GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

Memorandum

TO: Board of Zoning Adjustment

FROM: Andrew Altman, Director
Office of Planning

DATE: July 3, 2001

SUBJECT: BZA Application #16723 (Washington Science and Technology Academy)
2420 Rhode island Avenue, N.E. (Square 4290, Lots 3 thru 7)

BZA
Case No. 16723
Exhibit No. 25

APPLICATION

The application by Washington Science and Technology Academy requests, pursuant to 11 DCMR 3104.1, special exceptions for a child development center under §205 and a private school under §206, and a variance from the off-street parking requirement under §2101.1, in the R-1-B District.

SUMMARY RECOMMENDATION

The Office of Planning (OP) recommends approval of the special exceptions to operate a child development center and a school on the subject property and also recommends approval of the variance for the required 4 on-site parking spaces with the following conditions:

1. The enrollment of the child development center is limited to twenty (20) students and the school is limited to 40 students.
2. Children will only be allowed to enter/exit through the Lawrence Street door except in emergencies.
3. The special exceptions will be for a period of 10 years.

SITE AND AREA DESCRIPTION

The proposed school and child development center will be located in the William Bishop Educational Center Church located at 2420 Rhode Island Avenue, N.E., Square 4290, Lots 3-7 (Attachment 1). The educational center building is owned by the McKendree-Simms-Brookland

Board of Zoning Adjustment
District of Columbia
CASE NO.16723
EXHIBIT NO.25

United Methodist Church. The building has three stories; the ground floor is used by the church for office and assembly; the first floor houses the Washington Science and Technology Academy; and the second floor is currently used for administrative functions.

The area surrounding the subject site is predominantly single-family detached units with a few retail uses. To the south of the site is Rhode Island Avenue, a 130-foot, divided, right-of-way. Across the roadway are single-family, detached units. To the west of the site are two single-family detached houses which front on Rhode Island Avenue, the McKendree-Simms-Brookland Church and a dwelling unit that fronts on South Dakota Avenue, and a house which fronts on Lawrence Street. Further west, across South Dakota Avenue are single-family detached units. To the north of the site, across Lawrence Street, are single-family detached units and a playground. To the east, adjacent to the site, is a single-family detached structure that has been converted to a dentist's office. Further east, across Hoover Road are single-family detached residences.

PROPOSAL

The application proposes a child development center for 20 children and a private school for 40 children from grades 1 to 7. The play area and required parking are provided off-site.

ZONING REQUIREMENTS

The subject site is located within the R-1-B district. The child development center and private school are permitted uses that require Board of Zoning Adjustment approval under Sections 205 and 206, respectively. In addition, parking is required under Section 2101.1.

HISTORY OF PROPERTY

On December 16, 1969, the BZA approved a special exception for the New City Montessori School by Order of the Board in Application 10264 (Attachment 2) with conditions that the pupils attending the school live within a 10-block radius of the school; the number of students attending classes at any one time be limited to 45; and that the permit be granted for a period of 3 years. A Certificate of Occupancy for this school was granted on February 2, 1970 and expired on February 2, 1973. The school continued to operate past that time and closed in December 1999. A Certificate of Occupancy to operate the current school was granted to the applicant on October 5, 2000 (Attachment 3) and currently has 15 students enrolled. However, no special exception was requested or granted for this school.

ANALYSIS

The McKendree-Simms-Brookland United Methodist Church owns the William Bishop Educational Center building and a school has operated at this location for a number of years except for a period of time between December 1999 and October 2000. The church is an integral

part of this Brookland/Woodridge community and provides many community services. In addition to the educational center, the church owns a number of properties in this square such as the houses at 2408 Rhode Island Avenue, 3309 South Dakota Avenue, 2411 and 2420 Lawrence Street, and the playground at the intersection of Lawrence Street and Hoover Road. The house at 2411 Lawrence Street, west of the educational center is used as the McKendree-Simms-Brookland United Methodist Church Outreach House. As a part of its involvement in the community, the church allows community groups such as the ANC to conduct their meetings in the educational center.

