



**Government of the District of Columbia
Advisory Neighborhood Commission 4B
Alison Brooks, 4B08**

November 9, 2020

re: BZA Case # 20186

Dear Commissioners:

Thank you for honoring the request to extend the decision period to this month.

The largest concern of most residents surrounds the issue of the change in zoning. To eliminate that concern, residents requested that Ms. Hando reside in the property which is allowed by OSSE. Both Ms. Hando and I have confirmed that living in the home is allowable. During the weeks of negotiation with Ms. Richardson, Ms. Hando acknowledged that she can in fact remain in her home and has agreed to do so. Email attached. I believe now that Ms. Hando would have to revise her architectural plans to create a private living space and indicate where on the plans that would be.

The second concern is the size of the addition and the use of much of the lot. After communicating with Ms. Anita Purvis, the neighbor across the street, Ms. Hando responded, “no problem” to reconsidering the size of the addition, but it is unclear whether Ms. Hando really intends to reduce the size of the addition. Email attached. Reducing the height of the addition would definitely increase the support for the project. Current petition and opposition list

Parking relief has been requested as part of the special exemption. Given that there is a need for at least 5 staff to park in addition to 11 more parents, there is concern that parking will become a problem on the block. Currently, the day care is approved for 9 children. The last request for an increase to 12 students was denied. Residents continue to request that the parking relief be denied.

As previously indicated, when Ms. Hando opened the daycare, she sought and received community support. When the center proposed increasing the number of students to 12, she sought and received community support. When she decided to

increase the number to 20, neighbors expressed concerns that they wanted this to remain a home-based business. Ms. Hando indicated that was her plan. As a result of the changes to her plan, opposition grew to include the Citizens Aware Community Association, Lamond-Riggs Citizens Association and ANC 4B. If Ms. Hando makes the aforementioned compromises, I am certain she would gain more support. There are no other “Pop ups” in this community and this is an area of great concern.

Lastly, because Ms. Hando questioned how I arrived at the statement, “the majority of residents do not support the request”, for the record, I have attached the petition I received as well as the list of residents within the 200 ft boundary. Those residents have been highlighted on the petition for clarity.

Conversely, if your decision is to grant the special exemption at this time, I am asking that the following impact mitigation requests be contained with the zoning order:

1. Neighborhood friendly signage and lighting.
2. Business hours from 7am – 6pm.
3. A 6 ft privacy fence that would have two entry points, 3rd Street and Quackenbos Street to match the drop off plan.
4. A cap on the total number of children enrolled at twenty (20).
5. An enforced drop off/pick up plan.
6. A Parent contract with the daycare including a statement that longer parking not associated with drop off or pick up will not be allowed and a commitment from Ms. Hando to follow the drop off/pick up plan.
7. A requirement that Ms. Hando attend Citizen’s Aware and LRCA meetings on a quarterly basis to provide a written update on the Center and respond to questions, concerns, etc.
8. Reside in the home.
9. A five-year sunset provision to ensure that these mitigation measures are implemented faithfully.

After speaking with Ms. Hando, she agrees to items 1 -8 and takes exception to item 9. We were not able to resolve that mitigation request.

I appreciate the Commissions efforts to hear from the community and take into consideration the concerns of the residents located within 200 feet of the property. I attempted to reach each resident and outline their concerns. Once all parties agree, I would be happy to submit an updated ANC 4B resolution.

Sincerely,

A handwritten signature in black ink, appearing to read "Alison Brooks". The signature is fluid and cursive, with a large initial "A" and "B".

Alison Brooks
Commissioner, 4B08

Brooks, Alison (SMD 4B08)

From: Mimi <mimi1186@aol.com>
Sent: Saturday, November 7, 2020 10:59 AM
To: elisabeth.hando@gmail.com; Brooks, Alison (SMD 4B08)
Subject: Clarification on structure

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Hi Elisabeth,

BZA is not needed for you to operate as an expanded day care home. The project size is enormous and not needed for 20 kids. I recommend that another design be proposed to the civic associations so that it will be a true compromise with all of us. As you see, there are a lot of opposition to this structure and special exemptions. Additional time will be needed to have OSSE and your structure approved. I know that the height of the project will not be approved for small children therefore, the height is unnecessary. The lot and land are regulated to protect the surrounding properties.

I hope you are willing to begin this discussion toward a compromise that does not required any special exemptions. Especially when the reason originally was being requested because you thought you could not live on the property.

