

January 22, 2018

via IZIS

Zoning Commission
441 4th Street, NW
Suite 200S
Washington, DC 20001

Re: Supports for Zoning Commission Case No. 17-20.

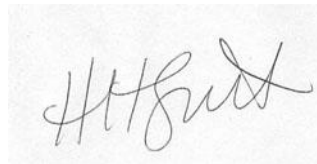
Dear Members of the Commission:

I am writing in support of the proposed text amendment known as Zoning Commission Case No. 17-20. I have for five years operated a Montessori School for pre-school age children in the District, and I am currently attempting to open a second location to help address the incredible demand for our day care and education services. For that second location, I recently entered into a lease for a property located in the MU-3 zone district.

Under the previous version of the Zoning Regulations, CDC use was permitted as a matter-of-right in the MU-3 zone, without limit on the number of children served. I understand that it is arguably still permitted – pursuant to Section U-502.1(d), by reference back from Section U-510.1(a), but for conflicting language added under the 2016 ZRR which purports to limit this use to only five (5) children. The limit of five (5) doesn't make sense for various reasons, not the least of which is that it was unlimited for so many years, and also that more restrictive zones, such as MU-1 and MU-2, and RA-2, permit CDC use for more (or unlimited) children.

Despite the language permitting our proposed use as a MOR without limits, the Zoning Administrator has denied our right to move forward with our proposal, without special exception relief (which is, by the way, not even available under the 2016 Regs - another reason why the 2016 revision doesn't compute). We therefore urge the Commission to expeditiously approve the proposed corrections, and restore the permitted use for CDCs in the MU-3 zone.

Sincerely,



Heather Gustafson
Palisades Montessori