BEFORE THE BOARD OF ZONING ADJUSTMENT

OF THE

DISTRICT OF COLUMBIA

STATEMENT OF THE APPLICANT

The Jewish Primary Day School of the Nation's Capital

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BZA APPLICATION NO. 16556

Special Exception for Temporary Use of Proposed Sites as a Private School

BZA
Case No. 16556
Exhibit No. 96

Board of Zoning Adjustment
District of Columbia
CASE NO.16556
EXHIBIT NO.96A1

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF
THE DISTRICT OF COLUMBIA

STATEMENT OF THE APPLICANT

I. ACTION REQUESTED

This statement is submitted on behalf of the Jewish Primary Day School of the Nation's Capital (hereinafter "Applicant") in support of its application to the Board of Zoning Adjustment (hereinafter "Board" or "BZA") for special exception relief pursuant to Sections 206 and 3104.1 of the Zoning Regulations to establish and operate a private school for 215[1] students and 32 staff in the R-1-A District at 7712 16th Street, N.W. (Square 2745-D, Lot 802), and in the R-1-B District at 7701 16th Street, N.W. (Square 2739), Lot 804). The Applicant seeks approval on a temporary basis for a period of three (3) years. The Applicant proposes to locate grades kindergarten through three (3) at 7712 16th Street, N.W. and grades four (4) through six (6) at 7701 16th Street, N.W. The specific proposal for each location is discussed in the "Description of the Proposal" section of this submission.

II. AUTHORITY OF THE BOARD OF ZONING ADJUSTMENT

Pursuant to 11 D.C.M.R. Subsection 3104.1 of the Zoning Regulations, the Board of Zoning Adjustment (BZA) is authorized to grant a special exception where, in its judgement, the special exception will be harmony with the general purpose and intent of the Zoning Regulations

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[1] Although the formal application requests a total of 215 students, the Applicant proposes only a total of 205 students during the school's tenure at the proposed sites.

and Map and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Map.

A private school is permitted in an R-1-A District and an R-1-B District if approved by the BZA as a special exception. A private school must be approved in accordance with the provisions of Section 206 of the Zoning Regulations.

Section 206 requires that the private school 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. 11 D.C.M.R. §§ 206 and 3108.1 (1996 Supp.). Once these showings are made, the Board ordinarily must grant the special exception. Citizens Coalition v. Board of Zoning Adjustment, 619 A.2d 940, 948 (D.C. App. 1993); First Baptist Church v. D.C. Board of Zoning Adjustment, 432 A.2d 695, 698 (D.C. 1981); Stewart v. D.C. Board of Zoning Adjustment, 305 A.2d 516, 518 (D.C. 1973).

III. BACKGROUND

A. Site and Surrounding Area Description

1. Ohev Sholom Talmud Torah Congregation, 7712 16th Street, N.W.:

The subject site is located on the northeast corner of 16th and Jonquil Streets N.W. The site consists of Lots 10, 46, and 47 in Square 2745D. The site currently houses the Ohev Sholom Talmud Torah Congregation and is zoned R-1-A.

It is bounded on all sides by single-family residential dwellings. Located to the immediate east of the site across 16th Street, N.W. is the Tifereth Israel Synagogue. Located to the northeast of the site is the former Galludet University north campus, which now houses the Lowell School.

The Ohev Sholom Synagogue is proposed as the temporary home for grades kindergarten through three of the Jewish Primary Day School of the Nation's Capital.

2. Chevorah Tifereth Israel Synagogue, 7701 16th Street, N.W.:

The subject site is located on the corner of 16th and Juniper Streets N.W. The site consists of Lot 804 in Square 2739. It currently houses the Chevorah Tifereth Israel Synagogue and is zoned R-1-B.

It is bounded on all sides by single-family residential dwellings. Located to the northeast of the site is the Alexander Shepherd Public School. Located to the immediate west of the site across 16th Street, N.W. is the Ohev Shalom Synagogue.

The Tifereth Israel Synagogue is proposed as the temporary home for grades four, five and six of the Jewish Primary Day School of the Nation's Capital.

B. Prior Use and Zoning History of the Site

1. Ohev Sholom Talmud Torah Congregation , 7712 16th Street, N.W.:

In 1960, Ohev Sholom Talmud Torah Congregation was granted permission to use the first and second floors of the building located on the subject property as a synagogue. A religious school operated on the site as an accessory use to the synagogue during the 1970s. the accessory use no longer operates on the site.

2. Tifereth Israel, 7701 16th Street, N.W.:

On August 7, 1986, the Board of Zoning Adjustment approved Order No. 14422 permitting a child development center at Tifereth Israel. The Board placed no conditional time limit on its approval. In August 2, 1988 the Board approved Order No. 14791 changing the conditioned hours of operation of the child development center at the request of Tifereth Israel. The Board placed no conditional time limits on its approval.

On March 7, 1994, the Board approved Order No. 15670 increasing the number of children permitted at the child development center from 48 to 65 and the number of staff from 8 to 13. The approval was supported by the Advisory Neighborhood Commission (ANC), Councilmember Charlene Jarvis and Neighbors, Inc. Beginning in the fall of 2000, the child development center will no longer operate at the site.

Exhibit E contains the BZA Orders related to the use of a child development center at Tifereth Israel Synagogue.

IV. DESCRIPTION OF THE PROPOSAL

A. History and Vision

The Jewish Primary Day School of the Nation's Capital was started in 1987 at Adas Israel Congregation with 18 kindergarten students. In 1999, the Jewish Primary Day School became an independent institution and currently has an enrollment of approximately 180 students in grades kindergarten through six. Exhibit F contains the BZA Orders establishing the Jewish Primary Day School at Adas Israel Synagogue.

