

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: August 31, 2018

SUBJECT: BZA Case 19806 (927 55th Street. N. E.) to permit an adult daytime care facility

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends approval of the following special exception relief to permit:

- Adult daytime care facility, Subtitle X § 900.2, pursuant to Subtitle U § 203.1(g)

No construction is proposed.

II. LOCATION AND SITE DESCRIPTION

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|------------------------------------|---|
| Address | 927 55 th Street, N.E. |
| Applicant | Multi-Therapeutic Services, Inc. |
| Legal Description | Square 5214, Lot 128 |
| Ward, ANC | Ward 7, ANC 7C |
| Zone | R-2 |
| Lot Characteristics | ‘L’-shaped lot with no alley access |
| Existing Development | One-story building constructed as a one-family residence and currently in use as a community residence to an adult daytime care program |
| Adjacent Properties | Northwest: across 55 th Street, church parking lot Northeast: community residence Southwest: one-family detached dwelling Southeast: one-family semi-detached dwellings |
| Surrounding Neighborhood Character | Low density residential |
| Proposed Development | Change of use to an adult daytime care facility serving up to 15 clients and three staff members |

III. OFFICE OF PLANNING ANALYSIS

Special Exception Relief from Subtitle U § 203.1(g)

- (1) The 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;**

The three staff members would arrive at 7:00 am. Clients would arrive by minivan between 8:00 M and 9:00 am. Each minivan would transport three to four clients to the site. The day would end at 3:00 pm and clients would leave in staggered departures over the next hour by minivan. Staff members would leave at 4:00 pm. There would be no overnight or weekend hours. Because of the staggered arrivals and departures of the clients and staff and the use of private property for loading and unloading, OP finds the use would neither result in adverse traffic conditions nor create unsafe conditions for pick-up and drop-off. DDOT informed OP by email that it has no that it has comments on the application.

- (2) Any off-site play area shall be located so as not to endanger individuals traveling between the play area and the center or facility;**

Not applicable. The proposed facility is for adults only. For those occasions when clients may participate in off-site activities, minivans would be used to transport clients to and from cultural, recreational and sporting events throughout the Washington Metropolitan Area.

- (3) The Board of Zoning Adjustment 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; and**

OP makes no recommendations for special treatment.

- (4) More than one (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 may be approved only when the Board of Zoning Adjustment 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;**

OP is unaware of any other adult daytime care facilities within the subject square or within 1,000 feet of the subject property.

IV. COMMENTS OF OTHER DISTRICT AGENCIES

DDOT, in an email to OP dated August 16, 2018, indicated that it had no comments on the application.

No other comments were received from other District agencies.

V. COMMUNITY COMMENTS TO DATE

No community comments were received.

Attachment: Location Map

