SATISFACTION OF THE SPECIAL EXCEPTION STANDARDS OF 11 DCMR §§3104, 206 and 2116.5

The proposed application fully satisfies the standards for special exception relief for private schools in the R-1-B District, pursuant to 11 DCMR §§3104, 206 and 2116.5.

206.1 Use as private school, but not including a trade school, and residences for teachers and staff of a private school, shall be permitted as a special exception in an R-1 District if approved by the Board of Zoning Adjustment under §3104, subject to the provisions of this section.

In 1998, the BZA found (in BZA Order No. 16313) the Applicant's use of the Subject Property to be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely, the use of neighboring property. The present application only seeks the temporary placement of modular trailers on the Subject Property and the temporary relocation of 41 required parking spaces to an off-site location while construction activity is occurring. These temporary conditions will not cause any adverse impacts on neighboring properties.

206.2 The private school shall be located so that it is not likely to become objectionable to adjoining or nearby property because of noise, traffic, number of students, or otherwise objectionable conditions.

The modular trailers have been located on the Subject Property so that they will not create any adverse impacts on neighboring properties due to noise, traffic or any other objectionable conditions. This application does not request any modification of the BZA's cap of 600 students and 125 faculty and staff.

206.3 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 proposed location of the modular trailers will result in the displacement of 41 parking spaces and therefore only 94 of the 135 parking spaces required by BZA Order No. 16313 will be provided on the Subject Property during the period of construction activity. In order to assure that no adverse impact parking impacts occur as a result of the loss of these parking spaces, the School is finalizing negotiations for the use of an off-site location that will provide at least 50 parking spaces for use by School faculty and staff. These faculty and staff will be picked-up by a shuttle bus at the off-site location and driven to the Subject Property. Therefore, ample parking spaces will continue to be provided for Maret School students, teachers and visitors.

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2116.5 Except as provided in §2117.9, if approved by the Board of Zoning Adjustment pursuant to §3104 for special exceptions, open parking spaces accessory to any building or structure may be located anywhere on the lot upon which the building or structure is located, **or elsewhere**, except in the case of a one-family dwelling in accordance with §§2116.6 through 2116.9. (emphasis added.)

The Applicant will fully satisfy all of the requirements of §§2116.6 through 2116.9 with the provision of at least 50 parking spaces at an off-site location. As noted above, only faculty and staff will be required to utilize the off-site parking spaces and will be driven to the Subject Property via shuttle bus.