



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Jennifer Steingasser, Deputy Director Development Review & Historical Preservation
DATE: June 15, 2010
SUBJECT: BZA Case 18074 – 3008 K Street SE

I. SUMMARY RECOMMENDATION

The Office of Planning (OP) recommends approval of this request for a child development center for 15 children, subject to a positive recommendation by the Office of the State Superintendent of Education (OSSE).

II. AREA AND SITE DESCRIPTION

Address:	3008 K Street SE
Legal Description:	Square 5482 Lots 0008, 0009
Ward:	7D
Lot Characteristics:	A generally rectangular interior lot that is perpendicular to K Street that abuts a front sidewalk and a rear 10-foot wide alley.
Existing Development:	A one-story, one-family detached dwelling with shrubbery in the front, side and rear yards that is surrounded by a chain link fence approximately 4-feet tall. There is no on-site parking space and no driveway curb cut along K Street.
Zoning:	R-2 – child development centers are allowed by special exception.
Historic District:	None.
Adjacent Properties:	One-family detached dwellings of similar scale to the east, west and to the south across K Street; and the two-story Randle Circle Apartments north across the rear alley.
Surrounding Neighborhood Character:	Predominantly moderate-scale residential uses (refer to Figure 1).

III. APPLICATION IN BRIEF

Applicant: Shirley H. Cox

Proposal: To establish the “Faces of Hope Child Development Center” for 15 children ages 2-5 years with three staff in the renovated one-family dwelling on-site.

Relief and Zoning: Child development centers are permitted as principal uses in R-2 districts if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of § 205 of the Zoning Regulations. The Zoning Administrator referred the original request to the Board of Zoning Adjustment consideration for zoning relief in a letter dated December 22, 2009.

IV. OFFICE OF PLANNING ANALYSIS

§ 205 Special Exception ...

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

The proposed child development center would be a new use on the property. When asked by OP, the applicant indicated that no license application had been filed with the OSSE for the proposed use. The applicant is still working on their OSSE application.

- 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.*

The proposed center location is on a lightly-traveled residential street. Traffic direction on K Street is one-way to the east. Vehicles would park along both sides of the street. Parents and guardians would walk their children to and from the school then continue east to 31st Street or Massachusetts Avenue.

There appears to be sufficient frontage and on-street parking available to accommodate the referenced activity. Based on this information, this standard would be met.

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

Nearly all the residences along the street have driveways that can accommodate at least two vehicles. The anticipated three staff would require one onsite-parking space under § 2101.1 of the regulations. There appears to be sufficient on-street -street parking available along both sides K Street for the proposed use.

Based this information, this standard would be met.

- 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 revised site plan shows the outdoor play space in the eastern side yard on the property. The applicant was encouraged to discuss this proposal with the owner of the neighboring property immediately to the east to address any concerns about the play area.

- 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.*

No special design treatment is recommended unless additional screening adjacent to the play area is required.

- 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.*

Not applicable because the applicant no longer plans to use the facilities of the DC Therapeutic Recreation Center located two squares to the north.

