and Ireland. It appears that only six of the buildings within 200 feet of Studio House presently have low-density residential uses. The Rock Creek and Potomac Parkway abuts the rear of the property.

VI. HISTORIC PRESERVATION

We have consulted with the staff of the D.C. Historic Preservation Review Board and have been advised that no review by the Review Board is required. There will be no renovation or alteration to the exterior of the Studio House or to the interior spaces that enjoy landmark designation. The only work to be done is matter-of-right construction of additional wall partitions in the basement level of the Studio House, which is not covered by the landmark designation.

VII. SPECIAL EXCEPTION CRITERIA

The proposed private school portion of this dwelling is in a residential district and therefore must obtain special exception review and approval for occupancy. No variance from the Zoning Regulations is being sought.

Section 206 of the Zoning Regulations sets forth the criteria by which this application must be judged:

§ 206.2: The private 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 other objectionable conditions.

§ 206.3: Ample parking, but not less than that required in chapter 21 of this title, shall be provided to

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> accommodate the students, teachers, and visitors likely to come to the site by automobile.

The Schedule of Requirements for Parking Spaces set forth in section 2101.1 of the Zoning Regulations requires a private school in all districts other than C-4 or C-5 to have the following number of parking spaces:

> For each building: 2 for each 3 teachers; plus either 1 for each 10 classroom seats or 1 for each 12 stadium seats or 1 for each 10 auditorium seats, whichever is greater, except as provided in § 2106 [which applies only to universities and colleges].

In this case the Schedule of Requirements is subject to 11 D.C.M.R. § 2100.5, which states when, as here, the use of a building is changed, "[n]o additional parking spaces shall be required for a historic landmark or a building or structure located in a historic district which is certified by the State Historic Preservation Officer as contributing to the character of that historic district."

Finally, the application must comply with the general standards of § 3108.1 of the Zoning Regulations, which states that special exceptions "will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property . . .." As we now explain, the proposal for an educational, non-commercial use of this property satisfies the applicable zoning standards.

VIII. THE PROPOSED USE SATISFIES SPECIAL EXCEPTION CRITERIA.

The School will not be objectionable to nearby properties because of noise,

traffic, number of students or other objectionable conditions.

Number of students: The School's emphasis on individual instruction and its staggering of lessons throughout the day would result in a maximum of 17 students (nine music and eight art) and 10 instructors (nine music and one art) on the premises at any one time. More precisely, that level of usage may occur during only one hour of the weekday, namely, the 7 to 8 P.M. time slot on Mondays through Thursdays when there may be music lessons and a group art lesson going on at the same time. During all other lesson periods, the maximum usage would involve nine students and nine instructors. The maximum number of people on site would thus appear to be to less than the number of people at nearby chanceries.

Recitals would be scheduled outside of normal lesson times, *i.e.*, on Friday evenings and Sunday afternoons, and the School proposes to hold most of these recitals during the fall and spring, following the schedule proposed in Table 2 above. Each recital would entail the following usages:

-- A student recital will involve one instructor presenting approximately 15 students twice a year, once in the spring and one in the fall. In Mr. Edmonds' experience, each student is accompanied an average of two individuals (parents or siblings in most instances), so the maximum attendance would be 45 students and guests per recital. These recitals would take place in the recital rooms on the historically designated floors, with no more than 40 such recitals scheduled each year.

-- Recitals by guest musicians would also take place in these historically designated rooms, several of which can seat 20 to 50 patrons, and one of which

could hold up to 90 seats. These recitals would not overlap with individual lessons, so no more than 90 visitors would be on the premises at any one time. With a proposed limit of 24 such recitals a year, guest recitals would occur on an average of less than once every two weeks.

Noise: Nor would the School be objectionable on the basis of noise. Lessons will be conducted in the building using soundproofed studios. There will be no outdoor performances, and it is unlikely that indoor recitals could be heard by neighbors. The walls at the front of the building are 24 inches thick, and the windows would remain closed to prevent distractions from street sounds. The sidewalls are similarly extra thick.

