Government of the District of Columbia
Advisory Neighborhood Commission 4B

RESOLUTION #4B-20-07xx

Opposition to Expansion of Renaissance Center for Culture Home Day Care
240 Quackenbos St NE

Adopted July 27, 2020

Advisory Neighborhood Commission 4B takes note of the following:

- In 2018, Renaissance Center for Culture Home Day Care requested a letter of support to expanding the home day care from 9 to 20 students. During the January 2019 ANC Meeting, the Commission considered and supported a modest expansion of the student body but was not asked to consider a home expansion or conversion to a day care center. During the July 2020 meeting, the Board of Zoning Adjustment requested an ANC resolution regarding the proposed expansion of Renaissance Center for Culture Home Day Care currently located at 240 Quackenbos St NE.

- The owner of Renaissance Center for Culture Home Day Care requested support to increase student population from 9 to 20 students but did not indicate or share the intention to change from a home day care to a day care center. Becoming a day care center, does not require the family to move out of the home but the owner does not intend to reside in the home going forward. Child development homes and expanded child development homes are permitted in R Zones as accessory to a principal residential use and the caregiver is required to live on-site, **Subtitle U § 250.1(c)(1), Subtitle U § 251.1(b).** A child development center, which is the proposed use, is not defined as an accessory use and therefore there is no requirement that the building be the principal residence of the caregiver.

- The owner of Renaissance Center for Culture Home Day Care has not provided the ANC with any plans for a home addition and has not presented the plans at an ANC meeting. Currently before the Board of Zoning is a plan to construct a three-story rear addition and a third story addition to the existing detached dwelling in the R-1-B Zone at premises

- Residents within 200 feet of the proposed site, and a majority of the Lamond Riggs Community are not in favor of the expansion.

RESOLVED:

That Advisory Neighborhood Commission 4B opposes the expansion of the daycare center to 20 students and opposes the plan to construct a three-story rear addition and a third story addition to the existing detached dwelling in the R-1-B Zone at premises.

FURTHER RESOLVED:

That Commissioner Alison Brooks, ANC 4B08, is hereby authorized to serve as the Commission's representative in all matters relating to this Resolution.

FURTHER RESOLVED:

That, in the event the designated representative Commissioner cannot carry out their representative duties for any reason, the Commission authorizes the Chair to designate another Commissioner to represent the Commission in all matter relating to this Resolution.

FURTHER RESOLVED:

Consistent with DC Code § 1-309, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions, and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

ADOPTED by voice vote at a regular public meeting (notice of which was properly given, and at which a quorum of ___ of nine members was present) on July 27, 2020, by a vote of __ yes, __ no, __ abstain.