

Government of the District of Columbia
Advisory Neighborhood Commission 4B



[DRAFT] RESOLUTION #4B-25-0301

Supporting Application for Special Exception at 405 Riggs Road NE ([BZA 21257](#))

Adopted March 24, 2025

Advisory Neighborhood Commission 4B (The Commission) takes note of the following:

- Newlen Child Development Center and Faith Moravian Church of the Nations Capital (collectively known as the Applicants) at 405 Riggs Road, NE (Square 3741, Lot 0809) are seeking to permit an existing child development center for 59 children and 11 staff, in a detached, two-story building in the R-2 Zone;
- The Applicants have applied to the Board of Zoning Adjustment (BZA) for a special exception from the matter of right uses of Subtitle U 201, pursuant to Subtitle U 203.1 (h) and Subtitle X 901.2; The Applicant is seeking to reinstate the original approval through this new BZA case, as the previous BZA order [16322](#) expired in 2008;
- The BZA has placed the application on its hearing calendar for a decision March 26, [2025](#);
- The BZA is authorized to grant special exception relief where a special exception will be in harmony with the general purpose and intent of the zoning regulations and zoning maps and will not tend to adversely affect the use of the neighboring property or properties (Subtitle X § 901.2);
- Newlen has operated in this space since 2016, and the Applicant only proposes to continue the approved use listed on the most recent Certificate of Occupancy (2007);
- The daycare will remain in the lower level of the church without changes to capacity, conditions of the original approval, or impact on surrounding properties;
- The Applicants timely communicated with the Commissioner for Single Member District 4B09, where the church and CDC are located, about their application (via email as of December 12, 2024); and

- Applications to the BZA must include “[a] statement of the efforts that have been made to apprise the affected [Advisory Neighborhood Commission] and other individuals and community groups concerning the application, if any.” (Subtitle Y § 300.8(l)).

RESOLVED:

- That Advisory Neighborhood Commission 4B supports the application for a special exception from the matter of right requirements for 405 Riggs Road, NE, to reinstate the original approval permitting a child development center.

FURTHER RESOLVED:

- That the Commission designates Commissioner Sophia Tekola, ANC 4B05, Commissioner Tiffani Nichole Johnson, ANC 4B06, Commissioner Michael Cohen, ANC 4B07, and Commissioner Keenan Courtland, ANC 4B03 to represent the Commission in all matters relating to this Resolution.

FURTHER RESOLVED:

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

FURTHER RESOLVED:

- That 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 nine members was present) on March 24, 2025, by a vote of ___ yes, ___ no, ___ abstentions.