



## MEMORANDUM

**TO:** District Board of Zoning Adjustment

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

**DATE:** July 6, 2010

**SUBJECT:** BZA Case Number 18079: Request for special exception relief pursuant to § 205 to expand a child development center use in an existing building at 2201 P Street N.W.

### **I. OFFICE OF PLANNING RECOMMENDATION**

The Office of Planning (OP) **recommends approval** of the application requesting special exception relief pursuant to § 205 to expand a child development center use in an existing building in a residential district.

### **II. AREA AND SITE DESCRIPTION:**

Address:	2201 P Street N.W. <sup>1</sup>
Legal Description:	Square 2510, Lot 827 (hereinafter, the "Property") <sup>2</sup>
Ward/ANC:	2/2D
Lot Characteristics:	The Property is irregular in shape and measures 34,850 square feet. The lot abuts Q Street N.W. to the north, Florida Avenue N.W. and 22 <sup>nd</sup> Street N.W. to the east, P Street to the south, and an improved 20' wide public alley to the west.
Zoning:	R-3
Existing Development:	The site is improved with a stone church known as the Church of the Pilgrims and an adjoining two story plus basement structure used as church offices and an educational facility. The remainder of the site is devoted to parking for more than twenty cars and a fenced in play area.
Historic District:	Massachusetts Avenue Historic District; Sheridan-Kalorama Historic District
Adjacent Properties:	The Property directly abuts three row dwellings that front Q Street, as well as an alley dwelling and private garage located along an improved alley on the Property's west side.
Surrounding Neighborhood Character:	Square 2510 is zoned R-3. Aside from the Church, other uses in the Square include row dwellings and an apartment building. The neighborhood has a range of residential building types, as well as commercial uses and embassies. To the west of the Square is Rock Creek Park, and the Dupont Circle Metro Station is approximately 3 blocks to the east.

### **III. PROJECT DESCRIPTION IN BRIEF**

Applicant	The Church of the Pilgrims/School for Friends (hereinafter the "Applicant" or "SFF")
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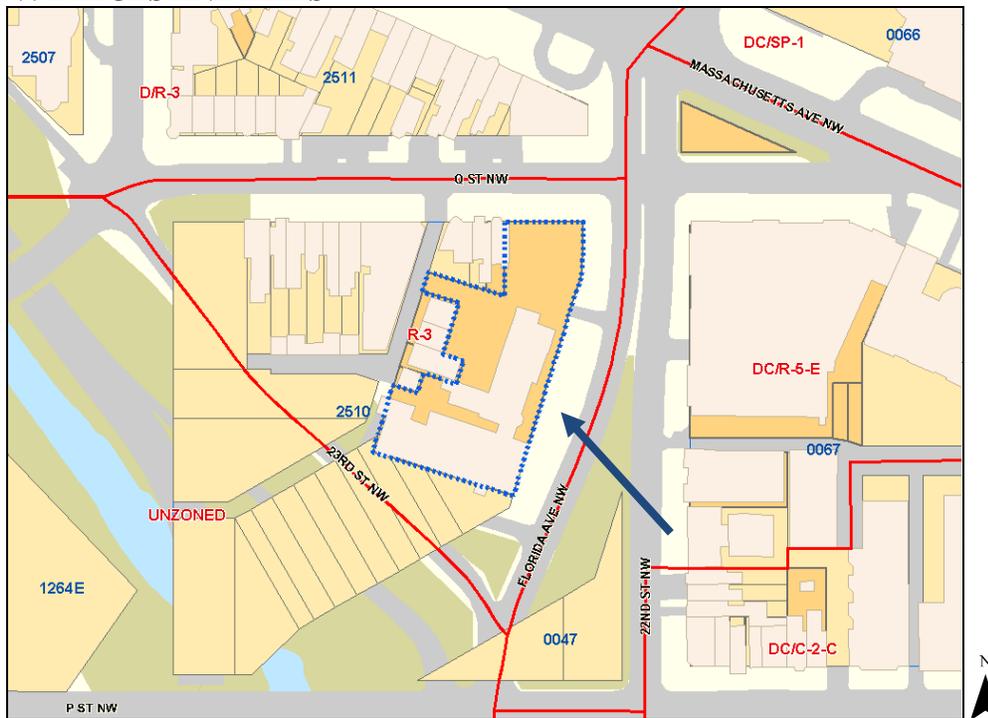
<sup>1</sup> The address has alternatively been identified as 1524 P Street N.W., although the Applicant is unclear regarding the origin or applicability of the address.

<sup>2</sup> Formerly, the lot was identified as Lot 825.