Traffic and public transit impact: In terms of vehicular traffic, the Applicants are prepared to meet the Schedule of Requirements for Parking Spaces, which requires two spaces for every three teachers and one space for every ten classroom seats. With a maximum of nine teachers at the Studio House and one art teacher at the carriage house, seven spaces would be needed for instructors. With a maximum of 17 classroom seats in use at any time (nine studio lessons plus eight art students), two additional spaces would be required for students. A total of nine spaces would thus be needed and presently exist on-site, as shown in the plan included in Attachment 1 of this Statement.[2] Although some cars will be parked behind others

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[2] As noted above, the parking requirements in the Zoning Regulations are subject here to 11 D.C.M.R. § 2100.5, which states when, as here, the use of a building is changed, "[n]o additional parking spaces shall be required for a historic landmark . . .." During the Smithsonian's ownership, the property was subject to

(which is how the Smithsonian laid out the site too), ingress and egress should not be an issue, as instructors will be arriving and departing at the same times, *i.e.*, just before and just after 3 to 8 P.M. lesson period, and a parking attendant will be on the site during these hours. Parents will be encouraged not to wait during a student's lesson, and Mr. Edmonds' experience is that parents tend not to wait in any event.

The Applicants have retained the professional services of a traffic expert, Dr. Everett C. Carter, professor emeritus in the Department of Civil and Environmental Engineering at the University of Maryland, who has conducted a preliminary analysis of traffic, parking and circulation patterns in the area and whose preliminary conclusion is that the entire Sheridan Circle currently operates very well. A copy of Dr. Carter's preliminary analysis appears as Exhibit 8 in support of this Application. A final analysis will be presented in conjunction with the hearing. Specifically, Sheridan Circle operates at a Standard Level of Service "B" or better from 5 to 6 P.M., and the several trips generated by the School would not alter this fact. The following aspects of the proposed operations support this view:

-- The School will not operate during morning rush hours, when traffic is headed southbound along Massachusetts Avenue, directly in front of the Studio

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the exemption in the Zoning Regulations for federal uses (11 D.C.M.R. §§ 106.4, 106.5)(the Smithsonian never obtained a certificate of occupancy, for example), although the site remains mapped in the D/R-3 district. In any event, the Smithsonian laid out the open area on site for the nine spaces that the Zoning Regulations would have required and that the Applicants are prepared to offer.

House, towards the Downtown area.

-- By staggering the hours of operation and the classes, traffic congestion as a result of School activity is highly unlikely. Moreover, music instructors are likely to arrive and depart almost simultaneously, *i.e.*, shortly before classes start at 3 P.M. and shortly after classes end at 8 P.M., thus making ingress and egress from the parking lot fairly straight-forward during these non-rush hour periods.

-- Through traffic is unlikely to be slowed by the arrival of vehicles picking up or dropping children off at the School. A curb lane immediately in front of the Studio House allows cars easily to pick up or discharge a student. This drop-off area is generally not used for parking because there are two curb cuts relatively close to each other west of the Studio House, one of them providing access to the Studio House's parking. Moreover, there are diplomatic parking spaces immediately to the east of the Studio House in front of the Turkish Embassy, which are often occupied by parked vehicles. As a result, parents dropping off or picking up students will be able, without impeding traffic, to pull in and stop behind vehicles parked in these spots in front of the Turkish Embassy. Also, because traffic on Sheridan Circle is one-way, vehicles stopping at the Studio House will only experience the normal difficulty rejoining the flow of traffic.

-- It is Mr. Edmonds' experience from operating music schools that parents generally drop students off and then return to get them, rather than wait until the class is over. The School will encourage parents to drop off and pick up a student at a specified time. Moreover, to minimize the time spent on dropoff and pickup, and

to provide assistance and protection for the students, a security guard will help children into and out of their automobiles during the 3 to 8 P.M. afternoon hours, thus reducing the stopped time and the need for parents to leave their cars on the street while waiting for a student to go to or emerge from his or her lesson.

-- On-street parking is available during anticipated peak periods of usage. The Studio House is located on the south side of Massachusetts Avenue, where some embassy parking restrictions exist, some of which are removed after 6:30 P.M. Because the predominant use of Massachusetts Avenue in this area is for embassies and chanceries, which is a form of office use, there is less demand for parking during the post-6:30 period and weekend periods when the Studio House would be offering its music and art courses at the same time or offering recitals. Thus, the operation of a school at the Studio House site should not significantly affect the demand for parking or the availability of on-street parking for neighbors.

