

Exhibit I
Documentation of Past Uses

I A. Copy of Former Certificate of Occupancy (B.173486)

I.B. Copy of Application No 12521 of Church Street Associates

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2013 DEC 23 AM 10:00

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18722
EXHIBIT NO. 11

★ ★ ★
BLRA-17
(Rev 12/95)

District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration Zoning Division
P O BOX 37200 — Washington, D C 20013-7200

No. B 173486

CERTIFICATE OF OCCUPANCY

JANUARY 19, 1996
(date)

Permission is hereby granted to Church Street Theater, L.L.C.
to use suite(s) _____ on the First & Second/Basement floor(s)
of the building located on lot(s) 0847 square 0156
known as premises 1742 Church Street, N.W. for the following
purpose(s) School/Theater Arts, (Production Classes Workshop)
Not Sexually Oriented [su]

BZA # _____ EXPIRATION DATE _____

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES
AT ALL TIMES IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY
for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT
TRANSFERABLE to another person or premises under ANY conditions ANY CHANGE
in the type of business, ownership of business, or part of premises used therefor, will
render this Certificate VOID and a NEW Certificate must be obtained

ZONE R-5-B FEE \$ 32.00

Hampton Cross, Director

By _____
Designee

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12521, of Church Street Associates, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.42 to permit a School for Theater Arts in the R-5-B District at the premises 1742 Church Street, N.W., (Square 156, Lots 311 and 335).

HEARING DATE. November 16, 1977
DECISION DATE: January 4, 1978

FINDINGS OF FACT:

1. The subject property is located at 1742 Church Street, N.W., and is in an R-5-D District.

2. The subject Lot 335 is approximately 3402 square feet in area and is improved with a two story brick structure which occupies approximately eighty-five per cent of the lot. The subject lot 311 is approximately 1710 square feet in area and is vacant. The last recorded certificate of occupancy No.B64366, issued February 9, 1968, for the structure on lot 335 was for a day nursery for twenty-five children.

3. The 1700 block of Church Street is developed predominantly with row house type structures with the exception of two large apartment buildings at the corner of Church and 17th Streets. Three story row dwellings are the principal housing type found in the immediate area. Immediately adjacent to the subject properties are row dwellings. The rear of the subject properties adjoins a 12 foot wide public alley which widens to 15 feet at various points along its length.

4. The application was amended at the hearing to provide for two parking spaces rather than three (as shown on exhibit No. 27). The two parking spaces now provided are on Lot 311. The parking spaces on Lot 335 has been withdrawn because of an oil tank obstruction and the grading of the lot.

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5. The 1700 block of Church Street is listed as a Category III Landmark on the District inventory. There was evidence that the subject building was constructed about 1900 as a gymnasium for the Holton-Arms private school and has been used for other private school operations since that time.

6. The subject building could not be readily used for residential purposes.

7. The subject building is now in use as a school for the Theater Arts. There are currently ten students and three teachers at the school.

8. The hours of operation of the school are from 9:00 A.M., to 5:00 P.M., Monday through Friday.

9. Performances are given on weekends, with an average attendance of twenty-five to thirty-five people.

10. Most of the people who attend the theater either walk or use public transportation.

11. Parking is unrestricted on the north side of Church Street. There is no parking on the south side of the street with the exception of Sunday. Public transportation in the vicinity of the site is excellent. The Dupont Circle metro station is approximately three blocks from the subject property.

12. There were many letters, of record, of individuals living in the neighborhood and petitions signed by neighborhood residents in favor of the application. The North Dupont Community Association and the Dupont Circle Citizens Association were in favor of the application.

13. There were letters, of record, of individual residents in opposition to the application on the grounds of noise problems late at night and traffic congestion.

14. The Municipal Planning Office by report, dated November 10, 1977, recommended approval of the application, stating in part that "the use of the property as a school for theater arts is not likely to become objectionable to adjoining and nearby properties. The number of students and staff is relatively small and it is unlikely that their activities will have an adverse impact upon the neighborhood."

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15. Advisory Neighborhood Commission - 2B, by letter dated November 16, 1977, recommended approval of the application on the grounds that the subject theater-school would be an asset to the community and that it has been assured that additional parking problems will be created through the school's existence.

