BZA - CASE 16852
ST PATRICK'S

Neighbors United
4911 Ashby Street , NW
Washington, DC 20007
April 30, 2002

D.C. OFFICE OF ZONING
RECEIVED
2002 MAY 10 AM 11:11

Mr. Peter Barrett
Head of School
St. Patrick's Episcopal Day School
4700 Whitehaven Parkway, N.W.
Washington, DC 20007-1586

Dear Mr. Barrett:

We have a continuing interest in learning how St. Patrick's has complied in the past with conditions imposed pursuant to previous BZA Orders.

Until recently, I was under the impression that the most recent zoning determinations for St. Patrick's school was the BZA decision in 1999, that provided for an expansion of the school and the construction of a gymnasium that included 68 parking spaces.

I have had occasion to review the District of Columbia Revenue Bond File associated with St. Patrick's request that the District of Columbia issue its tax exempt District of Columbia Revenue Bonds (St. Patrick's Episcopal Day School Project) Series 2000, in the aggregate amount of approximately $11 million dollars , which were issued in 2000 to fund, among other items, the gymnasium on Whitehaven Parkway. In this file I found correspondence between Wilkes Artis representing St. Patrick's school and Mr. Michael Johnson, Zoning Administrator at the Department of Consumer and Regulatory Affairs in Washington, DC dated June 30, 2000 (attached). This correspondence reflects that the school requested and received approval for changes in the structural configuration of the gymnasium as well as the reduction of 6 of the 68 parking places that had been provided under the BZA Order. This was a reduction of approximately 9 percent of the parking places originally approved by the BZA. Given the parking problems on Whitehaven, this appears to be a material change in the scope of the BZA Order. It is not clear whether the BZA ever reviewed this request, or whether the relevant ANC's were notified.

Parking and other aspects of St. Patrick's operations on Whitehaven may also affect the current consideration of St. Patrick's proposed use of 4925 MacArthur property.

I am therefore requesting that St. Patrick's make available to the BZA, the parties, and include in the public record, any and all other correspondence with relevant agencies that relate to the zoning requirements, physical configuration, traffic and parking at the school since the BZA Order of 1999. I further request that any other such correspondence providing relief or changes to the zoning requirements be provided at least one week before the resumption of the BZA hearing on St. Patrick's request for special exception to establish a private school in a residentially zoned neighborhood, on May 21, 2002.

Sincerely,

Katherine Van Sickle Demallie
Trustee

✓ CC: Jerrily Kress
ANC 3D

BZA
Case No. 16852
Exhibit No. 262

Board of Zoning Adjustment
District of Columbia
CASE NO.16852
EXHIBIT NO.262

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# Wilkes Artis

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June 30, 2000

VIA HAND DELIVERY

Mr. Michael D. Johnson
Zoning Administrator
Building and Land Regulation Administration
Department of Consumer and Regulatory Affairs
941 N. Capitol Street, N.E.
Washington, D.C. 20002

Re: St. Patrick's Episcopal Church and School ("St. Patrick's")
4700 Whitehaven Parkway, N.W.
Construction of a One-Story Athletic Building and Gymnasium
Approved by Board of Zoning Adjustment Order No. 16517

Dear Mr. Johnson:

Thank you for taking the time to meet with representatives of St. Patrick's on June 28, 2000. At that meeting, we discussed minor revisions to the plans for the gymnasium building that were approved by the Board of Zoning Adjustment (BZA) in BZA Application No. 16517. As you determined, these minor revisions to the approved plans are consistent with the intent of the BZA Order.

The BZA approved St. Patrick's application by a bench decision on December 8, 1999 and issued a written order on December 28, 1999. A copy of this BZA Order is attached. There was no community opposition to the application and St. Patrick's received the support of Advisory Neighborhood Commission (ANC) 2E, ANC 3D, the Palisades Citizen's Association and the immediate and most affected neighbor, Marshall and Marne Hornblower. Copies of the letters in support from these groups and people are also attached to this letter.

The approved set of plans included a forty foot retaining wall to the north of the gymnasium, one level of parking (to include sixty-eight parking spaces) and ~~two~~ one curb cuts along Whitehaven Parkway. The proposed minor revisions to the plans include a reduction of the retaining wall from forty to fifteen feet, the addition of ~~removal of~~ one of the curb cuts on Whitehaven Parkway and the inclusion of two levels of parking that will include sixty-two parking spaces. In addition, the total square footage of the building will be reduced slightly and the location of the locker rooms will be shifted to the front of the building along Whitehaven Parkway.

All of the proposed revisions are consistent with the intent of the BZA Order. The BZA's conditions of approval of the application generally address the buffering of the gymnasium building from adjoining properties and the use of the gymansium and athletic field, not the areas of the proposed minor revisions to the plans.

The proposed revisions are necessary as the gymnasium depicted in the original plans proved to be financially untenable for St. Patrick's to construct. addition (PAT) The reduction in the height of the retaining wall will create less of a visual impact on the neighboring properties. Similarly, the ~~removal~~ of one curb cut will also benefit neighboring properties by assuring the continual flow of traffic along Whitehaven Parkway. Finally, St. Patrick's will continue to provide an appropriate number of parking spaces that will satisfy the School's demand for parking as well as the Zoning Regulations' parking requirement.

Please confirm by signing this letter in the space provided below, that St. Patrick's proposed minor revisions to the approved set of plans for the gymnasium building, as described above, are consistent with BZA Order No. 16517.

If you have any questions or comments regarding this letter, please feel free to call me at (202) 457-7854.

Sincerely,

Paul A. Tummonds, Jr.

CONCUR

Date: 6/30/00

Michael D. Johnson
Zoning Administrator
Building and Land Regulation Administration
Department of Consumer and Regulatory Affairs

cc: Mark Vershbow
Allison C. Prince

Note: Michael Johnson, Matt Pra & Allison Prince had a telephone conference with Marshall Hornblower on June 30, 2000. He confirmed that he was not opposed to the proposed changes and considers them consistent with the BZA Order.