-- Public transportation is available. The Dupont Circle Metro station on the Red Line is located three blocks away at the corners of 20th and Q Streets, N.W. In addition, two major bus lines operate in both directions along Massachusetts Avenue, and 44 buses enter Sheridan Circle between 3 P.M. and 8 P.M. on week-days. Finally, the Foggy Bottom Metro station on the Blue/Orange Lines is seven blocks away at the corners of 23rd and I Streets, N.W.

IX. PUBLIC BENEFITS TO THE DISTRICT FROM THE STUDIO HOUSE

There is thus no reason to believe that Studio House would produce any

objectionable impacts. To the contrary, the opening of the Studio House School will offer important benefits to the community.

Mr. Edmonds has 13 years of experience operating similar music schools in Virginia, and granting this application would allow District residents and District children to enjoy the advantages of a well-regarded arts school operating in the District of Columbia close to the Downtown area. The School will establish high musical standards for students and make its programs available to all students regardless of race or religion. Mr. Edmonds has previously worked with the District of Columbia Public Schools in meeting the needs of public school children in the District, for example, by the donation several years ago of 20 flutes from Foxes Music to economically disadvantaged students who would might not otherwise be able to play an instrument.

The School will sponsor a scholarship program under which ten annual scholarships would be awarded to disadvantaged District of Columbia school children (*i.e.*, who qualify for the D.C. Public Schools free lunch program), who are identified by teachers as having merit or potential.

Approval of this application will thus allow the School to pursue its educational mission, preserve a National Register residential property, and help make the city of Washington a richer community culturally.

X. CONCLUSION

The Studio House School for the Arts' proposed use as residence and private

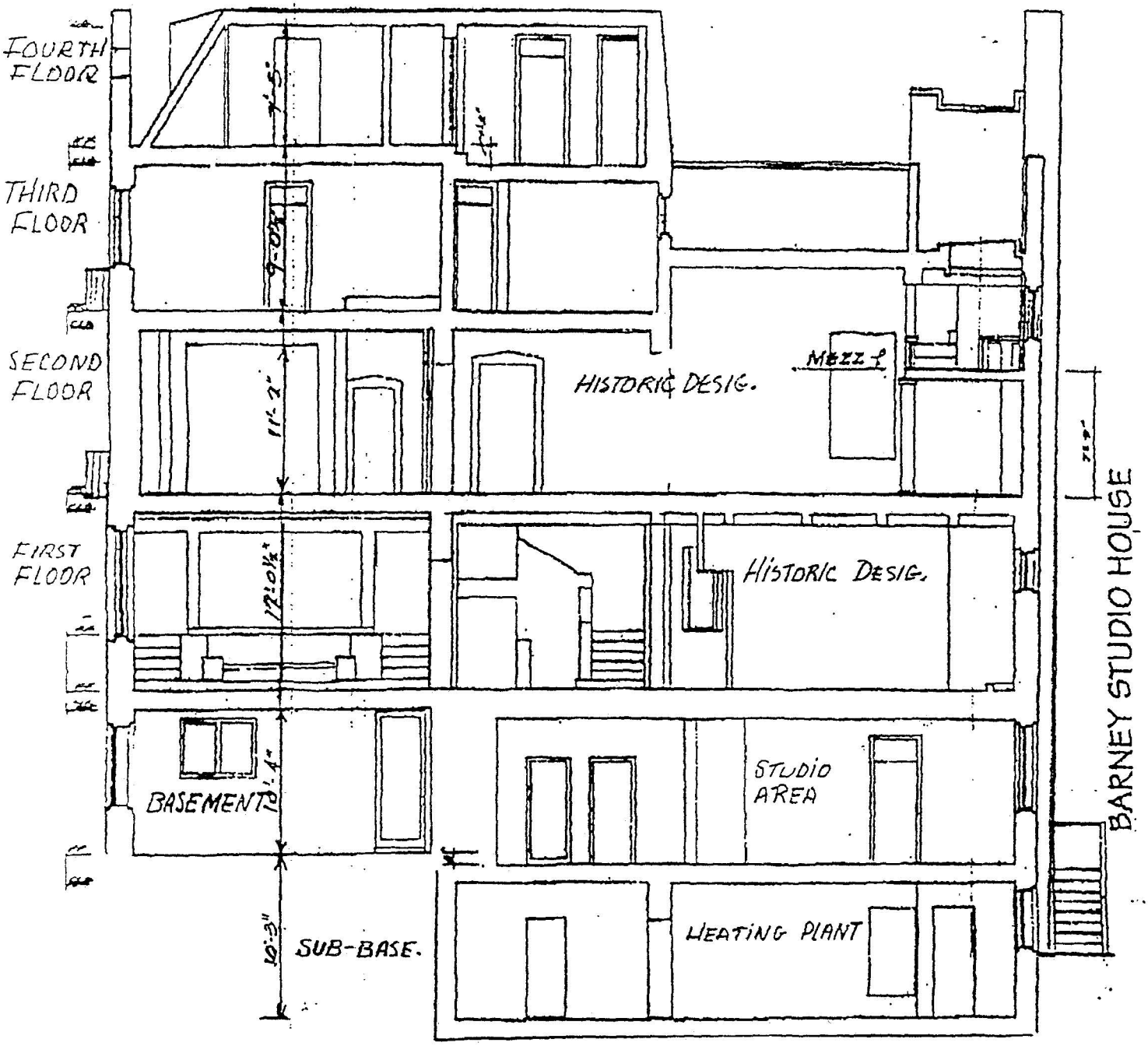
school satisfies the criteria for obtaining special exception approval in a D/R-3 mixed-use zone. For these reasons, the Applicants respectfully request approval of this application, which would allow them to maintain this very special landmark.

