

AGENDA

ANC 6A Economic Development & Zoning Committee
Wednesday March 16, 2011, 7-9:00 PM
Sherwood Recreation Center (640 10th St, NE)
2nd Floor Community Room

7:00 pm **Call to order**

7:01 **Community Comments**

7:05 **Status Reports**

1. Resolution of previously heard BZA/HPRB cases (2 min)
2. Vacant Properties (Dan Golden/Phil Toomajian) (3 min)
3. Zoning Regulations Rewrite (Drew Ronneberg) (2 min)
4. H Street Business Liaison Report (Charmaine Josiah/Sharee Lawler) (3 min)

7:20 **Old Business - None**

7:20 **New Business**

1. BZA #18202 (809 9th St NE). The owner is seeking a special exception to allow a two story rear addition with roof deck to an existing one-family row dwelling under section 223, not meeting the court (section 406) requirements in the R-4 District. (20 min)
2. BZA #18203 (1329 N. Carolina Ave NE). The owner is seeking a special exception permit a child development center (24 children with nine (9) infants from zero (0) to twenty-four (24) months old and fifteen (15) children from two (2) to twelve (12) years old and eight (8) staff under section 205, in the R-4 District. (45 min)
3. At the March 10th ANC meeting, the Commission referred discussion about the issuing of building permits for 138 12th St NE (Appletree) to the ED&Z committee. Some Commissioners are concerned that the Zoning Administrator issued the permits in error because the zoning regulations only allow building permits to be valid for 2 years and it has been 3 years since the building permits were originally issued. (30 min)

8:45 **Additional Community Comment (time permitting)**

Everyone is welcome! Call Drew Ronneberg with questions at 202 431-4305.

Visit our website at <http://www.anc6a.org/>

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

FORM 120 - APPLICATION FOR VARIANCE/SPECIAL EXCEPTION

Before completing this form, please review the instructions on the reverse side.
 Print or type all information unless otherwise indicated. All information must be completely filled out.

Pursuant to §3103.2 - Area/Use Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations,
 an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s)	Zone District(s)	Type of Relief Being Sought	
				Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR Zoning Regulations from which relief is being sought
808 9th Street NE	911	45	R-4	Special Exception	223, 406.1

Present use(s) of Property: Single Family Dwelling

Proposed use(s) of Property: Single Family Dwelling

Owner of Property: Christine Melekian Telephone No: (202)256-8417

Address of Owner: 808 9th Street NE

Single-Member Advisory Neighborhood Commission District(s): ANC 6A01

Written paragraph specifically stating the "who, what, and where of the proposed action(s)" - This will serve as the Public Hearing Notice:

The owner/applicant is requesting a special exception under DCMR 11, Section 223 to construct a rear two story addition with roof deck, not meeting the minimum width of open court as required in section 406.1.

EXPEDITED REVIEW REQUEST (If interested, please select the appropriate category)

I waive my right to a hearing, agree to the terms in Form 128 - Waiver of Hearing for Expedited Review, and hereby request that this case be placed on the Expedited Review Calendar, pursuant to §3118.2 (CHOOSE ONE):

- A park, playground, swimming pool, or athletic field pursuant to §209.1, or
- An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to §223

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22-2405)

Date: February 1, 2011

Signature*: 

To be notified of hearing and decision (Owner or Authorized Agent*):

Name: Jennifer Fowler, A.I.A.

E-Mail: jennifer@fowler-architects.com

Address: 1819 D Street SE Washington, DC 20003

Phone No(s): 202-546-0896

Fax No.: 202-546-2078

* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

FOR OFFICIAL USE ONLY

Exhibit No. 1

Case No. 18202



**BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA**



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
808 9th Street NE	911	45	R-4

Single-Member Advisory Neighborhood Commission District(s): **ANC 6A01**

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	<input type="checkbox"/> §3103.2 - Use Variance	<input type="checkbox"/> §3103.2 - Area Variance	<input checked="" type="checkbox"/> §3104.1-Special Exception
Pursuant to Subsections	223, 406.1		

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

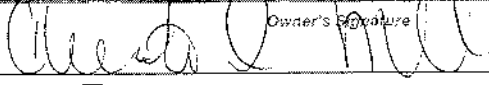

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self certified in order to obtain, for the above referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22-2405)

 <small>Owner's Signature</small>	Christine Melekian <small>Owner's Name (Please Print)</small>
 <small>Agent's Signature</small>	Jennifer Fowler <small>Agent's Name (Please Print)</small>
Date: 2-1-2011	D.C. Bar No. _____ or Architect Registration No. 100403

FOR OFFICIAL USE ONLY

Based upon review of the application and self-certification, the Office of Zoning determines, pursuant to 11 DCMR §3113.2, this application is

<input type="checkbox"/>	Accepted for filing.
<input type="checkbox"/>	Referred to the Office of the Zoning Administrator within DCRA, for determination of proper zoning relief required.
<input type="checkbox"/>	Rejected for failure to comply with the provisions of <input type="checkbox"/> 11 DCMR §3113.2; or <input type="checkbox"/> 11 DCMR - Zoning Regulations. Explanation _____

Signature _____	Date _____
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ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Case No. _____

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8 1/2" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE DEVIATION/Percent
Lot Area (sq. ft.)	2100 SF	1800 SF	N/A	No Change	N/A
Lot Width (ft. to the tenth)	18.0'	18.0'	N/A	No Change	N/A
Lot Occupancy (building area/lot area)	1006.5 SF, 47.9%	N/A	1260 SF, 60%	1260 SF, 60%	N/A
Floor Area Ratio (FAR) (floor area/lot area)	1.2	N/A	N/A	1.46	N/A
Parking Spaces (number)	1	1	N/A	1	N/A
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Rear Yard (ft. to the tenth)	60'-9"	20'-0"	N/A	46'-7"	N/A
Side Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Court, Open (width by depth in ft.)	4'-7"	6'-0"	N/A	4'-7"	1'-5"
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Height (ft. to the tenth)	24'	N/A	40'	24'	N/A

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.