Best
Patrice

On Thursday, November 5, 2020 Elisabeth Hando <elisabeth.hando@gmail.com> wrote:

Good Afternoon Ms. Richarson.

I just received this good news from DCRA. I have been calling DCRA and OSSE since Monday and we finally got a positive answer.

I will be able to reside in the property as long as BZA approves the application with a condition that the property be used for a child care Center and primary residence .I will be adding this information as one of the conditions.

Best,

Elisabeth

----- Forwarded message -----

From: Elisabeth Hando <elisabeth.hando@gmail.com>
Date: Thu, Nov 5, 2020 at 5:12 PM

Subject: Re: Clarification on CofO

To: <dcracs@dc.gov>

Thank you for the clarification.

Elisabeth H. Ngatchou.

----- Forwarded message -----

From: **DCRA Customer Service** <dcracs@dc.gov>

Date: Thu, Nov 5, 2020 at 11:57 AM

Subject: Re: Clarification on CofO

To: <elisabeth.hando@gmail.com>

Good afternoon Ms. Hando,

I hope you are well. Please excuse the belatedness of my response as I have been away from my usual childcare duties. I understand you are currently quite far along in the BZA process for obtaining special exception approval to operate a CDC on your property at 240 Quackenbos St NE (in the R-1-B zone). When you have obtained an Order of Approval from the BZA, you will then apply for a building permit and submit plans that comply with any conditions the BZA may impose. For more information on building permit application process and requirements, please visit <https://dcra.dc.gov/service/get-building-permit-what-you-need-know>.

Once the building permit plans have been reviewed and approved, the building permit will be issued. At that time, you would make the improvements that are required and get the work inspected. You can call DCRA to schedule the inspections (<https://dcra.dc.gov/service/ivr>) or hire a third party agency to do the inspections and send the reports to DCRA. We would then be able to begin processing your new C of O application (<https://dcra.dc.gov/cofo>) which you will submit via our application inbox coapp@dc.gov. Please be sure to include a copy of your BZA Order as well as graphic and written fire evacuation plans (checklist and form attached) in addition to the standard documentation requirements listed on our website.

Please also see the attached resources for your review and reference. If you have further questions about your next steps, please contact my supervisor at Mamadou.Ndaw@dc.gov. Please take care.

Best,

Hillary

Hillary Seybold, Plan Reviewer, Office of the Zoning Administrator
Department of Consumer and Regulatory Affairs / 1100 4th St SW, DC 20024
hillary.seybold@dc.gov / mobile: (202)491.1979

On Tue, Nov 3, 2020 at 4:29 PM <dcracs@dc.gov> wrote:

Dear Ms. Ngatchou,

Brooks, Alison (SMD 4B08)

From: anita PURVIS <anitapurvis82@gmail.com>
Sent: Saturday, November 7, 2020 10:26 AM
To: Brooks, Alison (SMD 4B08)
Subject: Fwd: I'm opposition of the Daycare Center

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Good morning

In response from Elizabeth to my recent email asking her to reconsider the size and height of the project (Daycare Center) with her responding with 'no problem.'

I

She's actually saying no problem then that means she doesn't need that exemption through BZA at this point.

Anita

----- Forwarded message -----

From: **anita PURVIS** <anitapurvis82@gmail.com>
Date: Fri, Nov 6, 2020, 9:28 AM
Subject: Fwd: I'm opposition of the Daycare Center
To: Mimi <mimi1186@aol.com>

----- Forwarded message -----

From: **Elisabeth Hando** <elisabeth.hando@gmail.com>
Date: Fri, Nov 6, 2020, 12:06 AM
Subject: Re: I'm opposition of the Daycare Center
To: anita PURVIS <anitapurvis82@gmail.com>

No problem.

Thank you.

Elisabeth

On Thu, Nov 5, 2020 at 10:15 PM anita PURVIS <anitapurvis82@gmail.com> wrote:

Elisabeth I'm reaching out as your neighbor since the last BZA hearing which still want the neighbors and the Daycare business to try to resolve some of our concerns with compromising.

(1) Really need you to reconsider the size and height of this project. Over (80+ percent of your property) is being used. Needing to stop the change on our zone here in this residential community.

(2) Indeed we still want off street parking. We still believe it will be a traffic issue!

Ms. Hillary Seybold from the Zoning Office will provide you with the information for a Day Care CO.

Thank you and have a nice day.

