GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

RECEIVED
D.C. OFFICE OF ZONING
2003 JAN 28 PM 1:25

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman, Director

DATE January 23, 2003

SUBJECT: **BZA Application 16963 – Request filed by Toni Thomas Associates, Inc. for a special exception** to establish a private school at 4601 Martin Luther King, Jr. Avenue, S.W., proposed by I. Toni Thomas, President, Toni Thomas Associates, Inc.

APPLICATION
Application of Toni Thomas Associates, Inc. for:

> **Special Exception pursuant to §352.1 and §3104 of Title 11 DCMR** to permit a private school consisting of 60 students and 8 teachers at property located on the west side of Martin Luther King, Jr. Avenue, 4601 Martin Luther King, Jr. Avenue, S.W., Parcel 252/ 93. The property is located within the R-5-A, low density general residence district.

SUMMARY RECOMMENDATION
The Office of Planning recommends approval of the request for special exception to permit a private school within the R-5-A district.

PROJECT DESCRIPTION
The applicant proposes to establish the "Community Empowerment Training Academy" at Hadley Memorial Hospital and Skilled Nursing Facility. It is an occupational skills and training school for adults, and will consist of 60 students and 8 teachers. The use, which will include two classrooms, four accessory offices, a copier room and a rest room, will occupy 1,800 square feet of the first floor of an existing building previously used as training space by the hospital and as an emergency room and office space before that.

BZA
Case No. 16963
Exhibit No. 34

Board of Zoning Adjustment
District of Columbia
CASE NO.16963
EXHIBIT NO.34

The proposed use, as described by the application, will target adults that are deficient in basic skills, need a General Education Diploma, need occupational skills training or are former offenders.

No building construction is proposed as a part of this application.

SITE AND AREA DESCRIPTION
The property consists of Parcel 252/ 93, in the South East quadrant of the District.

The subject property was developed as a hospital, which included an emergency room. A total of 265 accessory parking spaces are located on-site. The hospital has since been converted to a long-term nursing care facility, and as such, has no need for an emergency room.

The surrounding neighborhood is primarily residential in character, including semi-detached dwellings, flats, one-family dwellings, small apartment buildings and garden apartment complexes. To the north, within the R-5-A district, is a garden apartment complex. To the northeast, across Martin Luther King, Jr. Avenue, are semi-detached dwellings and row houses within the R-2 district. To the east, across Martin Luther King, Jr. Avenue, are flats located within the R-5-A district. To the south and east is parkland owned by the United States Government that is un-zoned, and is known as Shepherd Parkway.

ZONING REQUIREMENTS
The subject property is located in the R-5-A low density general residence district.

> *"The R-5 districts are designed to permit a flexibility of design by permitting in a single district, except as provided in §§350 through §360, all types of urban residential development if they conform to the height, density, and area requirements established for these districts under chapter 4 of this title. The R-5 districts shall also permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and which are excluded from the more restrictive Residence districts."* (§350.1)

RELIEF REQUESTED
Special Exception pursuant to §206– Private Schools and Staff Residences
Section 206 sets forth the specific criteria under which Private Schools may be permitted within a residential district. Those provisions are as follows:

> *206.1 Use as a private school, but not including a trade school, and residences for teachers and staff of a private school, shall be permitted in an R-1 District if approved by the Board of Zoning Adjustment in accordance*

with the conditions specified in §3108 of chapter 31 of this title, subject to the provisions of this section.

The proposed use is a private school, and not a trade school.

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 proposed private school is to be located within what was originally an emergency room to a hospital. The subject property is developed in a campus like style, designed to be accessed by automobile. It is also designed as an institutional building within an institutional setting. The parking lots and the building exist, and all school activities will take place within the building only. The total number of students is 60, and all of the students are adults. Therefore, there is no need for any outdoor play area. As a result, the addition of this private school within an unused portion of the building will not be objectionable adjoining properties due to noise, traffic or the number of students.

206.2 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.

The applicant and the property owner have informed the Office of Planning that there are four other uses on the subject property. Those uses are a nursing home, a WIC program, a medical office and a general office. The total parking required for all uses on the subject property 173 spaces, in excess of the 265 parking spaces provided. Therefore there is a surplus of 92 parking spaces on-site. The table below illustrates how the parking provided is adequate as defined by §2101.1 of the Zoning Regulations.

USE	REQUIREMENT	TOTAL REQUIRED
Private School (8 teachers and 60 classroom seats)	2 spaces per 3 teachers + 1 space per 10 seats	11
Nursing Home (148 beds)	1 space per bed	148
WIC Program (700 square feet)	1 space per 600 square feet	1
Medical Office (620 square feet)	1 space per 600 square feet	1
General Office (7,000 square feet)	1 space per 600 square feet	12
TOTAL REQUIRED for all uses	--	173
TOTAL PROVIDED	--	265

It is the Office of Planning's conclusion that the criteria for a private school pursuant to §206 have been satisfied.

COMPREHENSIVE PLAN
The Generalized Land Use Map recommends the Institutional land use category for the subject property- "Land and facilities occupied by colleges, universities, hospitals, religious institutions and similar facilities are the predominant uses."

The Comprehensive Plan includes the following objective for Ward 8:

> *"Increase labor force job skill levels and expand job opportunities for ward residents, particularly the unemployed, the underemployed and youth preparing to enter the labor force;"* (§1905.1(b))

The Comprehensive Plan includes the following policy for Ward 8:

> *"Develop attractive training and employment alternatives to drug-related criminal activity for Ward 8's underused labor force..."* (§1906.1(g))

COMMUNITY COMMENTS
The Advisory Neighborhood Commissioner for ANC 8D01, in a letter dated October 11, 2002 to the Office of Zoning, indicated that **ANC 8D** is in support of the occupational skills and training school.

RECOMMENDATION
The Office of Planning has reviewed the application in terms of the property's zoning and the standards for a special exception. OP concludes that the proposal is in conformance with the criteria for a special exception for a private school and can be granted *"without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map."*

The Office of Planning recommends approval of the following:

> **Special Exception pursuant to §352.1 and §3104 of Title 11 DCMR to permit a private school consisting of 60 students and 8 teachers.**

AA/sjm$_{AICP}$



Feature Key

- Zoning Boundaries
- Square Index

Board of Zoning Adjustment
Application No. 16963

DC Office of Planning
January 23, 2003

Scale 1:2013

25 0 25 50 75 100 Feet

Attachment 1