Application No. 16985 Bennett Career Institute

RELIEF SOUGHT: Pursuant to 11 DCMR § 3103.2, for a variance from the use provisions to establish a trade school having 250 students and 24 teachers/staff under subsection 330.5, and a variance to allow 50 children in a child development center under subsection 330.5 (d), and a variance from the off-street parking requirements under section 2101, at premises 700 Monroe Street, N.E.

ZONING: R-4 District

SQUARE & LOT: Square 3657, Lot 827

COUNCILMEMBER: Letter of Support from Councilmember Vincent Orange. Exhibit No. 33.

OFFICE OF PLANNING: OP recommends **DENIAL** of the use variance to establish a trade school at the site.

OP would be agreeable to the child development center proceeding as a Special Exception under section 205 of the Regulations for up to 16 individuals. OP is of the opinion that the child development center should be reviewed separately from the trade school.

The report was timely filed. Exhibit No. 31.

DEPT. OF HEALTH: Letter requesting that the school be granted a special exception to establish and maintain a licensed child development center at the site. Exhibit No. 38. The response was received one day late.

ANC 5C: Chairman James Berry, Jr. indicates that the ANC had to cancel the meeting that was scheduled for the Applicant to have a dialogue with the community because of the recent inclement weather. The next ANC meeting is scheduled on the same day as the Board's hearing. Mr. Berry is proposing that the Board hear the case and leave the record open to receive comments from ANC 5C. Exhibit No. 32.

REQUEST FOR PARTY STATUS: **NONE**

AFFIDAVIT OF POSTING: **The property was posted and the Affidavit of Posting timely filed. Exhibit No. 30.**

BZA
Case No. 16985
Exhibit No. 39

Board of Zoning Adjustment
District of Columbia
CASE NO. 16985
EXHIBIT NO. 39

NOTES:

- The site is zoned R-4; the proposed trade school is first permitted as a matter-of-right in the SP District. A child development center is also first permitted as a matter-of-right in the SP District, without zoning restrictions on the number of individuals.

- The subject building, a three-story plus basement masonry structure is currently vacant. It was previously used as a dormitory, classroom and a chapel for a seminary.

- Referral from the Zoning Administrator. Exhibit No. 6.

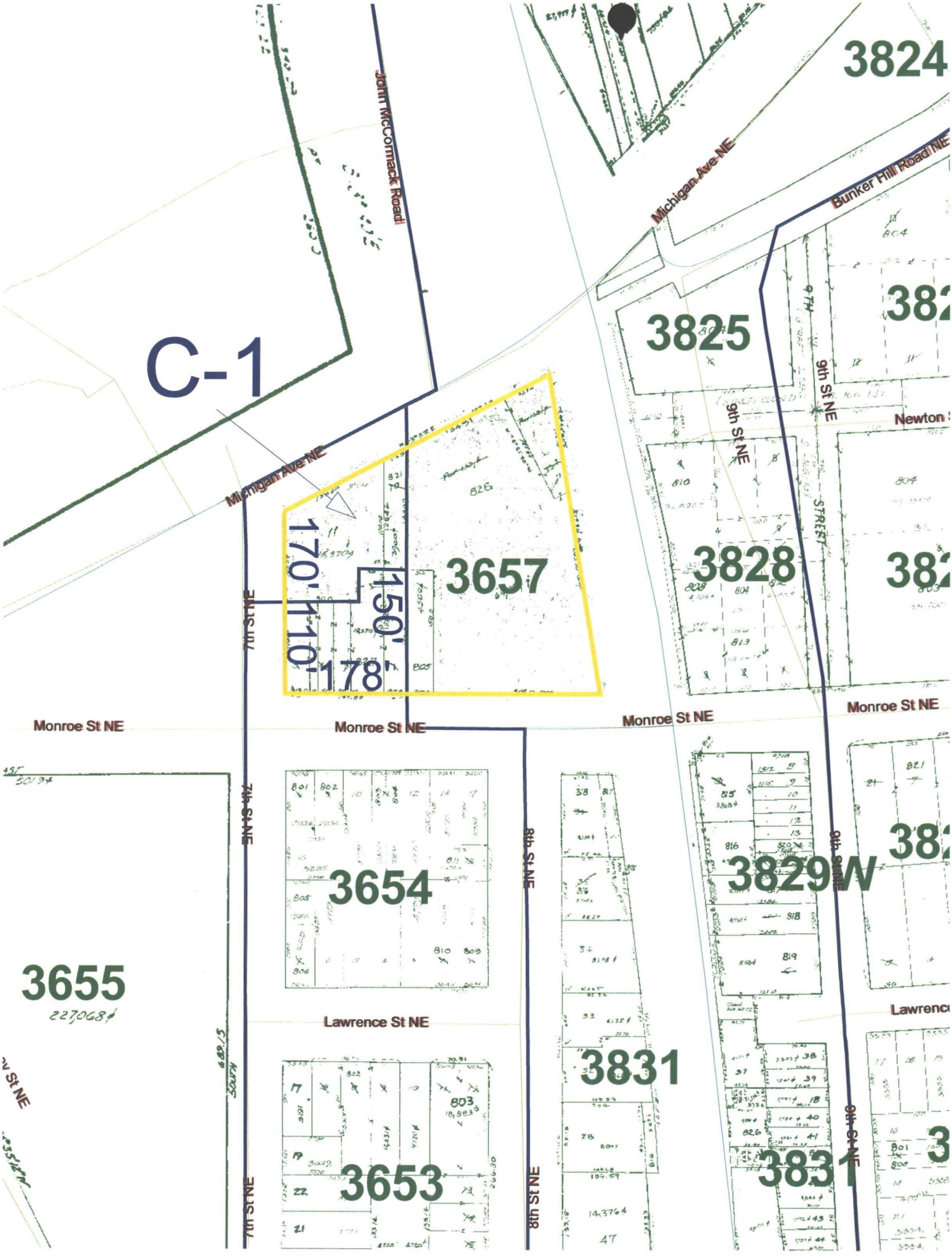
- The Applicant filed a C of O indicating that one of the building's previous use was a Social Service Center commencing in 1973.

- The Applicant is proposing to provide 12 parking spaces; 43 spaces are required. The Applicant is seeking zoning relief for 31 spaces. Redstone Development Corporation (the Rhode Island Shopping Center) gave permission to the Applicant for the students to park their vehicles at 680 Rhode Island Avenue, N.E. The students would have to take a shuttle bus to the site. Exhibit No. 8.

- **Letters of Support**

  Greater Mount Calvary Holy Church, Exhibit No. 11.
  The owner of a nearby commercial business, Pizza Hut, Exhibit No. 11.
  Edgewood/Brookland Family Support Collaborative, Exhibit No. 11.
  Brookland Intergenerational Day Care Center, Exhibit No. 27.
  Patricia Harris, Slowe School, Exhibit No. 28.
  Guildfield Baptist Church, Exhibit No. 29.
  Additional letters of support are located at Exhibit No. 34.
  'Thank You' letters, Exhibit No. 36.

The Applicant's agent is Todd Ray, Studio27 Architecture, PLLC


3824
John McCormack Road
Michigan Ave NE
Bunker Hill Road NE
C-1
3825
9th St NE
Newton
3828
STREET
Michigan Ave NE
170'
110'
150'
178
3657
7th St NE
Monroe St NE
Monroe St NE
Monroe St NE
Monroe St NE
3654
8th St NE
3829W
9th St NE
3655
227,068 sf
Lawrence St NE
3831
3653
7th St NE
8th St NE
9th St NE