The Jewish Primary Day School is an independent, co-educational community day school providing students with an outstanding education in both general and Judaic/Hebrew studies. The student population is made up of children from the Washington, D.C. metropolitan area; however, approximately 50 percent of the Jewish Primary Day School families live in the District of Columbia. Students come from families with a broad range of Jewish backgrounds and observances. The school is open to children from the Washington, D.C. metropolitan area.

The Jewish Primary Day School is the only Jewish day school in the Nation's Capital and proposes to remain in the District of Columbia by locating at the Ohev Sholom and Tifereth

Israel Synagogues for a period of three (3) years while its permanent home is being approved and constructed.

B. Educational Philosophy

The educational experience at the Jewish Primary Day School emphasizes academic excellence, a firm foundation in Jewish learning, and the development of a positive self-image and cultural identity.

- Superior Academic Program – Students are challenged to reason, question and analyze. They are provided opportunities for independent thinking and creative expression.

- General Studies – The program emphasizes written and spoken English, science, mathematics, social studies, physical education and the arts.

- Judaic Studies and Jewish Living – Students are taught written and spoken Hebrew, Bible with commentary, prayer, laws and customs, ethics and values, history and the geography of Israel and its neighbors.

- Active Learning Experiences – High value is placed on problem solving and on projects that encourage inquiry and discovery. The learner-centered teaching helps to develop students' ability to reason question, connect, compare, compute and communicate at a very high level. Developmentally appropriate opportunities are offered for both experiential learning and direct instruction.

0 Curricular Integration – Students are provided an integrated curriculum that emphasizes the ways in which all areas of study, both secular and Judaic, fit into a comprehensive whole.

0 A Pluralistic Jewish Environment – The program emphasizes the positive value of the diverse backgrounds from which the students and teachers come, and teaches respect toward practices that may differ from those observed at school.

C. Daily Operations

1. Student Enrollment

Fall 2000 enrollment will include children in grades kindergarten through six. Grades kindergarten through three will be housed at the Ohev Sholom Synagogue and will enroll no more than 120 students over the three-year temporary occupancy period. Grades four, five and six will be housed at the Tifereth Israel Synagogue and the maximum enrollment during the three-year period will be 85 students. Enrollment is open to all children in the Metropolitan Washington area.

2. Staffing

The total number of faculty and staff hired for any school year is determined by enrollment. With full enrollment in kindergarten and grades 1-6, the full-time staff will not exceed 32. The proposed staffing for the Jewish Primary Day School is:

Teachers	18
Teaching Assistants	07
Administrative	06
Maintenance	01
TOTAL	32

In addition to the 32 full-time staff persons, six part time Specialists will be employed by the School.

3. Operating Hours

The Jewish Primary Day School is coordinating its operating hours with the Shepherd Elementary School in order to have the least impact on morning and afternoon traffic. Currently, the proposed operating hours will be from 8:25 a.m. to 6:30 p.m. The core school hours will be from 8:25 a.m. to 3:30 p.m. The after school program will operate until 6:30 p.m. Teachers will arrive on-site at approximately 7:00 a.m.

4. Play Areas

Students will use the existing on-site play areas at Ohev Sholom and at Tifereth Israel synagogues for outdoor play. Additionally, the Applicant is exploring the possibility of occasionally using the Shepherd Playing Fields. Students will also use nearby park areas for outdoor exercise. The school does not have team sports and will not need facilities for such activities.

5. Food Services

Students will bring their lunches and snacks to school on a daily basis; however, twice per month hot lunches will be provided to the students. These lunches will be delivered to the school by van and will be already cooked.

6. Meetings and Special Events

Only three evening activities will occur during the school year—Back To School Night, Chanukah Assembly and Arts and Sciences Night. All other activities that bring parents to the school will occur during the daytime and include such activities as the Veterans' Day Assembly, Graduation, Black History Month Assembly, Women's History Month Assembly, Ice Cream Social and Grandparents' Day.

7. Noise Levels

An effective, orderly learning environment in the Jewish Primary Day School will be maintained. Noise levels in the school are appropriate to that environment. The noise levels in the play areas will be appropriate for the age level of the students and the activities in which they are engaged.

D. Building Renovations

There will be no exterior construction on either site. A portion of the interior of the existing buildings will be reconfigured into classrooms and other areas needed for the School. Exhibit G shows the preliminary layout for the interior space at Ohev Sholom Synagogue.

V. TRAFFIC AND PARKING

Gorove/Slade Associates, Inc., the traffic and transportation consultant for the project undertook an analysis to determine existing traffic volumes on the roadway network in the vicinity of the current site of the Jewish Primary Day School and the vicinity of the proposed sites of the School; to project future traffic conditions after establishment of the School at the proposed sites; to confirm that the proposed site access system will be able to accommodate the establishment of the day school at the site without any adverse impact on the surrounding street network; to confirm that the management of traffic and parking as proposed by the School is adequate and appropriate for the site; to confirm that the parking proposed for the site is adequate for the needs of the School staff and visitors; and finally to make recommendations to eliminate any adverse impacts associated with traffic and parking. The full traffic and transportation report is attached hereto as Exhibit H.

In summarizing its findings Gorove/Slade Associates, Inc. concluded that the temporary relocation of the Jewish Primary Day School at the subject sites would have minimal impacts on traffic, parking or safety conditions. In reaching its conclusions it found that

1. The key intersections within the area of the subject site currently operate at quite acceptable levels of service during the morning and afternoon peak hours of traffic flow with the exception of Juniper and Jonquil at 16th Street during the morning and afternoon peak hours. However, the impact on the level of service on these selected intersections will be minimal due to the relatively small traffic increase generated by the school.

2. The existing site currently staggers the school start times to disperse the traffic to and from the school in the morning. The existing school does not stagger its dismissal times, but does provide after school programs.

3. The existing maximum morning carpool queue consists of five vehicles. Similarly, in the afternoon, the maximum evening carpool queue consists of 24 vehicles. There is a projected maximum morning queue of three cars expected at both sites. A maximum afternoon queue of ten vehicles is expected at Ohev Sholom Talmud Torah site.

