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Parkmont School
FOSTERING INDIVIDUAL GROWTH AND ENTHUSIASM FOR LEARNING

Detailed Statement of How Parkmont's Application Meets the Zoning Regulations Tests

Parkmont School's intended use of the property subject to its Application meets the tests necessary for the grant of either an area variance from, or a special exception to, 11 DCMR 206.3 and 11 DCMR 2101.1.

11 DCMR 206.3 states that "[a]mple 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." 11 DCMR 2101.1 states that the number of parking spaces required for a high school is equal to "2 for each 3 teachers and other employees, plus either 1 for each 20 classroom seats or 1 for each 10 seats in the largest auditorium, gymnasium, or area usable for public assembly, whichever is greater."

Variance

The Board is authorized under 11 DCMR 3103.2 "where by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the original adoption of the regulations, or by reasons of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of any regulation adopted under D.C. Official Code §§ 6-641.01 to 6-651.02 would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property, to authorize, upon an appeal relating to the property, a variance from the strict application to as to relieve the difficulties or hardship; provided, that relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the plan as embodied in the Zoning Regulations and Map."

By reason of the exceptional shape of the Parkmont School property, as shown by the plat and photographs attached to this Application as Attachments B and E, respectively, strict application of the requirements of 11 DCMR 206.3 and 11 DCMR 2101.1 would result in undue hardship upon Parkmont School. Parkmont School presently has 3 parking spaces on its premises, and the construction of additional spaces is not feasible due to the shape of the property. Relieving Parkmont School from strict compliance with 11 DCMR

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206.3 and 11 DCMR 2101.1 would relieve that hardship by allowing the school to continue to operate at its desired and available capacity.

Moreover, relief from strict application of 11 DCMR 206.3 and 11 DCMR 2101.1 would not cause detriment to the public good or impair the intent, purpose, or integrity of the plan as embodied in the Zoning Regulations and Map. The parking needs of Parkmont School's current 65 students and 8 staff members have been adequately accommodated by the existing 3 parking spots as well as the nearby parking lot for Carter-Barron Amphiteatre. Since 1989, when Somerset School received zoning approval at this site, school staff and students who could not be accommodated by Parkmont's parking capacity have used the publicly available parking space in the Carter-Barron lot without complaint or incident. The Carter-Barron lot includes 336 parking spaces, and on an average day only approximately 25 of those spaces are used at all, and only approximately 6 are used by Parkmont School staff and students. These parking arrangements have allowed Parkmont School staff and students to park without relying too heavily on street parking or inconveniencing neighbors. The existing Parkmont School and Carter-Barron parking spaces are also more than sufficient to accommodate the parking needs of an additional 4 staff members.

Special Exception

The Board is also authorized to grant a special exception under 11 DCMR 3104.1 when such a special exception would 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 in accordance with the Zoning Regulations and Zoning Maps."

Relief from strict enforcement of 11 DCMR 206.3 and 11 DCMR 2101.1 would be in harmony with the purpose and intent the Zoning Regulations and Map, and would not adversely affect the use of neighboring property. As noted above, ample parking space is provided by the existing Parkmont School parking spaces and the Carter-Barron lot, and therefore neighboring property owners are not adversely affected by a renewal of the current Parkmont School capacity and also would not be adversely affected by an expansion of that capacity to 12 staff members.