Burden of Proof Special Exception Application

808 9th Street NE

To: **The Office of Zoning**
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

From: **Christine Melekian**
Owner/Applicant
808 9th Street NE
Washington, DC 20002

Date: February 1, 2011

Subject : **BZA Application, Melekian Addition**
808 9th Street NE (Square 911, Lot 45)

Christine Melekian, owner and resident of 808 9th Street NE, hereby applies for a special exception to build a two-story addition, with a roof deck, on the rear of her existing row house. The aspect of the proposed project that falls outside the current zoning regulation is as follows:

The proposed construction extends the existing 4'-7" wide non-conforming open court (11 DCMR 406.1)

I. Summary:

- A.** This special exception qualifies under 11 DCMR Section 223 because the lot coverage of 60% is by-right and the addition will not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property (11 DCMR 223.2).
- B.** The proposed two-story addition will extend only 14'-2" beyond the rear of the existing structure.

II. Bases for Grant of Special Exception

Section 223 provides relief based on satisfying specific criteria under which additions to single-family dwellings may be permitted with a residential district. Those criteria are addressed separately below:

223.1 An addition to a one-family dwelling or flat in those Residence Districts where a flat is permitted that does not comply with all of the applicable area requirements of sections 401, 403,404, 405, 406 and 2001.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under section 3104, subject to the provisions of this section.

The two-story addition is to a permitted single-family residence that is not currently in conformance with Section 406.1 (open court).

The proposed addition will be on the rear (west facing side) of the existing building. The existing structure has a lot coverage of 47.9 percent, which will be increased to the allowed by-right 60

percent with the proposed addition. To maintain the light and air in the house, the existing open court will be extended and not closed in. In order to maximize interior space, the open court is not set back the required 6'-0" from the property line.

223.2 *The addition shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:*

(a) The light and air available to neighboring properties shall not be unduly affected.

806 9th Street NE

806 9th Street NE lies to the south of the proposed addition at 808 9th Street NE. The addition will extend 17'-10" beyond the rear of 806 9th Street NE. The existing structure at 808 9th Street NE currently extends 3'-8" beyond 806 9th Street NE.

The proposed addition will extend the existing open court, which lies between the two properties. Because the addition sits to the north of 806 9th Street NE, it will have no impact on the sunlight accessed by 806 9th Street NE. The addition may impact the air available to 806 9th Street; however as there is an open court adjacent to the addition, the impact will be minor.

810 9th Street NE

810 9th Street NE lies to the north of the proposed addition at 808 9th Street. The addition will extend past the existing house at 810 9th Street; however there is an open court at 810 9th Street on the south side of the property, allowing light and air between the two structures.

The proposed addition will extend 11'-0" beyond the rear of 810 9th Street NE. Currently, 810 9th Street NE extends 3'-2" past the existing structure at 808 9th Street NE.

As the increase in depth relative to 810 9th Street NE is modest, the addition will not unduly impact the light and air available to 810 9th Street NE.

Neighbors to the West

Neighbors to the west of 808 9th Street NE are separated from the property by a 10' wide public alley. The proposed addition at 808 9th Street will allow for a rear yard of 46'-7". Due to the public alley and rear yard, the proposed addition will have no impact on the air or light for the neighbors to the west

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised

806 9th Street NE

The proposed addition will be modest in size and will extend 17'-10" beyond the existing house at 806 9th Street. Because the addition will maintain the existing open court, there will be no construction along the shared property line. The proposed addition will not have any windows on the side facing 806 9th Street NE. In addition, the party wall at 806 9th St NE does not have any windows, thus the privacy of use and enjoyment of 806 9th Street NE will not be compromised.

The proposed roof deck will allow for views into the rear yard at 806 9th Street NE, but because there are no windows facing north on 806 9th Street NE, there will not be views into the house.

810 9th Street NE

The proposed addition will be modest in size, extending only 11'-0" beyond the structure at 810 9th St. The addition will extend the existing party wall with a face-on-line wall. The addition will not have any windows on the side facing 810 9th Street NE, thus the privacy of use and enjoyment of 810 9th Street NE will not be compromised.

The proposed roof deck will allow for views into the rear yard at 810 9th Street NE, but because there are no windows facing north on 810 9th Street NE, there will not be views into the house.

Neighbors to the West

The proposed addition at 808 9th Street will not affect the existing public alley that separates the structure from the neighbors to the west. In addition to the large rear yard that will remain, several garages across the alley will block any view of the proposed addition. The proposed addition will be proportional in scale, thus the privacy of use and enjoyment of 810 9th Street NE will not be compromised.

(c) The addition, together with the original building, as viewed from the street, alley, or other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage

The existing square is extremely dense. There is alley access to the property, but existing garages near the property will limit the view of the proposed modestly sized addition from the properties across the alley. The proposed addition will not be visible from any street.

The proposed addition will be constructed with high quality, historically appropriate materials and will be appropriate in scale for the existing houses.

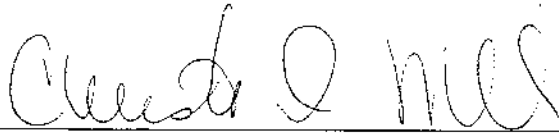
(d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public ways.

Along with this application, we have included the following items:

- a) Photos of the existing house and surroundings;
- b) Signatures of support from neighbors for a rear addition;
- c) Plan and elevation drawings of proposed addition, including a site plan showing the relationship of the proposed addition to adjacent buildings.
- d) Official Plat from the DC Office of the Surveyor.

If you require any further clarification or have any questions regarding the application, Christine Melekian and authorized agent Jennifer Fowler, A.I.A. are available at any time to discuss them with you.

Thank you,

A handwritten signature in cursive script, appearing to read "Christine Melekian".

