



Stanton Park Neighborhood Association

PO Box 75085, National Capitol Station, Washington, D.C. 20013-5085

~~May~~
Apr. 25, 2006

**Ms. Carol Mitten, Chairperson
District of Columbia Zoning Commission
District of Columbia Office of Zoning
441 Fourth Street, N.W., Suite 200
Washington, D.C. 20001**

Re: Case No. 06-06: Charter Schools – Text Amendment

Dear Ms. Mitten:

The Stanton Park Neighborhood Association (SPNA) represents the residents in the Northeast section of Capitol Hill bounded by 2nd, H, 10th, and East Capitol Streets. SPNA promotes policies and actions that enhance the quality of residential life in this Capitol Hill neighborhood. The SPNA Land Use Committee discussed the proposed rulemaking at our meeting on April 9, 2006. We support the proposed changes regarding public schools and charter schools. The changes appear to be reasonable and protective of neighborhood interests, for example the increased minimum lot width and lot area requirements. While many of DC's schools are large and set apart from their surrounding residential neighborhoods, schools desiring to locate immediately adjacent to residences present additional considerations. We offer two changes that would enhance the coexistence of schools with residential areas.

1. **Visitor Parking.** In Section 2101.1 there is currently no requirement for visitor parking at elementary schools, junior highs, pre-kindergarten or pre-elementary schools. The new language proposed for Section 206.3 includes a requirement for visitor parking. This requirement should be spelled out in Section 2101.1 for those categories. The existing standard for high schools would accommodate this need.
2. **Height and Lot Occupancy.** Impose the same height and lot occupancy maximums on schools as on their residential neighbors. In R-3 and R-4 zones this would mean a height limit of 40 feet rather than the proposed

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60' (Sec. 400.10), and a lot occupancy of 60% in R-2 through R-4 zones, rather than the proposed 70% (Sec. 403.1).

In the event that a school desired 70% lot occupancy, it would have access to the same procedures for special exception as residents. This will encourage new construction to better conform with neighboring properties and will provide more room for visitor parking. We believe these provisions will foster an improved relationship between schools and their residential neighbors. Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Drury Tallant", with a stylized flourish at the end.

Drury Tallant, Co-Chair
SPNA Land Use Committee

Cc: ANC 6A Commissioner Cody Rice