CONCLUSIONS OF LAW:

The Board concludes that the use of the subject property as a school for the theater arts is not likely to become objectionable to adjoining and nearby properties. The Board notes that the number of students and staff is relatively small and it is unlikely that their activities will have any adverse impact upon the neighborhood. In addition, public transportation serves the area from many directions, and such service and the character of the area result in little additional traffic attracted to the facility. Accordingly, it is ORDERED that the application is GRANTED SUBJECT to the following conditions:

1. The premises will be closed by 12:00 midnight.
2. The maximum seating capacity for any performance shall be 125 persons.

VOTE: 4-1 (Chloethiel Woodard Smith, Charles R. Norris, William F. McIntosh, and Leonard L. McCants to GRANT, Ruby B. McZier by proxy, to DENY).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: _____


STEVEN E. SHER
Executive Director

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

FINAL DATE OF ORDER: 26 JAN 1978

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INSTRUCTIONS

Any application that is not completed in accordance with the following instructions shall not be accepted.

1. All applications shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form (drawings and plans may be no larger than 11" x 17")
2. Present this form and supporting documents, in person, to the Office of Zoning at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001 (All applications must be submitted before 3:00 p.m.)
3. At the time of filing this application before the Board of Zoning Adjustment (BZA), the Applicant shall complete and submit a Form 126 - Board of Zoning Adjustment Fee Calculator - and pay a filing fee in accordance with the BZA Schedule of Fees - 11 DCMR §3180 (Check or money order is payable to the "DC Treasurer", cash and credit/debit card payments will not be accepted.)
4. If seeking an Expedited Review pursuant to § 3118.2, the applicant shall complete and submit a Form 128 - Waiver of Hearing for Expedited Review
5. **At the time of filing this application, all applicants are REQUIRED to submit the following information (including one (1) original and ten (10) collated copies)**
 - A. Either a memorandum from the Zoning Administrator at DCRA directing the applicant to the BZA or a Form 135 - Zoning Self-Certification, which requires certification by a licensed architect or attorney
 - B. A plat, drawn to scale and certified by a DC licensed survey engineer or the D.C. Office of the Surveyor, showing boundaries and dimensions of the existing and proposed structures and accessory buildings and structures.
 - C. Architectural plans and elevations in sufficient detail to clearly illustrate any proposed structure to be erected or altered, proposed landscaping/screens, and building materials. Submittal of plat and plans shall not exceed 11" x 17" in size (See Form 130 - Required Specifications for Plats, Plans and Elevations - for the required information on these drawings)
 - D. A detailed statement of existing and intended use of the structure
 - E. A detailed statement explaining how this application meets the specific tests identified in the Zoning Regulations for variance (area and/or use), special exception or other specific relief being sought. (See the Form 120 Addendum - Applicant's Burden of Proof for Variance and Special Exception Applications)
 - F. Three color images, not-to-exceed 8½" x 11", showing pertinent features of the structure and the property involved (front, rear, and sides, if possible and applicable)
 - G. The names and mailing addresses of the owners of all property within 200 feet, in all directions from all boundaries of the property involved in the application, **and two (2) sets of self-stick labels of the names and mailing addresses of the owners of the properties** (Note: This information is most readily available from the D.C. Department of Tax and Revenue, Tax Assessors, 1101 4th Street, SW - West Building, Washington, D.C. 20024)
 - H. The name and mailing address of any individual who has a lease with the owner for all or part of any structure located on the property involved in the application
 - I. Documentation or a copy of the Certificate of Occupancy showing the current authorized use. In cases where a change from a conforming use to a non-conforming use is requested, provide a copy of the past authorized uses

Note: All applications are referred for review and recommendation to the Office of Planning (OP) and the Advisory Neighborhood Commission (ANC) within which the affected property is located. Their reports are given "great weight" in the BZA decision-making process. Applicants are strongly encouraged to contact these agencies to discuss the merits of their application. OP can be reached at (202) 442-7600. ANC information can be ascertained by contacting the Office of Advisory Neighborhood Commissions at (202) 727-9945.

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If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 200-S, Washington, D.C. 20001

(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov