

**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Stephen J. Mordfin, Case Manager  
*JL* Joel Lawson, Associate Director Development Review

**DATE:** January 24, 2020

**SUBJECT:** **MODIFICATION** - BZA Case No. 18830A, to modify the conditions for a child development center to increase the maximum number of children and the maximum number of staff

**I. RECOMMENDATION**

The Office of Planning recommends **approval** of the modification requested by the applicant to modify BZA Order 18830 to increase the number of:

1. Children from 100 to 115; and
2. Teachers and staff from 38 to 43.

**II. BACKGROUND**

In BZA Order 18830, dated October 16, 2014, the Board approved a special exception pursuant to the 1958 Zoning Regulations (ZR58) to permit the construction of a child development center at 3418 4<sup>th</sup> Street, S.E. for 100 children and 38 teachers and staff. The child development center was constructed, and the applicant now requests to increase the number of children by fifteen and the number of teachers and staff by five within the existing building.

**III. LOCATION AND SITE DESCRIPTION**

Address	3418 4 <sup>th</sup> Street, S.E.
Legal Description	Square 5969, Lots 169 through 187
Zoning	ZR58: R-4 ZR16: 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 developed as a 19,000 square-foot one-story child development center with 13 off-street parking accessible from 4 <sup>th</sup> Street, S.E. and two fenced outdoor activity spaces.
Adjacent Properties and Neighborhood Character	Low to moderate density residential. Ballou Senior High School is located to the west across 4 <sup>th</sup> Street, S.E.

#### **IV. DESCRIPTION OF MODIFICATION**

On December 3, 2019 the applicant filed an application to modify the order to permit an increase in the number of children enrolled at the center to 115 and the number of teachers and staff to 43. The existing order limits the number of children to a maximum of 100 and the number of teachers and staff to a maximum of 38.

#### **V. ANALYSIS**

Pursuant to BZA Order 18830 the Board found the use to be in conformance with the criteria contained under Section 205 of ZR58, Child/Elderly Development Centers and Adult Day Treatment Facilities. Although the number of employees is proposed to increase, the site would continue to be in conformance with the number of off-street parking spaces provided under either ZR58 (11 spaces required, 13 provided) or ZR16 (10 required/13 provided). The increase in the number of children should not have an adverse impact on parking as most children would continue to be expected to arrive by public transportation or walk, as the center serves and would continue to serve children of families experiencing homelessness. No other changes are proposed, and the request would remain in conformance with the criteria as contained under Section 205 of ZR58 and as approved by the Board.

#### **VI. AGENCY COMMENTS**

DDOT, in a memorandum at Exhibit 6 indicated that it had no objection to the application subject to the condition that three short-term bicycle parking racks (six bicycle spaces) be private on private property adjacent to the main building entrance.

No other agency comments were submitted to the record as of the date of the filing of this report.

#### **VII. COMMUNITY COMMENTS TO DATE**

No community comments were submitted to the record as of the date of this report.

### VIII. VICINITY MAP