The William Bishop Educational Center consists of a ground floor and 2 upper floors. The ground floor and the second floor accommodate church related administrative functions while the first floor will house the child development center and the school. The area to be used by the proposed center and school totals 4,248 gross square feet. The nurse's station will be located on the ground floor (Attachment 4). The large playground for outdoor activities is located at the intersection of Lawrence Street and Hoover Road, across from the educational center. The school children will also be taken from time-to-time to the Woodridge Public Library that is approximately 5 blocks away, at 18th Street and Rhode Island Avenue. Due to the distance, the children will be taken to the library by public transportation in small groups.

The child development center and the school will operate weekdays between 6:00 a.m. and 7:00 p.m. The hours of instructions will be between 9:00 a.m. and 3:00 p.m. with before school care provided between 7:00 a.m. and 9:00 a.m. and after school care between 3:00 p.m. and 7:00 p.m. The children will enter and exit the building through the Lawrence Street entrance only.

Private School

The applicant is proposing a private school for 40 children. Section 206 of the Zoning Regulations allows a private school in the R-1-B District if approved by the BZA and is subject to the following provisions:

> ***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 otherwise objectionable conditions.***

The Washington Science and Technology Academy proposes to have an enrollment of up to 40 students and will occupy 3 rooms on the first floor of the building. The limited number of students in addition to the 20 children in the child development center will not generate any excessive noise in the neighborhood. Noise impact on the neighbors will be minimized as the use to the north of the playground is a dentist's office and to the east is a basketball court. To the rear of the playground is a 15-foot wide alley and single-family detached homes. The homes front on Monroe Street and therefore the playground is to the rear of the properties that are closest to the playground. The play equipment located closest to the house to the west of the playground is more passive equipment and should help to provide some transition. Further, noise from outdoor play will be minimal as all the students will not have outdoor recreation at the same time.

The proposed use will not generate a large amount of traffic to impact circulation in the neighborhood. Rhode Island Avenue is a divided highway with two travel lanes and a parking lane on each side. Because this roadway is very busy, students will not be allowed to be dropped off or picked up at the Rhode Island Avenue entrance. Instead, students will enter and exit the building from the rear of the building along Lawrence Street that is a two-way, 60-foot right-of-way and is not a heavily traveled roadway. Only three homes have frontage on Lawrence Street and they all have on-site parking. The dentist's office has on-site parking and the church has separate hours from the school. The outreach house has parking in the rear of the property. Therefore, there is ample space along both sides of Lawrence Street for parents to park. The 15-foot wide public alley is only used by the church and the outreach house and therefore when dropping or picking up their children, parents will be able to park in the alley in order not to affect traffic movement along Lawrence Street.

The number of students in the elementary school is small compared to most elementary schools and therefore will not impact the neighborhood. In addition, the students are not at an age to drive themselves to school and neither will there be any school buses.

> ***206.3 Ample parking space, but not less than that required in chapter 21 of this title, shall be provided to accommodate the students, teachers, and visitors likely to come to the site by automobile.***

Section 2101.1 of the Zoning Regulations requires 2 parking spaces for each 3 teachers and other employees to be provided on-site. The school proposes to have a total of 4 teachers and therefore 3 spaces are required. The applicant is unable to accommodate parking on the subject property and has requested a variance from this requirement as part of this application and is addressed later in this report. However, ample on-street parking spaces are available in front of the building along Rhode Island Avenue and Lawrence Street.

The standard by which the BZA should approve a special exception is set forth in Section 3104.1 of the Zoning Regulations. The following demonstrates how the proposed school has met these standards:

> ***. . . special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.***

The proposal upholds the general provisions of the R-1 zone as outlined in Section 200 that state:

> ***200.1 The R-1 district is designed to protect quiet residential areas now developed with one-family detached and adjoining vacant areas likely to be developed for those purposes.***
>
> ***200.2 The provisions of this chapter are intended to stabilize the residential areas and promote a suitable environment for family life . . .***

It is the aim of the Zoning Regulations and Map to develop this area with single-family detached units. This endeavor will not be jeopardized, as the proposed school will not detract from this quiet residential area. The proposed school is to be housed in an existing structure that has existed within this neighborhood for a very long time and has become a part of the community. Elementary schools are uses that are closely related to residential use, and can constitute an important service for the residential area. Therefore, the intent, purpose, and integrity of the Zoning Regulations and Map will be maintained.