Respectfully submitted,

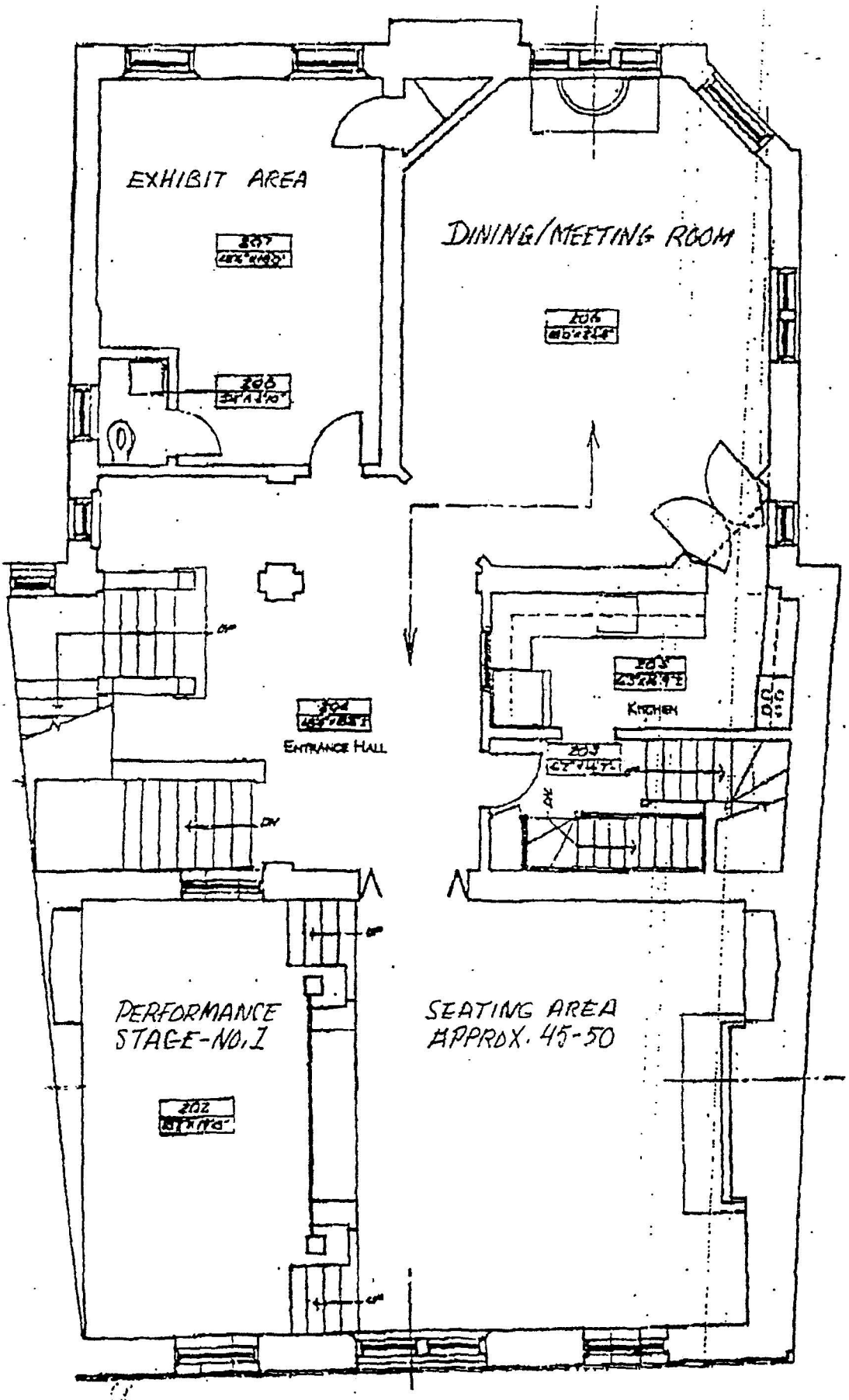
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December 1999