4. The proposed circulation and access route allows for one-way clockwise circulation around the synagogues and through the public alleys.

5. The morning carpool operations for the Tifereth Israel Congregation site will require right turn ingress only on to Jonquil Street, through the rear alley way behind Tifereth Israel Congregation, and will require right turn egress from the site onto Juniper Street and onto 16th Street. The morning carpool operations for the Ohev Sholom Talmud Torah site will require right turn ingress only onto Juniper Street, through the rear alleyway behind Ohev Sholom Talmud Torah, and will require right turn egress from the site onto Jonquil Street and onto 16th Street. The afternoon carpool operations will require ingress and egress along the same routes.

6. Student drop off and pickup will occur on the passenger side, which is facilitated by the one way clockwise circulation.

7. There will be a total of thirty-three spaces between the two synagogues (nine compact spaces and twenty-four full size spaces). The School will use twenty of the thirty-three spaces, and the remaining thirteen spaces will be used for existing uses for the synagogues and visitors.

8. Gorove/Slade Associates, Inc. also evaluated the traffic management measures which the Applicant proposes to utilize in order to minimize the traffic impact on the community and recommended: additional carpooling; an off-site van shuttle; a fixed traffic route; a right turn only school traffic route restriction for 16th Street; a minimization of the children crossing 16th Street during peak hours; coordination of school hours with other local institutions; implementation of an efficient loading/unloading operation; and school faculty/staff monitoring of operations.

VI. THE PROJECT MEETS ZONING STANDARDS

A. Applicant is Entitled to Special Exception Relief Under Section 206 of the Zoning Regulations

The Applicant meets the strict requirements for special exception approval for establishing a private school at the subject site.

1. Subsection 206.1. Use as a private school is permitted in an R-1-A and an R-1-B District if approved by the Board of Zoning Adjustment in accordance with the conditions specified in § 3104 of the Regulations, subject to the provisions of Section 206.

2. Subsection 206.2. The School shall be located so that it is not likely to become objectionable to adjoining any nearby property because of noise, traffic, number of students, or other objectionable conditions.

a. Noise - The buildings will contain the interior noise within the building. Both synagogues were constructed as an institutional building. They are suitable for use as a school, as proposed by the Applicant. The use of outdoor space was described earlier and the noise will be appropriate for the number and ages of the children.

b. Traffic - The traffic consultant has determined that any adverse traffic impacts can be eliminated or mitigated by measures described in the report. As such, the school is not likely to become objectionable because of traffic.

c. Number of Students - The site is capable of handling the proposed number of students. The interior configurations for the buildings have been designed to accommodate the maximum number of students proposed for each building.

3. Subsection 206.3. Ample parking, in excess of that required by Chapter 21 of the Zoning Regulations, will be provided for teachers and visitors. The Day School will have students only through grade six. Therefore, no students will drive to school. Evening special events will occur only three times during the school year and parking will be available on 16th Street during those times. be accommodated by use of the Howard University School of Divinity parking lot on 14th Street, N.E.

B. Compliance with Subsection 3104.1 of the Zoning Regulations

1. The Special Exception Can Be Granted Without Substantial Detriment to the Public Good. The special exception to establish the Jewish Primary Day School can be granted without substantial detriment to the public good. The School will be an asset to the surrounding community and the District of Columbia. It is the only Jewish day school in the District of Columbia. As noted above, the School will not become objectionable to adjoining or nearby properties due to noise, traffic, number of students, or any other objectionable conditions.

2. The Day School Will Not Impair the Intent, Purpose and Integrity of the Zone Plan as Embodied in the Zoning Regulations and Map. A private school is permitted in an R-1-A District and an R-1-B District with Board of Zoning Adjustment approval. The subject buildings have been approved for institutional use they were built. The Applicant has demonstrated in this statement that the proposal complies with all of the applicable special exception criteria specified under Section 206, and that the use will not impair the intent, purpose and integrity of Zoning Regulations and Map.

VII. COMMUNITY OUTREACH

The Jewish Primary Day School of the Nation's Capital has conducted extensive community outreach in Shepherd Park. The purpose of the community outreach is to educate the community about our application for temporary occupancy of Tifereth Israel and Ohev Sholom synagogues on 16th Street and to seek the community's support. The Applicant worked diligently to engage neighbors in a dialogue about the application. In January, the Applicant contacted the ANC commissioners for the single member districts in which each of the synagogues is located and the chair of the ANC and secured approval to give a presentation at the February 2, 2000 ANC meeting. The ANC distributed notices to every neighbor within the 200 foot radius of the synagogues and the meeting was attended by over 60 people. The ANC voted not to support the application. However, the Traffic Management Plan for the project had not been completed and the ANC authorized another presentation for its March 7th meeting.

The Applicant then launched an extensive community outreach campaign consisting of the use of face-to-face meetings, daily Internet Townhall discussions, 4 community meetings, 3 flier distributions and 2 mail distributions.

I. Daily Internet Townhall Dialogues

In January, the Applicant began daily Internet Townhall dialogues. Some of the list serves in which we participated are as follows:

* *Shepherd Park Parents of Young Children* - consists of approximately 40 Shepherd Park neighbors.

* *Takoma Park List* - consists of approximately 70 people in the community about three quarters of whom are from Shepherd Park.

* *Jewish Day School List* - consists of approximately 20 people, half of whom live in Shepherd Park.

II. Individual Neighbors and Community Leaders

In January, Tifereth Israel's community liaison spoke with the president of Shepherd Park Citizen's Association, Joe Membrino about JPDS' application.

Parents, friends and neighbors who live in Shepherd Park went door-to-door to meet with the 56 neighbors who live within a 200-foot radius of both synagogues. In February, Rabbi Ethan Seidel of Tifereth Israel distributed a letter inviting neighbors to come to Ohev Sholom and Tifereth Israel for a series of community dialogues. He went to every household and rang each bell. In addition, The Applicant mailed over 150 copies of the rabbi's letter to the major community organization, Neighbors, Inc.

