

Burden of Proof Statement Case Number:19620

Petit Scholars@RIA is petitioning for special exception to increase the capacity of the proposed childcare center for 2066 Rhode Island Ave NE from a capacity of 25 to a capacity of 39. The proposed child care center will operate at 2066 Rhode Island Ave NE in an M-4 zoning district.

The submitted plans satisfy all zoning requirements and meets the burden of proof for § 9015.2 and §9015.3 because as a child care center, we are compatible with surrounding uses and will not result in a nuisance because of traffic, parking, noise or type of activity. We will not adversely impact the community because most of our families are within walking distance and will not need to drive to drop off their infant/toddler. Additionally we have the following bus routes that stop on the same block as the program; G9, 86, and 86.

More than 50% of current Petit Scholars families utilize public transportation. They walk to the child care center and take METRO rail and buses to commute to work. Additionally we have families that bike via the Metropolitan Branch Trail which is approximately 1.3 miles from the center. The Rhode Island Ave Metro Station is also 1.3 miles from the center and public transportation will be used as a method of transport for families and staff at Petit Scholars@RIA.

The owner of Petit Scholars current campuses live less than one mile from each campus. She frequently walks and bikes to the centers. Currently less than 25% of all the current Petit Scholars staff drive to work. At each campus, there are two staff who drive and we anticipate this trend to continue with the staff at Petit Scholars@RIA. We have been provided a parking space to meet the requirements from a business within 60 feet of the program. Art Enables provided a letter allowing use of one space for additional staff parking when needed and the letter from the business is included.