Child Development Center

Section 205

Section 205 of the Zoning Regulations allows child development centers in the R-1-B district if approved by the Board of Zoning Adjustment and is subject to the following standards and requirements:

205.2 The center shall be capable of meeting all applicable code and licensing requirements.

Staff from the Department of Health has visited and inspected the site and has stated that the area of the building dedicated to the child development center meets all requirements of DCMR 29, Chapter 3, Child Development Facilities, and can accommodate the up to 30 children. If the application for the special exception is approved, the proposal will undergo further review by the Department of Consumer and Regulatory Affairs (DCRA) prior to obtaining its Certificate of Occupancy to operate the child development center.

205.3 The center shall be located and designed to create no objectionable traffic condition and no unsafe condition for picking up and dropping off children or elderly persons.

The subject property fronts on Rhode Island Avenue, a busy six-lane highway. To the rear of the property is Lawrence Street, a 2-lane roadway with very light traffic. For the safety of the children and to preclude blocking traffic, drop-off and pick-up of children will be at the rear of the building along Lawrence Street. Parents will be informed not to block the driveways of the homes along Lawrence Street. In order not to block access to or from adjacent residences, parents may park along Lawrence Street and along the public alley for short periods. It is not envisioned that any traffic problems will be created by the proposed child development center.

205.4 The center shall provide sufficient off-street parking spaces to meet the reasonable needs of teachers, other employees, and visitors.

Section 2101 of the Zoning Regulations requires 1 parking space per 4 teachers and other employees. The child development center will have a total staff of 4 teachers and aids and therefore 1 parking space are required. The applicant is unable to accommodate parking on the subject property and has requested a variance from this requirement as part of this application and is addressed later in this report. It is envisioned that children will be dropped-off and

picked-up at the rear of the building and there will not be a need to park for any extended period along the alley.

205.5 The center, including any outdoor play space provided, shall be located and designed so that there will be no objectionable impacts on adjacent or nearby properties due to noise or activity, or visual or other objectionable conditions.

The limited number of students will not generate any excessive noise in the neighborhood. Noise impact on the neighbors will be minimized as the use to the north of the playground is a dentist office and to the east is a basketball court. To the rear of the playground is a 15-foot wide alley and single-family detached homes. The homes front on Monroe Street and therefore it is the rear of the properties that are closest to the playground. The play equipment located closest to the house to the west of the playground is more passive equipment and should help to provide some transition. Further, noise from their outdoor play will be minimal, as all the children will not have outdoor recreation at the same time and they will be supervised. For all these reasons the impact of noise or activity from the child development center will have minimal impact on adjacent properties.

205.6 The Board may require special treatment in the way of design, screening of buildings, planting and parking areas, signs, or other requirement as it shall deem necessary to protect adjacent and nearby properties.

The existing outward appearance of the building will not be changed. This building has been a part of this community for a very long time and has not been objectionable to the community. The operation of the child development center will not cause any changes, as children will not be allowed to play in the front or rear yard and there is a fence along the eastern property line adjacent to the dentist's office. The playground is completely fenced with secure gates to prevent students from wandering off into the adjacent streets. In addition they will be supervised at all times. At this time, the applicant is not proposing a sign to advertise the child development center but has stated that they may request a sign permit sometime in the future. It is recommended that the future sign be small, discreet, and not detract from the residential character of the neighborhood. The child development center will have minimal impact on adjacent properties and therefore will not need any special screening.

205.7 Any off-site play area shall be located so as not to result in endangerment to the individuals in attendance at the center in traveling between the play area and the center itself.

The 27,225 square feet playground is located across Lawrence Street from the center and therefore the children will not have a far distance to walk. There is a school safety sign at the intersection of Lawrence Street and Hoover Road and it is marked for pedestrian crossing. The children will go to the park in small groups and will be supervised while crossing and therefore will not be endangered in getting to the playground. The playground , which is owned by the church, is completely enclosed.

