

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: November 12, 2013
SUBJECT: BZA Case 18662, 800 11th Street, N.E.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following:

- § 2101.1, Off-Street Parking (two spaces required, none proposed).

II. LOCATION AND SITE DESCRIPTION

Address	800 11 th Street, N.E.
Legal Description	Square 800, Lot 958
Ward	6
Lot Characteristics	Level rectangular lot with no alley access
Zoning	C-2-A: medium density community business center commercial district HS-R: H Street Overlay Retail Sub-District
Existing Development	Church
Adjacent Properties	North: Row houses and flats South, East and West: Across H Street, commercial businesses
Surrounding Neighborhood Character	Commercial district along H Street, residential uses to the north

III. APPLICATION IN BRIEF

The applicant proposes to establish a child development center for children between the ages of 15 and 33 months within an existing church building. There would be a maximum enrollment of eighteen children on-site at any one time, and no more than nine children in a classroom. Each classroom would be staffed by one teacher and two parent volunteers, and no more than eight employees would be on-site at any one time. The school would operate five days a week, between the hours of 9:00 am to 12:00 noon.

Currently the parents of the proposed child development center meet at the church as a playgroup, requiring the parents to remain on-site with their children. Conversion of the playgroup to a child development center requires the issuance of a license from the Office of the State Superintendent



of Education (OSSE), and the provision of off-street parking. Two off-street parking spaces would be required for a staff of eight and none are proposed. The granting of this variance request is necessary for the issuance of a certificate of occupancy and a license from OSSE.

No changes to the church building are proposed.

IV. ZONING REQUIREMENTS and REQUESTED RELIEF

HS-R/C-3-A Zone	Regulation	Existing	Proposed	Relief
Lot Width § 401	None prescribed	90 ft. (11 St.) 65 ft. (H St.)	90 ft. (11 St.) 65 ft. (H St.)	None required
Lot Area § 401	None prescribed	5,850 SF	5,850 SF	None required
Lot Occupancy § 403	100% max.	100%	100%	None required
Rear Yard § 404	15-foot minimum	None	None	None required*
Side Yard § 405	None required if none provided	None	None	None required

*Existing nonconformity

V. OFFICE OF PLANNING ANALYSIS

Variance Relief from § 2101.1, Off-Street Parking

i. Exceptional Situation Resulting in a Practical Difficulty

The subject property is developed with a building constructed in 1898, prior to the adoption of the Zoning Regulations, and with a lot occupancy of one hundred percent. It is not possible to add parking to the site without the removal of a portion of the building, which would be a result in a practical difficulty to the applicant.

ii. No Substantial Detriment to the Public Good

There would be no detriment to the public good as most of the children would be expected to live within walking distance. The site is well served by various forms of transportation alternatives, including bus, rail, Capital Bikeshare, ZipCar, and Car2Go, providing a wide variety of transportation alternatives to parents and employees that choose not to walk to and/or from the site.

iii. No Substantial Harm to the Zoning Regulations

There would be no substantial harm to the Zoning Regulations. Most of the children expected to attend the child development center live within walking distance, as this center is being formed by a group of parents from the neighborhood. The location is also well served by public transportation and has a walk score of 80, defined as very walkable, and a transit score of 70, defined as excellent transit¹, minimizing the need for off-street parking.

¹ Walkscore.com

VI. COMMENTS OF OTHER DISTRICT AGENCIES

DDOT, in a memorandum to the Office of Planning dated October 30, 2013, indicated it supports the application.

VII. COMMUNITY COMMENTS

No comments were received from ANC 6A.

Attachment: Location Map

