May 8, 2002

To the Board of Zoning Adjustment
District of Columbia Government
Washington, D.C.

Application #

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Statement on behalf of the applicant.

1. Background:

   The property for which this application is being made is one of eleven lots developed in the late 40's or early 50's as a garden apartment complex containing approximately 200 one and two bedroom units. The property deteriorated over time and was vacant for the last ten years prior to its complete renovation and modernization of all buildings by the applicant, a process that is now almost complete.

   There are 18 apartment building modules distribute in one, two and three building units occupying the eleven lots. The lot which is the subject of this application is occupied presently by a two module building.

   All the lots are in an R-5-A zone.

2. Topography:

   The site on which the eleven lots are located is divided into two zones. An upper zone served by a cul-de-sac on 22nd Street, S.E. and a lower zone running along the length of Savannah Terrace S.E. The lot which is the subject of this application is in this lower zone. The configuration of the site is similar to that of a valley with Savannah Terrace running along the center of the valley and the site climbing away from the street in both directions. The slope of the site is pronounced. The buildings ara placed near and parallel to the street and beyond them the site climbs rapidly.

3. Parking:

   The original project included 6 parking lots with an off street parking capacity of approximately 83 parking spaces. The original building permit under which the

BZA
Case No. 17373
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17373
EXHIBIT NO. 4

renovation has taken place credited the property, because of the time of original construction with the required balance of spaces. In this case 1 space per unit. Additional parking spaces cannot be provided due to the topography of the site.

4. Request for Special Exception to build a Child Development Center:

   During the re-design and renovation of this property it has been the intention of the developing team to provide a family place with 2 and 3 bedroom apartments including "townhouse" and "loft" units at affordable prices. Central to this concept is the provision of support facilities to assist medium and low income families to develop skills, obtain employment and be able to safely take care of their children as they go about their work. Therefore a Child Development Center is central to the concept of a family oriented well designed integrated community.

   We believe we comply with the Special Exception requirements under Section 205 of the Regulations. Specifically:

   1. The building has been designed in accordance with the requirements of DCMR 29 Chapter 3 "Child Development Facilities" and will meet all requirements for licensing by the District of Columbia appropriate agencies.
   2. The center will serve primarily the children that live in the complex, most if not all will walk to the center which is centrally located within the complex. Appropriate walks and ramps connect the Center to the existing sidewalks serving the properties.
   3. Although we are requesting a variance of the parking requirements we believe there will be sufficient off street parking during the hours of operation of the center to adequately serve both the tenants and the staff of the center.
   4. The play area is located at the rear of the center and away from the apartment buildings thus reducing any impact due to noise, activity or any other objectionable condition on the dwelling units.
   5. The play area is directly adjacent to the Child Development Center.
   6. There are no other Child Development Center within 1000 ft. or within this square.

5. Request for a variance from the parking requirements.

   The applicant understands that a variance can only be granted if the three elements of proof required for a variance are met. The applicant believes that those elements are present in this situation.

   Topography of the site: The shape and topography of the site is such that if creates a practical difficulty to the applicant to provide the required parking spaces. The site is currently occupied by a two module apartment building. To the front of this building the site drops steeply towards Savannah Terrace. On the side of the building a current parking lot already exist. Extending this

parking lot creates a practical difficulty for two reasons. One is the topography which prevents the parking lot from being extended towards the rear of the property. In addition if the parking lot were to be extended the Child Development Center would not be able to be place in a location of significance to the community.

Therefore, a practical difficulty exist due to topographic conditions where the strict application of the regulations would prevent the applicant from using the property for its intended use.

There is no detriment to the community by the granting of the variance. As stated before most children attending the center will come from the immediate community and will walk to the center. The applicant is committed to hire staff persons from the community thus minimizing the amount of traffic.

Finally, this variance 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.

6. Conclusion:

The applicant believes that a Child Development Center is an integral part of the family centered community they envisioned when they undertook the renovation of these properties. The applicant believes that it has met the conditions for the granting of the Special Exception under Section 205 of the Regulations and that a Special Exception should be grantedl.

The applicant also believes that there are exceptional topographical conditions unique to this site which prevents the applicant from complying with the strict requirements of the regulations. That the granting of a variance will not adversely impact the community and that the intent of the regulations are not being substantially impaired by the granting of the variance.

Therefore, recognizing that the Board has the authority to grant both the Special Exception and the Variance the applicant respectfully request that these requests be granted.