On Mon, Nov 2, 2020 at 5:52 PM <dcra@dc.gov> wrote:

Automatic Notification of New Conversation

On Mon, Nov 2, 2020 at 5:50 PM <elisabeth.hando@gmail.com> wrote:

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Hello Ms Hillary,

I would like to know if DCRA will be issued a C of O to operate a center in my home if I convert it to a center and still maintain the home as your primary residence and have separate entrances. Some of my neighbors mentioned that there are 2 existing daycares in the District where properties are used for daycare Center and primary residence.

With the Cap of 20 children , Can a Certificate of Occupancy be issued by DCRA?

I am looking forward to hearing from you.

Best,

Elisabeth H. Ngatchou.

(3) 5 year monitoring at LRCA meetings should be one of the obligations as well for it builds a relationship with the business and the residents of the community.

Anita Purvis
6123 3rd street NE 20011
202-590-2418

BZA Case # 20186

RESIDENT		ADDRESS				POSITION
DALILA	LANG	6020	3RD	ST	NE	Did not reach, do not know whether they support or oppose.
ORALISA	MARTIN	6111	NEW HAMPSHIRE	AVE	NE	Did not reach, do not know whether they support or oppose.
CHRISTINA	CHAN	223	QUACKENBOS	ST	NE	Did not reach, do not know whether they support or oppose.
ARLENE	MADRIGAL	304	QUACKENBOS	ST	NE	Did not reach, do not know whether they support or oppose.
Amanuel	Berhane	308	QUACKENBOS	ST	NE	Did not reach, do not know whether they support or oppose.
CHARLES	THOMAS	303	QUACKENBOS	ST	NE	On Exhibit 5, w/o address not listed did not receive a letter.
DENYL	MANCE	6017	3RD	ST	NE	Opposed
DANAE	PURVIS	6113	3RD	ST	NE	Opposed
RABIHAH	MATEEN	6117	3RD	ST	NE	Opposed
WINSTON	THOMPSON	6115	NEW HAMPSHIRE	AVE	NE	Opposed
BRIANA	GIVENS	6119	NEW HAMPSHIRE	AVE	NE	Opposed
REGINALD	MITCHELL	227	QUACKENBOS	ST	NE	Opposed
ARCHIE	PRITCHETT	232	QUACKENBOS	ST	NE	Opposed
JACQUELINE	PARRISH	235	QUACKENBOS	ST	NE	Opposed
BRANDON	PIKE	236	QUACKENBOS	ST	NE	Opposed
RUBY	JONES	239	QUACKENBOS	ST	NE	Opposed
SWARNI	DE MEL	243	QUACKENBOS	ST	NE	Opposed

LAWRENCE	MARTIN	301	QUACKENBOS	ST	NE	Opposed
GWENDOLYN	COFIELD	305	QUACKENBOS	ST	NE	Opposed
GABRIEL	STONEBRAKER	231	QUACKENBOS	ST	NE	Opposed because there are more questions to be answered. Resident never spoke to him
THEODORE	NGATCHOU	240	QUACKENBOS	ST	NE	Owner
		6119 3RD		ST	NE	Supported by New Star LLC who owns a blighted property in the community
AMY	WALLACE	6121 3RD		ST	NE	Supports
RECARDO	GRIGGS	300	QUACKENBOS	ST	NE	Opposed, Although Elisabeth said that Mr McIntosh supports the project, I spoke to the family and they are opposed. Mr McIntosh is deceased.
Not sure what propert Natco Developers own. It is not listed in the real property tax database.						

Support 1 residents and 1 property owner
Opposition 14
Unknown 6
Owner 1

Oracle Religious Association did not feel they could participate because of religious reasons.



This petition has collected
62 signatures
using the online tools at www.ipetitions.com

Printed on 2020-11-06

Protect The Neighborhood

About this petition

We are in opposition of Case 20186 with the District of Columbia Board of Zoning. This is a Single family home trying to get approved for exemptions that will allow the residential home to be a business without any residential life. We say no to the Special exemptions, we say no to the proposed unlicensed construction and No to this business venture. We must protect our properties, senior citizens and the quiet residential zone. We say No to increased traffic, we say NO. Move this venture to an area zoned for business. We say No

Signatures

1. Name: Kendall B Johnson on 2020-10-30 13:07:27
Comments:

2. Name: Patrice Richardson on 2020-10-30 13:09:42
Comments: NO Day Care Center we already having issues with this property attracting all kinds of animals with the unkept garden.

