STATEMENT OF EXISTING AND INTENDED USES

History of Approvals

Application No. 15984 of The Carnegie Institution of Washington was approved by the Board by a vote of 4-0, by Order dated November 1, 1995. That Order approved the conversion of an existing non-conforming structure, formerly used to house the Geophysical Laboratory of the Carnegie Institution, into a private music school for the Selma M. Levine School of Music, and permitted the addition of a performance wing to the existing structure. The site area is 4.45 acres, and the property is zoned R-1-A. The 26 page Order includes 20 conditions to the approval.

An appeal was filed in the D.C. Court of Appeals by Neighbors on Upton Street, the Van Ness East Condominium Association and the Van Ness South Tenants Association, challenging the Board's approval. On June 12, 1997, the Court unanimously affirmed the decision of the Board in Neighbors on Upton Street, et. al. v. D.C. Board of Zoning Adjustment, 697 A.2d 3 (1997).

By letter dated July 29, 1997, the Levine School of Music requested that the Board approve a modification of plans. The specific requests were for the following:

(1) An interim site plan, to locate a parking lot on the portion of the site where the performance wing will be built;

(2) A reduction in the total number of parking spaces on the site from 114 to 82 (63 self park and 19 tandem) until the addition is built; and

(3) Acknowledgement from the Board that the project may be built in phases, with construction of the addition to begin within 5 years of occupancy of the School.

The Board approved the modifications by a vote of 5-0, for a period of five years from the date of the Modification Order (March 31, 1998), or until March 31, 2003. Copies of all of the above Orders are attached.

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Current Proposal

In this Application, the Levine School of Music seeks to modify the prior special exception approval, by modifying several approved conditions of Order No. 15984, dated November 1, 1995, as follows:

A. (#3) Increase the maximum enrollment from 1500 to 2300 students by adding an average of 32 students per hour for 5 hours of instruction

BZA
Case No. 16846
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO.16846
EXHIBIT NO.4

per day between the hours of 9:30 A.M. and 3:30 P.M. Monday through Friday.

B. (#5) Extend Saturday hours of operation by 2 hours so that teaching concludes at 6:00 P.M. rather than 4:00 P.M.

C. (#7) Increase the number of recitals from 58 to 80 to accommodate the need for additional student recitals with minimal attendance.

D. (#11) Increase the number of Sundays that can be used for performances from 12 to 24 per year.