



MEMORANDUM

TO: District Board of Zoning Adjustment

FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

DATE: February 2, 2010

SUBJECT: BZA Case No. 18042 - Request for special exceptions under §§ 205, 302, and 3104 to expand a child development center in an existing building at 4737 Meade Street N.E.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) **recommends approval** of the expedited application requesting special exception relief pursuant to §§ 205, 302, and 3104 to expand a child development center use in an existing building in a residential district.

II. AREA AND SITE DESCRIPTION:

Address:	4737 Meade Street N.E.
Legal Description:	Square 5156, Lot 70 (hereinafter, the "Property")
Ward/ANC:	7/7C
Lot Characteristics:	The Property is rectangular in shape and measures approximately 78' along Meade Street and 100' in depth. In total, the site measures 7,861 square feet. The lot abuts Meade Street to the north, 48 th Street NE to the east, and an improved 15' wide alley to the south.
Zoning:	R-2
Existing Development:	There is an existing two-story plus basement building which, according to the Applicant, measures approximately 6,700 square feet. The building fronts Meade Street. There are six parking spaces located at the rear of the Property that are accessible from the alley.
Historic District:	N/A
Adjacent Properties:	To the Property's north, across Meade Street, are single-family detached dwellings. Northeast of the Property is Ron Brown Middle School. To the east, across 48 th Street, is what appears to be a multi-family detached residential building. To the south, across the alley, is a single-family detached residential dwelling. There is also a single-family detached dwelling to the west of the Property.
Surrounding Neighborhood Character:	Square 5156 is zoned R-2. The Square contains primarily residential uses. The Deanwood Recreation Center and the Deanwood Metro Station are approximately two blocks north of the Property.

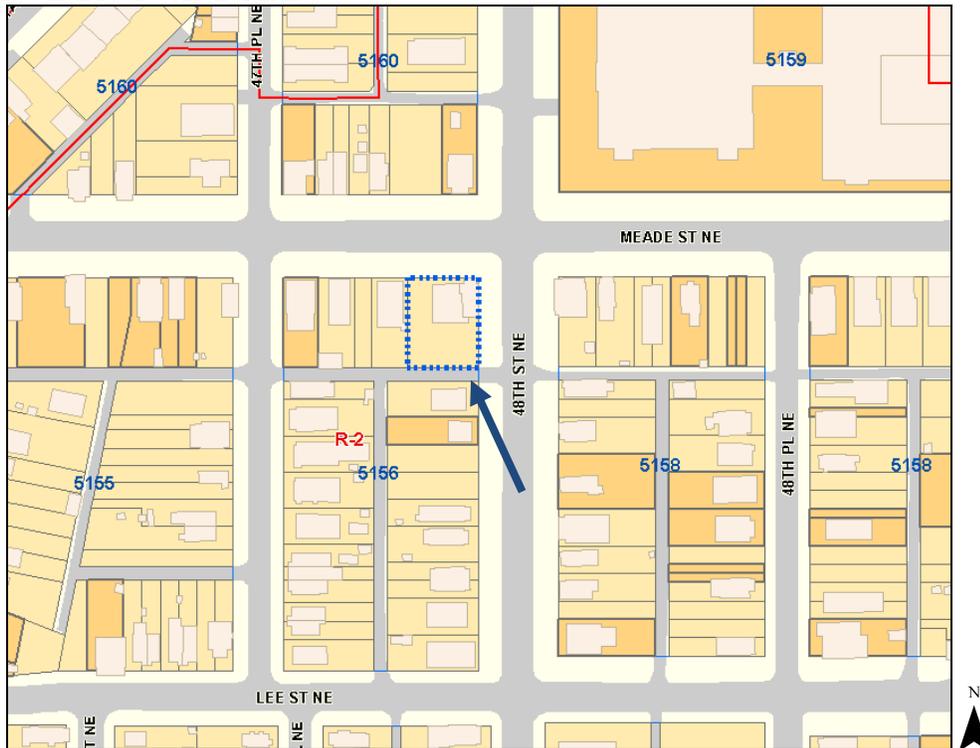
III. PROJECT DESCRIPTION IN BRIEF

Applicant	The Fishing School (hereinafter, "TFS")
-----------	-----------------------------------------