Christine Melekian
Owner/Applicant
808 9th St. NE
Washington, DC 20002

February 1, 2011

Board of Zoning Adjustment

Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

Re: BZA Zoning Application No. _____
(Application of Christine Melekian, 808 9th St. NE)

Dear Board of Zoning Adjustment:

I authorize my architects, Jennifer Cox Fowler, A.I.A.; Mike Fowler, A.I.A.; and Catherine Tilghman to act as my agents regarding the BZA Zoning application for 808 9th St. NE.

Sincerely,



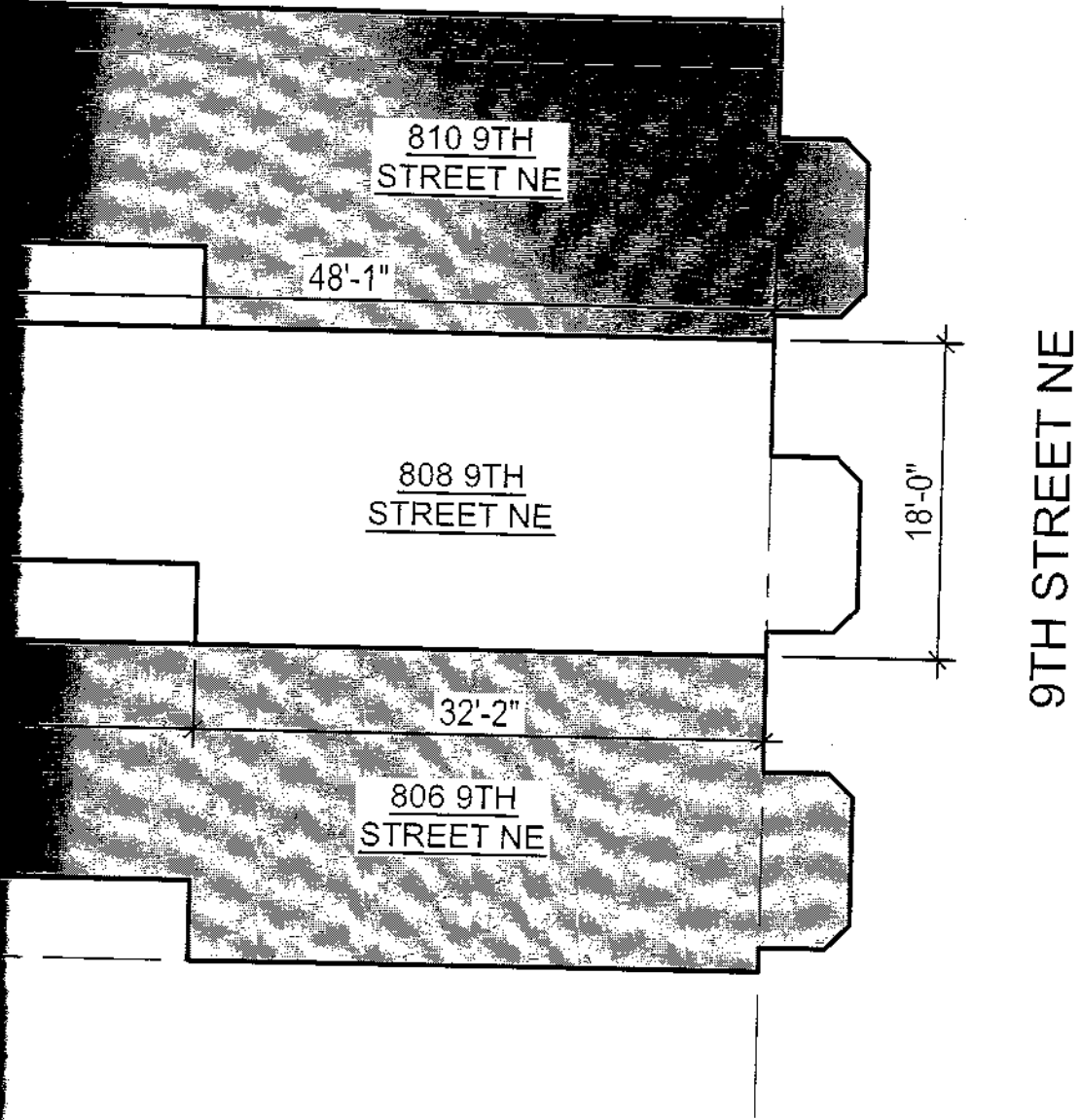
Christine Melekian
Owner/Applicant
808 9th St. NE
Washington, DC 20002

Front of 808 9th Street NE



Rear of 808 9th Street NE

REVISIONS		
#	DATE	COMMENTS



MELEKIAN RESIDENCE
808 9th STREET NE Washington, DC 20002

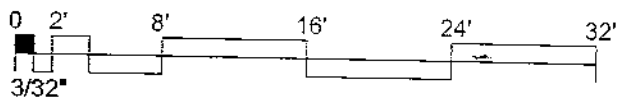
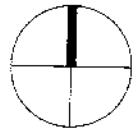
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