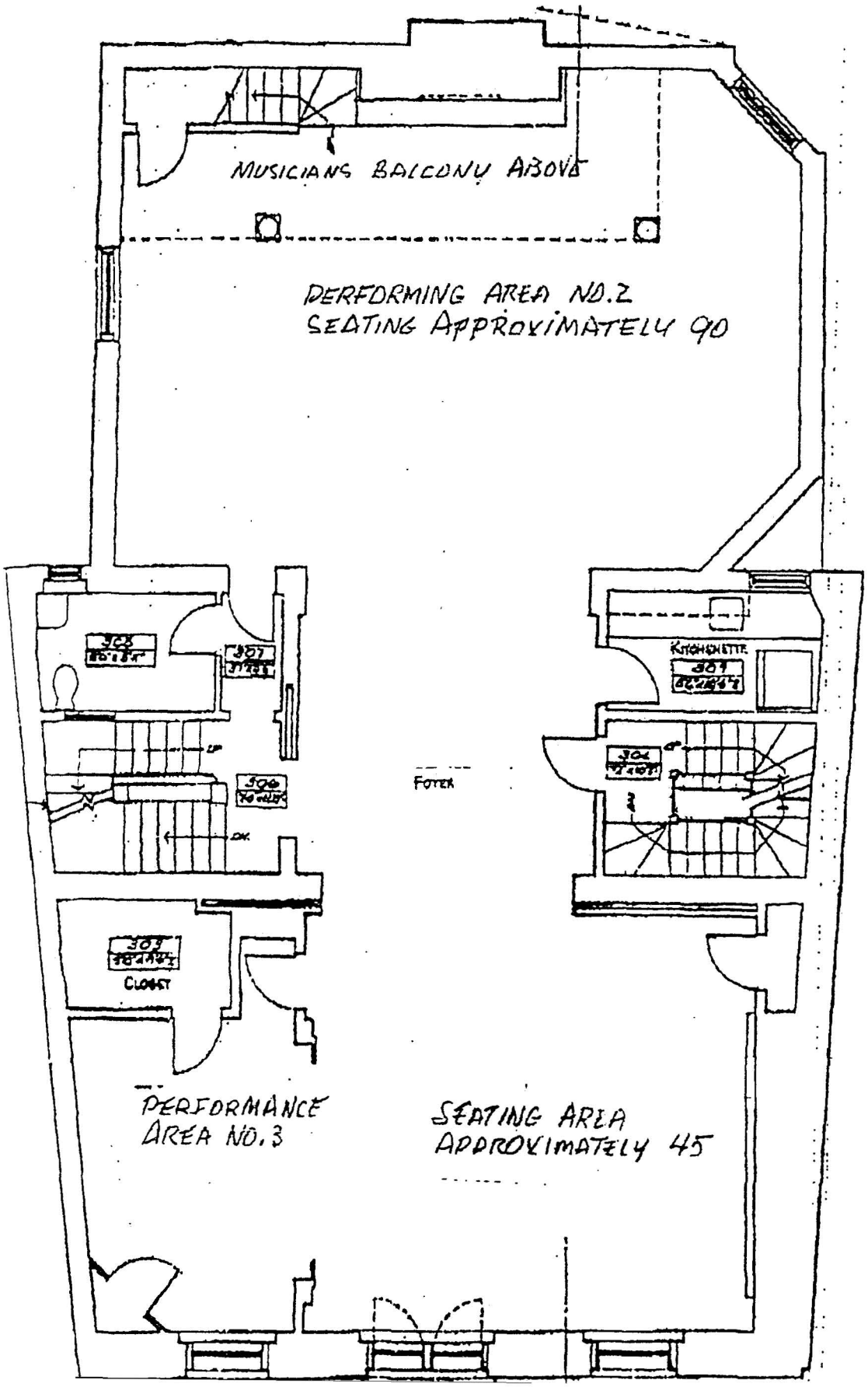
ATTACHMENT 1