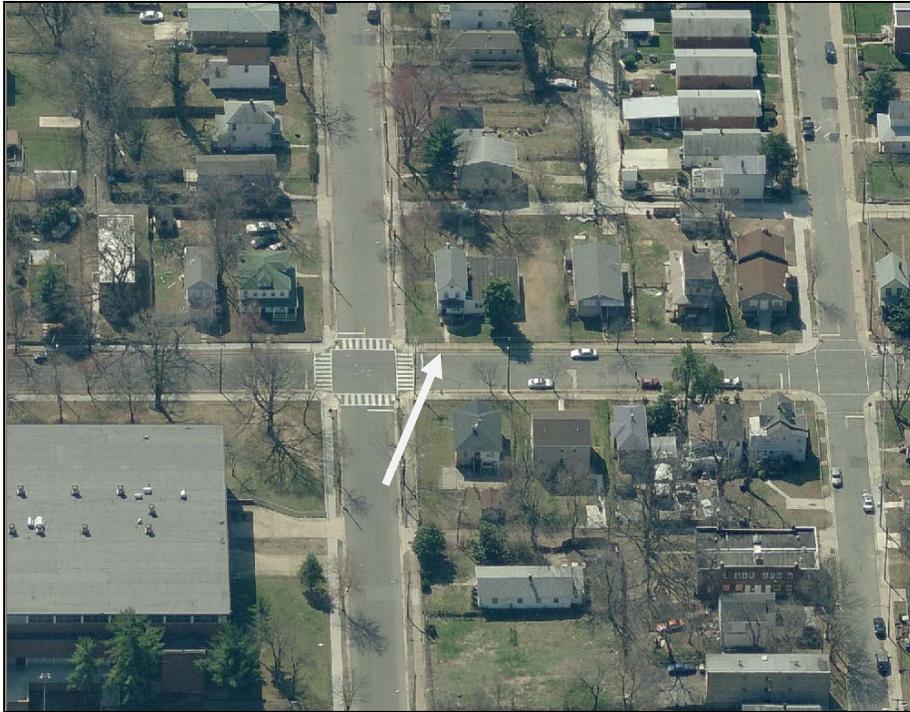


<p>Proposal:</p>	<p>The Applicant proposes to expand an existing child development center use.</p> <p>As background, a child development center use was permitted at this location for 15 children and five staff in 1996 (See BZA Order 16152). The Applicant indicates that TFS has operated at the Property for more than a decade. A recent certificate of occupancy, issued September 22, 2009, permits 15 children and five staff at the Property.</p> <p>The Applicant recently constructed a new, larger building on the site (replacing its older facility), and is requesting permission to increase the number of children and staff permitted to 65 children and 20 staff (including full-time and part-time staff). The Applicant anticipates that the increase in students and staff would occur gradually. The Applicant would operate an after-school program for middle school students from approximately 3:30 p.m. to 7 p.m. Monday through Friday. Staff may arrive at the building beginning around 9:00 a.m. to support TFS's programming. Additionally, during the school year, TFS would also operate from approximately 9:00 a.m. to 1:00 p.m. on Saturdays. During the summer, the Applicant expects to provide programming for 35 middle school students Monday through Friday from 9:00 a.m. to 4:00 p.m.</p>
<p>Relief Sought:</p>	<p>Special exceptions pursuant to §§ 205, 302, and 3104</p>

IV. IMAGES AND MAPS



Aerial view of the site (outlined in blue). The building footprint on the Property does not reflect the newly constructed building on the site.



View of the site looking south across Meade Street. The photograph of the site does not reflect the recently constructed building on the site (shown below).