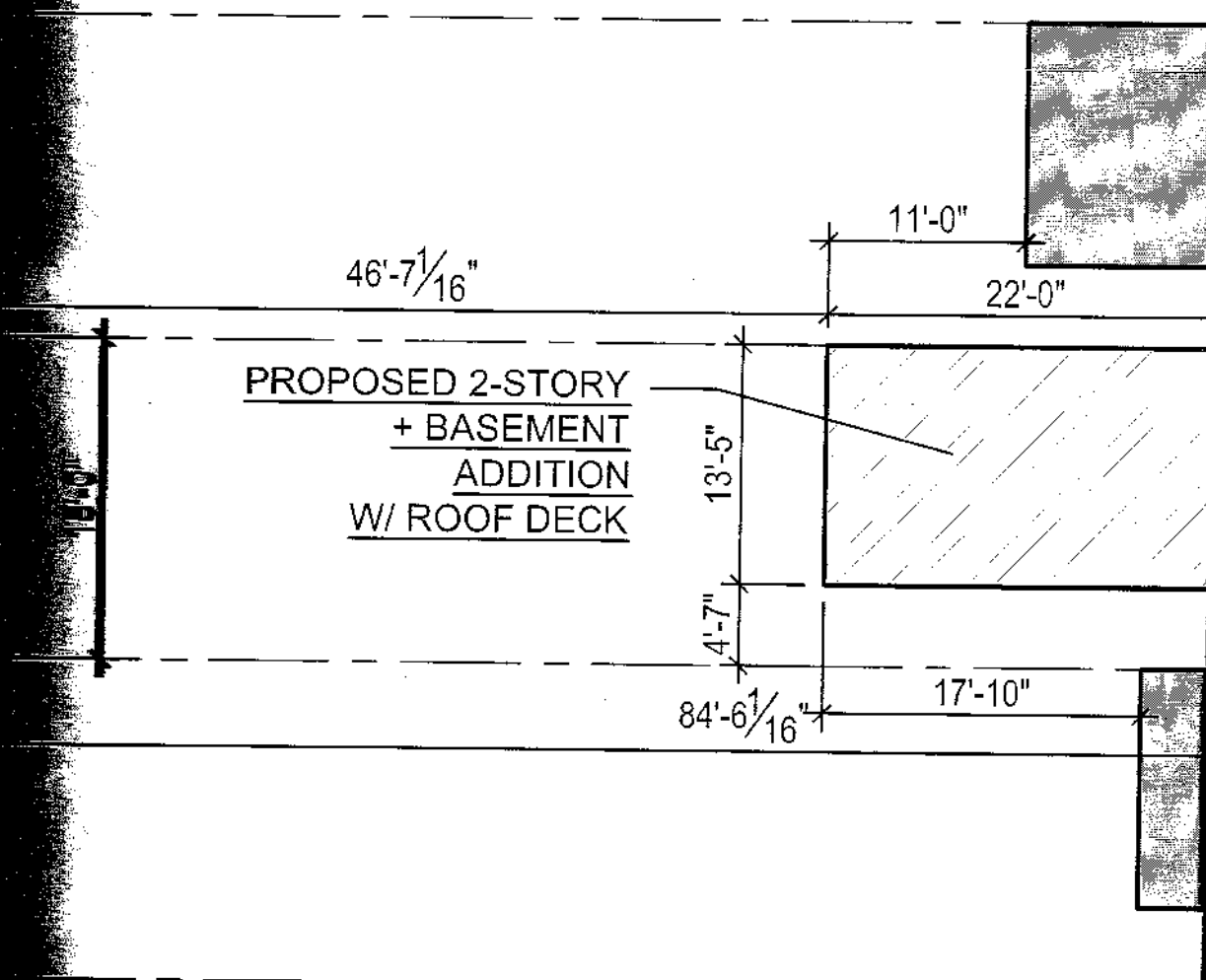
SEAL:

VERSION: BZA
DATE: 2-1-11
SCALE: 3/32"=1'-0"

