

**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA
APPLICATION/CASE NUMBER 18900**

SUPPLEMENT TO STATEMENT OF APPLICANT

Associates for Ideal Education, doing business as Academy for Ideal Education (the “Applicant”), filed on October 7, 2014, an application, including a Statement of Applicant (the “Original Statement of Applicant”), with the Board of Zoning Adjustment (“BZA”) for a special exception to operate a private school in the building and on the property located at 4501 Dix Street, NE (the “Property”). This Supplement to Statement of Applicant specifically requests relief from the off-street parking requirements set forth in 11 DCMR § 2101, not in derogation or contravention, however, of (i) the statements in the Original Statement of Applicant that the application satisfies the off-street parking requirements, or (ii) the facts and circumstances identified in the Original Statement of Applicant that evidence or support the conclusion that the application satisfies the off-street parking requirements.

I. Relief from Off-Street Parking Requirements

- A. Approval of Relief from the Off-Street Parking Requirements Will Be in Harmony with the General Purpose and Intent of the Zoning Regulations.

The Property is owned by, and is immediately adjacent to, Grace Apostolic Church, which is located at 4417 Dix Street, NE. To the rear of the Property, with vehicular access provided on Clay Street, NE, there is a parking lot that contains seventeen (17) marked parking spaces. The Applicant has the permitted use of the parking lot by its teachers, staff and students on school days during school operating hours. The seventeen (17) marked spaces in the parking lot exceed the minimum requirement set forth in Section 2101.1 of the Zoning Regulations (11 DCMR § 2101.1). The application provides that the number of the Applicant’s teachers and staff is twelve. There are 120 classroom seats in the building. Section 2101.1 of the Zoning Regulations requires that (i) two parking spaces be provided for each three teachers and staff, plus (ii) one parking space for each twenty classroom seats. Consequently,

the required number of parking spaces under Section 2101.1 of the Zoning Regulations is fourteen.

B. Approval of Relief from the Off-Street Parking Requirements Is Unlikely to Have a Compounding Effect from the Use of the Parking Lot.

The parking lot is also used by Grace Apostolic Church, its members and congregants on Sundays during worship services, on weekday evenings for regularly scheduled meetings (e.g., prayer meetings, Bible study, etc.) and on special event dates. However, only rarely, if ever, will there be an occasion when the use of the parking lot by Grace Apostolic Church will overlap in any substantial degree with the Applicant's use of the parking lot on school days during school operating hours.

The regular school operating hours for students on school days are 8:30 a.m. to 3:30 p.m. Full-time teachers and staff report to work on school days at 8 a.m. and are scheduled to depart from work at 4 p.m. The Applicant's annual calendars provide for 182 regular-session school days in a school year, typically beginning on the Wednesday after Labor Day and ending during the third week in June. The Applicant observes a Winter Break in December that coincides with the Christmas and New Year's holidays, as well as a Spring Break that generally coincides with Easter.

Because the Applicant's school days and hours of operation occur on days and at times when Grace Apostolic Church is not holding worship services or other activities, the approval of relief from the off-street parking requirements will result in little or no compounding effect on neighboring residents from parking congestion.

C. Approval of Relief from the Off-Street Parking Requirements Is Not Likely to Become Objectionable to Adjoining or Nearby Property Owners.

Ample parking spaces, but not less than those required in Section 2101.1 of the Zoning Regulations, shall be provided to accommodate the students, teachers and visitors likely to come to the site by automobile. The Property was built-out to provide

eight classrooms or instructional spaces. Teachers and staff number twelve, of which six are full-time teachers and staff. During regular school operating hours, no more than eight teachers and staff will be present at the same time in the Property.

The commuting pattern for the Applicant's students to and from school, in the current academic year and during prior school years, involves relatively few students who are transported by automobile by a parent and no students who drive and park at school. There are several reasons for this pattern. First, the Property is located only three-tenths (0.3) of a mile from the nearest Metro rail station, the Benning Road Metro Station. Except for students who live within walking distance of the school, virtually all of the Applicant's middle school and high school students transit through the Benning Road Metro Station to and from school. Second, a number of siblings are enrolled as students with the Applicant, and the responsibility for providing safe transit for elementary school-age students is entrusted by parents to an older sibling, thereby relieving parents of the need to drive elementary school-age students to and from school. It is uniformly the case that the older or oldest sibling, who is a middle school or high school student, is made responsible by their parent for the supervision of the younger sibling(s) during their commute to and from school. Third, almost all of the parents of students enrolled by the Applicant receive scholarship benefits from the D.C. Opportunity Scholarship Program ("OSP"), and the parents' economic and financial circumstances that are the basis of qualification for OSP scholarship assistance may well influence their decisions about personal transportation and the options available to their children for transportation to and from school. In order to be eligible to receive OSP scholarship assistance, a family must be a recipient of benefits from the Supplemental Nutrition Assistance Program, formerly the food stamp program, or the family's income cannot exceed 185% of the applicable poverty threshold. Fourth, the families of all of the Applicant's students reside in the District of Columbia, and the D.C. Department of Transportation issues a card to students enrolled in a D.C. school that can be used for no-cost transportation to and from school on Metro buses.

II. Conclusion

For all of the reasons hereinabove set forth and in the Original Statement of Applicant, the application satisfies the standards for special exception relief, and the Applicant respectfully requests the BZA to grant the special exception for the operation of a private school on the Property and to approve relief from the off-street parking requirements.