GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 16598 of C. Lillette Campbell, pursuant to 11 DCMR 3104.1 for a special exception under Section 206 for the construction of an elementary school for 100 students and seven staff, the building will consist of modular classrooms, adjoining an existing residence and studio garage on an alley with off-street parking in an R-2 District at premises 907, 909,and 911 Quackenbos Street, N.W. (Square 2982, Lots 808, 809, 810, 139, 106, 107, 110, 111, and 112).

HEARING DATE: September 19, 2000
DECISION DATE: September 19, 2000 (Bench Decision)

SUMMARY ORDER

The zoning relief requested in this case is self-certified, pursuant to 11 DCMR 3113.2.

The Board provided proper and timely notice of the public hearing on this application by publication in the D.C. Register, by mail to Advisory Neighborhood Commission (ANC) 4B, and to owners of property within 200 feet of the site.

The site of the application is located within the jurisdiction of ANC 4B. ANC 4B, which is automatically a party to this application, did not submit a written statement.

As directed by 11 DCMR 3119.2, the Board required the applicant to satisfy the burden of proving the elements, which are necessary to establish the case for a special exception pursuant to 11 DCMR 3104.1. No person or entity appearing as a party to this case testified in opposition to the application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3104.1, that the requested relief can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map. It is therefore **ORDERED** that the application be **GRANTED.**

Pursuant to 11 DCMR 3101.6, the Board has determined to waive the requirement of 11 DCMR 3125.3 that findings of fact and conclusions of law accompany the order of the Board. The waiver will not prejudice the rights of any party, and is appropriate in this case.

Board of Zoning Adjustment
District of Columbia
CASE NO.16598
EXHIBIT NO.27

#21

VOTE: 4-0 (Robert Sockwell, Anthony J. Hood, Anne Renshaw and Rodney Moulden to approve; Sheila Cross Reid and not present, not voting.)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: _____
JERRILY R. KRESS, FAIA
Director

FINAL DATE OF ORDER: OCT 26 2000

PURSUANT TO D.C. CODE SEC. 1-2531 (1999), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1999), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3125.9 "NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO § 3125.6".

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF TWO YEARS, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

BZA APPLICATION NO. 16598

As Director of the Office of Zoning, I hereby testify and attest that on OCT 26 2000, a copy of the order entered on that date in this matter was mailed first class, postage prepaid, to each party who appeared and participated in the public hearing concerning the matter, and who is listed below:

C. Lillette Campbell
907 Quackenbos Street, N.W.
Washington, D.C. 20011

Barrington D. Scott I, Chairperson
Advisory Neighborhood Commission 4B
4th District Police Headquarters
6856 Eastern Avenue, N.W. #314
Washington, D.C. 20012

Loraine Z. Cooper, Commissioner
Single Member District 4B05
420 Nicholson Street, N.W.
Washington, D.C. 20011

Charlene Drew Jarvis, Council Member, Ward 4
Council of the District of Columbia
Washington, D.C. 20001

Michael D. Johnson, Zoning Administrator
Building & Land Regulation Administration
D.C. Office of Consumer & Regulatory Affairs
941 North Capitol Street, N.E., Suite 2000
Washington, D.C. 20009

ATTESTED BY: Jerrily R. Kress
JERRILY R. KRESS, FAIA
DIRECTOR