SITE PLAN
C-2





1 SITE PLAN
C-2 SCALE: 3/32"=1'-0"



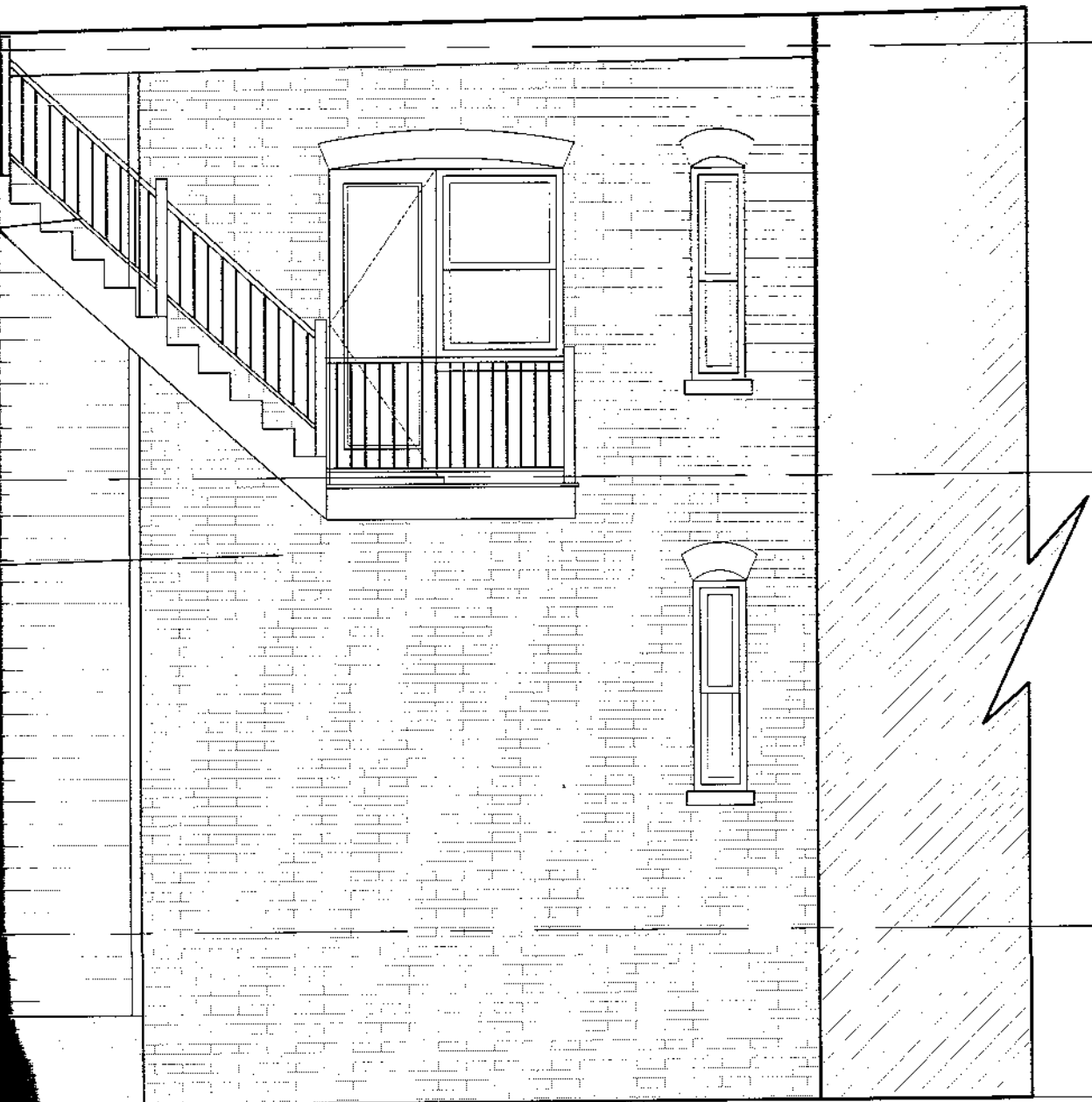


PROPOSED 2-STORY
+ BASEMENT
ADDITION
W/ ROOF DECK

LEGEND:

-  STABILIZED CONSTRUCTION ENTRANCE
-  SILT FENCE
-  PROPERTY LINE
-  LIMIT OF DISTURBANCE
- VOLUME OF CUT 0 CU FT
- VOLUME OF FILL 0 CU FT

REVISIONS		
#	DATE	COMMENTS

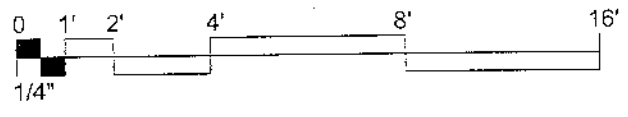


MELEKIAN RESIDENCE
 808 9th STREET NE Washington, DC 20002

FOWLER ARCHITECTS
 1819 D STREET SE
 WASHINGTON, DC 20003
 (202) 545-0996
 www.fowler-architects.com

SEAL:

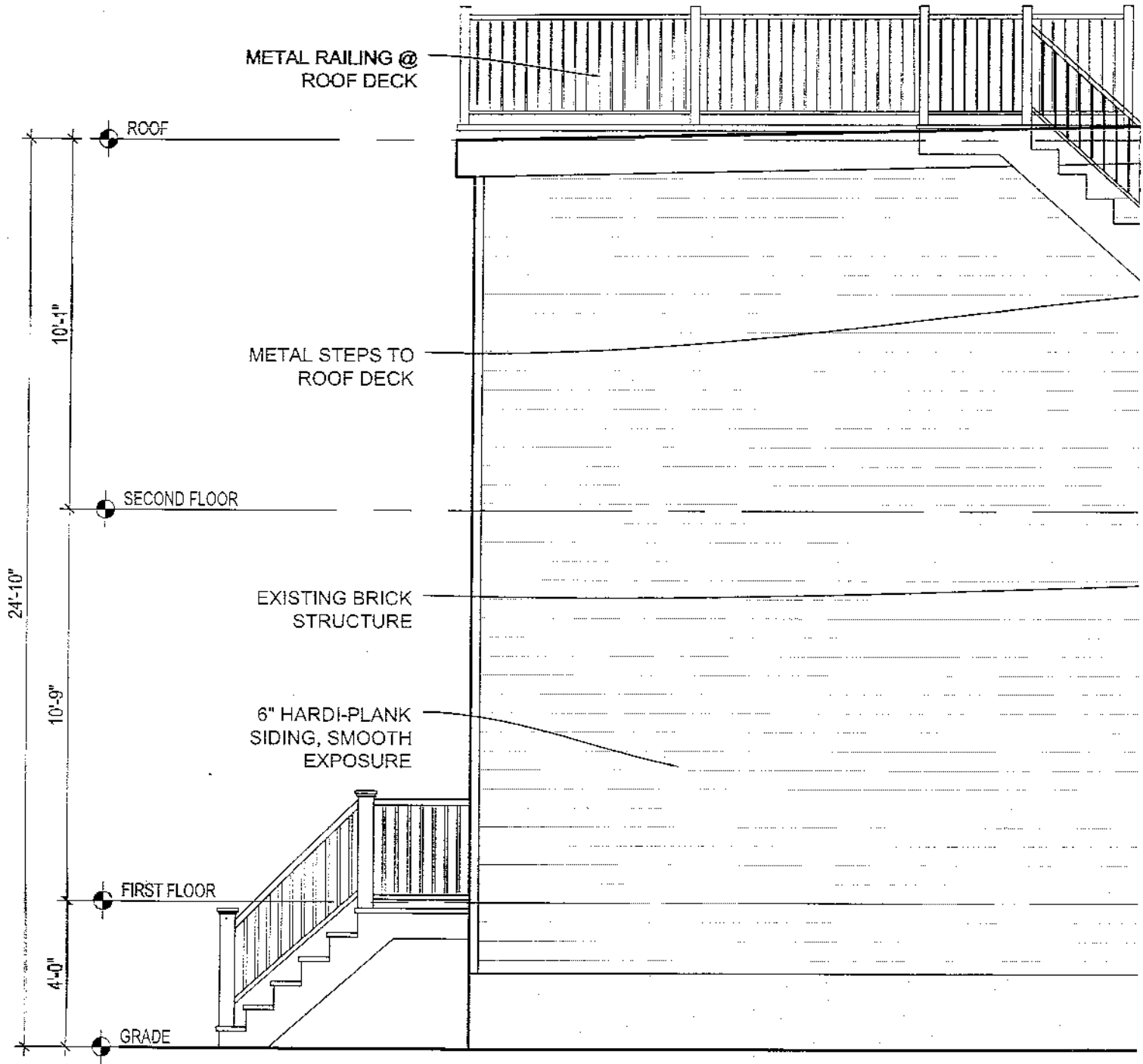
1 SOUTH ELEVATION
 A-6 SCALE: 1/4"=1'-0"



VERSION: BZA
 DATE: 2-1-11
 SCALE: 1/4"=1'-0"

EXTERIOR ELEVATIONS

A-6





**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**



FORM 120 - APPLICATION FOR VARIANCE/SPECIAL EXCEPTION

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Print or type all information unless otherwise indicated. All information must be completely filled out.

