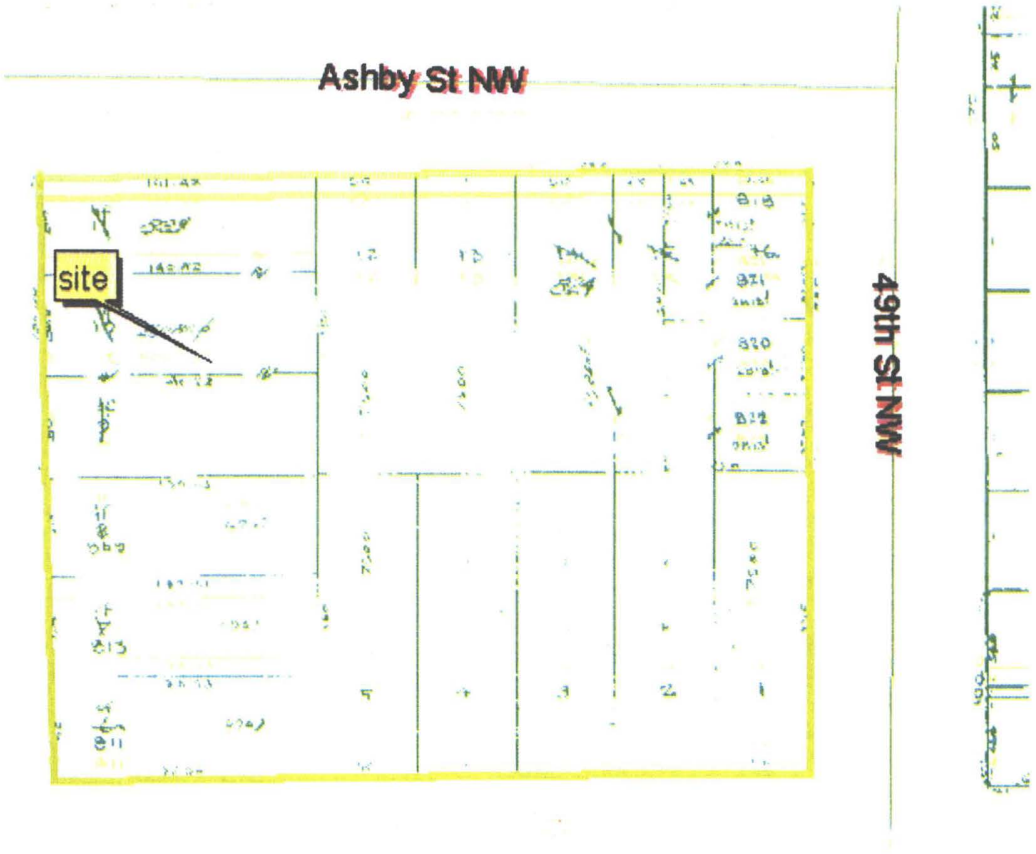


Application No. 16852 – Saint Patrick's Episcopal School

Previous Hearing Dates: April 16, 2002, May 21, 2002, July 2 and 9, 2002. The hearing on the application scheduled for September 10, 2002 was postponed because of the lack of a quorum. This is the Board's fifth hearing on this application.

RELIEF SOUGHT: Pursuant to 11 DCMR § 3104.1, for a special exception to allow a private school having 60 students, grades 7 through 9, under section 206 at premises 4925 MacArthur Boulevard, N.W.

ZONING: R-1-B District

SQUARE & LOT: Square 1393, Lot 823

COUNCILMEMBER: Letter from Kathy Patterson, Ward 3.
Exhibit No. 285

COUNCILMEMBER: Letter from Phil Mendelson, At-Large.
Exhibit No. 281

BZA
Case No. 16852
Exhibit No. 323

Board of Zoning Adjustment
District of Columbia
CASE NO.16852
EXHIBIT NO.323

OFFICE OF PLANNING:	**OP recommends APPROVAL with CONDITIONS. Exhibit Nos. 77 and 214**
d.:	**DDOT recommends SEVERAL CONDITIONS FOR APPROVAL. Exhibit Nos. 154 [264 & 267] and 297**
DEPT OF THE ARMY US CORPS OF ENGINEERS:	The Department is processing an easement agreement that will formalize approval of the school to continue using a portion of its property for parking. Exhibit No. 74.
ANC 3D:	**ANC 3D is OPPOSED to approval of the application. The ANC is to be represented by John W. Finney, Chairperson. Exhibit Nos. 75, 286** Letter from the ANC to DCRA registering a complaint that the school has exceeded the cap of the faculty and staff. Exhibit No. 286
THE PALISADES CITIZENS ASSOCIATION:	Letter of Support. Exhibit No. 284
AFFIDAVIT POSTING:	The property was properly posted and the **OF** Affidavit of Posting filed in a timely manner. Exhibit No. 66

NOTES:

The Applicant is proposing to use property, which is currently used by Washington Psychoanalytic Society (a post-graduate school for adults) to house a private junior high school for 60 students and 8 full-time and 4 part-time faculty. Saint Patrick's Episcopal School is the contract-purchaser of the site. The school currently has a campus at 4700 Whitehaven Parkway. The Whitehaven campus currently has 440 students, pre-school through grade 6. The school also leases a building on MacArthur Boulevard to house 16 of its students who are in the 7th grade.

