

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: September 16, 2014
SUBJECT: BZA Case 18792, 4501 16th Street, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception:

- § 206.1, Private Schools

Subject to the following conditions:

1. The number of students shall not exceed 100.
2. The number of faculty and staff shall not exceed 8.
3. The hours of operation shall not exceed 7:00 am to 6:00 pm.
4. The applicant shall utilize an off-site play area on Arkansas Avenue, N.W., between Upshur and Allison streets.
5. Drop-off and pick up of children shall be from Allison Street.

II. LOCATION AND SITE DESCRIPTION

Address	4501 16 th Street, N.W.
Legal Description	Square 2702, Lot 805
Ward	4
Lot Characteristics	Large rectangular lot with rear alley access
Zoning	R-1-B – one-family detached dwellings.
Existing Development	Church with attached school building and surface parking lot, permitted in this zone.
Adjacent Properties	North: One-family detached dwellings South: Across Allison Street, a church a semi-detached dwellings East: Across the public alley, row houses West: Across 16 th Street, the Cambodian Embassy
Surrounding Neighborhood Character	Low to moderate density residential, including embassies and religious institutions



III. APPLICATION IN BRIEF

<p>Proposal</p>	<p>A private school serving children between the ages of 2 ½ and 12th grade. The school has been located at the subject property with a temporary Certificate of Occupancy since May 2014. The applicant proposes up to twenty preschool children, up to forty elementary and middle school students and up to forty high school students, for a maximum of 100 students and eight employees. Five off-street parking spaces are required for the school. The school would operate Monday through Friday, between the hours of 7:00 am to 6:00 pm.</p> <p>A ten-space parking lot is located on the north side of the church building, used by the church primarily only on weekends. During the week one church employee parks within the lot, and the remainder of the spaces would be available for use by the school, including three spaces set-aside for exclusive use by the school.</p>
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IV. ZONING REQUIREMENTS and RELIEF REQUESTED

R-1-B Zone	Regulation	Existing	Proposed	Relief
Parking § 2101	5	10	10	None required

V. OFFICE OF PLANNING ANALYSIS

a. Special Exception Relief pursuant to § 206, Private Schools

206.2 The school shall be located so that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions.

The school is proposed to have a maximum of 100 students, fewer than the 170 that were permitted for the charter school that previously occupied the site. No outdoor play space would be provided on-site and the students would be walked to a public park approximately three blocks to the east on Arkansas Avenue, between Upshur and Allison streets, reducing the impact the school would have on nearby residential properties. Seventy-five percent of the students and thirty percent of the staff would be expected to arrive by public transit, minimizing the amount of vehicular traffic generated by the use.

206.3 Ample parking space, but not less than that required in chapter 21 of this title, shall be provided to accommodate the students, teachers, and visitors likely to come to the site by automobile.

Ample parking would be provided. A ten-space parking lot exists on the site and the church typically has no activities during the day during the week when school would be in session. One church employee parks within the lot on weekdays and five school employees would be expected to drive, capable of being accommodated within the existing parking lot.

b. Is the proposal in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?

The proposal would allow for the existing school building to continue to be used as a private school as permitted by the Zoning Regulations within a residential zone.

c. Would the proposal appear to tend to affect adversely, the use of neighboring property?

There would be no outdoor play area at the school and the children would be walked to and from a public park off-site for outdoor play. Parking for employees of the school would be accommodated on-site, without the need for them park on neighborhood streets. The majority of the students are expected to arrive by public transportation, and the applicant worked with DDOT for the pick-up and drop-off of students that would arrive by car on Allison Street, to the front of the school.

Therefore, the proposal should not adversely affect the use of neighboring properties.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

No comments were received from other District agencies.

VII. COMMUNITY COMMENTS

One letter was submitted to the file in support of the application.

Attachment: Location Map

