



Advisory Neighborhood Commission 4A

7820 Eastern Avenue, NW

Washington, DC 20012

202-450-6225 (Office)

Gale Black, ANC 4A08, Chairperson; Dave Wilson, ANC 4A07, Vice Chairperson;

Acquonetta Anderson, ANC 4A01, Secretary Karrye Braxton, ANC 4A06, Treasurer;

Patience Singleton, 4A04; Dwayne M. Tolliver 4A02; Stephen A. Whatley, 4A03; Kim Worthy, ANC 4A05;

January 6, 2016

Hon. Lloyd Jordan, Chairman
D.C. Board of Zoning Adjustment
Office of Zoning
441 4th Street N.W.
Washington, D.C. 20001

RE: BZA 18400-A, Jewish Primary Day School Application for Special Exception and Variance

Dear Chairman Jordan and Members of the Board:

At its regularly scheduled meeting on January 5, 2016 (notice of which was properly given, and at which a quorum of six of eight members was present) Advisory Neighborhood Commission 4A voted unanimously (6 yes, 0 no) to adopt the attached resolution supporting an application for a special exception and variance from the zoning regulations for the Jewish Primary Day School at 6045 16th Street N.W.

Pursuant to applicable District laws, each Advisory Neighborhood Commission ("Commission") may advise the Council of the District of Columbia, the Mayor and each executive agency, and all independent agencies, boards and commissions of the government of the District of Columbia with respect to all proposed matters of District government policy, including, but not limited to, decisions regarding planning, streets, recreation, social services programs, education, health, safety, budget, and sanitation which affect that Commission area [D.C. Official Code §§ 1-309.10(a)];

The Commission submits this resolution under the provisions of DC Code 1-309.10(a) through 1-309.10(h)(1), which require, among other things, that Advisory Neighborhood Commission recommendations be given "great weight" by DC government agencies, that DC government agencies "articulate with particularity and precision the reasons why the Commission does or does not offer persuasive advice under the circumstances. In doing so, the government entity must articulate specific findings and conclusions with respect to each issue and concern raised by the Commission."

Sincerely,

Gale Black, ANC 4A08
Chairperson

cc: Commissioners, ANC 4A
Hon. Brandon Todd, Councilmember, Ward 4
Mr. Gottlieb Simon, Executive Director, Office of Advisory Neighborhood Commissions
Mr. Rob Zucker, Jewish Primary Day School

Board of Zoning Adjustment
District of Columbia
CASE NO.18400A
EXHIBIT NO.33



Advisory Neighborhood Commission 4A
Government of the District of Columbia
7820 Eastern Avenue, NW
Washington, DC 20012

RESOLUTION #4A-16-0101
Supporting an Application for Special Exceptions and
Variances from the Jewish Primary Day School
Proposed for Adoption January 5, 2016

Advisory Neighborhood Commission 4A (the Commission) takes note of the following:

- The Jewish Primary Day School of the Nation's Capital (the Applicant), located in single-member district ANC 4A07, has applied to the Board of Zoning Adjustment (BZA) for variance relief and special exception approval under the D.C. Zoning Regulations to permit it to expand at its northern campus located at 6045 16th Street N.W., ANC 4A07, including the addition of the middle school grades seven and eight.
- The Application proposes an increase in the maximum student enrollment from 275 students to 350 students and an increase in the maximum allowable staff from 56 to 72.
- Currently, 140 students who attend the Applicant's school live in the District of Columbia; of those, seventy-six students live in Ward 4.
- The application requests a variance from the off-street parking requirements of 48 spaces, which is based on the staff cap of 72 persons. The Applicant proposes to provide 36 parking spaces on-site and 25 spaces off-site, including 8 on-site spaces which comply with all zoning requirements, including size, access and location requirements, and 28 other spaces which do not fully comply with all the requirements of the Zoning Regulations, including 7 compact tandem spaces, and 21 full-sized tandem spaces. The 25 off-site parking spaces will be located at

Ohr Kokesh Synagogue located at 8300 Meadowbrook Lane in Chevy Chase, Maryland. A staff person will shuttle staff to and from the school.

