STATEMENT OF EXISTING AND INTENDED USES

The property located at 1522-1526 Church Street, N.W., Lots 50-52, Square 194, (the "subject property") has been used as a surface parking lot by the National Association for the Education of Young Children (NAEYC or "applicant") since 1992. Most recently, in March of 2000, the BZA approved the continued use of the subject property for a parking lot through March 21, 2002. (See BZA Order No. 16548.) The subject property is located in the R-5-B District where parking lot use is only permitted with special exception approval.

During business hours (Monday – Friday, 7:00 am to 6:00 pm) the parking lot on the subject property is used by employees and visitors of NAEYC's offices which are located at 1509 16th Street N.W. During the evenings and on weekends, the parking lot is made available to members of the community and to nearby churches, including St. Luke's Episcopal Church. The parking lot is not leased to a commercial parking lot operator.

In accordance with the conditions of approval established in BZA Order No. 16548, the applicant obtained a Certificate of Occupancy for the parking lot use (copy attached) and provided increased landscaping and maintenance of the parking lot in addition to more appropriate lighting of the lot. See attached pictures. As a result of the improvements to the parking lot, the lot now contains only 19 parking spaces, rather than the previous 22 parking spaces. All of the improvements to the parking lot are reflected in the photographs of the subject property included in this application package.

The applicant requests permission from the BZA to operate the parking lot, with 19 parking spaces, while it continues to investigate a permanent development plan for the subject property.

Document #: 1219348 v.1

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BZA
Case No. 16873
Exhibit No. 8

Board of Zoning Adjustment
District of Columbia
CASE NO.16873
EXHIBIT NO.8

BLRA-17
(Rev 7/00)

District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration
P.O. Box 37200 — Washington, D.C. 20002-7200

188973

10/19/00
(date)

CERTIFICATE OF OCCUPANCY

Permission is hereby granted to NATIONAL ASSOCIATION FOR THE EDUCATION OF YOUNG CHILDREN
to use suites(s) _____ on the LOT floor(s)
of the building located on lot(s) 50-52 square 194
known as premises 1522-26 CHURCH STREET, N.W. for the following
purpose(s) PARKING LOT FOR TWENTY-TWO (22) VEHICLES DURING BUSINESS HOURS FROM
MONDAY THROUGHT FRIDAY 7:00AM-6:00PM. NOT SEXUALLY ORIENTED. 32402 [su]

BZA # _____ EXPIRATION DATE: 3/21/02

THIS CERTIFICATE SHALL BE *POSTED CONSPICUOUSLY* ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another *person or premises under* ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

ZONE R5B FEE $ 37.08

Director L. JORDAN
By: _____
Designee

98-0802PM5