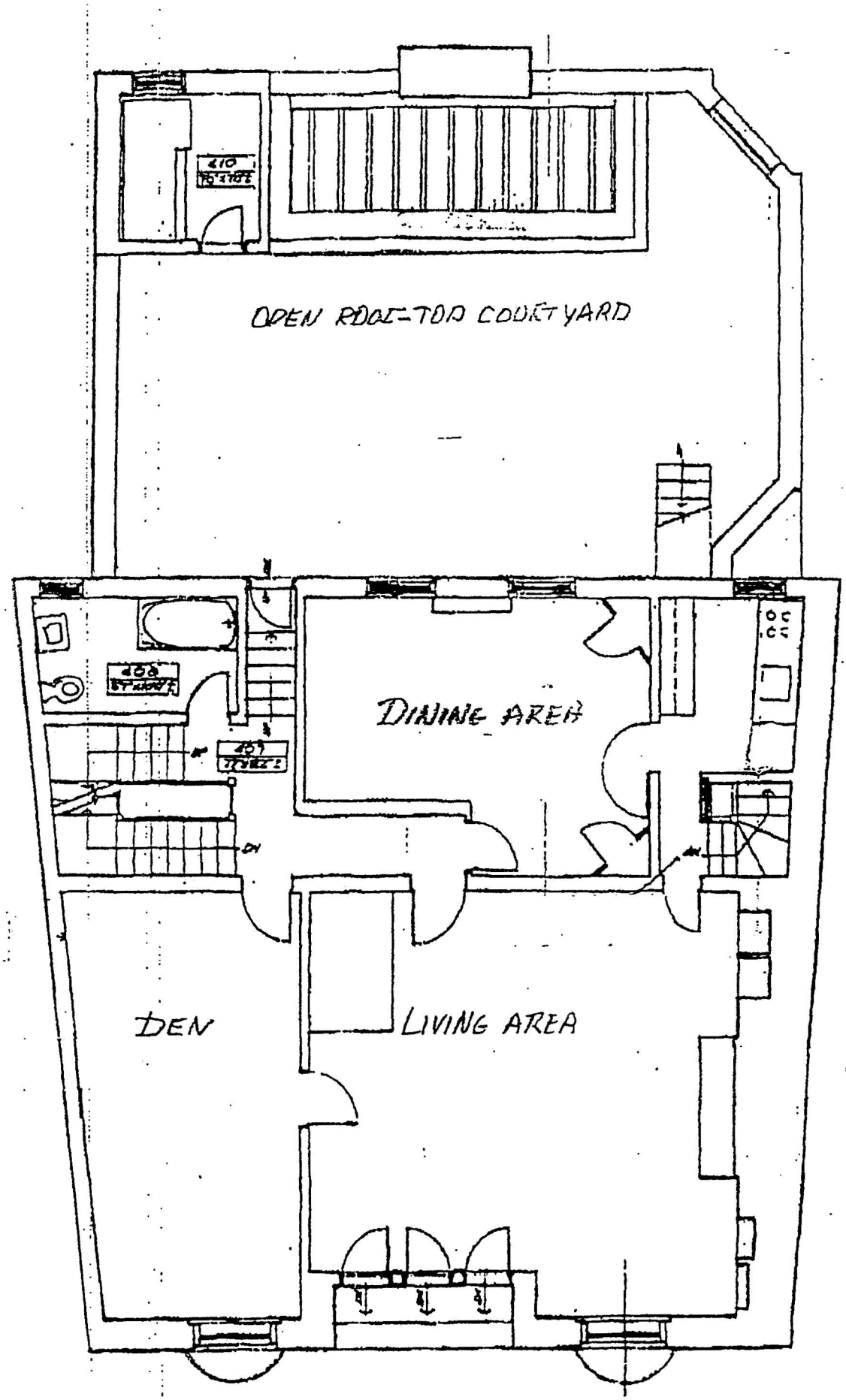
STUDIO HOUSE
2306 MASS. AVE. NW
ELEVATION VIEW