On April 16, 2002, the Board granted party status to:

1. **Cathy Wright & Lawrence Skrivseth**
   4913 MacArthur Boulevard, NW

2. **Michael & Meleva Lovendusky**
   4927 MacArthur Boulevard, NW

3. **Neighbors United Trust**
   The organization is to be represented by Alma Gates, K. Van Sickle and Nancy Feldman. Mrs. Feldman, 4911 W Street, N.W., is the primary spokesperson for the group. The Trust represents neighbors who live in close proximity to the site, all of whom have given the above-named persons authority to represent them.

4. **Advisory Neighborhood Commission 3D** is automatically a party to the case. John W. Finney represents the ANC.

The Applicant's team consists of:

- Allison Prince, Attorney (Exhibit 67)
- Peter Barrett, Head of School
- Katherine Bradley, Chairman of the Board
- David Konapelsky, Project Architect
- Marty Wells, Traffic Engineer
- Scott Harvey, Sound Consultant (Exhibit 261)

The Board determined that the order of cross-examination would be:

a) John W. Finney (Eleanor Roberts Lewis, ANC 3D05, is to assist him.)
b) Nancy Feldman
c) Cathy Wright & Lawrence Skrivseth
d) Michael & Meleva Lovendusky

WHEN THE HEARING RESUMES

- The Board determined that Mr. Skrivseth would be able to cross-examine the architect when the hearing resumes. This would be the first order of business.[1]

- Testimony of the Office of Planning.

- Testimony of Other Government Agencies (DDOT testified on July 2nd.) Report of Councilmembers.

- Testimony of Advisory Neighborhood Commission 3D.

- Persons and Parties in Support of the Application.

- Testimony of the Opposition: Neighbors United Trust. Exhibit 152 Other residents may also speak in opposition to the application.

- Rebuttal and Closing Remarks by the Applicant.

Timeline

On May 21, 2002, the Board established the following timeline:

Applicant	1 hour 15 minutes
Opposition	1 hour 15 minutes
Parties	5 minutes, each
Individuals	3 minutes, each
ANC	No Limit
Gov't Agencies	No Limit
Cross-Examination	No Limit

Submission

Minute by minute traffic flow data from Lawrence Skrivseth.

New Information Submitted in the File Since the Previous Hearing:

(1) Letter from Neighbors United concerning the testimony of the sound acoustics professional, Scott Harvey, Polysonics, Corp. Exhibit No. 299

(2) Letter from Alma Gates to Ken Laden concerning traffic conditions in the neighborhood. Exhibit No. 300

(3) Letter to the Board from Charles Bartlett. Exhibit No. 302

(4) Letter from the Applicant's attorney expressing concern about the length of the hearing process. Exhibit No. 304

(5) Letter from Michael Lovendusky responding to the Applicant's concern about the length of the hearing process.

(6) Letters of Opposition.

