

**MEMORANDUM**

TO: District of Columbia Board of Zoning Adjustment

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

DATE: February 1, 2011

SUBJECT: **Request for Reconsideration**, BZA Case No. 18138, 210 Allison Street, N.W., Parcel 111/37

The applicant requested special exception relief to permit a child development center and private school within the R-3 district at 210 Allison Street, N.W. On November 30, 2010 the Board heard the application and on December 14, 2010 approved the application subject to five conditions. A summary order became final on December 23, 2010. On January 3, 2011 the applicant filed a request for reconsideration two of those conditions, specifically Conditions No. 1 and 5. Those two conditions are listed below, including an analysis of the applicant's request.

Condition No. 1 states, "*This approval shall be for a term of **FIVE (5) YEARS**, beginning on the date upon which the order became final.*"

The applicant requests that the term of five years be removed from the condition, or extended to ten years to be consistent with the school's lease of the building. The Office of Planning, in the analysis contained within its report dated November 23, 2010, found that the proposed use would not have objectionable impacts on adjacent or nearby properties due to its location within an 86-acre site and the nearest residence more than 500 feet away. OP also found that the existence of an 830-foot access driveway, provision of sufficient off-street parking and the use of security personnel to ensure proper traffic flow during peak pick-up and drop-off times would ensure that no objectionable traffic conditions would result. The original OP report did not recommend a term limit. Therefore, the Office of Planning recommends that the approval not be subject to a term of years.

Condition No. 5 states, "*Access to the Applicant's entrance shall be on Rock Creek Church Road and access to the exit from the property shall be at Allison Street.*"

The applicant requests a technical correction to indicate that the entrance shall be on Webster Street, and not Rock Creek Church Road. The Office of Planning supported the use of the existing entrance into the property by the school from Webster Street, as did DDOT at the hearing on December 30, 2010. Therefore, the Office of Planning recommends that this condition be amended to state that the entrance shall be on Webster Street, and not Rock Creek Church Road.

JS/sjm^{AICP}

Project Manager: Stephen J. Mordfin, AICP