> *205.8 The Board may approve more than one (1) child/elderly development center in a square or within one thousand feet (1,000 ft.) of another child/elderly development center only when the Board finds that the cumulative effect of these facilities will not have an adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors.*

The Hughes Child Development Center is located approximately 200 feet southwest of the subject site at 2316 Rhode Island Avenue,. This nursery school operates between 6:00 a.m. and 6:00 p.m. The two centers are separated enough that the combined operations of Hughes and the proposed center will not significantly increase the impact of noise and traffic on the adjacent neighborhood.

Section 3104.1

The standard by which the BZA should approve a special exception is set forth in Section 3104.1 of the Zoning Regulations. The following demonstrates how the proposed child development center has met these standards:

> *. . . special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.*

The proposal upholds the general provisions of the R-1 zone as outlined in Section 200 that state:

> *200.1 The R-1 district is designed to protect quiet residential areas now developed with one-family detached and adjoining vacant areas likely to be developed for those purposes.*
>
> *205.3 The provisions of this chapter are intended to stabilize the residential a areas and promote a suitable environment for family life . . .*

It is the aim of the Zoning Regulations and Map to develop this area with single-family detached units. This endeavor will not be jeopardized, as the proposed child development center will not detract from or impact this quiet residential area and in fact will provide a service to the neighborhood. Child developments centers are uses that are closely related to residential use, and can constitute an important service for the residential area. Therefore, the intent, purpose, and integrity of the Zoning Regulations and Map will be maintained.

Parking

The applicant has requested a variance from the parking requirement. The child development center requires 1 on-site parking space while the private school requires 3 on-site spaces. The applicant is unable to provide parking on the subject property and there are no public or private parking lots in the vicinity to accommodate the required parking spaces. Therefore, the applicant is requesting a variance for all 4 spaces. The following demonstrates how the application meets the standards for approval of the variance:

The property is unique by reason of its exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional situation or condition;

The subject property is unique by reason of it shape and other exceptional situation. The property has a shape that is unlike most of the properties in the vicinity that are rectangular. Between the building and the property line is a 20-foot building restriction line within which parking spaces cannot be placed. Additionally, parking is unable to be placed in the front or rear yard as there is not enough space to accommodate the parking spaces. The space in the west side yard that can be accessed through the alley is used to park vehicles associated with the church activities.

By reason of the aforementioned unique or exceptional condition of the property, the strict application of the Zoning Regulations will result in peculiar and exceptional practical difficulties or to exceptional and undue hardship upon the owner of the property.

Due to the uniqueness of the site combined with the lack of rear and front yard space in which to place the parking spaces on the property. If the church were to be required to provide parking spaces on the property, this would present a practical difficulty as there is not sufficient space on-site and the building has functioned for many years with parking on the street without any complaints from the surrounding residents.

The variance will not cause substantial detriment to the public good and will not impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

The granting of the variance to allow the required 3 spaces for the school and 1 space for the child development center can be accommodated on the adjacent streets and will not be detrimental to the public good. Curbside parking along Rhode Island Avenue and Lawrence Street can be expected to be available when the school and child development center are in use. Teachers will be encouraged to park along the Rhode Island Avenue in order to make the spaces along Lawrence Street available to parents dropping off or picking up their children.

The intent and purpose of on-site parking is to prevent traffic congestion along the roadways in the area. The intent, purpose, and integrity of the Zoning Regulations and Map will not be harmed as the required 4 parking spaces can be accommodated on the adjacent streets. As demonstrated, this can be achieved without causing any traffic congestion and will not affect the adjacent resident's ability to access their properties. The required parking spaces needed could be less as some teachers use public transportation

COMMUNITY COMMENTS

ANC 5A reviewed the application at their meeting on June 27, 2001 but did not make a recommendation as some residents complained of not receiving notification from the Office of

Zoning. An additional community meeting is scheduled at which time a recommendation will be made and forwarded to the Board.