3. Name: D Mance on 2020-10-30 14:18:52
Comments:

4. Name: Maureen Thompson on 2020-10-30 19:38:33
Comments: I am saying no to this. I strongly abject

5. Name: Janet MvCormicj on 2020-10-30 19:40:01
Comments: I'm totally opposed to the expansion from a home to a center serving a much larger number of children.

6. Name: Lianne Thompson on 2020-10-30 20:00:45
Comments: I object

7. Name: Christopher Totty on 2020-10-30 20:02:16
Comments:

8. Name: Wenda Thompson on 2020-10-30 20:04:36
Comments:

9. Name: Wenda Thompson on 2020-10-30 20:30:47
Comments: I object to the expansion of this daycare which will change our zone. turning our residential neighborhood into a place of business

10. Name: Pamela LR Griffin on 2020-10-31 02:42:35
Comments:

11. Name: Carokyn Saler on 2020-10-31 21:19:31
Comments:

12. Name: Keeva Harmon on 2020-10-31 21:43:37
Comments:

13. Name: Gloria Wims on 2020-10-31 22:10:14
Comments:

-
14. **Name: Janice D Martin Mitchell** on 2020-11-01 04:35:34
Comments: My Dad, Mr Martin and I oppose this expansion in our residential neighborhood. Such a zoning change would cause more such property issues to crop up in the future. Our community is residential, quiet, vigilant, and should stay that way. Too many cars from all over coming and going to drop-off a larger number of children at this corner intersection will also be very unsafe for the children and our seniors.
-
15. **Name: BRIA GREENWOOD** on 2020-11-01 14:56:13
Comments: This is an unnecessary want in the neighborhood. And this business owner has constantly showed lack of compromising but more importantly has lied on her application. I don't understand why this application is still considered. Any other application for govt would be terminated , so should theirs.
-
16. **Name: Lester Richardson** on 2020-11-01 16:10:47
Comments: My daughter and I oppose this project.
-
17. **Name: Nicole Phillips** on 2020-11-01 20:02:31
Comments:
-
18. **Name: Karla Laney** on 2020-11-01 22:36:40
Comments:
-
19. **Name: Georgia Stewart** on 2020-11-02 01:19:01
Comments: I support this petition one hundred percent! This business will cause a disruption to our neighborhood as has in the past. Issues such as Parking, parties, trash and the use of ally next to my house as a main thoroughfare. I would like to enjoy the comfort of my home!
-
20. **Name: Anita Purvis** on 2020-11-02 14:25:14
Comments: I am a neighbor with 300ft of this property that's being expand into a Daycare Center from a home base Daycare business and will be affected by this change. Just facility that's being proposed it's going to now take up over 80% of the property with no backyard standing changing the whole phase about community within the single family homes here. This change will also take place for our zoning that's going to be heavily affected here in the community this is a non-commerce community single-family townhomes only changing that zone will only change the whole status of the community.
- there's no real solution for dropping off and picking up children and such clothes facilities of houses and driveways here it is really really dangerous.
There's no off street parking at this place it's on a corner of a main Street with traffic. Just project really need to go to a commercial zone area where there is business to operate as the same.
-
21. **Name: Rodney Foxworth** on 2020-11-02 15:24:11
-

Comments: I strongly oppose this zoning exemption. If granted, it'll allow: 1-A business to operate in an area of homes that's zoned residential, 2- A 3 story addition, 3- The addition of a 3rd story on the existing home day care (both 3rd floors are out of character with the surrounding 2 story homes), 4- Increased traffic, parking and related safety concerns on a quite residential street and lastly 5- If granted, anyone else can apply for a zoning exemption in our Community and use this exemption as a means, to support their appl. and in time, potentially destroy the character of our residential neighborhood. Is your Community next?

22. **Name: Margaret Pritchett** on 2020-11-02 15:31:58
Comments:

23. **Name: Brittany Williams** on 2020-11-02 17:03:50
Comments:

24. Name: Lawryn Fowler on 2020-11-02 17:05:52
Comments:

25. **Name: Brandon Pike** on 2020-11-02 17:07:34
Comments:

26. Name: Karla Laney on 2020-11-02 17:09:16
Comments:

27. Name: Kendra Reynolds on 2020-11-02 17:09:50
Comments:

28. Name: Rhonda Simon on 2020-11-02 17:10:52
Comments:

29. Name: Doniva Montgomery on 2020-11-02 17:11:27
Comments:

30. Name: Shannon Keys on 2020-11-02 17:12:53
Comments:

31. Name: Ashley levy on 2020-11-02 17:13:30
Comments:

32. Name: Crystal Robinson on 2020-11-02 17:14:12
Comments:

33. Name: Michael Varela on 2020-11-02 19:01:06

Comments:

