STATEMENT OF EXPLANATIONS AND REASONS

SUPPORTING AN APPLICATION

TO THE BOARD OF ZONING ADJUSTMENT

OF THE DISTRICT OF COLUMBIA

FOR A SPECIAL EXCEPTION

OFFICE OF ZONING
DISTRICT OF COLUMBIA
00 FEB -1 P 3:47

PURSUANT TO SECTIONS 205 and 3108

OF THE DISTRICT OF COLUMBIA ZONING REGULATIONS

The Stanton Glenn Limited Partnership

3040 Stanton Road, S.E.

(SQUARE 5879, LOT 11)

BZA
Case No. 16568
Exhibit No. 9

Board of Zoning Adjustment
District of Columbia
CASE NO.16568
EXHIBIT NO.9

INDEX

INTRODUCTION

DESCRIPTION OF THE APPLICANT

THE SUBJECT PROPERTY

A. Location and Description of the Property

B. Area Surrounding the Property

C. Zoning History and Use History

REASONS IN SUPPORT OF THE APPLICATION FOR SPECIAL EXCEPTION

A. Compliance with D.C. Zoning Regulations

B. No Adverse Effects

BENEFITS OF PROPOSED USE

COMPLIANCE WITH THE COMPREHENSIVE PLAN

A. Appropriate Residential Use

B. Historic Preservation

CONCLUSION

EXHIBITS

Certification by Stephen N. Gell, Esq.

Photographs of the Site

List of Property Owners within 200 feet of the subject property

Site plan with building outlined (Sanborn)

Building plat prepared by the Surveyor of the District of Columbia

Current Certificate of Occupancy

INTRODUCTION

This is a Statement of Explanation and Reasons supporting the application of the Stanton Glenn Limited Partnership for a special exception pursuant to Sections 205 and 3108 of the Regulations of the Zoning Commission, (11 DCMR §§205 and 3108) (hereinafter, "Regulations"). The Applicant seeks a special exception to permit the establishment of a day-care center on the premises.

DESCRIPTION OF THE APPLICANT

The applicant/owner is the Stanton Glenn Limited Partnership, c/o Steve Rigelsky, 2549 Elvans Road, S.E., Washington, DC 20020.

THE SUBJECT PROPERTY

A. Location and Description of the Property

The property which is the subject of this Application is at 3040 Stanton Road, S.E., Square 5879, Lot 11. The lot is 10.76 acres in the Southeast area near the intersection of Stanton Road and Suitland Parkway. It contains 378 dwelling units in several buildings, one of which will be the site of the day-care center. The building housing the day-care center is a three-story building with basement comprising 14,288.82 square feet at 3040 Stanton Road, S.E. It will have 9 dwelling units in addition to the day-care center and the rental managers office. The day-care center will occupy approximately 4,536 square feet of gross floor area. Approximately 60 children, ages 2 to 12, will be accommodated both in the day care program and in the before and after school program.

B. Area Surrounding the Property

Surrounding the property are residential structures and open space. The development is located in ANC 8A.

C. Zoning History and Use History

The area is zoned R-5-A. The building is one of a group of buildings built around 1965 as multifamily structures.

REASONS IN SUPPORT OF THE APPLICATION FOR SPECIAL EXCEPTION

A. Compliance with D.C. Zoning Regulations

The applicant satisfies the requirements for grant of the Special Exception. It is currently boarded up but will be renovated for use as a multifamily building with a management office and a day-care center. The Special Exception 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 in accordance with the Zoning Regulations and Zoning Maps.

B. No Adverse Effects

The building has been in existence for nearly 35 years. The use for a child development center is unlikely to generate substantially more traffic than the previous use. The large number

of multifamily apartment buildings in close proximity to the subject site make it likely that the majority of children will not need automobile transportation. Those needing transportation will arrive and leave during the morning and evening hours. Traffic patterns will be efficiently arranged so that neighbors will not be inconvenienced.

There is sufficient parking on the site for day-care staff as well as for residents of the 378 units. There will be 388 spaces. In the R-5-A Zone District, there must be one space for each dwelling unit, in this case 378 spaces. In addition, one space must be provided for each 4 staff-persons of the day-care center. A staff of 9 requires 2 spaces. The parking provided, therefore, exceeds the required spaces by 8.

BENEFITS OF PROPOSED USE

The Stanton Glenn Limited Partnership plans to develop a child development center to accommodate up to 60 children. There are no plans to alter the general landscape or build additional buildings. The buildings which are vacant and in disrepair will be handsomely renovated and the site will once again become a safe and pleasant residential community with facilities for daily living, including a well-run day-care center. The center will have a substantial impact on the economic well-being of the development, since it will permit parents to go to jobs off-site knowing their pre-school and school age children will be well cared for.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

A. Appropriate Use

A child development center is an appropriate use in a residential neighborhood. It is permitted under the Zoning Regulations as a compatible use, with BZA approval.

B. Historic Preservation

Historic Preservation regulations and laws do not apply to this site. The building is neither a landmark nor in a Historic District.

CONCLUSION

In conclusion, the application by the Stanton Glenn Limited Partnership should be approved. The use for a child development center is consistent with the residential uses in the area.

Respectfully submitted,



Stephen N. Gell, Esq.

Cc: Steve Rigelsky