

STATEMENT OF INTENDED USES

This is the application of BBCH LLC ("**Applicant**" or "**BBCH**") to continue its special exception to allow the continued operation of the child development center located at 5608 Broad Branch Road, NW (Square 1997, Lot 78)("Property") known as Broad Branch Children's House ("**BBCH**"). The child development center was first approved by the Board of Zoning Adjustment in Case No. 17147 to allow a maximum of 60 children and up to 8 staff members. The application was approved for a term of 5 years. BBCH applied to renew the special exception in 2013. The Board of Zoning Adjustment approved an application to extend this special exception and area variance in Case No. 18551 for a period of ten years. Order 18551 is set to expire on August 6, 2023. BBCH now returns to the Board to renew the existing approval. It also seeks permanent approval of the child development center.

I. BACKGROUND

A. The Applicant

BBCH is a Montessori Children's pre-school licensed by District of Columbia Office of the State Superintendent of Education Division of Early Learning, license number CDC-909748, to serve children aged two years of age to six years of age. BBCH serves primarily children from the Chevy Chase, DC neighborhood surrounding the school.

A. Description of the Property

The Property is located in the southwest corner of the intersection of Broad Branch Road, NW and Northampton Street, NW. It is co-located with the Broad Branch Market in a two-story detached structure built in 1919. The building is approximately 8250 square feet in size and the center occupies approximately 2350 square feet on a portion of the first floor and the entire second

floor of the building. The Property is bound by Northampton Street to the north and Broad Branch Road to the east. It is adjacent to single family houses to the west and south. It is also bound by a public alley to the south. It is caddy-corner to Lafayette Elementary School

The center is located in the same building as the market, but it is operated independently of the market. There is a second entrance on the south side of the house that is used solely for accessing the child development center. The center is comprised of 4 classrooms above the market and it uses the side yard as an outdoor play area for the children, as well as an office and parent meeting room

B. Description of the Project

The center is a licensed Child Development Center that meets all of the requirements of a Child Development center as enumerated in Title 29 of the D.C. Municipal Regulations. It is located in Northwest Washington in the Chevy Chase neighborhood. The center serves children two through six years of age and is open Monday through Friday from 8 am to 6 pm. The program is split into two separate programs: the Toddler Program for children aged two to three years of age and the Primary Montessori Program for children aged three to six years of age. BBCH anticipates approximately 16 children in its Toddler Program and 44 children in its Primary Montessori Program.

Children typically arrive at the center at 8 am or 9:15 am. These times are bracketed around and designed to avoid the traffic congestion associated with the Lafayette public school across the street. Approximately 25% of the children stay at the center until 6 pm, when the program closes. A portion of the children are only present on-site for a half-day and leave between 12:15 pm and 12:30 pm. The facility provides two compact parking spaces onsite as per the conditions of the previous BZA order, but note that per the Department of Buildings, a variance for parking is no longer required for this property. See Permit No. B2404274

II. Intended Use

Pursuant to BZA Order No. 18551, the BBCH program was approved pursuant to the conditions stated below. BBCH proposes modifications to these conditions as noted in italics below:

1. Approval of the child Development Center (Center) use shall be for a period of TEN (10) YEARS. *BBCH is seeking permanent approval for the child development center. Applicant needs certainty that the center will be running on a permanent basis in order to finance improvements and to attract students to the program. Any uncertainty about the permanency of the program creates uncertainty and issues for parents, students as well as the lessor and lenders.*

2. Center operations shall be Monday through Friday, from 8:00 a.m. to 6:00 p.m.. *BBCH does not propose any modification of this condition.*

3. The maximum Center capacity shall be 60 children and eight teachers and staff. *BBCH does not propose any modification of this condition.*

4. Two compact parking spaces shall be provided and appropriately striped and lined onsite for Center employees. *A variance for parking is not required. See Permit No. B2404274.*

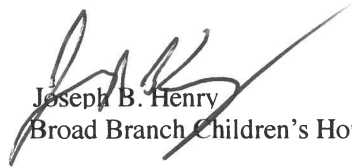
5. Center drop-off and pick-up periods shall not coincide with drop-off and pick-up. *BBCH does not propose any modification of this condition.*

6. Center staff shall assist the children to and from cars during peak drop-off and pick-up periods. *BBCH does not propose any modification of this condition.*

7. The entire rear of the property shall be fenced-in by a six feet high fence made of wood. *BBCH does not propose any modification of this condition.*

BBCH appreciates the Board's consideration of this application and looks forward to continuing to provide this important service in the D.C. community. It asks that its request for special exception relief to continue the operation of the child development center on a permanent basis be granted.

Respectfully submitted,



Joseph B. Henry
Broad Branch Children's House