-
34. Name: Ira Lee on 2020-11-02 19:11:33
Comments:
-
35. Name: James Gaston III on 2020-11-02 19:34:33
Comments: thank you
-
36. Name: Robin Imperial on 2020-11-02 19:57:08
Comments:
-
37. Name: James Thomas on 2020-11-02 21:14:32
Comments:
-
38. Name: Yvonne Jefferson on 2020-11-02 21:36:45
Comments: Many still live here that have been living here with the promise that this is my home in my neighborhood. It is a beautiful neighborhood evidenced by community involvement, and the beautiful, peaceful neighborhood that took lots of blood, sweat and tears to arrive at. A newcomer has come in our midst and wants to change the zoning. Undoubtedly this change will leave a footprint forever that will change the neighborhood or destroy it over time. Black lives matter to me. As this senior African American population was getting ready to enjoy the merits of retirement, it now readies itself to fight once again. We are not unlike any other peoples, Black lives matter. When we leave home, home is the place where we are always trying to get back to.
-
39. Name: Ms Mack on 2020-11-02 21:43:18
Comments: I object to this Daycare. This business will cause many issues within our neighborhood.
-
40. Name: Lori LaRue on 2020-11-02 21:52:05
Comments:
-
41. Name: Barry Parks on 2020-11-02 22:43:29
Comments: I support the Petition against the Daycare .
-
42. Name: Cheryl Barksdale-Heath on 2020-11-02 23:08:15
Comments: I oppose . Do not need a business in this neighborhood.
-
43. Name: Tim Kastens on 2020-11-02 23:32:18
Comments:
-
44. Name: Elaine Gunter on 2020-11-03 02:06:30
Comments: I say no!

-
45. **Name: Archie Pritchett** on 2020-11-03 17:34:11
Comments:
-
46. Name: Shirleta Settles on 2020-11-03 21:56:59
Comments: I am opposed to this zoning exemption. Too many businesses have invaded neighborhoods under false pretense.
-
47. Name: Nadia Thompson on 2020-11-04 03:54:36
Comments:
-
48. **Name: Rabihah Mateen** on 2020-11-04 16:27:05
Comments: I strongly oppose this zoning exemption. The home owner has reneged on her promise to the community to keep this a small home-based business and is now expanding the business beyond the scope of what was originally agreed upon with neighbors. The change in scope will have a negative impact on traffic, noise, parking and the general nature of our community. This is not what we signed up for when many of us moved into this neighborhood. We have tried to negotiate with the home owner to reach a happy medium, to no avail, as she refuses to budge from her intent to force neighbors to live with the impact of her lucrative venture. Not what I call being a good neighbor.
-
49. **Name: Reginald H MITCHELL** on 2020-11-04 18:09:18
Comments:
-
50. Name: Cynthia Butler on 2020-11-04 18:14:56
Comments:
-
51. **Name: Cassandra Pritchett** on 2020-11-04 18:45:48
Comments:
-
52. Name: Paul A Smith on 2020-11-04 20:08:53
Comments: The neighborhood and surrounding areas are already being way over in commercial and residential developments.
-
53. Name: Jacquelin Jones on 2020-11-05 12:04:22
Comments:
-
54. Name: Karen Dickerson on 2020-11-05 16:11:47
Comments: I oppose Case 20186 with the District of Columbia Board of Zoning. No special exemption should be issued due to the negative impact on the neighborhood (e.g., increased traffic, parking issues, noise, etc.).
-
55. Name: Jeffery David on 2020-11-06 14:07:28

Comments:

56. **Name: Andrew Jones** on 2020-11-06 15:45:58
Comments:

57. Name: Chris Coley on 2020-11-06 16:01:48
Comments: Peabody st

58. Name: Dakota Dickerson on 2020-11-06 16:16:05
Comments:

59. Name: Deborah Robinson on 2020-11-06 16:18:11
Comments:

60. Name: Kurshanna Dean on 2020-11-06 18:05:21
Comments: Opposed!

61. Name: Alexandra Ogilvie on 2020-11-06 19:12:39
Comments:

62. Name: Terry Goings on 2020-11-06 21:59:10
Comments:
