EXHIBIT "A"

STATEMENT OF EXPLANATIONS AND REASONS

IN SUPPORT OF AN APPLICATION

TO THE BOARD OF ZONING ADJUSTMENT

FOR A SPECIAL EXCEPTION

FOR SCHOOL USE

OF

'00 FEB -1 P5:00
OFFICE OF ZONING
DISTRICT OF COLUMBIA

5000 14TH STREET, N.W.

(SQUARE 2711, LOT 802)

BZA
Case No. 16569
Exhibit No. 10

Board of Zoning Adjustment
District of Columbia
CASE NO.16569
EXHIBIT NO.10

INTRODUCTION

This is a Statement of Explanation and Reasons supporting the application of the World Plan Executive Council and the Kingsbury Center for a special exception pursuant to Sections 205 and 3104 of the Zoning Regulations, (11 DCMR §§ 205 and 3104) (hereinafter, "Regulations"). The Applicant seeks a special exception to permit the establishment of a private school on the premises.

The owner of the subject property is the World Plan Executive Council ("the Council"). The Council has authorized the Kingsbury Center to file this application to establish the proposed private school.

THE SUBJECT PROPERTY

A. Location and Description of the Subject Property

The property which is the subject of this Application is at 5000 14th Street, N.W., Square 2711, Lot 802[1]. It is located on the west side of 14th Street, N.W. between Emerson and Gallatin Streets, N.W. and is improved with a three-story building with basement comprising 57,483 square feet. The lot is very large - containing 3.97 acres. The property has been on the market for 7-8 years and it is substantially vacant at this time and in a state of disrepair. A previous contract to purchase the property and use it for a managed care facility failed, after the contract purchaser tried, unsuccessfully, for at least two years to obtain a Certificate of Need for that use.

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[1] There is some discrepancy between the lot number stated on the Certificate of Occupancy (Lot 801) and the Plat prepared by the Surveyor's Office (Lot 802). We are relying on the Plat which is also consistent with the City's tax assessment map.

B. Area Surrounding the Property

Surrounding the property are largely institutional and residential buildings. Directly on the north is St. Lukes Baptist Church. To the northeast is the Mt. Zion Baptist Church. East of the property is the West Elementary School and to the southwest is a facility owned by the Dominican Nuns. The remainder of the buildings are residential.

C. Zoning History and Use History

The area is zoned R-1-B/DR-1 (residential diplomatic overlay). The building was built around 1913 as a private residence. For many years, it was used by the Army-Navy Club for an assisted living facility. Most recently it was the home of the World Plan Executive Council, Inc. which obtained a Certificate of Occupancy in 1981 for an eleemosynary institution (a copy of which is attached hereto as Attachment "1"). This use consisted of office, residential, educational and meditation uses. It was known as the Maharishi College of Natural Law.

THE APPLICANT

The Kingsbury Center is the oldest nonprofit educational institution in the Washington area that addresses the special needs of young children, adolescents, and adults who experience learning difficulties. Founded in 1938 by Marion Kingsbury, a pioneer in remedial education, the Center provides educational, diagnostic, psychological, consultative, and tutoring services to nearly 1,000 individuals each year through the Kingsbury Day School and its ancillary, Diagnostic and Psychological Services, and Tutoring Services divisions.

Current research indicates that one in five students in the Washington area has been or will be identified as having specific learning disabilities. These students have average or above

average cognitive abilities, yet they have problems in learning how to listen, think, speak, read, write, spell, or compute. While these students are intelligent, their disorders lead to gaps between their potential and their actual levels of achievement.

The mission of The Kingsbury Center is to assist learning disabled children and adults to learn compensatory skills to enable them to function independently and effectively in a school or business environment.

Kingsbury's teaching philosophy holds that only by tailoring instructional methods and curricula to meet the unique learning needs of every student can individuals with learning disabilities be taught effectively. Kingsbury staff members maintain a commitment to seeking out and assimilating the best, most current, research-based techniques and programs for assessing and educating learning disabled children and adults.

Instituted in 1984, Kingsbury Day School provides an opportunity for 100 students ages 5 to 14 of average or above-average cognitive ability with learning disabilities to reach their potential in a school setting. Based on diagnostic data, teachers and other professionals design Individualized Educational Programs (IEP's) that include an academically focused, integrated curriculum; individualized instruction; multisensory, hands-on learning; art, music, drama, computer skills, and physical education; social skills and self-esteem development; and related services as needed, including occupational therapy, speech and language therapy, and psychotherapy. Student-teacher ratios at Kingsbury Day School are kept low (eight students and two teachers per class) to optimize the effectiveness of the program and the ability of teachers to work with students one-on-one and in groups, in an atmosphere that maximizes educational accomplishments. Eighty percent of Kingsbury's student body are D.C. residents.