SUMMARY AND RECOMMENDATION

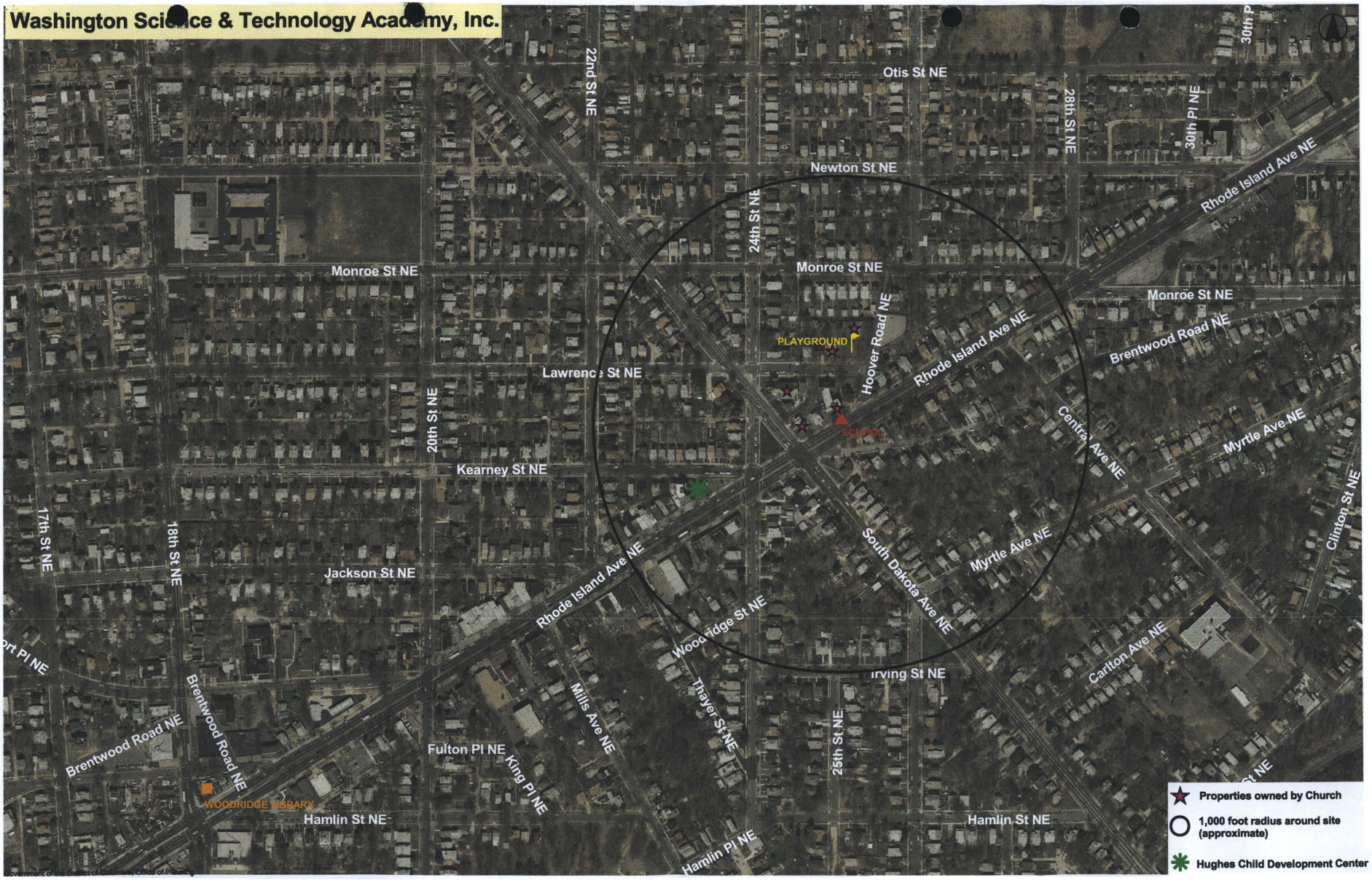
The proposed child development center and school will serve a great need in the community and has the support of the neighborhood. Both facilities have limited their enrollment and will not impact negatively on the community. Although parking is unable to be provided on-site, there is curb parking available on both Lawrence Street and Rhode Island Avenue at all times of the day. The applicant had met the requirements for the requested special exceptions and variance and therefore, the Office of Planning recommends that the Board of Zoning Adjustment **APPROVE** the special exceptions and variance requested with the following conditions.

