

FOXHALL PARTNERS

January 22, 2018

via IZIS

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

Re: Comments on Zoning Commission Case No. 17-20.

Dear Members of the Commission:

We are writing in support of the proposed text amendment as currently proposed in Zoning Commission Case No. 17-20. We are the owners of a property located on North Capital Street, in which we have a prospective tenant attempting to gain approval for a Child Development Center (“CDC”) with more than twenty-five (25) children. Under the 1958 Zoning Regulations, this proposed use was permitted as a matter-of-right, with no limit on the number of children served.

Our tenant has been a licensed CDC in the District for many years but was forced to move from its previous location because the Northeast property her center occupied was slated for redevelopment; now this center just wants to open for its prior clients but is being severely limited by the unintended consequences of the 2016 Zoning Regulations. Please help fix this so that this CDC can meet the demand for its necessary services. Our tenant is ready to open for business and wants to serve the same population.

Under the 2016 Zoning Regulations, the unlimited matter-of-right use is *still* permitted, pursuant to Section U-502.1(d), as referenced back through Sections U-512.1(a) and U-510.1(a). That matter-of-right language corresponds to the permissions granted under the 1958 Zoning Regulations. However, in addition to those sections, the 2016 Zoning Regulations also included a *new* section, listing the permitted use as being limited to twenty-five (25) children. As a result, CDC use is listed as being permitted both as an unlimited use and as a limited use.

Unfortunately, this ambiguity has caused the Zoning Administrator to withhold his approval for our tenant’s proposal, causing a delay of four months and counting. We therefore respectfully request that the Zoning Commission delay no further in correcting this apparent error from the 2016 ZRR, and restore the permissions for Child Development Centers back to what they were for so many years under the 1958 Zoning Regulations.

Thank you for correcting this error and allowing Child Development Centers to thrive again in the District of Columbia.



2120 L ST NW, SUITE 215
WASHINGTON D.C. 20037
202.391.0700
WWW.FOXHALLPARTNERS.COM

ZONING COMMISSION
District of Columbia
CASE NO.17-20
EXHIBIT NO.9

Sincerely,



Matt Wexler
2325 Bond St Equities, LLC
An affiliate of Foxhall Partners
Date: January 22, 2018