<p>Proposal:</p>	<p>The Applicant proposes to expand an existing child development center use.</p> <p>As background, a child development center use was permitted at this location for 37 children and ten staff in 1991.<sup>3</sup></p> <p>The application proposes to convert a room previously used for office functions to a classroom for additional child development center use. The new classroom would be located on the building's second floor near two of the existing three classrooms. No external physical expansion of the Property is proposed. The application further requests an increase in the total student enrollment to 50 children (ages two to four years old) and 12 staff.<sup>4</sup> The hours of operation would be from 8:00 a.m. to 6:00 p.m. Monday through Friday year round. Children would generally arrive between 8:00 a.m. and 9:30 a.m. and leave between 5:00 p.m. and 6:00 p.m. There is an existing on-site playground.</p> <p>The Applicant would satisfy its parking requirement with four spaces located along Q Street and would consider apportioning additional on-site spaces if necessary.</p>
<p>Relief Sought:</p>	<p>Special exception pursuant to § 205</p>

**IV. IMAGES AND MAPS**



**Aerial view of the site (outlined in blue)**

<sup>3</sup> See BZA Order 15534 (1991); see also BZA Orders #14172 (1984) and #14518A (1986).

<sup>4</sup> The DCRA referral letter indicates that the Applicant originally requested an increase to 48 children.



**View of the site looking west across Florida Avenue and 22<sup>nd</sup> Street**

## **V. ZONING REQUIREMENTS AND ANALYSIS**

The application requests special exception relief pursuant to § 205 (where the child development center use is first permitted). Use as a child development center is permitted in a residential district if approved by the BZA subject to the following conditions:

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

OP is not aware of any impediments to the existing facility satisfying applicable code and licensing requirements.

*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.*

SFF should not create an objectionable traffic condition. The Applicant's revised traffic plan indicates that pick-up and drop-off traffic would access the Property by means of an existing driveway along Florida Avenue/22<sup>nd</sup> Street. The arrival and departure of children would be orchestrated by an on-site coordinator. The Applicant also has proposed creating a dedicated path for the parents and children to walk to the building from the parking lot. Exiting vehicles, consistent with DDOT's recommendations, only would be permitted to turn right.<sup>5</sup> The application indicates that 10 children currently walk to the child development center.

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

The Applicant would reserve four off-street parking spots on the Property, which satisfies the required

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<sup>5</sup> The Applicant has agreed to assist the installation of a sign indicating that exiting vehicles could only turn right.

number of spaces under the Zoning Regulations.<sup>6</sup> The Applicant has also indicated that additional spaces in the existing on-site parking lot could be reserved for the child development center use if needed. The SFF's close proximity to the Dupont Circle Metro Station and several Metrobus routes should also lessen any parking demand.

*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.*

OP does not anticipate that the increase in children and staff at the center, which has been operating at this location for more than twenty years, would cause any objectionable conditions.

*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.*

OP does not recommend any special treatments.

*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.*

The Applicant would use an existing approximately 2,000 square feet off-street play area located on the Property. The Applicant indicated that the playground recently has been renovated and is a secure play space.



**View of Play Area**

*205.8 The Board may approve more than (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.*

OP only is aware of one other child development center, a small facility that is associated with the Applicant located at 2121 Decatur Place NW, which is approximately 1,000 feet away. The Applicant has indicated that the Decatur Place facility would close, and the children would be shifted to the 2201 P

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<sup>6</sup> A child development center use requires 1 space for each 4 teachers and other employees.

Street location, if the special exception relief is granted. OP does not anticipate that the expanded facility would have an adverse impact on the neighborhood.

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

It is OP's understanding that the appropriate agencies have been provided with the application, including DDOT and OSSE. DDOT recommended that the Applicant install on-site bicycle racks and a right turn only sign for cars exiting the Property along Florida Avenue/22<sup>nd</sup> Street. The Applicant has agreed to comply with DDOT's recommendations.

*205.10 The referral to the D.C. Department of Human Services shall request advice as to whether the proposed center can meet all licensing requirements set forth in the applicable laws of the District of Columbia.*

A Program Manager with the Child Licensing Unit (OSSE) informed OP that the agency is supportive of the application and would be submitting its recommendation under separate cover.

#### **VI. COMMUNITY COMMENTS/ANC**

The Applicant has indicated that ANC 2D is supportive of the application, but OP has not received any associated submission. OP also has not received any submissions from neighbors of the Property.

#### **VII. RECOMMENDATION**

The Office of Planning **recommends approval** of the special exception relief to allow an expanded child development center use in an existing building.

JS/pg  
Paul Goldstein, case manager