

## MEMORANDUM

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Stephen J. Mordfin, AICP, Case Manager  
JL Joel Lawson, Associate Director Development Review  
**DATE:** January 6, 2015  
**SUBJECT:** BZA Case 18900, 4501 Dix Street, N.E.

### **I. OFFICE OF PLANNING RECOMMENDATION**

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

- § 206, Private Schools, permitted by special exception; a new 110 student private school proposed<sup>1</sup>.

Subject to the following conditions:

1. Enrollment shall be limited to 110 students.
2. Teachers and staff shall be limited to twelve.
3. The hours of operation shall be 8:30 am to 3:30 pm for students and 8:00 am to 4:00 pm, Monday through Friday, for teachers and staff.

Although not requested by the application, it would appear that relief from parking may also be required, as the proposal would involve sharing parking spaces currently used by and required for the church on the site. If so, OP would not be opposed to any necessary parking relief, since it is not likely that the two uses would require the parking at the same time.

### **II. LOCATION AND SITE DESCRIPTION**

|                      |                                                                                                              |
|----------------------|--------------------------------------------------------------------------------------------------------------|
| Address              | 4501 Dix Street, N.E.                                                                                        |
| Legal Description    | Square 5135, Lot 73                                                                                          |
| Ward                 | 7D                                                                                                           |
| Lot Characteristics  | Level through lot                                                                                            |
| Zoning               | R-2: low-density residential                                                                                 |
| Existing Development | Church with accessory three-story school building and accessory surface parking lot, permitted in this zone. |

<sup>1</sup> The applicant previously operated a private school for 62 students at 62 T Street, NE.



|                                    |                                                                                                                                                                                                      |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adjacent Properties                | North: Across Dix Street, one-family and triple-attached dwellings<br>South: Across Clay Street, Smothers Elementary School and one-family dwellings<br>East and West: One-family detached dwellings |
| Surrounding Neighborhood Character | Residential, including detached, semi-detached and three-family and groups of triple-attached dwellings                                                                                              |

### III. APPLICATION IN BRIEF

|          |                                                                                                                                                                                  |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proposal | Private school for 110 students from kindergarten through twelfth grade and twelve teachers and staff, permitted by special exception in this zone. No construction is proposed. |
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### IV. RELIEF REQUESTED AND OFFICE OF PLANNING ANALYSIS

#### i. 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 would be located within a building designed and built as a school. The applicant expects most students, with the exception of those that live within the neighborhood, to arrive by transit via the Benning Road Metrorail station, located approximately one-third of a mile from the site. As noted below, adequate parking would be provided at the rear of the site, with vehicular access from Clay Street.

Elementary school-aged students would be walked to a public park three blocks from the school for public recreation. Older students would make use of Parks and Recreation Centers for outdoor recreation, and physical outdoor activities would take place at the school, minimizing the impact of the school on adjoining and nearby property for noise.

*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.*

Current zoning regulations require off-street parking for both the church and the school. The site is improved with a seventeen-space parking lot, sufficient to serve the needs of the school, which has an off-site parking requirement of fourteen. The church operates primarily on the weekends and in the evenings and the school would operate on weekdays during the day. As such, ample parking would be provided for each of the two uses; if required, OP would not oppose required parking relief.

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

The proposal would facilitate the use of an existing school building as a private school, as permitted within residential zones by special exception provided the private school addresses the conditions noted and analyzed above.

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

The applicant proposes to utilize the existing school building as a private school. All outdoor athletic activities would take place within public parks, and there would be no outdoor activities that could potentially adversely affect neighboring properties. Adequate parking would be provided onsite.

**V. COMMENTS OF OTHER DISTRICT AGENCIES**

No comments were received from other District agencies.

**VI. COMMUNITY COMMENTS**

No comments were received from ANC 7D.

Attachment: Location Map