- The Applicant has a subsidized bus program by which it subsidizes ridership to incentivize use of the bus program. Seventy-five percent of the students at the north campus use the program, which reduces the traffic caused by the school.
- The requested expansion will permit the establishment of a middle school that will serve children in 7th and 8th grades, in addition to the existing grades 2-6.
- The Applicant also requests variance relief from the lot occupancy requirements of the Zoning Regulations, as the proposed addition will result in a building lot occupancy of 43.87%, which is 3.87% over the maximum permitted forty percent, and from the loading berth and loading platform requirements.
- The Applicant is also requesting special exception approval under the roof structure provisions of the Zoning Regulations, in order to provide two separate rooftop equipment enclosures, rather than one single, larger enclosure; and special exception approval for the height of a proposed retaining wall on the property, which will be two feet above the maximum height of six feet for a thirty-foot portion, and which is being provided to support a required ADA walk-way on site.
- The Applicant has duly and properly notified affected residents. Leaflets announcing its expansion plans were widely distributed in the community. (Exhibit A attached) In addition, the Applicant presented its plans to the Sixteenth Street Heights Civic Association (SSHCA). In response, Mr. Pedro Rubio, SSHCA President, sent a letter to the Applicant stating that it “had strengthened our neighborhood as a whole. . .” and that SSHCA is “very appreciative of [the Applicant’s] recent community outreach and improvement efforts this past year and looks forward to continued collaboration with your teachers, parents and students in the following months and years.” (Exhibit B attached)
- In addition, the Applicant has presented its plans to the Shepherd Park Citizens Association (SPCA). In response, Mr. Mark Pattison, President of SPCA, sent a letter to the Commission stating that the Applicant parents “contribute to a generations-long tradition of civic activism and betterment that makes Shepherd Park, Colonial Village, North Portal Estates and the surrounding neighborhoods better places to live.” Mr. Pattison also stated: “I’m satisfied with the purpose behind the request, and the thoughtful effort made into fulfilling the needs of their growing

student body. I can add that the other SPCA officers in attendance at our meeting also appeared to be satisfied, and nary a discouraging word was heard at the October 20 Shepard Park Citizens Association meeting.” (Exhibit C attached)

RESOLVED:

- That Advisory Neighborhood Commission 4A determines that the special exceptions and variances requested by the Applicant create no adverse or unacceptable impacts on the residents of ANC 4A or on the Applicant’s programs, activities or missions as they relate to the children.
- That the Commission understands that residents and community groups within the boundaries of ANC 4A have strongly recognized and appreciated the Applicant’s mission and commitment to its neighboring communities, and have expressed support for this application for special exceptions and variances.
- That the Commission finds that its residents will benefit by having additional opportunities to obtain the education that is provided by the Jewish Primary Day School, and that approving this application would be in the best interests of eligible residents of ANC 4A as well as residents of the District of Columbia generally.

FURTHER RESOLVED:

That the Commission supports this application for special exception and variance and strongly recommends that the BZA approve it.

FURTHER RESOLVED:

That Commissioner Dave Wilson, ANC 4A07, is hereby authorized to serve as the Commission’s representative in all matters relating to this resolution.

FURTHER RESOLVED:

That, in the event the designated representative Commissioner cannot carry out his representative duties for any reason, the Commission authorizes the Chairperson to designate another Commissioner to represent the Commission in all matters relating to this resolution.

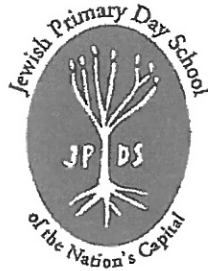
FURTHER RESOLVED:

Consistent with DC Code §1-309, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The

actions, positions and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

ADOPTED unanimously by voice vote at a regular public meeting (notice of which was properly given, and at which a quorum of six of eight members was present) on January 5, 2016, by a vote of 6 yes, 0 no.

