

BEFORE THE ZONING COMMISSION AND  
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	18850	Case Name:	Parkmont School		
Address or Square/Lot(s) of Property:		4842 16th St NW Washington DC 20011			
Relief Requested:	Special exception and variance from off street parking restrictions				

ANC MEETING INFORMATION

Date of ANC Public Meeting:	0	8	/	1	0	/	1	4	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	Agenda and notice was posted at Petworth library and on two community list-serves												

Number of members that constitutes a quorum:	6	Number of members present at the meeting:	8
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MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):

Please See Attached

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):

Please See Attached

AUTHORIZATION

ANC	4	C	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	unanimous
Name of the person authorized by the ANC to present the report:			Joseph Maloney, ANC 4C02	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Shanel Anthony	
Signature of Chairperson/ Vice-Chairperson:				Date: 10/08/14

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO  
11 DCMR §§ 3012 AND 3115.

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18850  
EXHIBIT NO.30

October 8, 2014

Board of Zoning Adjustment  
Government of the District of Columbia  
One Judiciary Square  
441 4th Street NW, Suite 200S  
Washington, DC 20001

Re: BZA Case 18850

At a properly noticed community meeting on October 8, 2014 and with a quorum present, the 4C Commissioners voted to support the BZA application (BZA Case 18850) for a permanent exception and variance by The Parkmont School.

Parkmont, is one of the three (3) private schools located within close proximity of each other in this R1 residential zoned community. The community has had an excellent working relationship with Parkmont over the years that Parkmont has operated in the community under its conditional BZA authorizations. The community is supportive of fair treatment of each private school and since the BZA approved the Jewish Primary Day School's request for variance without requiring periodic renewals, the community expects that Parkmont will be approved to no longer seek periodic renewals.

While we are confident that the current leadership of Parkmont has noted the community's concerns and will adhere to them to the greatest extent possible, we are concerned, as a community, that there is (1) no adequate mechanism to monitor compliance with traffic and transportation plans and other operational requirements after permanent authorizations are granted by the BZA to private schools, and (2) a need to clearly inform future operations at these schools when there is a change in staffing or ownership of the commitments in their special exception or other zoning applications. Accordingly, we believe the community's concerns and Parkmont's commitments discussed below should be clearly captured and reflected in the BZA Order.

#### **ANC 4C Community Concerns and Parkmont Commitments**

##### **1. ANC 4C Community Concern: Student Access to Lunch Onsite**

*The community highlighted past Parkmont student lunch policy where students purchased lunch at 14<sup>th</sup> street carry-outs and consumed them on the way back to the school. We have been informed by Parkmont's Head of School, Ron McClain, that this has been addressed years ago and students eat lunch on campus. Students only leave campus during the daytime to travel to internships.*

##### **2. ANC 4C Community Concern: Monitoring Variance for Staff/Student Parking**

*Parkmont indicates that under the variance, staff will park at the Carter-Barron. Parkmont states that it orients new staff members and new student drivers about the school's parking policy and regularly reminds all staff about that policy. It also monitors staff and student parking, visits Carter Barron and pays attention to members exit patterns from school. ANC 4C will listen to community feedback and contact school leadership should the community observe students and staff parking on the neighboring streets.*

3. **ANC 4C Community Concern: Use of the Facility for School Related Activities**

**Only**

Parkmont states in its detailed statement of existing and intended use of the structure that it will be used only for school-related activities as follows:

- Operation of the school shall be limited to the Parkmont School.
- There shall be no non-school-related activities on the subject premises.

Parkmont leadership has affirmed these requirements, and it is, in fact, only used for school-related activities at all times.

4. **ANC 4C Community Concern: Maintaining Landscaping & Not Enlarging Paved Area**

Parkmont states in its detailed statement of existing and intended use of the structure that:

- Landscaping on the premises shall be maintained as approved in BZA Order No. 13985 and in healthy growing condition
- There shall be no enlargement of the existing paved area on the site.

Once again, Parkmont leadership has informed 4C that twice in their 24 year history on the site they have repaired the existing pavement on the property without expanding it.

Parkmont also conducts regular landscaping around its property.

5. **ANC 4C Community Concern: Notification to the community of major school-related activities**

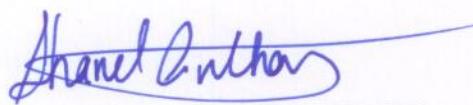
In the event Parkmont holds large school-related activities, leadership has stated that they will work to notify the community by way of emailing community representatives. School leadership has informed ANC 4C that they do not regularly have evening events, except for Board meetings (five per year) and four school events.

6. **ANC 4C Community Concern: Monitoring of trash collection services**

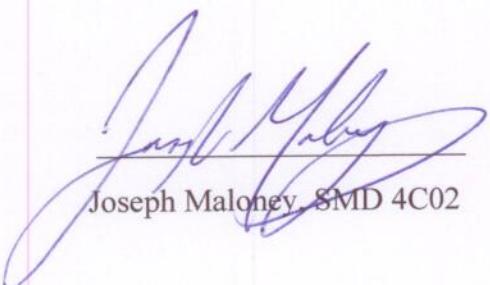
Parkmont has noted to ANC 4C that their trash collections services take place during the afternoon, with their waste management provider being on-time approximately 60% of the time. Leadership at the school will continue to encourage their vendor to commit to appropriate times in accordance with District of Columbia regulations.

In light of Parkmont's response to the ANC4C Community Concerns 1-6 above, ANC4C supports Parkmont's application for a special exception and variance subject to the BZA addressing enforcement concerns and that Community Concerns 1-6 above are clearly reflected in the BZA Order.

Thank you,



Shanel Anthony, Chair ANC 4C



Joseph Maloney, SMD 4C02