

**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Brandice Elliott, AICP, Case Manager  
 Joel Lawson, Associate Director Development Review  
**DATE:** December 18, 2012  
**SUBJECT:** BZA Case 18475, 3220 17<sup>th</sup> Street, N.W.

**I. OFFICE OF PLANNING RECOMMENDATION**

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

- § 205 – Special exception for the expansion of an existing child development center:

Approval is recommended subject to the following conditions:

1. The hours of operation shall be from 7:00 AM to 6:00 PM, Monday through Friday.
2. The number of enrolled children shall not exceed 29.
3. The number of staff shall not exceed four (4) teachers and five (5) aides.
4. Outdoor activities shall be supervised by staff.
5. Trash shall be kept on-site and collected twice a week, and the property shall be kept free of debris.
6. Staff shall monitor the dropping off and picking up of the children.

**II. LOCATION AND SITE DESCRIPTION**

Address	3220 17 <sup>th</sup> Street, N.W.
Legal Description	Square 2607, Lot 0085
Ward	1
Lot Characteristics	The subject property is located at the southwest corner of 17 <sup>th</sup> Street NW and Park Avenue NW. The rectangular-shaped lot is approximately 15,400 square feet in area and has a frontage of 153-feet along 17 <sup>th</sup> Street and 101-feet along Park Avenue. A public alley abuts the west property line.
Zoning	R-5-B – semi-detached single family dwellings and multiple family dwellings
Existing Development	Multiple family dwelling with ground floor services, permitted in this zone.
Historic District	Mount Pleasant Historic District



Adjacent Properties	The surrounding properties include semi-detached single family dwellings and multiple family buildings.
Surrounding Neighborhood Character	The area around the site consists primarily of semi-detached single family dwellings and low-rise apartment and condominium buildings.

**III. APPLICATION IN BRIEF**

The Preparatory School of DC is applying for a special exception to allow the expansion of an existing child development center. No new construction is proposed.

**Background**

The center is currently located in a designated historical building, the Argyle Building, which consists of six retail units on the basement level and 39 residential units on the upper four levels. The child development center has operated from this location without interruption since 1990 and is currently licensed to enroll up to 15 children and employ eight members of staff. Pursuant to § 330.5, the zoning regulations currently permit a child development center of 16 children without the need for a special exception in the R-5-B district. The operator of the center is applying for a special exception to expand operations to allow 29 children.

**IV. ZONING REQUIREMENTS and REQUESTED RELIEF**

<b>R-5-B Zone</b>	<b>Regulation</b>	<b>Existing</b>	<b>Proposed</b>	<b>Relief</b>
Child Development Center § 205	16 children	15 children	29 children	Relief required

**V. OFFICE OF PLANNING ANALYSIS**

**205.1 Use as a child/elderly development center or adult day treatment facility shall be permitted as a special exception in an R-1 District if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.**

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

The Preparatory School of DC has been in operation since 1990 without any known violations; therefore, it is assumed that the center is meeting all applicable code and licensing requirements. Further, the Office of the State Superintendent of Education, Division of Early Childhood Education, Compliance and Integrity Division, Child Care Licensing Unit (OSSE/ECE/CID/CCLU) recommends that the applicant be granted a special exception. The memorandum dated October 11, 2012, has been submitted to the record.

**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.**

No objectionable traffic or unsafe drop-off conditions are likely to result from the increased enrollment at the child development center. The Preparatory School of DC specializes in the care of children ages 3 months to 24 months. As a result, the children

must be brought by their caregiver to the front entrance, where they are received by a member of staff.

The Argyle Building does not have a parking area and has received a waiver from the Historic Preservation Office from providing additional off-street parking spaces. However, the operator of the child development center has indicated that at present, only one child is transported by automobile. This student is dropped off and picked up at the rear of the building where three parking spaces currently exist. The other 14 students are either walked to the facility or arrive via public transportation. Only one member of staff travels by automobile and utilizes one of the designated parking spaces. The remaining seven members of staff travel by public transportation.

The facility is convenient to metro and located along several bus lines, increasing its accessibility. It is anticipated that most students will continue to use means other than automobiles to travel to and from the facility.

**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 center has been operating in this location since 1990 and the Office of Planning is not aware of any neighborhood concerns about noise or other objectionable conditions. As the facility is attended by children ages three months to 24 months, the play area is indoors. In addition, the children are accompanied by staff when they are taken outside for walks. Under the current program, it is not anticipated that the expansion of the facility would create objectionable impacts.

**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.**

The Office of Planning does not recommend any special treatment of the design, as modifications to the site are not proposed.

**205.7 Any off-site play area shall be located so as not to result in endangerment to the individuals in attendance at center or facility in traveling between the play area and the center or facility itself.**

No off-site play area is used now or proposed in the future. However, children are accompanied by staff when they are outside for walks.

**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.**

According to GIS records, there are not any child development centers located in the same square or within 1,000 feet of the facility.

**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.**

The application was submitted to the appropriate agencies.

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

The Office of the State Superintendent of Education, Division of Early Childhood Education, Compliance and Integrity Division, Child Care Licensing Unit (OSSE/ECE/CID/CCLU) recommends that the applicant be granted. The memorandum, dated October 11, 2012, has been submitted to the record.