Pursuant to §3103.2 - Area/Use Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations,
an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zone District(s)	Type of Relief Being Sought	
				Area Variance Use Variance <u>Special Exception</u>	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
1329 North Carolina Ave. Ne.	1035	64	R-4	Special Exception	205

Present use(s) of Property: Residential primary Home, operating a Home daycare.

Proposed use(s) of Property: Expand to a Child Development Center.

Owner of Property: Ximena Maldonado and Sergio Cespedes Telephone No: 202 546 0398.

Address of Owner: 1329 North Carolina Ave. Ne. Washington D.C. 20002.

Advisory Neighborhood Commission: **6A** Single-Member District(s): **6A04**

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:

Applicant proposes to operate a child development center for 24 children (ages 3 weeks to 12yr old) and 8 staff.

EXPEDITED REVIEW REQUEST

I waive my right to a hearing, agree to the terms in Form 128 - Waiver of Hearing for Expedited Review, and hereby request that this case be placed on the Expedited Review Calendar, pursuant to §3118.2 (CHOOSE ONE):

A park, playground, swimming pool, or athletic field pursuant to §209.1, or

An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to §223

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22-2405)

Date: 01/27/11 Signature: *[Signature]*

* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

To be notified of hearing and decision (Owner or Authorized Agent*):

Name: Ximena Maldonado Cespedes E-Mail: maldonadoximme@yahoo.com

Address: 1329 North Carolina Ave. Ne. Washington DC 20002

Phone No.: 202 546 0398 or 202375 4365 Fax No.: _____

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

FOR OFFICIAL USE ONLY

Exhibit No. 1

Case No. 18203

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



November 8, 2010

Ximena Cespedes
1329 North Carolina Avenue, NE
Washington, D.C. 20002

Re: Lot 0064 in Square 1035
1329 North Carolina Avenue, NE
Washington, DC 20002
(First Floor)
Zoned R-4

Dear Ximena Cespedes,

Your certificate of occupancy application #CO-1003060 filed to use the subject premises as a "Child development center for twenty-four (24) children with nine (9) infants from zero (0) to twenty-four (24) months old and, fifteen (15) children from two (2) to twelve (12) years old, with eight (8) staff " is disapproved due to the need for Board of Zoning Adjustment relief.

You will be required to obtain a special exception under the provisions of DCMR Title 11, Section 330.5 to establish your use in the R-4 residential zone. The Board of Zoning Adjustment has authority to grant special exceptions under provisions of DCMR Title 11, Section 3104.1.

This letter must be presented to the Board of Zoning Adjustment, Room 210, 441 4th Street, N.W., when submitting an application for the Board's consideration. If your request is granted, a new certificate of occupancy application must be filed with the Department of Consumer and Regulatory Affairs for the final review, along with a copy of the BZA order, and any associated exhibits granting approval.

Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date this memo.

Best Regards,

Handwritten signature of Matt LeGrant.

Matt LeGrant
Zoning Administrator

Answer to 5-D

Detailed statement of existing and intended use of the structure

Currently the house is located at 1329 North Carolina Avenue NE Washington DC, 20002 and it is being used as a primary residence. Ximena Maldonado Cespedes is currently the primary owner of the house and have the required license to run a home based daycare program that currently serves six children from the ages of zero to five years old. It operates from Monday through Friday from 8:00 am to 6:30 pm.

I hope to expand my business into a Child Development Center that will serve twenty four children, and if this is approved this property would not longer have a residential use. Therefore, my family and I will be moving to another house.

Answer to 5-E

Detailed Statement explaining how this application meets the specific tests identified in the zoning regulations for variance, special exception....

- 205.1** My proposed Child Development Center is allowed by the code:
Use as Child Development Center 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** My proposed Child Development Center will meet all the requirements that all the relevant offices need (OSSE, DDOT, Office of planning, etc.) to make sure that we comply with all the regulations.
- 205.3**
- 205.4** My proposed facility is intended to serve a maximum capacity of twenty four children and employ a maximum of eight staff. This Child Development Center contains two parking spaces and since this location will no longer be residential, the two parking spaces will be available at all times for staff use.

Parents will enjoy a valet drop-off and pick-up service on rush hour traffic; from 8:00 am to 9:00 am and 4:30pm to 6:30pm in front of the facility.

The hours of operation for the Child Development Center are from 8am to 6:30pm, therefore, there is off-street parking always available since the majority of residents that live on North Carolina Ave NE and A St NE corner go to work. If there is a parent coming late to drop off a child and valet services are not available at the time the parent will be able to park easily.

The Center will use both front doors as its main entrance; the basement front door will be used for infants (0-18 months old) and the main front door for children (18 months and up). The rear basement door is wheel chair accessible and the rear first floor door will be the access for the staff. Both front doors open to a set of stairs that lead to the fenced front yard and to North Carolina Avenue NE south side. Both rear doors open to the staff parking spaces and to the alley located between 14th St NE and North Carolina Ave NE. Parents can have access to the alley coming from North Carolina Ave NE turn right into the alley and same way coming from 14th St NE. Access to the alley is wide enough to fit

two cars passing by. With all this we anticipate that the additional cars will not cause any traffic problems.

205.5 This Child Development Center will only use Public Play Parks that are located at Lincoln Park at East Capitol St & 13th St NE which is two blocks away; and Love Joy Park at 12th St NE & E St NE. which is eight blocks away.

We anticipate that only one class of children would go to the park at a time, meaning there will be no more than eight to ten children outdoors at the same period of time, this way they will not cause any adverse impact.