1. The enrollment of the child development center is limited to twenty (20) students and the school is limited to 40 students.
2. Children will only be allowed to enter/exit through the Lawrence Street door except in emergencies.
3. The special exceptions will be for a period of 10 years.

Attachments:

1. Site Location
2. Order of the Board #10264
3. Certificate of Occupancy approved October 5, 2000
4. Layout of William Bishop Education Center

AA/mbr



ATTACHMENT 1

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION
APPLICATION FOR CERTIFICATE OF OCCUPANCY

9/19/00

Date September 13, 2000 — CO 5065 — Receipt No. 801781

Application Fee $25.00 Non Refundable. — Cashier's No. 117343

Certificate Fee – Based on square footage

INFORMATION ON PROPOSED BUSINESS

1. Premise Address 2420 Rhode Island Avenue, NE Suite/Room No.
2. Business Telephone No. (202)5298009 Fax No. NONE Lot 3-7 Square 4290
3. Trade Name of Business NONE
4. Is Business Incorporated? Y/N Y Partnership? Y/N N Sole Proprietor? Y/N N New/Existing New
5. Corporate Name Washington Science and Technology Academy, Inc.
6. President F.D.R. Fox Vice President Marjorie H. Burke Secretary Monica Biswas
7. Sole Proprietor NONE
8. Business Owner's Mailing Address 4326 Blagden Avenue, NW ~~Washington, D.C. 20011~~ phone # (daytime) (202)

INFORMATION ON OCCUPANCY — 45/0 — Group E

9. ☐ Ownership Change ☒ Partial Occupancy ☐ New Bldg. ☐ Use change ☐ Load Change ☐ B.Z.A No.
10. Proposed Use of Premises William Bishop Educational Building — 4 Staff members Nursery (2yrs to 6th Grade, age 11)
11. Prior Use of Premises Educational Facility
12. Proposed Occupancy Load 50 Square Feet Occupied 2,200
13. Floors to be Occupied Second Floor and ~~one room~~ Part of 3rd floor Basement? ☐ Yes ☒ No
14. Is this Business Sexually Oriented according to the DC Zoning Regulations ? ☐ Yes ☒ No

INFORMATION ON ENTIRE BUILDING

15. Building Owner McKendree-Simms Brookland UMC Telephone No. (202) 529-3075
16. Building Owner's Address 2421 Lawrence Street, NE, Washington, D.C. 20018
17. Square feet 2200 Sq.ft Numbers of floors 3 Basement

ATTESTATION & SIGNATURE

I certify that all of the statements on this application are true to the best of my knowledge and belief. I agree to comply with all applicable laws and regulations of the District of Columbia.

18. Owner of Business D'Karla F. Fox, Chair of Trustees Date 9/13/00
Signature

If Authorized Agent for owner of Business (Attach Authorization)

19. Agent's Name Marjorie H Burke Date 9/18/00
Print Clearly Signature

20. Agent's Address 2400 Rhode Is. Ave NE.

NOTICE — TO REPORT WASTE, FRAUD OR ABUSE BY ANY D. C GOVERNMENT OFFICE OR OFFICIAL, CALL THE INSPECTOR GENERAL AT 1 - 800 - 521 - 1639. ALL CALLS ARE CONFIDENTIAL

OFFICE USE ONLY

ADDRESS

Premise Address 2420 R. I. Ave NE. Suite/Room No

ZONING DIVISION

Zone R-1-B Overlay District Y / N B.Z.A. No: B.Z.A. approved date

Prior Use New City Montessori School

Charitable & Religious Preschool - Expire 2/28 (All Pkg)