On February 12 and 19, supportive neighbors and parents went to the homes of neighbors within 200 feet and distributed the Jewish Primary Day School Fact Sheet and invitations to attend a community dialogue at Ohev Sholom.

JPDS' representatives, Sharon Robinson and Norm Neverson, held individual meetings and/or talks with various members of the community to discuss the school's application. Individuals with whom they spoke include: Derrick Humphries, Esq., ANC 4A Chair Joseph Hairston, Lieutenant Judith Anderson, Commissioner Riddick Vann, Commissioner James Jones,

Commissioner, Jourdinia Brown, Commissioner Douglass Sloan, Rosemary Ried, president of Neighbors, Inc., Joe Membrino, president of Shepherd Park Citizens Association, Ms. Gracie Bayton, chair of Shepherd Park Citizens Association, Audrey Duff of Councilmember Jarvis' office, and Ms. Helene Harris.

III. ANC Meetings

The Jewish Primary Day School (JPDS) made a presentation at the February 2, 2000 meeting of ANC 4A. JPDS will make another presentation at the March 7, 2000 ANC 4A meeting.

IV. Community Dialogues

Nearly 60 neighbors attended the community dialogues hosted by JPDS at the synagogues to discuss the School's BZA application. The purpose of these dialogues was to educate the community and to obtain community input and feedback on the proposed Traffic Management Plan (TMP). The feedback received in this meeting was used to further refine the TMP. The community dialogues were held on the following dates:

February 16 - Tifereth Israel Synagogue JPDS Community Dialogue

February 17 - Tifereth Israel Synagogue JPDS Community Dialogue

February 23 - Ohev Sholom Synagogue JPDS Community Dialogue.

V. Fourth District Police Traffic Presentation

JPDS' leadership, its traffic management consultant, and its community representative met with Lieutenant Judith Anderson, Sergeant Edwards and another officer of the Fourth Precinct to review the proposed Traffic Management Plan (TMP). The feedback received from this meeting was used to refine the TMP.

VI. The Traffic Management Plan

The TMP was hand delivered to the neighbors who lived within a 200-foot radius of the synagogues on February 22 and 23, 2000. In addition, a copy of the TMP was placed at the Shepherd Park Library for public review and comment.

VII. Communications Materials

The following communications materials were distributed to over 500 people in the Shepherd Park neighborhood. These materials were either mailed, hand delivered, distributed at meetings, and/or posted at the Shepherd Park Library:

* Letter from Rabbi Seidel inviting neighbors to the series of community dialogues

* Citizens for the Jewish Primary Day School Fact Sheet

* The JPDS Traffic Management Plan

* Letter from Rabbi Seidel, of Tifereth Israel, and Leonard Goodman, president of Ohev Sholom announcing the synagogues' Year 2000 community outreach schedule.

* Community Update - a flier describing the JPDS' offer of neighborhood benefits.

VII. Telephone Bank

Shepherd Park neighbors who support this application conducted telephone calls to neighbors to discuss the Fact Sheet, the TMP, and the JPDS Community Update.

VIII. WITNESSES

The following witnesses will present testimony in this case for the Applicant:

1. The history and development of the Jewish Primary Day School., and the educational vision for the School

Dr. Richard J. Scaldini, Chairman
Board of Directors
Jewish Primary Day School of the Nation's Capital

2. Building Layouts and School Operations

Brenda Krieger, Co-Chair
Facilities Committee
Jewish Primary Day School of the Nation's Capital

Susan Koss, Head of School
Jewish Primary Day School of the Nation's Capital

3. Traffic and Parking

Louis J. Slade, P.E.
Gorove/Slade Associates, Inc.

Osborne R. George
O.R. George Associates, Inc.

4. Community Relations

Sharon R. Robinson
Robinson Associates, LLC

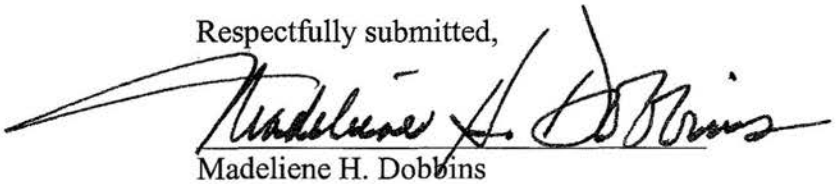
5. Jewish Primary Day School Student(s)

IX. CONCLUSION

It is for the reasons contained in this submission and the information of record that the Jewish Primary Day School of the Nation's Capital submits that it has met its burden of proof

under the applicable Zoning Regulations and is entitled to the special exception relief that it has requested.

Respectfully submitted,



Madeliene H. Dobbins

ARTER & HADDEN LLP
Counsel to Applicant
1801 K Street, N.W.
Suite 400K
Washington, D.C. 20006
(202) 775-7130

