

Government of the District of Columbia

Office of the
Director



Office of Planning
415 12th Street, N.W.,
Washington, D.C. 20004

NOV 27 1996

MEMORANDUM

TO: Board of Zoning Adjustment
FROM: Jill C. Dennis *JCD*
Director
SUBJECT: BZA Application No. 16181

OFFICE OF PLANNING
DISTRICT OF COLUMBIA
96 NOV 27 12:59

APPLICATION

Application of the Naylor Road School, pursuant to 11 DCMR 3108.1 and 3107.2, for a special exception under Section 206 to expand an existing private school from 157 to 255 students and 17 to 22 staff, and a variance from the off-street parking requirements (Subsection 2101.1) for a private school in an R-2 District at premises 2403 Naylor Road and 2305 and 2345 R Street, S.E. (Square 5624, Lot 821).

SUMMARY RECOMMENDATION

The Office of Planning recommends conditional approval of this application.

APPLICANT'S PROPOSAL

The applicant is proposing to bring the existing school into compliance with the Zoning Regulations. The applicant has a valid certificate-of-occupancy to operate a school with an enrollment of 157 students and a staff of 17. This proposal involves a request to increase the number of students and staff to 255 and 22, respectively.

SITE AND AREA DESCRIPTION

The property is located on the south side of R Street S.E., between 22nd Street and Naylor Road S.E., and consists of one lot of record (Lot 821) containing 42,937 square feet of land area. The lot is irregularly shaped and slopes southward. The school consists of three classroom buildings, an administrative building, and an outdoor recreation area.

BZA

CASE No. 16181

EXHIBIT No. 2A

The area surrounding the site is characterized by having single-family detached dwellings. Fort Stanton Park is located one block to the south. The subject school has been located in the neighborhood since the 1940s.

EXISTING ZONING AND RELIEF REQUESTED

The site is located in an R-2 zone district. This zone permits matter-of-right development of single-family detached and semi-detached dwellings with a minimum lot area of 3,000 square feet, a minimum lot width of 30 feet, a maximum lot occupancy of 40 percent, and a maximum height of 3 stories/40 feet.

The applicant is requesting a special exception under Section 206 to increase the capacity of an existing private school. A variance from the off-street parking requirements of Subsection 2101.1 is also being requested. Copies of Section 206 and Subsection 2101.1 are attached.

ANALYSIS

Proposal Description

The applicant is proposing to bring the capacity of the existing school into compliance with the Zoning Regulations. In addition, the applicant is requesting a variance for two off-street parking spaces.

Special Exception Requested

The special exception requested in this case must comply with the applicable provisions of Section 206 of 11 DCMR. This application's compliance or noncompliance with those provisions is discussed below, preceded by the subsection number.

206 PRIVATE SCHOOLS AND STAFF RESIDENCES (R-1)

206.1 Board of Zoning Adjustment Authority

The Board has the authority to grant this application if the proposal complies with the provisions of this section.

206.2 Objectionable Conditions

Noise

The school hours are from 6:45 a.m. to 6:00 p.m., Monday through Friday. The classroom buildings are climate controlled and insulated. Very little noise (if any) emanates from them. All outdoor play activities are well supervised. In addition, the play area is located well away from surrounding residential uses.

Traffic

Except for the dropping off and picking up of the children in the morning and evening, there are no continuous demands placed on any of the adjacent streets due to increased traffic.

Number of Students

The Naylor Road School is requesting permission to (continue to) serve 255 students with a staff of 22. No apparent negative impacts have resulted to date from the number of students and staff.

206.3 Ample Parking

Even though there is no on-site parking, the school has been operating at its proposed capacity for several years without apparent negative impacts on the street parking in the area.

Area Variance Requested

The area variance requested in this case regarding the required number of parking spaces must meet three tests for zoning relief (copy of tests attached). This application's compliance or noncompliance with those tests is discussed below.

Practical Difficulty

The site slopes sharply downward from R Street to the south. While parking could be provided in the rear yard of the property, it would require substantial excavation for a required curb cut and driveway at the rear. Vehicular access to the rear of the property from Ridge Place is similarly difficult due to the grade differential between the subject property and Ridge Place. In the Office of Planning's opinion, such excavation would have a deleterious impact on nearby dwellings. In addition, the property has 281.84 feet of frontage along the south side of R Street, and 287.47 feet of frontage along the north side of Ridge Place S.E. There is room for curb parking for approximately 28 cars along the school's combined street frontage.

Area Impacts/Impact on the Zoning Regulations

The school has been in existence at this location since the 1940s. It has operated with the proposed capacity for several years without apparent negative impacts. The proposed use is a permitted use in the R-2 zone district with Board review. There is ample curb parking along the school's frontages on R Street and Ridge Place S.E. Accordingly, the proposal would not impair the intent, purpose, and integrity of the Zoning Regulations.

AGENCY REFERRALS AND COMMENTS

The Office of Planning referred this application to the Department of Public Works (DPW) for

review and comment. At the time this report was prepared, the Office of Planning had not received a response from DPW.

COMMUNITY COMMENTS

The subject site is located within the jurisdictional boundaries of Advisory Neighborhood Commission (ANC) 6C. The Office of Planning was unable to determine the ANC'S position on this application at the time this report was prepared.

RECOMMENDATION

The Office of Planning is of the opinion that the applicant has met the burden of proof relative to the zoning relief under Section 206 and Subsection 2101.1 being sought in this application. The complying school capacity would not have a negative impact on the community, nor on the Zoning Regulations. The applicant faces a practical difficulty in the ability to provide on-site required parking. Accordingly, the Office of Planning recommends approval of this application subject to the following conditions:

1. The school shall operate from 6.30 a.m. to 6:00 p.m., Monday through Friday.
2. The maximum number of students shall not exceed 255.
3. The number of employees shall not exceed 22.
4. All outdoor activities shall take place under staff supervision at all times.
5. The children's arrivals and departures shall be closely monitored by the staff.
6. The grounds of the facility shall be maintained in a neat and orderly condition at all times.
7. Trash and refuse generated by the school shall be collected at least once a week.

Attachments