We will use the fenced front yard also one class at a time as an outside class room to explore and play with the water and sand table, we will keep several pieces of play equipment in the area believe these will not cause any adverse visual impact.

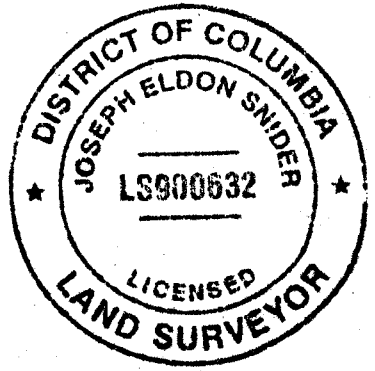
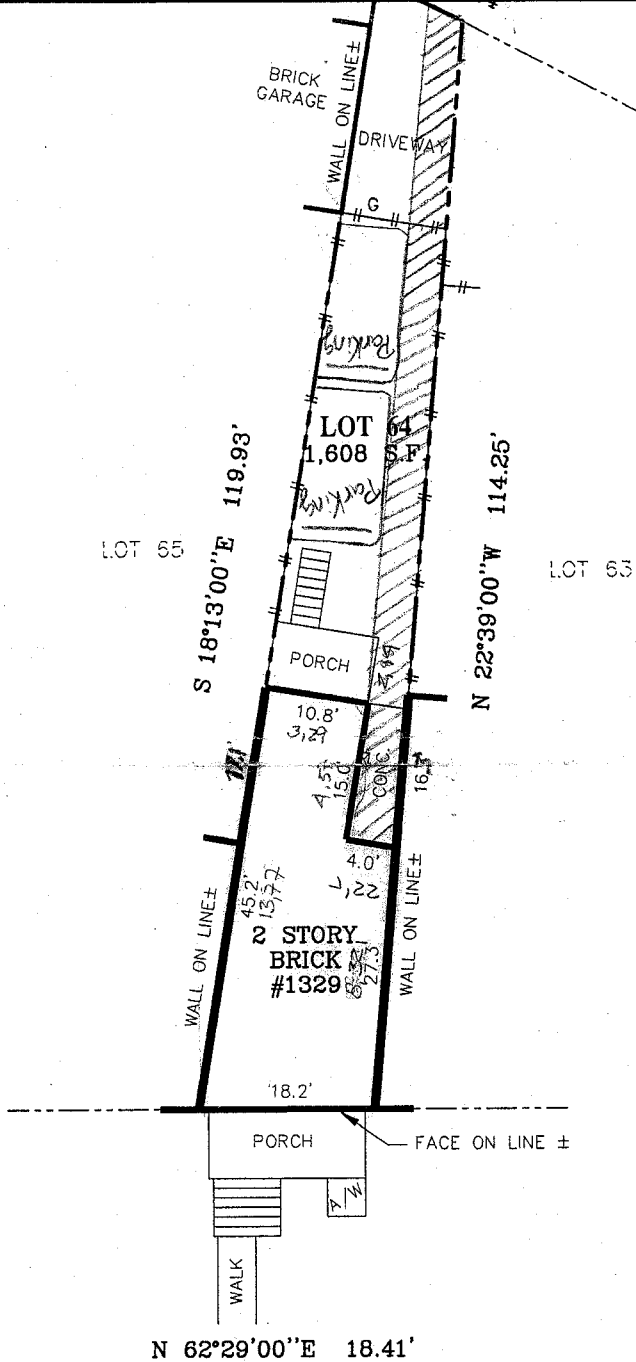
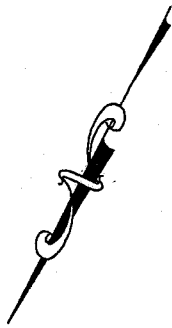
205.6 This Child Development Center is and will always be open to any recommendation from the board in special treatment in the way of design, screening of the facility; planting and parking areas, and signs to protect the well being of our neighborhood.

205.7 When taking the kids to the play park they will always be escorted by two staff and two quadruple strollers via the side walks that are available in the entire walk to the play ground. Besides all playgrounds are fenced so children would not be running off to the street.

205.8 There are no childcare centers within 1000 feet of the Child Development Center. There is a great need in the area for early childcare.


205.9 We understand that before taking final action on my application for use as a child development center facility, the Board shall submit my application to the D.C. Department of Transportation human services, and to the D.C. Office of planning for reviews and written reports.

205.10 We also understand that the D.C. Department of human services shall request advice as to whether my proposed center can meet all licensing requirements set forth in the applicable laws of the District of Columbia.



NORTH CAROLINA AVENUE, N.E.

LOCATION DRAWING
 LOT 64, SQUARE 1035
 WASHINGTON
 DISTRICT OF COLUMBIA

SURVEYOR'S CERTIFICATE THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO DOCUMENTS OF RECORD AT THE OFFICE OF THE DISTRICT OF COLUMBIA SURVEYOR. LOCATION OF IMPROVEMENTS SHOWN HAS BEEN BASED UPON FIELD MEASUREMENTS FROM EXISTING LINES OF APPARENT OCCUPATION. WHENEVER POSSIBLE, PRIOR SURVEYS OF PUBLIC RECORD HAVE BEEN USED TO CONFIRM INFORMATION SHOWN. <i>Joseph E. Snider</i> DISTRICT OF COLUMBIA LICENSED SURVEYOR NO. LS 900632		REFERENCES D.C. SURVEYOR RECORDS BOOK 33 PAGE 173 LIBER FOLIO	 SNIDER & ASSOCIATES LAND SURVEYORS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100 Fax 301/948-1286
DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 11-27-07		SCALE: 1" = 20' DRAWN BY: E.H. JOB NO.: 07-8609	

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



APPLICATION TO CERTIFY A HISTORIC BUILDING
FOR D.C. ZONING REGULATIONS OR CONSTRUCTION CODES

I hereby request certification that the following property is a historic landmark or a building or structure contributing to the character of a historic district in the D.C. Inventory of Historic Sites, for the purpose of D.C. Zoning Regulations or the D.C. Construction Code. A photograph of the front of the building is attached.