APPENDICES

Exhibit A: Portions of the Sanborn Map

Exhibit B: A Portion of the Zoning Map

Exhibit C: Property Plats

Exhibit D: Photos of the Sites

Exhibit E: Previous BZA Orders for Tifereth Isreal

Exhibit F: BZA Orders for Current Location/Adas Israel Synagogue

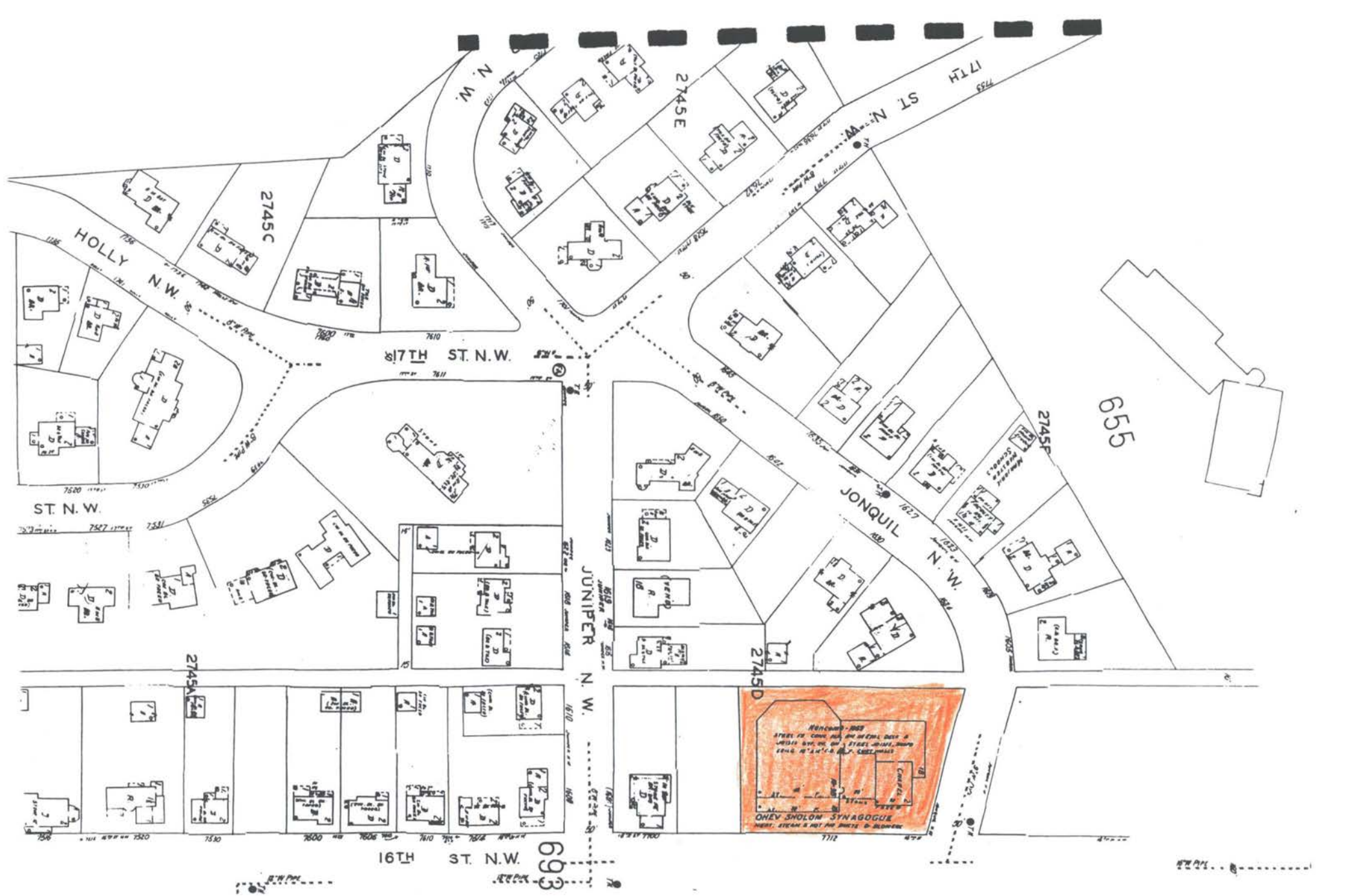
Exhibit G: Preliminary Interior Layout for Ohev Sholom Synagogue

Exhibit H: Traffic Impact Analysis

Exhibit I: Sampling of Letters in Support

Exhibit J: Resumes


655
653
2740
ALEXANDER SHEPHERD PUBLIC SCHOOL
JONQUIL N.W
JUNIPER N.W
IRIS N.W
HEMLOCK N. W.
HOLLY N W
GERANIUM N.W.
16TH ST. N.W.
14TH ST N W
MORNINGSIDE DRIVE
2739
2773
2774
2775
2776
2737
2727


17TH ST N.W.
2745E
2745C
HOLLY N.W.
17TH ST. N.W.
ST. N.W.
2745F
655
JONQUIL N.W.
JUNIPER N.W.
2745A
2745D
16TH ST. N.W.
693
OHEV SHOLOM SYNAGOGUE


R-1-A
R-1-B
R-2
ROXANNA RD.
PRIMROSE RD.
LOCUST
KALMIA
JORQUIL
IRIS
HEMLOCK
HOLLY
GERANIUM
FLORAL
POPLAR
ORCHID
MYRTLE
JUNIPER
409'
16TH
ALASKA
AVENUE
ROCK
Creek
BEACH
SHERRILL
OREGON

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D. C., ... 19..

Plat for Building Permit of ..... Square ..... Lot .....

Scale: 1 inch = ... feet Recorded in Book ..... page .....

Receipt No. .....

Furnished to .....

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Surveyor, D. C.