Date of Last Certificate 4/9/70 Last Certificate No. B73705 Prior B.Z.A No

Accepted for filing by Date

EXAMINERS USE

Use Change ☒ Yes ☐ No Inspections Required ☒ Yes ☐ No. By Date 9/19/00

Building Permit Required ☐ Yes ☐ No By Date

Inspection Fee $ Issuance Fee $ 32.00 By Date

Approved for Issuance by Date 10/25/00

C of O INSPECTION

Date of scheduled Certificate of Occupancy inspection 9/27/00 10/2/00

Inspection Status ☒ Approved ☐ Disapproved By Branch Zoning Date 10/5/00

Inspector's Signature Yvonne Rockett Printed Name Yvonne Rockett

Reason for Disapproval

C of O APPROVAL

☐ Approved ☐ Denied ☐ Canceled By Bernetta Hayward 10/25/00

Reason for Denial/Cancellation

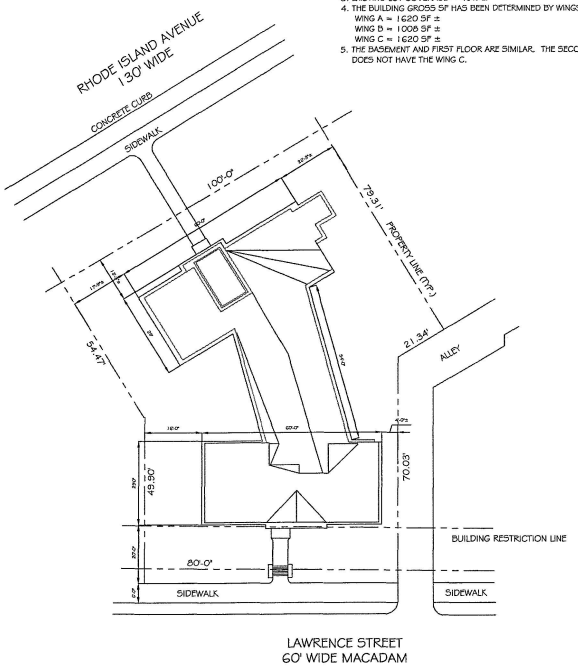
If Approved, Certificate of Occupancy No. 189031/125313 Date of Issuance 10-25-2000

Bldg 9/27/00 Electric 10/2/00 Plumbing 10/2/00 Fire 10/24/00 Zoning 10/5/00

9/19/00 – 12:30 p.m. w/ Mr. Vincent Ford/Supt → Set Inspections

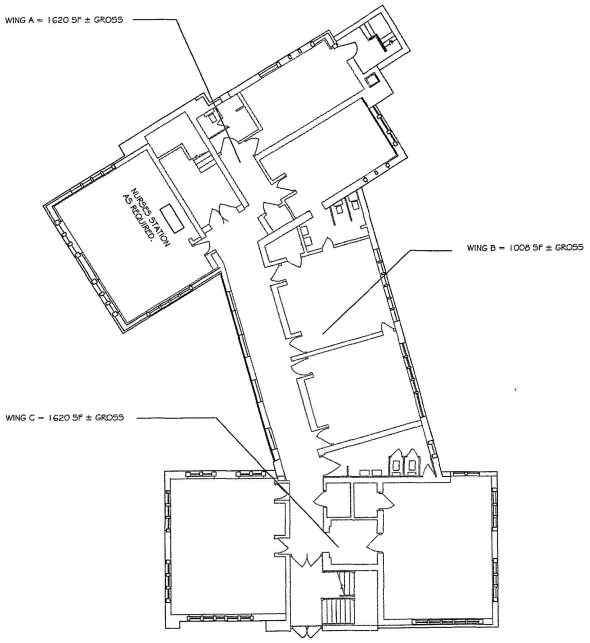
SITE AND BUILDING DATA

1. TOTAL SITE AREA = 11,000 SF ±
2. BUILDING FOOTPRINT AT THE BASEMENT LEVEL = 4,248 SF ±
3. EXISTING LOT COVERAGE = 40% ±
4. THE BUILDING GROSS SF HAS BEEN DETERMINED BY WINGS:
   WING A = 1620 SF ±
   WING B = 1008 SF ±
   WING C = 1620 SF ±
5. THE BASEMENT AND FIRST FLOOR ARE SIMILAR. THE SECOND FLOOR DOES NOT HAVE THE WING C.



NOTE:
NO REVISIONS TO THE EXISTING SITE PLAN IS ANTICIPATED OR PROPOSED.

EXISITING SITE PLAN
1"=30'-0"



NOTE:
THE GROUND FLOOR IS THE NURSES STATION AS SHOWN FOR DAYSCHOOL USE. THIS REMAINING FLOOR ACCOMODATES CHURCH RELATED, NON-ASSEMBLY ADMINISTRATIVE FUNCTIONS.

