

February 24, 2016

BZA Application – 200 Douglas Street NE

Burden of Proof

Test 1a) *The physical characteristics of the property makes it difficult for the owner to build or use the property in compliance with the Zoning Regulations (area variance) – ie. Shape and size of the property, unusual topography or slope, soil problems, etc.*

Response: As originally designed and built by the City, the existing structure of the Shaed Elementary school is located on a very tight site in the North East quadrant. The west, south, and east property lines abut to public streets; Lincoln Road to the west, Douglas Street to the south, and 3rd Street to the east. The north boundary of the site abuts Edgewood Playground and Park, DGS property and open green space. The existing structure of the original building extends nearly to the property lines on all sides of the facility. The improvements to the facility have been interior renovations only. All space beyond the structure and within the property line either provides the necessary accessibility to and egress from the school, or is a play area below a significant grade change from the street.

Due to the constraints of the site, there is not physical space available to provide parking.

Test 1b) *The physical characteristics of the property creates financial hardship for the owner in using the property consistent with the Zoning Regulations*

Response: Not Applicable

Test 2) *Granting the application will not be of substantial detriment to the public good – ie. Traffic, noise, lighting, etc.*

Response: An initial assessment of the two block radius around the school indicates there are approximately 388 on-street parking spaces in the neighborhood. Of those spaces, approximately half are unavailable during street cleaning twice a week. Granting this variance request may have a slight traffic volume increase when teachers and staff are arriving and leaving the school during the workday. However, the parking of teacher and staff vehicles is not expected to impact residential parking during the evening hours when residents return home from work. Therefore, the Applicant does not believe that the impact will be of substantial detriment to the public good. The Applicant is willing to work closely with the local ANC and neighbors to develop staff parking policies that minimize the impact to homes immediately adjacent to the school. i



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Approval of this variance request enables the Applicant to provide a high-quality public education option to a greater number of District children, which the Applicant believes to be a substantial benefit to the public good.

Test 3) *Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map.*

Response: Granting this variance request does not disrupt the intent and purpose of the Zoning Regulations and Map because the facility will retain its use as a public school which is consistent with the uses allowed in Zone R-4. This site has been a school since 1971 and is located in a densely populated area. Granting the variance request in no way will detract from the residential character of the neighborhood.