



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

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

DATE: April 30, 2021

SUBJECT: BZA 18830B, 3418 4th Street, S.E.: Request for a **Modification of Consequence** to increase the maximum number of children and the maximum number of staff for a child development center.

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the Modification of Consequence requested by the applicant to modify BZA Order 18830A to increase the number of:

1. Children from 115 to 150; and
2. Teachers and staff from 43 to 60.

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.

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 applicant 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 other changes are proposed.

V. ANALYSIS

Subtitle Y § 703.3 defines Minor Modifications as “*modifications that do not change the material facts upon which the Board based its original approval...*”. The applicant proposes to continue to serve the homeless population with child care services, expanding only the ages and number of children served. The clients served by this facility predominantly arrive by either public transit or on foot, which the applicant expects to continue to be the case.

The subject property is improved with a 19,000 square-foot building. Required off-street parking for this building, pursuant to Subtitle C, Section 802, is 10 vehicle parking spaces or one per 1,000 square feet, 2 short-term bicycle parking spaces and 2 long-term bicycle parking spaces. The site is improved with 13 vehicle parking spaces, 3 short-term and 3 long-term bicycle parking spaces, all in excess of the minimum requirements. Therefore, the site would continue to be in conformance with the Zoning Regulations, should the Board approve the application.

VI. OTHER DISTRICT AGENCIES

No comments from other District agencies were 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

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

Vicinity Map