Address: 1329 N. Carolina Ave. Ne. Washington D.C. 20002

Square: 64 Lot: 1035

PURPOSE OF REQUEST:

- Waiver of Additional Off-Street Parking Spaces (DC Zoning Section 2100.5)
- Waiver of Additional Off-Street Loading Spaces (DC Zoning Section 2200.5)
- Increase in Number of Sleeping Rooms in a Bed-and-Breakfast Facility (DC Zoning Section 203.8)
- Non-Mandatory Compliance with Code Provisions (DC Construction Code)
- Alternative Compliance Provisions for Historic Buildings (DC Construction Code)

Ximena Cespedes
Applicant

202 375 4365
Telephone

1329 N. Carolina Ave Ne Washington DC 20002
Address

[Signature]
Signature

11/05/10
Date

HISTORIC PRESERVATION OFFICE USE ONLY

I hereby certify that this property is either a historic landmark or a building or structure contributing to the character of a historic district listed in the D.C. Inventory of Historic Sites. *This certification does not constitute an interpretation of zoning or building codes and does not entitle the applicant to any relief not authorized by zoning or building code officials pursuant to the applicable codes.*

[Signature]
State Historic Preservation Officer

11/5/10
Date

To see all the details that are visible on the screen, use the "Print" link next to the map.







Office of the
State Superintendent of Education

CHILD CARE LICENSING UNIT

LICENSE FOR CHILD DEVELOPMENT FACILITY

License Number: CDH-909770

Type of Facility: Child Development Home
Maximum Capacity: 3

Date Issued: 01/13/2011
Date Expires: 01/12/2012
Hours of Service: 8:30am – 6:30pm

PERMISSION IS GIVEN TO: XIMENA CESPEDES
FACILITY ADDRESS: 1329 NORTH CAROLINA AVENUE NE

To establish, operate and maintain a Child Development Facility, subject to the following conditions, in accordance with Title 29 of the District of Columbia Municipal Regulations, Chapter 3, Child Development Facilities.

1: AGES: ONLY ONE (1) MAY BE UNDER TWO (2) YEARS OF AGE

CONDITIONS:

1. The standards of care described in this regulation should be provides at all times in order to protect the health, welfare, and safety of children.
2. The holder of this license shall, at all times, keep a register or records showing the children's names, ages, date admitted and discharged, the reason for discharge, as well as the names of the parents or guardians and their addresses and telephone numbers.
3. The State Superintendent or designee shall have the right to inspect the above-names child development facility and the register or records kept.
4. If at any time there is evidence that the health, welfare, or safety of the children is threatened, the State Superintendent shall, after a hearing, order this license revoked.
5. This license and the Certificate of Occupancy shall be posted at a conspicuous place on the licensed premises.

Date

JAN 20 2011

**Director, Early Childhood Education
Office of the State Superintendent of Education**

THIS PERMIT APPLIES ONLY TO THE LICENSEE AND ADDRESS GIVEN HEREIN AND IS NOT TRANSFERABLE

Department of Consumer and Regulatory Affairs

Permit Operations Division

941 North Capitol Street NE Room 2100

Washington DC 20002

Tel. (202) 442-4589 Fax (202) 442-4862

TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442 9557

HOP

HOME OCCUPATION PERMIT

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK UNTIL
WORK IS COMPLETED AND APPROVED

PERMIT NO. HO0900856

Date: 10/20/2009

Address of Project: 1329 NORTH CAROLINA AVE NE					Zipcode: 20002	Zone: R-4	Ward: 6	Square: 1035	Suffix:	Lot: 0064
Owner Name: Ximena Maldonado		Owner Address: 1329 N CAROLINA AVE NE WASHINGTON, DC 20002-6423								
Permission is Hereby Granted To: Sole Proprietorship		BZA No:	Issue Date: 10/20/2009			PERMIT FEE : APPL: \$33.00 PMT: \$33.00				
Bus Owner/Tenant: Ximena Cespedes		Business Address: 1329 NORTH CAROLINA AVE NE				Business Type: Business Owner Home Office				
Total Sq. Footage: 3090	% of Use: 21 - 25	Sign: Yes		Sign Size and Name: 12X12 - DC SPROUTS CHILD DEVELOPMENT HOME						
Employees: No	No. Employees: 0	Leased Parking: No		Parking Type: Provided			Off Street Parking: No			
Bed & Breakfast: No	Meals Served: 0	# Sleeping Rooms: 0		No Residents:			Other Residents:			
Days of Operation: MONDAY - FRIDAY		Hours of Operation: From: 8AM AM To: 6PM PM								
<p>Conditions/ Restrictions: DC - SPROUTS CHILD DEVELOPMENT HOME - PURSUANT TO DCMR 11-199.1, A CHILD DEVELOPMENT HOME IS A DWELLING UNIT USED IN PART FOR THE LICENSED CARE, EDUCATION AND TRAINING OF NO MORE THAN SIX (6) INDIVIDUALS FIFTEEN (15) YEARS OF AGE OR LESS FOR LESS THAN TWENTY-FOUR (24) HOURS PER DAY. ONE (1) EXTERIOR SIGN ON A DWELLING MAY BE DISPLAYED. SIGN SHALL NOT EXCEED 144 SQUARE INCHES IN AREA.</p> <p>As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all work authorized by this permit and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this Permit must start within one(1) year of the date appearing on this permit or the permit is automatically void. If work is started, any application for partial refund must be made within six months of the date appearing on this permit.</p>										
Director: Linda K. Argo		Permit Clerk: Stacie Williams				Expiration Date:				
<p>TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639</p> <p>FOR CONSTRUCTION INSPECTION INQUIRIES CALL (202) 442-9557</p> <p>TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442 9557</p>										