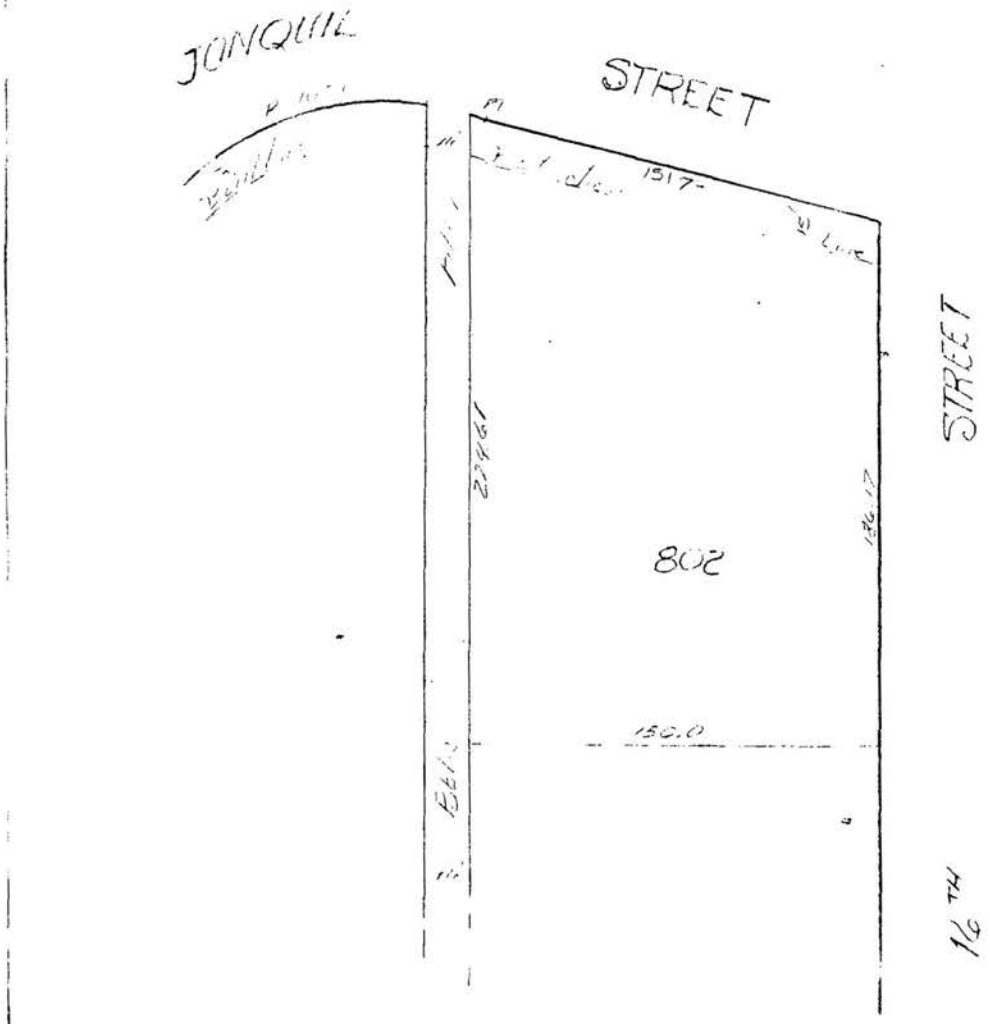
By: .....

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the rise of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date .....

.....
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



J-92278

S. O. Form 12.0

L ,TRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D. C., 12-9 19 64

Plat for Building Permit of SQUARE 2779 LOT 804

Scale: 1 inch = 30 feet Recorded in Book WRCR page FILM

Receipt No. 7567

Furnished to WILKES, HARRIS, HEDRICK & LANE

Surveyor, D. C.

By: DH

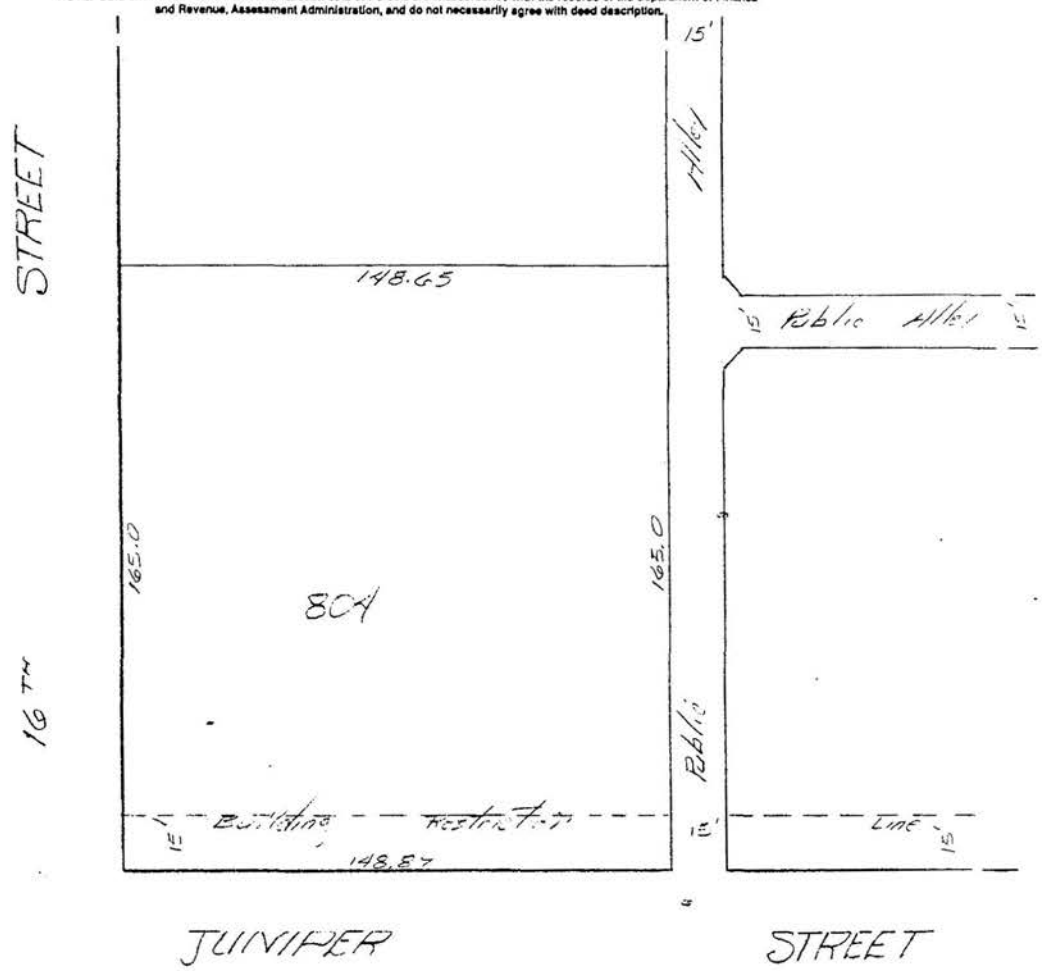
D.M.S.