LETTERS OF SUPPORT

Gwenn H.S. Gebhard, Exhibit No. 25
4920 W Street, NW

Philip S. Goldman, Exhibit No. 30

Patricia Hevner, Exhibit No. 36
5134 Klingle Street, NW

Barbara Allan, Exhibit No. 37
Barbara's Montessori School
2828 Hurst Terrace, NW

Outdoor Illumination, Inc., Exhibit No. 51 & 89

Constance K. & Elbert H. Duncan, Jr., Exhibit No. 57
3101 New Mexico Avenue, NW

William K. Hellmuth, Exhibit No. 59
4925 MacArthur Boulevard, NW

Mr. and Mrs. Lewis Mulitz, Exhibit No. 60
2895 University Terrace, NW

Alexandra Ashbrook, Exhibit No. 62, 90
4620 Q Street, NW

Alan Z. Aiches, Exhibit No. 69
5839 Sherier Place, NW

Joyce N. Water, Exhibit No. 70
4507 MacArthur Boulevard, NW

G. B. Fox, Exhibit No. 73
3017 N Street, NW

Cheryl B. Grandy, Exhibit No. 78
4702 Warren Street, NW

Maureen Bell Asterbadi, Exhibit No. 79
2726 Chain Bridge Road, NW

Jane Sutter Starke & Thomas Coburn, Exhibit No. 80
3103 Garfield Street, NW

Dan Spector, Exhibit No. 86
St. Patrick's teacher

Elizabeth W. Ehinger, Exhibit No. 87
6665 32nd Place, NW

Robert Crandall Schwartz, Exhibit No. 88

Anne Yockel, Exhibit No. 91
Teach at St. Patrick's

Lee Yarborough, Exhibit No. 92

John M. Williams, Exhibit No. 93
5209 Upton Street, NW

Alice M. Wheliham, Exhibit No. 94
4720 Quebec Street, NW

Mark & Read Van de Water, Exhibit No. 95
4701 29th Place, NW

John & Vasiliki Valanos, Exhibit No. 96
4108 48th Street, NW

Anne Tyler, Exhibit No. 97
Teacher at St. Patrick's

Erica G. Thompson, Exhibit No. 98
Administrator at St. Patrick's

C.A. Stillions, Exhibit No. 99
2010 48th Street, NW

Eric & Amy Solomon, Exhibit No. 100
St. Patrick's parent

Julia Smith, Exhibit No. 101
Teacher at St. Patrick's

Patrick & Pamela Simms, Exhibit No. 102
St. Patrick's parents

William and Kathryn K. Barnard, Exhibit No. 81
2700 Chain Bridge Road, NW

Patricia J. Sweeney, Exhibit No. 82
2700 Quebec Street, NW

Robert A. Axelrod, Exhibit No. 83

Louise Hayes, Exhibit No. 84
St. Patrick's staff

Carol Graham & John Mann, Exhibit No. 85
Parents of student attending St. Patrick's

Jan Nelson, Exhibit No. 108
Teacher at St. Patrick's

Caroline & Hollis McLoughlin, Exhibit No. 109
St. Patrick's parent

Michael McCann, Exhibit No. 110
St. Patrick's parent

Verel Martin, Exhibit No. 111
Teacher at St. Patrick's

Ken Ludwig, Exhibit No. 112
St. Patrick's parent

Andy Locke, Exhibit No. 113
Teacher at St. Patrick's

Laurie Lipper-Kirk, Exhibit No. 114
3802 Alton Street, NW

Dale Keats Lipnick, Exhibit No. 115
St. Patrick's parents

Megan Lindell, Exhibit No. 116
Teacher at St. Patrick's

V. Lagrange, Exhibit No. 117
St. Patrick's parent

Amanda Simmons, Exhibit No. 103
St. Patrick's parent

Leigh Sholler, Exhibit No. 104
4611 Davenport Place, NW

Jeffrey R. Sandmann, Exhibit No. 105
3800 Albemarle Street, NW

John & Jaye Rogovin, Exhibit No. 106
St. Patrick's parent

Samuel S. Reid, Exhibit No. 107
St. Patrick's parent

Matthew Brown, Exhibit No. 128
1827 Kalorama Place, NW

Kay Bunch, Exhibit No. 129
Teacher at St. Patrick's

William Butler, Jr. Exhibit No. 130
1570 34th Street, NW

Alex & Bruce Guile, Exhibit No. 131
3900 Watson Place, NW

Henry E. Bowden, Exhibit No. 132
4338 Forest Lane, NW

Benoit Blarel, Exhibit No. 133
St. Patrick's parents

Victor Barrett
2308 41st Street, NW

Judy Barr, Exhibit No. 135
School Nurse

Patricia L. Baker, Exhibit No. 136
St. Patrick's parent

Liz Allen, Exhibit No. 137
Teacher at St. Patrick's

Tracey Hoppe & Louis E. Statzer, Exhibit No. 118
2328 Massachusetts Ave, NW

Lori Harrop, Exhibit No. 119
4417 Q Street, NW

Nancy Harris, Exhibit No. 120
Teacher at St. Patrick's

Donna Harmon, Exhibit No. 121

Brian Giannattasio, Exhibit No. 122
St. Patrick's parent

Anne & Paul Gambal, Exhibit No. 123
4907 Indian Lane, NW

Anne Field, Exhibit No. 124
Teacher at St. Patrick's

Drusilla D. Demmy, Exhibit No. 125
4338 Forest Lane, NW

Juliette Castiel, Exhibit No. 126
Former St. Patrick's student

George D. Calomiris, Exhibit No. 127
St. Patrick's parent

Cynthia & Woody Bolton, Exhibit No. 149
St. Patrick's parent

JoLynne Thomas Hought, Exhibit No. 150

St. Patrick's parents
Jules L& Patricia Spector, Exhibit No. 151
4418 Davenport Street, NW

