

## **BURDEN OF PROOF STATEMENT**

### **6511 Piney Branch Road NW Child Development Center – Special Exception**

We are requesting Special Exception approval to operate a small, neighborhood-focused child development center in the basement level of the existing single-family home at 6511 Piney Branch Road NW. The home will continue to function as a single-family residence, and there are no exterior changes or additions proposed. Daytime care uses are permitted by Special Exception in the R-1-B zone under Subtitle U § 203.1(h), and the following demonstrates how this project meets the required criteria.

#### I. Compliance with Subtitle X § 901

##### Harmony with the Zoning Regulations – X § 901.2(a)

This is a very small, community-serving use that fits comfortably within the intent of the zoning. Everything takes place within the existing basement, and the property keeps its residential character. The quiet, daytime nature of the program and the limited number of children ensure that it blends naturally into the neighborhood. The Zoning Regulations clearly envision this type of use operating by Special Exception, and our proposal aligns with that framework.

##### No Adverse Impact on Neighboring Properties – X § 901.2(b)

Because the program is entirely contained within the basement, the use is extremely low-impact. There are no late hours, no loud activities, and no exterior construction. Drop-off and pick-up will be handled in a very organized way, and enrollment is intentionally kept small so that traffic remains minimal. Any outdoor play—if included—will be short, supervised, and held at reasonable times. There is nothing about the use that would create noise, congestion, or disruption for nearby homes.

#### II. Compliance with Subtitle U § 203.1(h)

##### Protection from Noise and Other Impacts – U § 203.1(h)(1)

The basement location naturally buffers sound, and the type of activity involved is quiet and age-appropriate. Outdoor play areas, should they be included, will be used thoughtfully and respectfully so neighbors are not affected.

##### Limits on Children and Staff – U § 203.1(h)(2)

Enrollment and staffing are kept intentionally modest to protect the character of the neighborhood and ensure the program remains manageable. The scale of the operation matches the size of the home and the surrounding residential context.

##### Safe and Organized Drop-Off/Pick-Up – U § 203.1(h)(3)

Drop-off and pick-up procedures will be clearly communicated to families and designed to avoid conflicts with residents on the block. With such a small program, vehicle activity will be brief and easy to manage.

#### Parking – U § 203.1(h)(4)

Staff parking needs are minimal. If any parking relief is required, it will be addressed through the proper channels. Given the size of the program, there is no expectation of adverse parking impacts.

#### Outdoor Play Space – U § 203.1(h)(5)

Outdoor play space will be located and screened in a way that maintains privacy for neighbors and limits noise. Use of the space will be time-limited and supervised at all times.

#### Conclusion

This is a thoughtful, well-scaled proposal that provides a valuable service to local families while fully respecting the residential character of the R-1-B neighborhood. The project clearly satisfies the requirements of Subtitle U § 203.1(h) and Subtitle X § 901, and we respectfully request approval of the Special Exception.



D.C. Registered Architect 4786