EXISTING GROUND FLOOR PLAN
1/8"=1'-0"

ATTACHMENT 4



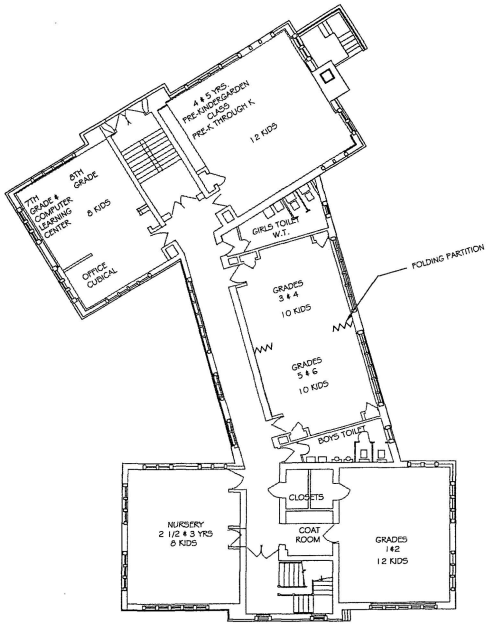
Cedar Design
Christian Engineers Designers And Architects
9206 Basil Court, Suite 310
Largo, MD 20774
Telephone: (301) 883-8888
Fax: (301) 883-8455
Website: www.cedardesign.com
Internet: cedardesign@aol.com

2420 RHODE ISLAND AVE., N.E.
WASHINGTON, D.C.

EXISTING SITE PLAN AND BASEMENT FLOOR PLAN

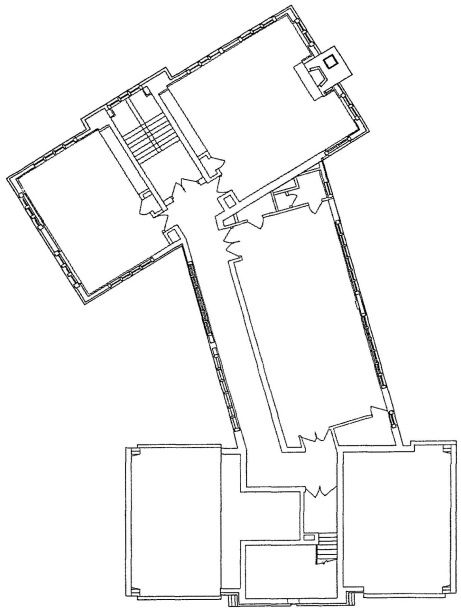
project no. 052101
scale: AS NOTED
date: 05 JUNE 2001
drawn by: DA, PA, G
LD:
checked by: RLG
revisions:

A-1



NOTE:
THE FIRST FLOOR ONLY IS USED FOR THE DAYSCHOOL CLASSROOMS. THIS IS THE ORIGINAL INTENDED USE FOR THIS FLOOR. THEREFORE, A USE CHANGE IS NOT PROPOSED FOR THIS BUILDING.

EXISTING FIRST FLOOR PLAN
1/8"= 1'0"



NOTE:
THE SECOND FLOOR IS NOT PART OF THE DAYSCHOOL USE. THIS FLOOR ACCOMODATES CHURCH RELATED, NON-ASSEMBLY ADMINISTRATIVE FUNCTIONS.

EXISTING SECOND FLOOR PLAN
1/8"= 1'-0"



Cedar Design
Christian Engineers Designers And Architects
9239 Bend Court, Suite 513
Largo, MD 20774
Telephone: (301) 883-8600
Fax: (301) 883-8605
Website: www.cedardesign.com
Internet: cedardesign@aol.com

2420 RHODE ISLAND AVE., N.E.
WASHINGTON, D.C.

project name

EXISTING FIRST AND SECOND FLOOR PLAN

drawing title

project no.	052101
scale:	none
date:	06 JUNE 2001
drawn by:	SA, RLS
ck:	FS:
checked by:	RLG
revisions:	

A-2

drawing no.