Exhibit A



Please join us at a community meeting at the Jewish
Primary Day School of the Nation's Capital
to hear about our new Middle School

We will preview and discuss
our latest architectural plans and application
to the DC Board of Zoning Adjustment

We want to hear from our neighbors
and show you our exciting plans!

Please come to 6045 16th Street NW on

October 8, 2015 at 7:30 p.m.

or

October 11, 2015 at 2 p.m.

Email miranda.chadwick@jpds.org to RSVP

Sixteenth Street Heights Civic Association
www.sshcadc.com

Exhibit B.

October 26, 2015

Ms. Naomi Reem
Principal
The Jewish Primary Day School of the Nation's Capital
6045 16th ST NW
Washington, DC 20011

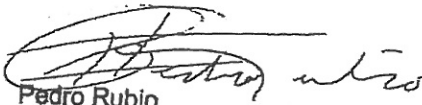
Dear Ms. Reem,

The Sixteenth Street Heights Civic Association (SSHCA) membership voted, with no opposition supports the Jewish Primary Day School's (JPDS) architectural plans and pending request to the District of Columbia Board of Zoning Adjustment for an expansion of its current certificate of occupancy to accommodate the new 7th and 8th grades. The Jewish Primary Day School came to the SSHCA September 2015 meeting, represented by Helaine Greenfeld and informed the members of the Sixteenth Street Heights community of its expansion.

JPDS has a positive longstanding history of being a part of our community, and have provided open communications with the SSHCA for many years. This letter is formal acknowledgement of the SSHCA's support for this specific matter and our reciprocal responsiveness to your institution's goal of growing with and strengthening our neighborhood as a whole. We are very appreciative of JPDS's recent community outreach and improvement efforts this past year and look forward to continued collaboration with your teachers, parents, and students in the coming months and years.

If you have any questions or need further assistance in this matter, please do not hesitate to contact me at (202) 386-0194 or via email at prubio14@gmail.com

Sincerely,


Pedro Rubio
President,

cc. ANC4A

October 21, 2015

Exhibit C

To the members of ANC 4A:

Thank you for considering the changes sought by the Jewish Primary Day School-D.C. on 16th Street that would enable it to enlarge and modify its main campus. As president of the Shepherd Park Citizens Association, I ask that you look with favor upon this request.

The parents of the children who attend JPDS-D.C. are our neighbors. They contribute to a generations-long tradition of civic activism and betterment that makes Shepherd Park, Colonial Village, North Portal Estates and the surrounding neighborhoods better places to live.

As a parent of a former Shepherd Elementary School student and still active on its School Improvement Team to direct and guide the renovations process, I know from the experience gained over nearly four years what it is like to petition, advocate, cajole and otherwise hound the D.C. Council for the necessary funds to modernize our school without wasting money. Here, the JPDS-D.C. community has had a wonderful donation fall virtually into its lap. They have done the kind of due diligence that Shepherd's School Improvement Team has done to effect a positive change for students without foisting unintended consequences on either the school community or the community at large. Representatives from JPDS have addressed separately the SPCA's officers and an SPCA community meeting with details and architectural renderings of the plan, and answered all questions put to them.

I'm satisfied with the purpose behind the request, and the thoughtful effort made into fulfilling the needs of their growing student body. I can add that the other SPCA officers in attendance at our meeting also appeared to be satisfied, and nary a discouraging word was heard at the Oct. 20 Shepherd Park Citizens Association community meeting.

I hope you can see fit to approve the JPDS request. If you need to contact me, you can do so by phone during the day at 202-541-3263, or by email at pattison_mark@hotmail.com

Sincerely,


Mark Pattison, president
Shepherd Park Citizens Association