

March 19, 2013

VIA EMAIL

D.C. Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18472

EXHIBIT NO. 41

RECEIVED
D.C. OFFICE OF ZONING
2013 MAR 19 PM 2:53

Re: BZA Case No. 18472, Excel Academy – Additional Support for Applicant's Motion for Reconsideration

Dear Members of the Board:

At the March 12, 2013 public meeting, the Board requested additional information in support of the Applicant's request for reconsideration of Condition Number 1 of the Order, which imposes a three-year term on the approval of the variance relief. The following information supplements that already provided by the Applicant.

First, a projection of the number of students and staff, per year, over the next ten school years illustrates the planned growth of the school. As the chart attached in Exhibit 1 demonstrates, the school will not attain its maximum staff capacity of 162 until the school year 2021-2022. The statement in the traffic report that the school would reach full staff capacity within three years was incorrect.

Second, the Board and the Office of Planning requested more specificity about the number of provided parking spaces. As the school's traffic consultant testified during the public hearing, the school will provide 48 zoning-compliant marked parking spaces on-site. It will also provide 27 attendant-assisted spaces on-site and 15 spaces leased from Matthews Memorial Baptist Church across the street. The school expects that it will be able to expand the number of spaces on-site once it completes renovations, and the renovations will guarantee a minimum of 75 on-site parking spaces. The school's provision of 90 total spaces is the number on which the Board based its approval of the variance relief.

Third, the Office of Planning inquired about the number of additional spaces that the school has the option to lease from Matthews Memorial Baptist Church. The school has the option to lease additional spaces, but it has not discussed a number of additional spaces with the Church since the school presently does need more. When the school negotiated the lease, the number was based on the school's current need, and it did not anticipate that it would need any

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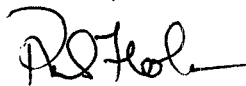
more spaces from the Church. The school expects that if additional spaces from the Church are ever necessary, the number would be small (fewer than 15 more). As required in the Order, the school may lease additional spaces from the Church, as necessary, in the future.

Based on the minimum number of parking spaces that the school will provide on- and off-site, the effective deficit of spaces when the school reaches full staff capacity in school year 2021-2022 will be 18 spaces (pursuant to the required ratio of two spaces per three staff). Thus, the school will not have a deficit of spaces until school year 2019-2020, when the school will have a deficit of only one parking space. Thus, the school cannot effectively assess the TDM program until after 2020 because the parking ratio will have been satisfied until just before that time. Any assessment of the school's parking impacts before 2020 would be premature because it takes more than one year to successfully determine whether the TDM program is effective.

The Board granted, with conditions, a variance of 60 parking spaces (108 required and 48 conforming provided) for 162 staff. As explained in its February 26, 2013 submission, the school would face considerable challenges if the variance approval were limited to three years. Given those challenges, it makes little sense to have a term on the approval that expires before the school reaches the staff capacity for which it received the variance approval. Accordingly, the school requests that that a term of approval does not expire until after school year 2021-2022, when the school will reach full staff capacity.

Should you or your staff have any questions, please do not hesitate to contact us.

Sincerely,



Phil Feola



Cary Kadlecek

EXHIBIT 1: Ten-Year Student and Staff Projections

	SY12-13	SY13-14	SY14-15	SY15-16	SY16-17	SY17-18	SY18-19	SY19-20	SY20-21	SY21-22	SY22-23
Account	Current	Future	Future	Future	Future	Future	Future	Future	Future	Future	Future
Students	519	602	650	722	794	890	962	1034	1106	1130	1130
Staff	78	87	98	107	116	127	136	145	154	162	162

CERTIFICATE OF SERVICE

I hereby certify that on March 19, 2013, copies of the attached letter and enclosure were delivered via email or U.S. Mail to the following:

Arthur Jackson
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