

Petit Scholars (Bloomingdale)
Statement of Applicant
52 Quincy Place NW
(Square 3100 , Lot 2001)

PRELIMINARY STATEMENT OF COMPLIANCE WITH BURDEN OF PROOF

This statement is submitted by La Shada Ham-Campbell on behalf of Petit Scholars (the "Applicant"). With permission of the property owner, Abbas Fathi, Petit Scholars is requesting exception for the minimum parking requirements set forth by Subtitle C § 701.1. Additionally an exception is requested for parking requirements for all use categories in TABLE C § 701.5: PARKING REQUIREM. For daytime care C § 701.5 establishes the minimum parking requirements in MU zones is 0.5 per 1,000 sq. ft. with a minimum of 1 space required..

The DCRA File Job is B2102164 and the property is zoned MU4.

In this statement, and at the public hearing, the Applicant will provide testimony and evidence to meet the burden of proof to obtain the Board's approval of the requested special exception relief. The following is a preliminary statement demonstrating how the Applicant meets the burden of proof.

I. Summary

The project qualifies under 11 DCMR Section 901 because:

- A. Will be in harmony with the general purpose and intent of the Zoning
- B. Will not tend to affect adversely, the use of neighboring property in
- C. Will meet such special conditions as may be specified in this title.

II. Background

The Property noted for exception consists of Lot 2001 in Square 3100 and has a total land area of approximately 2416 square feet. It is located on the lower level of the building which consists of 21 condo units. The entire structure, including this Square, is a corner lot that sits at the intersection of Quincy Street to the north and Florida Ave to the South. It shares an eastward property line with a town home (51 Florida Ave). It is located in the Northwest Quadrant of the District of Columbia.

III. Basis For Special Exception

The proposed child care center will operate at 52 Quincy Pl, NW in an MU-4 zoning district and will serve 32 infants and toddlers with an approximate total of 10 staff. Petit Scholars is petitioning for special exception for relief of a required parking space for a future Petit Scholars Bloomingdale early learning program. The applicant is proposing securing parking outside of the limited area of 600 feet from the Square/Lot. The exception is needed because there is no available commercial parking within 600 feet of the location.

The use of the location as a child care center compatible with the residential area and its uses. Families need child care and this will provide the opportunity for dozens of families to secure childcare within walking distance of their homes. The program will not result in a nuisance due to traffic, parking, noise or type of activity. Based on historical trends, more than 50% of current Petit Scholars families 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 less than a mile from the proposed location. The NOMA Metro Station is also 1.1 miles from the center and public transportation will be used as a method of transport for families and staff at Petit Scholars. We have the following bus routes that stop within 500 ft of the program; 90 & 92 Bus Routes. We will install inverted U-racks for short-term bicycle parking. We will also establish a kiss and ride where families can drop off and pick up children in a way that will not impede traffic. We will also secure off-site parking for staff at a nearby long-term public parking facility located at P Street, NE which is approximately 800 feet from 52 Quincy NW. (It's a 5 minute walk.)

IV. Neighbor Approval

Childcare is in high demand and because of the pandemic, the availability of quality childcare spots has been greatly diminished. Petit Scholars was sought out during the pandemic to bring childcare to the Bloomingdale community with the support of ANC 5E06 Commissioner, Karla Lewis. Childcare is a great need for the city . Mayor Muriel Bowser announced the District-Wide Child Care Disaster

Response Plan in March 2020 and childcare was deemed as an essential business. There is a greater need for immediate care as the financial constraints due to the year long pandemic (to date) which has actually decreased the number of programs available in Washington, DC. The applicant is scheduled to discuss the request with neighbors and request approval through an ANC meeting scheduled March 30, 2021. Letters of support will be provided prior to the scheduled hearing.

V. CONCLUSION

Based on the aforementioned explanation, the Applicant respectfully request special exception relief pursuant to Subtitle C § 701.1 and for all use categories in TABLE C § 701.5: For daytime care.

The Applicant looks forward to speaking with the BZA and community members at an upcoming BZA public hearing to further discuss the details of the property provide additional explanation for relief requests, answer questions, and address concerns.