

Applicant: KIPDC
Representative: Kendra Chatburn
Date: 12.1.15
Project Address: Ruth K Webb School
1875 Olivet Street NE, Washington DC 20002
Square Parcels Lot 807 and Parcels 141, 147

Special Exemption Sought: **Roof Screen wall**

Application Meets Tests for Special Exception

This structure was constructed within the R-4 zoning district, the height and set-back of the building and rooftop equipment is consistent with the general intent and purpose of the zoning regulations for public schools.

Per Section 411.11, a special exception is sought for the mechanical ductwork on the east roof of the building which cannot be fully enclosed within the roof screen wall. The 1:1 angle setback is retained and exceeded from the edge of the roof. It would be impractical for our project to hold the ductwork within the screen wall for full compliance because it would be prohibitively costly and is not inconsistent with the zoning regulations or the public good.

1. Building a screen wall out to enclose the full height of the ductwork (a 7'-0" height) would be prohibitively expensive for the project. The existing structure cannot accommodate the loads of an extended roof screen without a significant restructuring of the roof in that area. The school has exhausted its construction budget for the project. The costs of building and operating a charter school have increased significantly in recent years with the adoption of stricter green building and storm water management requirements by the City.
2. Granting the application will not be of substantial detriment to the public good – i.e. traffic noise, lighting, etc. The existing condition is not visible from the public way. Being an educational facility, noise from fans and vibration have been taken into account in the design and minimized to the greatest extent possible. This condition does not adversely affect the neighboring property, which is across Holbrook Street NE
3. Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map. The current condition is not visible for the public way and is an atypical condition. Not a condition that creates a precedent or defines a design template is being established by the current condition.
4. Granting the application will not be not be a substantial detriment to the public good – i.e. traffic noise, lighting, etc. There is no change to traffic or pedestrian circulation. The number of parking spaces is consistent with code and not altered.

While the proposed mechanical screen has a lesser setback than required by the regulations, we feel it still meets the intent and purpose of the regulation by minimizing visibility of rooftop mechanical systems.