

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Stephen J. Mordfin, Development Review Specialist
JL Joel Lawson, Associate Director Development Review

DATE: July 2, 2021

SUBJECT: BZA No. 18830B, 3418 4th Street, S.E.: Request for a Modification of Significance to increase the number of children, and faculty and staff

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the Modification of Significance as requested by the applicant, subject to the same conditions of approval as the original application (BZA 18330).

II. BACKGROUND

- The use was first approved in 2014 by the Board pursuant to BZA 18830 and ZR-58 with 100 children, 38 teachers and staff and 13 off-street parking spaces. In 2020 BZA Order 18830A increased the number of children to 115 and the number of teachers and staff to 43, subject to the condition that the applicant add 3 short-term bicycle parking spaces. The short-term bicycle spaces were provided.
- On March 1, 2020 the applicant requested and was granted a Modification of Consequence to increase the number of children from 115 to 150 and faculty and staff from 43 to 60 (BZA Case 18830A).
- On April 30, 2021 the Office of Planning submitted a report to the record recommending approval of the modification of consequence request. (see Exhibit 5)
- At the Board of Zoning Adjustment (BZA) hearing of May 12, 2021, the Board determined the request should be reviewed as a Modification of Significance and not as a Modification of Consequence (see Exhibit 5), and directed OZ to reschedule the application for a hearing date. This report represents OP’s review of the application as a Modification of Significance.

III. LOCATION AND SITE DESCRIPTION

Address	3418 4 th Street, S.E.
Legal Description	Square 5969, Lot 249
Zoning	ZR-58: R-4 ZR-16: RF-1

Ward and ANC	Ward 8, ANC 8C
Lot Characteristics and Existing Development	Unusually shaped corner lot with steep topography and no alley access. It is developed with a 19,000 square-foot one-story child development center with 13 off-street parking spaces accessible from 4 th Street, S.E., 3 short-term, bicycle parking spaces, 3 long-term bicycle parking spaces and two fenced outdoor activity areas.
Adjacent Properties and Neighborhood Character	Low to moderate density residential. Ballou Senior High School is located to the west across 4 th Street, S.E.

IV. DESCRIPTION OF MODIFICATION

The facility currently serves children between the age of 6 weeks and 3 years. As a result of the consolidation of its programs, the applicant requests to instead serve children between the ages of 6 weeks to 5 years at this facility, thereby increasing the number of children from 115 to 150, and the number of faculty and staff from 43 to 60. No additions to the building or other changes are proposed.

V. ANALYSIS

“Y 704.6 A public hearing on a request for a significant modification shall be focused on the relevant evidentiary issues requested for modification and any condition impacted by the requested modification.”

The applicant proposes no changes to the approved plans as approved pursuant to BZA Application No. 18830A. Although the number of children and faculty and staff are proposed to increase, no additions to the building are proposed. Therefore, this would not impact the number of required parking spaces, which is based on the size of the building. As the center caters to the homeless families, most of the children arrive and depart either on foot or by public transportation, minimizing any impact the increased enrollment would have on the surrounding road system. The subject application does not change the material facts upon which the Board based its original approval and the proposed modification would continue to conform to the relevant criteria. OP recommends the Board grant the requested modification.

VI. OTHER DISTRICT AGENCIES

DDOT, in a memorandum dated April 30, 2021, indicated no objection to the application. (Exhibit 6)

No comments from other District agencies had been submitted to the record as of the date of the filing of this report.

VII. ADVISORY NEIGHBORHOOD COMMISSION

ANC 8C, at its regularly scheduled meeting of March 3, 2021, voted to support the application. (Exhibit 4)

VIII. COMMUNITY COMMENTS TO DATE

No community comments had been submitted to the record as of the date of the filing of this report.

ATTACHMENT: VICINITY MAP