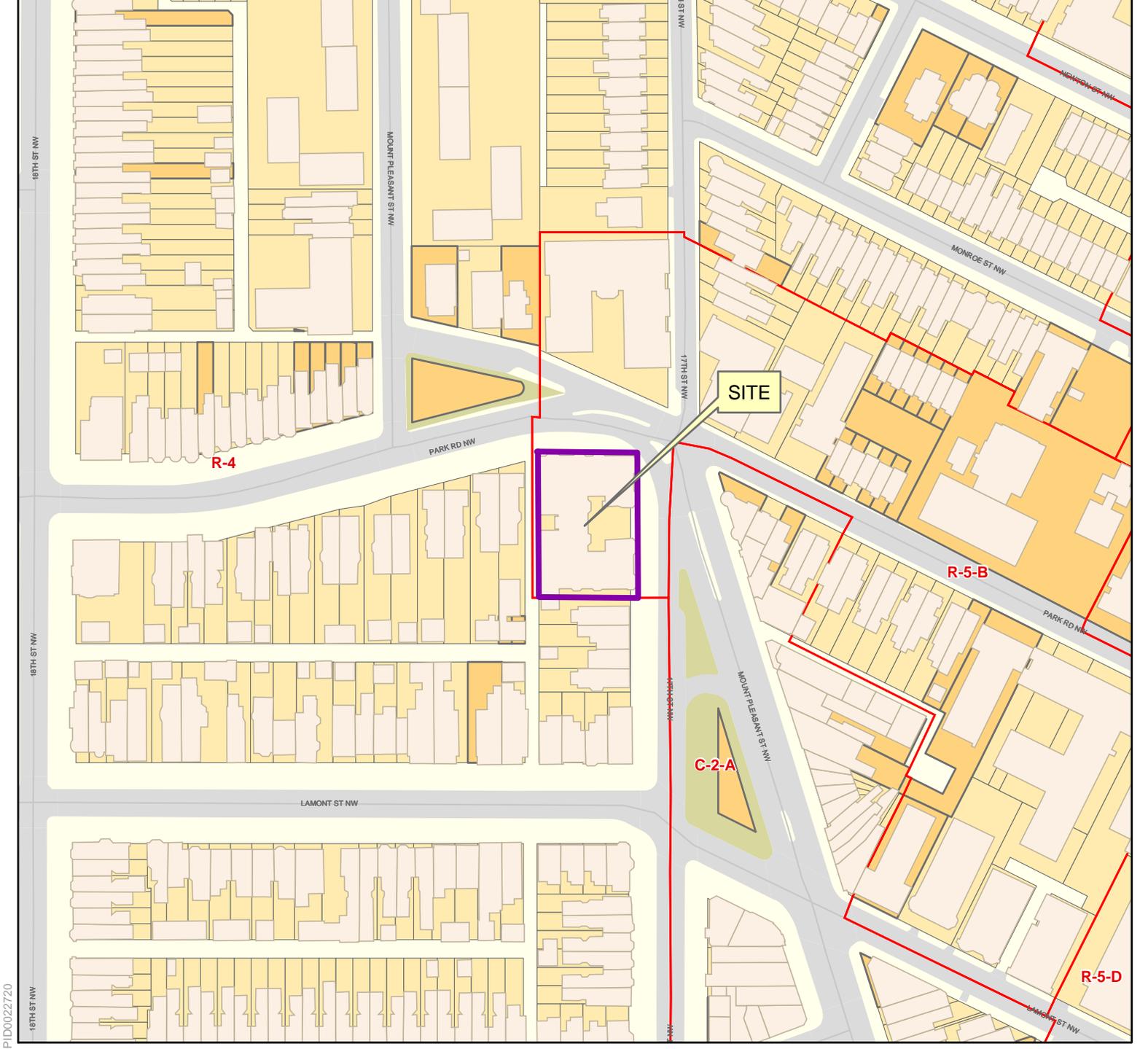
**VI. COMMENTS OF OTHER DISTRICT AGENCIES**

The Office of Planning understands that the District Department of Transportation will submit comments under separate cover. As noted above, OSSE has already supplied comments recommending approval of the application.

**VII. COMMUNITY COMMENTS**

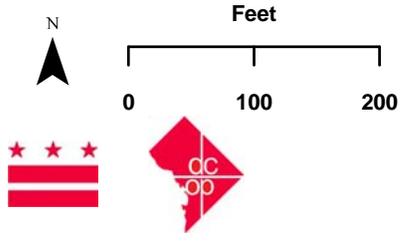
ANC 1D resolved to support the application at its November 27, 2012 meeting with a 5-0 vote. The ANC cited that the center has been in operation for 22 years with little effect on neighbors and that the center provides a valuable service to working parents resident in the neighborhood.

Attachment: Location Map



### 3220 17th Street NW - BZA Case 18475

OPID0022720



- Buildings
- Zoning Districts
- Parks
- Water
- Roads
- Street Centerlines
- Development Review Sites

**Government of the District of Columbia**  
**Office of Planning ~ November 29, 2012**  
 This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