The Kingsbury Center's tutoring program trains its own special tutors in a program that includes two graduate level courses with a supervised practicum. A corps of 70 active Kingsbury tutors works with hundreds of children each year using a diagnostic prescriptive teaching method that utilizes individualized programs of study based on each student's strengths, weaknesses, and learning style. Some Kingsbury Master Tutors also train mainstream teachers to utilize teaching techniques and assessment instruments to work with learning disabled children in their classrooms.

Kingsbury's Diagnostic and Psychological Services Division supports a staff of psychologists and educational diagnosticians who test children and adults referred to the Center because they appear to have learning or attentional difficulties. Based on the results of the psychological and achievement evaluations, diagnosticians recommend intervention programs or formulate an individualized plan of instruction tailored to the needs of each child. Staff clinical psychologists also provide social and emotional evaluations to assess behavioral or motivational problems that may interfere with learning. They can provide psychotherapy and counseling to students and families as needed.

The Center also offers a variety of public/community services. For the last eight years, Kingsbury has implemented the "Teachers and Tutors" program in selected District of Columbia Public Schools. This project provides D.C. public school teachers with specialized training designed to increase their effectiveness in educating mainstreamed students with learning difficulties. In addition, since 1988, The Kingsbury Center has offered daylong annual symposia for teachers, other professionals, and parents on topics related to learning disabilities such as learning strategies, ADD/ADHD, types of intelligence's, and self-esteem. The Symposium is open to the public. Whenever possible, The Kingsbury Center also provides tutoring, testing,

diagnostic, and therapeutic psychological services at little or no cost to economically disadvantaged children and adults. This service is supported financially, in part, by local and national foundations and organizations. In addition, many generous volunteer tutors and other Kingsbury professionals give of their time freely or at greatly reduced fees with children from economically disadvantaged families.

Kingsbury is currently housed in three row-house structures located at 138 Bancroft Place and 1807-1809 Phelps Place, N.W., in the Kalorama area. The facilities are woefully inadequate for Kingsbury's needs. Space is extremely cramped and there is no outdoor play area onsite. Further, off-street parking is extremely limited. These deficiencies associated with the current location have severely hindered Kingsbury's ability to grow and expand commensurate with the rapidly increasing demand for its services.

Kingsbury has been looking for an appropriate, affordable new location for over three years. The option of expanding at its current location, by acquiring new buildings, has also been examined. This option was ruled out, however, because the high density residential buildings in the area do not lend themselves to school use without resulting adverse impacts on neighboring residential uses.

REASONS IN SUPPORT OF THE APPLICATION FOR SPECIAL EXCEPTION

A. Compliance with D.C. Zoning Regulations

The applicant satisfies the legal criteria for granting this special exception. It is not uncommon for estates of this type to be utilized for schools. The proposed school use 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 house, popularly known as the Dixon Mansion, has been in existence for nearly 87 years and has blended well with other neighborhood uses and facilities. It was used for many years as an Army-Navy Club, assisted living facility for men. More recently it was the home of the Maharishi College of Natural Law. The use for a school is not likely to have any adverse effects. The site is very large and can amply accommodate the educational, recreational and parking needs of the proposed school without adversely impacting nearby uses.

THE PROPOSED USE

Kingsbury is proposing to relocate and expand its operations at the subject property. The subject property with its large facility, generous grounds, good access, and onsite parking areas will finally provide Kingsbury with the facilities that it needs to comfortably accommodate its existing students and staff. It will also provide room for expansion, both immediate and long term. With this application, Kingsbury is seeking approval to expand up to a maximum of 400 students and to construct a small gym onsite. Kingsbury's architects are currently working on more detailed plans for utilization of the site which will be provided to the BZA in its pre-hearing submission.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

A. Appropriate Use

The proposed school is an appropriate use in a residential neighborhood. It is permitted in the Zoning Regulations as a compatible uses, with BZA approval.

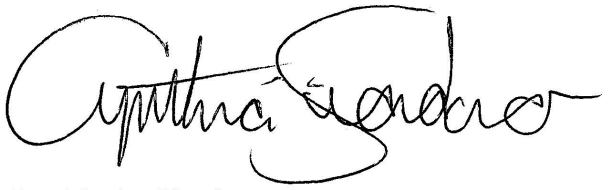
B. Historic Preservation

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

CONCLUSION

In conclusion, the application of the Kingsbury Center should be approved. The use for a school is consistent with the existing institutional and residential uses in the area. The Kingsbury Center provides important services to the City and its expansion should be facilitated by granting the requested special exception.

Respectfully submitted,



Cynthia A. Giordano

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Ed. 2/1/2000 9:11 AM