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2002 FEB 22 AM 8:15

BEFORE THE BOARD OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

Re: Application of Howard University and the Metropolitan Day School, Inc. For Approval of Special Exceptions to Increase the Enrollment of the Metropolitan Day School

Detailed Statement of Existing and Intended Use of the Property

This is an application pursuant to Sections 3104.1, 205 and 206 of the Zoning Regulations, for authorization to increase the enrollment at the Metropolitan Day School. The private school, child development center and before and after-care program are currently operating at premises 1240 Randolph Street, NE in an R-2 zone district (Square 3923, Lot 25).

A. Description of Property and Existing Use

The property is located on the northwest corner of Randolph and 13th Streets, NE. The site consists of Lot 25 in Square 3923. It is bounded on the north by single-family detached dwellings; on the west by single-family detached and semi-detached dwellings; and on the south across Randolph Street by single-family detached and semi-detached dwellings; and on the east across 13th Street by single-family semi-detached and row dwellings (three-unit cluster dwellings).

The site is the former location of the Howard University School of Religion and is presently occupied by the Metropolitan Day School pursuant to BZA Order No. 16421. Lot 25 contains approximately 29,891 square feet of land area; and the renovated building contains approximately 28,767 square feet of gross floor area.

The Board of Zoning Adjustment approved the site for the Metropolitan Day School by allowing a total enrollment of 150 students in the private school, including the child development center. The approval also allowed for a before and after-care program. The Metropolitan Day School was founded by the Metropolitan Baptist Church and is a co-educational institution for students in pre-kindergarten through grade eight. The Day School is centrally located in the Brookland section of the city.

B. Description of Intended Use

The Metropolitan Day School, Inc. is the Lessee of the subject site and proposes to continue its operation as a private school and child development center at the site. In its initial application before the BZA, the Day School requested approval for a child development center for 20 children and a private elementary school for 220 children for a total of 240 students. The BZA approved its application for a total of 150 students. The Day School enrollment is currently at 150 students and it proposes an increase in the enrollment to 200 students - 40 in the child

BZA
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Exhibit No. 4

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development center and 160 in the private elementary school. The school would continue its before and after-care program.

The Metropolitan Day School proposes a child development center for 40 children with 4 staff; a private elementary school for 160 students with 28 staff; and a before and after-care program (extended day program) for students ages 3 ½ to 15 years.

The facility contains 19 on-site parking spaces, which meet the requirements of the Zoning Regulations.