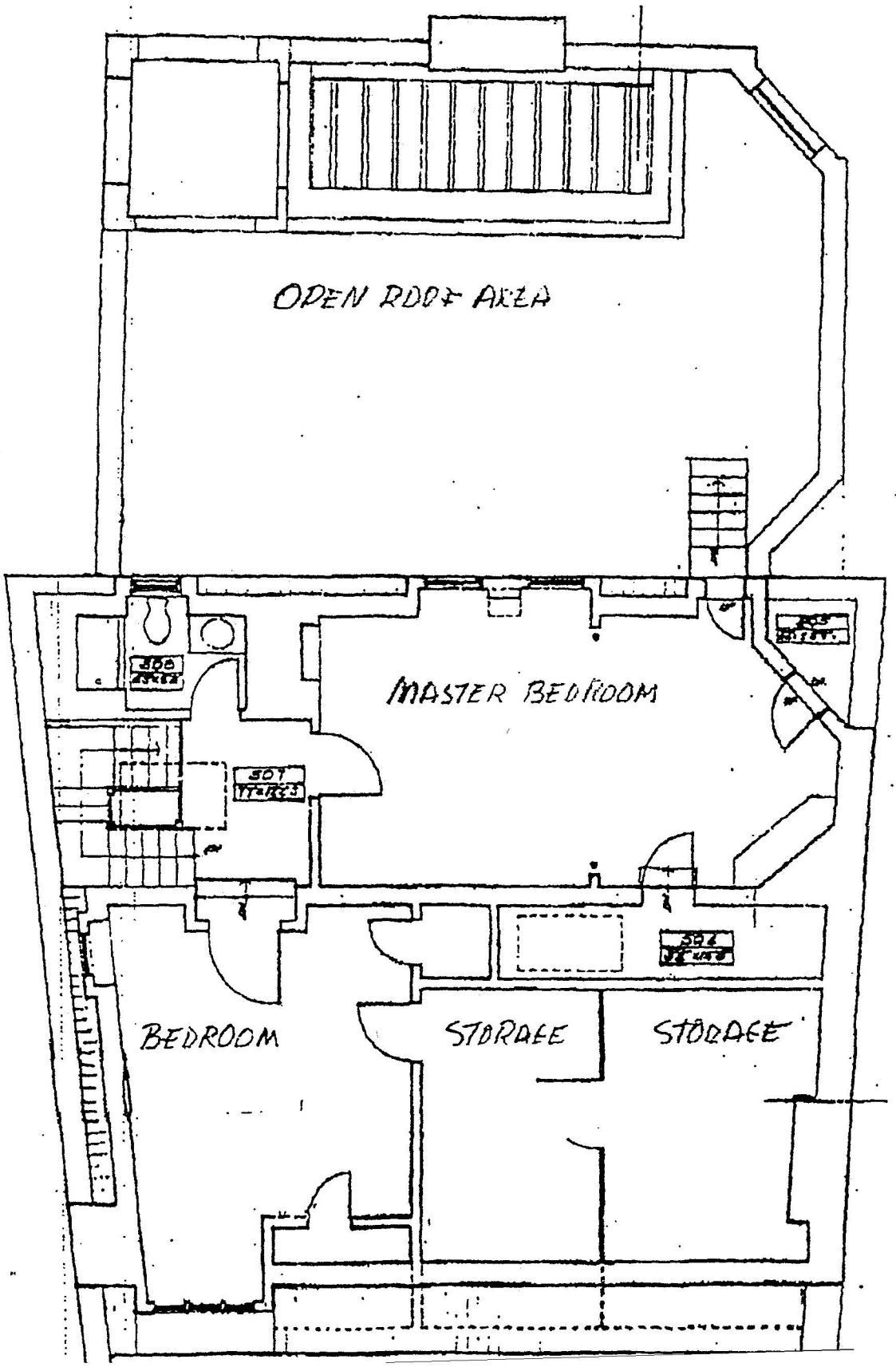
BARNEY STUDIO HOUSE
FIRST LEVEL
HISTORIC DESIGNATION



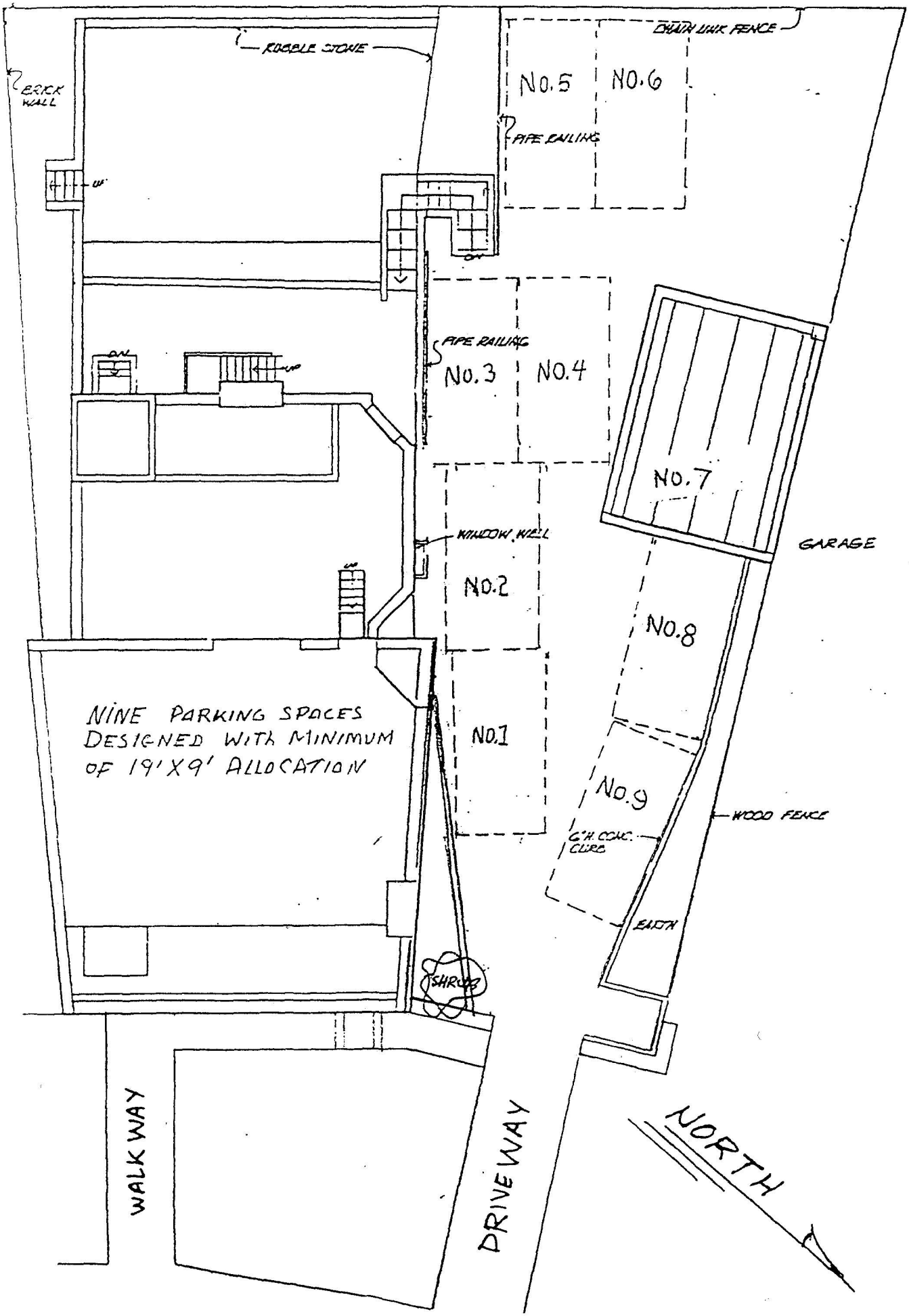
BARNEY STUDIO HOUSE
SECOND LEVEL
HISTORIC DESIGNATION



BARNEY STUDIO HOUSE
THIRD LEVEL
RESIDENTIAL



BARNEY STUDIO HOUSE
FOURTH LEVEL


ROBBLE STONE
BRICK WALL
CHAIN LINK FENCE
No.5
No.6
PIPE RAILING
PIPE RAILING
No.3
No.4
No.7
GARAGE
WINDOW WELL
No.2
No.8
NINE PARKING SPACES
DESIGNED WITH MINIMUM
OF 19'X9' ALLOCATION
No.1
No.9
WOOD FENCE
6" H. CONC. CURB
EARTH
SHRUBS
WALK WAY
DRIVE WAY
NORTH
BARNEY STUDIO HOUSE