

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13268 of Pilgrim Baptist Church, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3104.46 to continue to operate a day care center for seventy-five children in an R-4 District at the premises 700 I Street, N.E., (Square 888, Lot 47).

HEARING DATE: June 18, 1980
DECISION DATE: July 2, 1980

FINDINGS OF FACT:

1. The subject property is located on the northeast corner of the intersection of 7th and I Streets, and is known as premises 700 I Street, N.E. It is in an R-4 District.
2. The subject site is rectangular in shape and is 108 feet wide and ninety feet deep. The site is improved with the subject Pilgrim Baptist Church.
3. The subject day care center is operated in the subject Church by the National Child Day Care Association Inc., a private non-profit child welfare agency set up to operate quality child care centers in the District of Columbia. The Association is funded from the District of Columbia Government through the Department of Human Services and from the Federal Government through the Department of Health and Human Services and the Department of Agriculture.
4. The day care center serves families that are eligible under the Day Care Policy Act Law 3-16 in the District of Columbia. It is geared to low income working families and mothers who are in training programs.
5. The center services seventy-five children, ages three through five years. It is a neighborhood based facility and the children can be walked to and from the center. The applicant testified there is no problem with traffic and parking.
6. The applicant testified that the center has received an complaints about the operation and maintenance of the center.

7. The subject day care center was first approved by the BZA in 1970. The Board's last approval was in BZA Order No. 13281, dated May 11, 1977, for the maximum period under the Zoning Regulations of three years.

8. There was no opposition to the application at the Public Hearing or of record. There was one letter of record in support.

9. Advisory Neighborhood Commission 2C made no recommendation on the application.

CONCLUSIONS OF LAW:

Based on the record the Board concludes that the applicant is seeking a special exception, the granting of which requires proof that the applicant has complied with the requirements of Paragraph 3104.46 of the Zoning Regulations. The Board concludes that the applicant has met said requirements. The Board further concludes that the relief can be granted as in harmony with the general purpose and intent of the Zoning Regulations and will not affect adversely the use of neighboring property. Accordingly, it is ORDERED that the application is GRANTED SUBJECT to the following CONDITIONS:

1. Approval shall be for a period of THREE years.
2. Approval is limited to the operation of the facility by the National Day Care Association, Inc.

VOTE: 5-0 (Ruby B. McZier, Connie Fortune, Charles R. Norris, William F. McIntosh and Leonard L. McCants to grant)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 25 AUG 1980

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND INSPECTIONS.