View of the newly constructed building



Six off-street parking spaces at the rear of the Property

V. ZONING REQUIREMENTS AND ANALYSIS

The application requests special exception relief pursuant to § 205 (where the child development center use is first permitted) and the general requirements of § 3104.¹ Use as a child development center is permitted in a residential district if approved by the BZA subject to the following conditions:

Special Exception: § 205

205.2 *The center or facility shall be capable of meeting all applicable code and licensing requirements.*

¹ Uses permitted by special exception in the R-1 District are allowed in the R-2 District pursuant to § 302.1.

OP is not aware of any impediments to the existing facility satisfying applicable code and licensing requirements.

205.3 The center or facility shall be located and designed to create no objectionable traffic condition and no unsafe condition for picking up and dropping off persons in attendance.

TFS should not create an objectionable traffic condition. The Applicant anticipates that most of the children coming to the facility would walk from neighborhood schools and also walk home afterwards. Additionally, TFS is transit accessible and is located only two blocks from the Deanwood Metro Station and near several Metrobus routes. The Applicant expects many of the staff to use public transit. For parents planning to retrieve their children by vehicle, a staff person typically would coordinate the pick-up on the building's 48th Street side. DDOT has informed OP that it does not foresee any objectionable impacts from the proposed use.

205.4 The center shall provide sufficient off-street parking space to meet the reasonable needs of teachers, other employees, and visitors.

The Property contains six off-street parking spots accessible from the alley, which exceeds the required number of spaces under the Zoning Regulations.² There is also ample restricted street parking along both Meade and 48th Streets. TFS's close proximity to the Deanwood Metro Station and several Metrobus routes should also lessen any parking demand.

205.5 The center or facility, including any outdoor play space provided, shall be located and designed so that there will be no objectionable impacts on adjacent or nearby properties due to noise, activity, visual, or other objectionable conditions.

The Applicant has indicated that most of the after-school programs would occur inside the facility. However, if outdoor recreation activities are conducted, TFS would use the nearby Ron Brown Middle School or the Deanwood Recreation Center facilities.

205.6 The Board may require special treatment in the way of design, screening of buildings, planting and parking areas, signs, or other requirements as it deems necessary to protect adjacent and nearby properties.

OP does not recommend any special treatments.

205.7 Any off-site play area shall be located so as not to result in endangerment to the individuals in attendance at the center in traveling between the play area and the center or facility itself.

Anticipated off-site play areas include Ron Brown Middle School, which is across the street from TFS, and the Deanwood Recreation Center which is approximately two blocks away. The intersection of Meade and 48th Street is a four-way stop with striped cross-walks, and there are satisfactory sidewalks leading to the identified off-site play areas. A speed hump has also been installed on the 4700 block of Meade Street.

205.8 The Board may approve more than (1) child/elderly development center or adult day treatment facility in a square or within one thousand feet (1,000 ft.) of another child/elderly development center or adult day treatment facility only when the Board finds that the cumulative effect of these facilities will not have an adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors.

² A child development center use requires 1 space for each 4 teachers and other employees.

OP is not aware of any other child development centers in the Square or within 1,000 feet based on a brief review of the child care facilities listed on Office of the State Superintendent of Education's (OSSE) website.

205.9 Before taking final action an application for use as a child/elderly development center or adult treatment facility, the Board shall submit the application to the D.C. Departments of Transportation and Human Services, the D.C. Office on Aging, and the D.C. Office of Planning for review and written reports.

It is OP's understanding that the appropriate agencies have been provided with the application, including DDOT and OSSE. DDOT has notified OP that it has no objections to the proposal.

205.10 The referral to the D.C. Department of Human Services shall request advice as to whether the proposed center can meet all licensing requirements set forth in the applicable laws of the District of Columbia.

A Program Manager with the Child Licensing Unit (OSSE) informed OP that the proposal would not require OSSE licensing.

VI. COMMUNITY COMMENTS/ANC

The Single Member Representative for ANC 7C submitted a letter in support of the application. ANC 7C also submitted a letter in support although no official vote was held at that time.

VII. RECOMMENDATION

The Office of Planning **recommends approval** of the special exception relief to allow an expanded child development center use in an existing building.

JS/pg
Paul Goldstein, case manager