at 508 60th Street NE Washington, DC 20019. The property is owned by Applicant, as evidenced by the District of Columbia real property records - Tax Account No. 45-4824820, and it is located in the R-2 zone. Mrs. Duncan-Fitchett has been operating a licensed child care business since June 25, 2012. Initially, it was a "Family Day Care" for up to 6 children, which then expanded to Expanded Day Care for up to 9 children after the Department of Consumer and Regulatory Affairs (DCRA) granted her a Special Exception for that purpose (H01600168) on March 11, 2016 under the Zoning Ordinance. It is called "Promoting Love & Wisdom Childcare, LLC." Having adding more space to her home, Mrs. Duncan-Fitchett now seeks to expand the number of children in her care to 12, which requires a conditional use for a Day Care Center under Section 251.6 of the new Zoning Ordinance, enacted in 2018. The breakdown of differing day care facilities under the new Zoning Ordinance is similar to that which existed under the old Zoning Ordinance, except the Day Care Center category is now broken down into Special Exception. Parents of children currently cared for by Mrs. Duncan-Fitchett wrote in support of the application. One of the writers is a next- door neighbor, who lives at 514 60th Street NE Washington, DC 20019. I LaTrell Duncan-Fitchett have contacted the ANC regarding the proposed expansion and have informed ANC Mary Gaffney 7C05 that I'm submitting the application to expand the daycare from 9 children to 12 children.

Board of Zoning Adjustment
District of Columbia
CASE NO.19911
EXHIBIT NO.16

Mary Gaffney (ANC 7C05), Antawan Holmes (ANC 7C07) and Deborah Jones of Ward 7 Neighborhood Planning Commission (“DCNPPC”) will be reviewing the proposal on November 8, 2018 at the ANC Meeting once the Office of Zoning has made an approval.

II. FACTUAL BACKGROUND

- A. Subject Property and Surrounding Neighborhood The subject site is located at 508 60th Street NE Washington, DC 20019. The legal description of the property is Lot 0809 Square 5258, Block of Eads and Foote Street, and it is zoned R-2. The property is well described by LaTrell Duncan-Fitchett: The 5258 -square foot Property is located on the northeast corner of Eads Street and Foote Street in the R-2 Zone. The Property is described as Lot 0809, Block of Eads and Foote Street and is improved with a detached house. The front door to the house faces the intersection of 60th Street NE, with one walkway leading to the front entrance. The Property has one other walkway from the rear of the house. The walkways are paved with concrete and are well-lit. Ground lights are located near each path and along the stone wall. The front yard is well-landscaped with trees, shrubs and perennials. A sidewalk with street space to park [three]* cars side-by-side is accessed from 60th Street NE. The house is completely fenced off and can be used as a covered play area. It is fenced in with four-foot in height, along 60th Street NE property line. There is an approximately six-foot tall wooden privacy fence along the back-yard line shared with a neighboring property to the north; and a chain link fence, approximately four feet in height, on the property line shared with the abutting lot to the east.







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