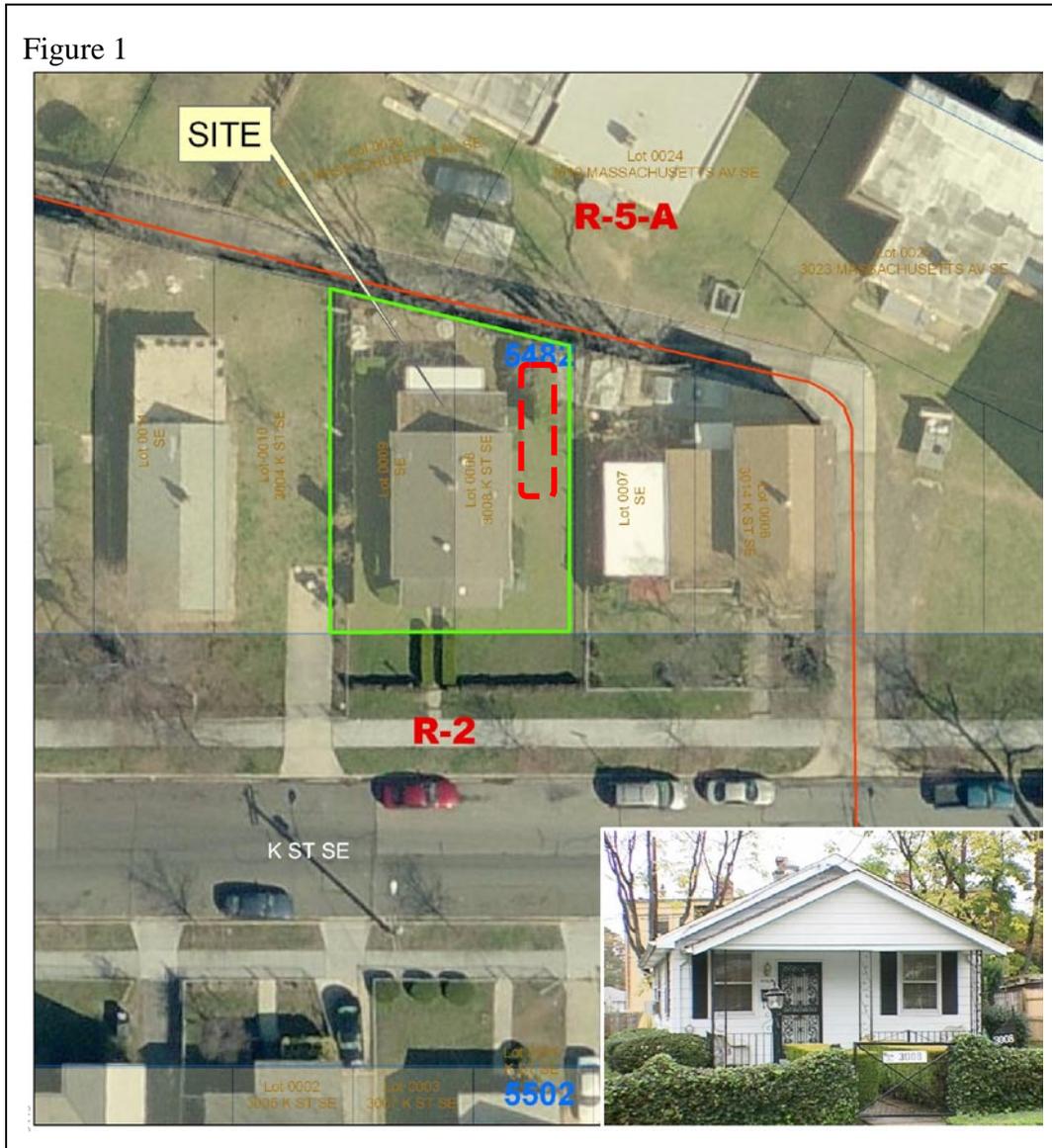
- 205.8 *The Board may approve more than one (1) child/elderly development center or adult day treatment facility in a square or within one thousand feet (1,000 ft.) of another child/elderly development center or adult day treatment facility only when the Board finds that the cumulative effect of these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

“Wibble Wobble Child Development Center” is located at Randle Circle, just east of the site. Vehicular circulation associated with this use would appear limited to Randle Circle and

Minnesota Avenues. Though within 1,000 feet, it does not appear that traffic generated by the two centers would collectively have a negative impact on the neighborhood.

205.9 *Before taking final action on an application for use as a child/elderly development center or adult day 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. ...*

Both OSSE and District Department of Transportation (DDOT) were asked to comment. OSSE cannot comment until a formal application for the proposed new child development center has been filed, and DDOT did not express any concerns about this proposal.



V. COMMUNITY COMMENTS

This application will be considered by Advisory Neighborhood Commission (ANC) 7D on June 15, 2010 during its next scheduled meeting.

Arthur Jackson, Case Manager

JS/afj