

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 16027 of the Adas Israel Hebrew Congregation, pursuant to 11 DCMR 3108.1, for a special exception under Section 206 to increase an existing private school from 38 to 185 children and 10 to 25 staff on the second floor in an R-5-A District at premises 2850 Quebec Street, N.W. (Square 2225, Lot 11).

HEARING DATE: February 8, 1995  
DECISION DATE: February 8, 1995 (Bench Decision)

SUMMARY ORDER

The Board provided proper and timely notice of public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 3C and to owners of property within 200 feet of the site.

The site of the application is located within the jurisdiction of ANC 3C. ANC 3C, which is automatically a party to the application, submitted written issues and concerns in support of the application.

As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a special exception pursuant to 11 DCMR 206. No person or entity appeared at the public hearing in opposition to the application or otherwise requested to participate as a party in this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3108, and that the requested relief can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map. It is therefore **ORDERED** that the application is **GRANTED**, **SUBJECT** to the following **CONDITIONS**:

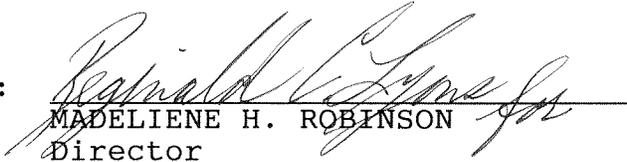
1. Approval shall be for a period of **FIVE YEARS**.
2. The number of students in the private school (JPDC) shall not exceed 185.
3. The number of staff in the school shall be limited to 25 persons.
4. The regular school hours shall be 8:30 a.m. to 3:30 p.m.

5. All outdoor recreation activities shall take place under staff supervision and shall be confined to the designated and secured play space in the parking lot and/or another play area.
6. The applicant shall institute appropriate traffic management programs including drop-off, pick-up and carpooling to minimize adverse impacts on the surrounding area. The applicant will inform parents of the nursery school and day school students, that after dropping off or picking up their children they must proceed through the parking lot and exit via the Porter Street driveway.
7. The applicant shall prohibit Metro commuters from using the parking lot for day parking.
8. Trash shall be picked up at least twice weekly.
9. Any lighting used to illuminate the parking lot shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.
10. The trash dumpster shall be properly screened.
11. The applicant shall establish and maintain a liaison with ANCs 3C and 3E and meet at least on an annual basis to discuss and resolve issues that may arise from time to time due to the impact of the school on the surrounding area.

Pursuant to 11 DCMR 3301.1, the Board has determined to waive the requirement of 11 DCMR 3331.3 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is appropriate in this case.

VOTE: 4-0 (Maybelle Taylor Bennett, Susan Morgan Hinton, Laura M. Richards and Craig Ellis to grant; Angel F. Clarens not present, not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:   
MADELIENE H. ROBINSON  
Director

FINAL DATE OF ORDER: FEB 17 1995

BZA APPLICATION NO. 16027  
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PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

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GOVERNMENT OF THE DISTRICT OF COLUMBIA  
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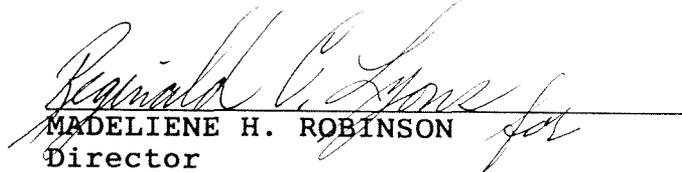
BZA APPLICATION NO. 16027

As Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that on FEB 17 1995 a copy of the order entered on that date in this matter was mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Cynthia Giordano, Esquire  
Linowes and Blocher  
800 K Street, N.W., Suite 840  
Washington, D.C. 20001

Rabbi Jeffrey A. Wohlberg  
Adas Israel Hebrew Congregation  
2850 Quebec Street, N.W.  
Washington, D.C. 20008

Rosalyn P. Doggett, Chairperson  
Advisory Neighborhood Commission 3-C  
2737 Devonshire Place, N.W.  
Washington, D.C. 20008

  
MADELIENE H. ROBINSON  
Director

DATE: FEB 17 1995

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BOARD OF ZONING ADJUSTMENT



Application No.16027 of Adas Israel Hebrew Congregation, pursuant to 11 DCMR 3108.1, for a special exception under Section 206 to increase an existing private school from 38 to 185 children and 10 to 25 staff on the second floor in an R-5-A District at premises 2850 Quebec Street, NW (Square 2225, Lot 11).

**HEARING DATE:** February 8, 1995  
**DECISION DATE:** February 8, 1995 (Bench Decision)

**DISPOSITION :** The Board **GRANTED** the application by a vote of 4-0 (Maybelle Taylor Bennet, Susan Morgan Hinton, Laura M. Richards and Craig Ellis).

**MODIFICATION ORDER**

By correspondence dated March 23, 1999 and May 25, 1999, The Adas Israel Hebrew Congregation requested the Board of Zoning Adjustment to extend the use of the Summary Order on this application so that they can continue the current use for the duration of the school's academic period. The Board considered the motion at its June 2, 1999 meeting

The Applicant submitted a copy of the Certificate of Service indicating that all the original parties had been served with a copy of the letter requesting this modification.

Based upon the record before the Board, the Board concludes that the requested relief can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of the neighboring property in accordance with the Zoning Regulations and Map. It is therefore **ORDERED** that this motion be **GRANTED, SUBJECT** to the following **CONDITIONS:**

1. Approval shall be until June 30, 2000.
2. The number of students in the private school (JPDC) shall not exceed 185.
3. The number of staff shall be limited to 25 persons.
4. The regular school hours shall be 8:30 a.m. to 3:30 p.m.