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date .....

.....
(Signature of owner or his authorized agent)

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93279

S. O. Form 12.0

JEWISH PRIMARY DAY SCHOOL
PHOTOGRAPHS OF THE SUBJECT
PROPERTIES AND SURROUNDING LAND AND USES



1. View of 7701 16th Street, N.W. (Tifereth Israel Congregation) looking at the intersection of 16th and Juniper Streets, N.W.



2. Closer view looking northeast from the intersection of Juniper Street and 16th Street, N.W., at 7701 16th Street, N.W.



3. View looking east along Juniper Street, N.W. 7701 16th Street, N.W., is to the left (north) of the photograph.



4. View looking northwest from Juniper Street at the fenced outdoor play area at 7701 16th Street, N.W. 7712 16th Street, N.W., Ohev Sholom Talmud Torah, is in the background, across 16th Street to the west.



5. View looking west along Juniper Street. The south side school entrance to 7701 16th Street, N.W. is located to the right in the photograph. Sixteenth Street is in the background.



6. View looking north at off-street parking spaces located behind 7701 16th Street, off of a 15 feet wide public alley.



7. View looking south at the off-street parking spaces located behind 7701 16th Street, N.W.



8. View of single family dwelling located immediately south of the subject property (7701 16th Street, N.W.) across Juniper Street.



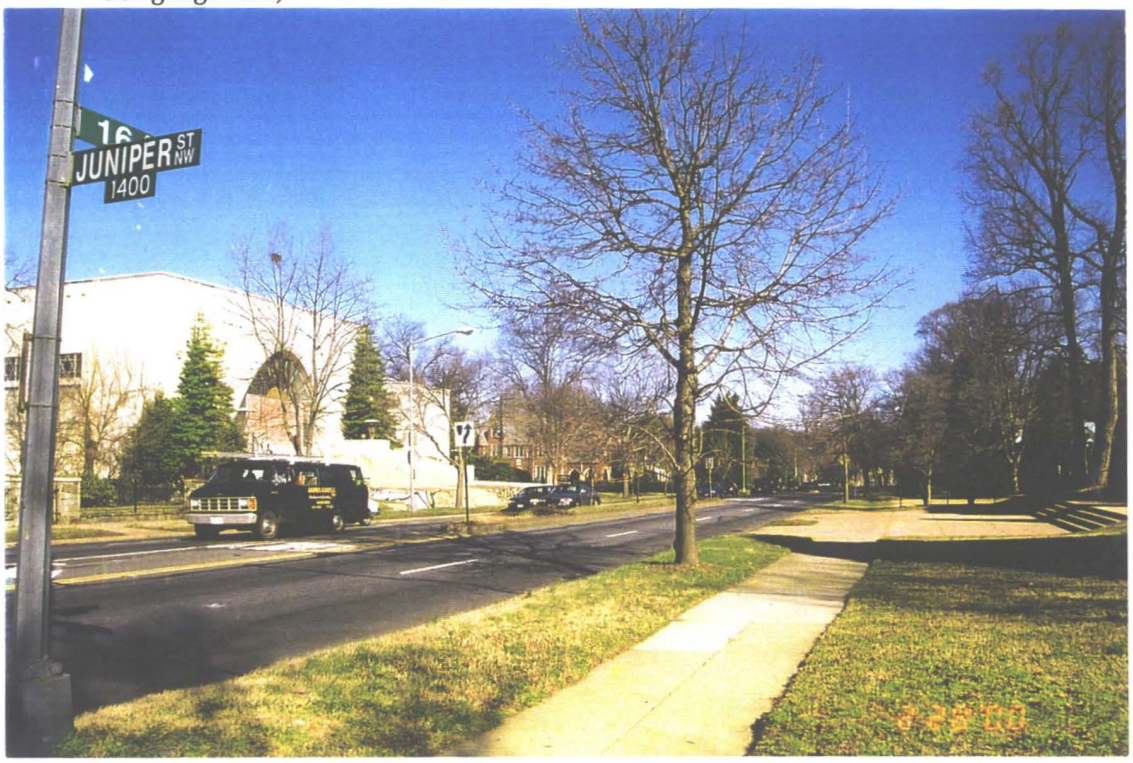
9. Looking north along 16th Street, N.W. from its intersection with Juniper Street, N.W. 7712 16th Street (Ohev Sholom Talmud Torah) is to the left (west) in the photograph.



10. Looking south along 16th Street, N.W. from Jonquil Street, N.W.



11. View of the front entrance to 7712 16th Street, N.W. (Ohev Sholom Talmud Torah Congregation).



12. View of 7712 16th Street, N.W., looking northwest from Juniper Street, N.W.



13. View looking west on Jonquil Street, N.W. from 16th Street, N.W. 7712 16th Street is located to the left of the photo.



14. View looking south at the Jonquil Street side entrance to 7712 16th Street, N.W.



15. View of single family dwelling located opposite the Jonquil street side entrance to 7712 16th Street, N.W.



16. View of the alley and rear parking lot of 7712 16th Street, N.W. looking north towards Jonquil Street, N.W.



17. View looking west along Jonquil Street. The alley entrance to the 7712 16th Street, N.W. parking lot is located to the left (south) of the photograph.



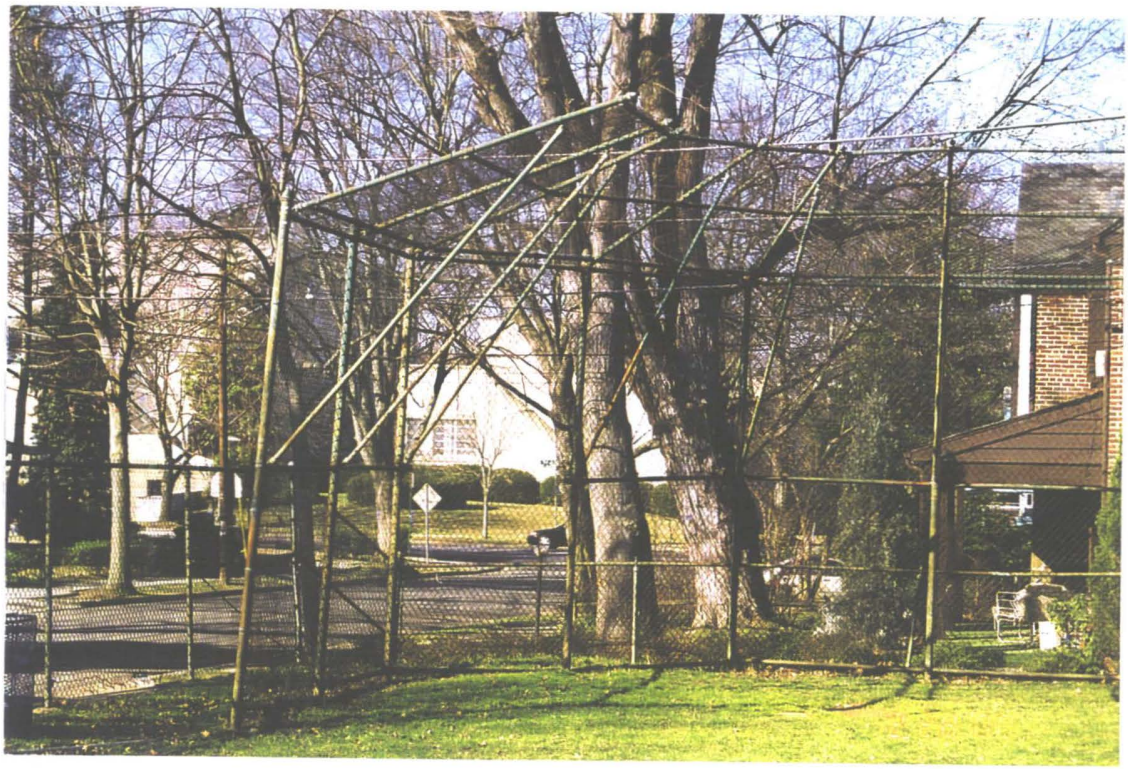
18. View of the single-family dwelling located to the west of the parking lot behind 7712 16th Street, N.W.



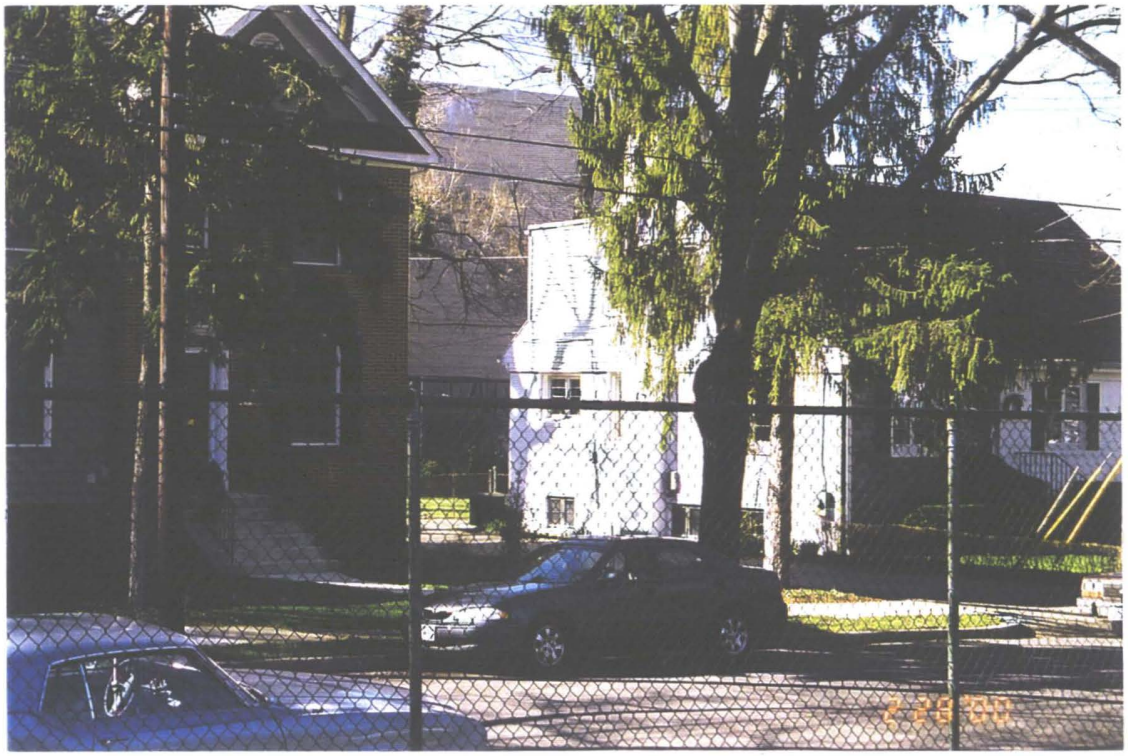
19. View of the building located south of 7712 16th Street, N.W. on the northwest corner of 16th and Juniper Street, N.W.



20. View of Shepherd Elementary School and playing field located to the northeast of the subject sites between 16th and 14th Streets and Jonquil Street, N.W. The playing field is located approximately 150 feet from 7701 16th Street, N.W., and 300 feet from 7712 16th Street, N.W.



21. View looking south from the Shepherd Elementary School playing field. 7701 16th Street, N.W. can be seen in the background.



22. View looking west from the Shepherd Elementary School playing field. 7712 16th Street, N.W. is in the background.