Lee J. Dison, Jr. Exhibit No. 272
4925 MacArthur Bouldevard, NW

Bruce Steinwald, Exhibit 256
3115 Chain Bridge Road, NW

Traci & Drew Grigg, Ex No. 138
5114 Warren Place, NW

Audrey & Jerome Cramer, No. 139 & 145
St. Patrick's parent

Kate McClintic, Exhibit No. 140

Lucy James Ordoobadi, Ex No. 141
5045 ½ Cathedral Avenue, NW

Mary Kyriakoudis, Ex No. 142
3121 Chain Bridge Road, NW

Paul Macrides, Exhibit No. 143
St. Patrick's parent

Thomas A. Fink, Exhibit No. 144
St. Patrick's parent

Steven Heller, Exhibit No. 146
St. Patrick's parent

Photios A. Kyriakoudis, Ex No. 147
4547 Indian Terrace, NW

Robert E. Davis, Exhibit No. 148
5053 Klingle Street, NW

Knight A. Kiplinger, Exhibit No. 289
3630 Fordham Road

Palisades Citizens Assoc., Exhibits 284, 266
Patrick Shaughness, Eric Gaull

Testimony in Support, Exhibit 274
5839 Sherier Place, NW

Peter H. Miller, Exhibit 257
5725 Potomac Avenue, NW

Michael R. Miller, Exhibit 255
4932 Hilbrook Lane, NW

Robert Murphy, Exhibit 212
4656 Garfield Street, NW

Nora Burke, Exhibit 211
4837 W Street, NW

Ann S. Adams, Exhibit 210
6124 32nd Street, NW

Elizabeth Allen, Exhibit 209
Grade 1 Teacher

Arthur G. Ashbrook, Jr., Exhibit 208
2925 39th Street, NW

Conway Barker, Exhibit 207
Technology Teacher

Laura Bond Barker, Exhibit 206
2806 Cathedral Ave, NW

Jean C. Barquin, Exhibit 205
School Librarian

Julia H. Berry, Exhibit 204
Parent

Angie Blake-Moore, Exhibit 203
Nursery Teacher

Paul F. Brewster, Exhibit 202
5501 Hawthorne Place, NW

Barbara L. Brown, Exhibit 201
Teacher

Beth R. Cole, Exhibit 200
Teacher

Krista S. Clapp, Exhibit 199
Learning Coordinator

Angela T. Curtis, Exhibit 198
Parent

Peter Ehrenheft, Exhibit 197
2510 Virginia Avenue, NW

August Ganzenmuller, Exhibit 196
Teacher

Jamie H. Garner, Exhibit 195
Dir. of Admission & Financial Aid

Kimberly Gibson, Exhibit 194
4400 Edmunds Street, NW

Stephen Glazier, Exhibit 193
3202 Rowland Place, NW

Diana & Martin Hannes, Exhibit 192
4520 Foxhall Crescents NW

Mary & David Hardman, Exhibit 191
4617 Q Street, NW

Kimberly Hoover, Exhibit 190
1761 Church Street, NW

Elizabeth Johnstone, Exhibit 189
Music Teacher

Ann Kaye, Exhibit 188
Kindergarten Teacher

Stephanie B. Lilley, Exhibit 187
5729 Potomac Avenue, NW

Phyllis M. Mackie, Exhibit 186
Teacher

Anne Thomas Muir, Exhibit 185
Teacher

Sheryl Niernberger, Exhibit 184
4569 MacArthur Boulevard, NW

Patrick & Becky Quinn, Exhibit 183
5709 Potomac Avenue, NW

Carol Lyons, Exhibit 182
Teacher

David & Brooke Buchanan, Exhibit 181
4607 Greene Place, NW

Elizabeth Latta Renalds, Exhibit 180
Teacher

Kendra Sun, Exhibit 179
Teacher

Melinda Thaler, Exhibit 178
Teacher

Linda Vitella, Exhibit 177
5501 Hawthorne Place, NW

Kevin Williams, Exhibit 176
Parent

Barbara Zangler, Exhibit 175
4541 W Street, NW

Howard W. Smith, Exhibit 174
Parent

Thomas Gibson, Exhibit 173
4400 Edmunds Street, NW

Amy Berman Jackson, Exhibit 172
5104 Warren Place, NW

M & C Hughes, Exhibit 171
2211 49th Street, NW

M. Christina Carter-Pena, Exhibit 170
4941 Tilden Street, NW

LETTERS OF OPPOSITION

Eric Hilton, Exhibit No. 28
4905 MacArthur Boulevard, NW

Adrienne T. Edisis, Exhibit No. 34
2327 49th Street, NW

Katherine & Campbell DeMallie, Exhibit No. 38
4923 Ashby Street, NW

Residents in the vicinity of 4925 MacArthur Boulevard
Exhibit No. 41

Hanry von Eichel, Exhibit No. 43
2227 49th Street, NW

Harry Gates, Exhibit No. 44
Resident of Palisades

Eva Rakusan, Exhibit No. 45
4915 W Street, NW

Cary Ridder, Exhibit No. 48
5520 Carolina Place, NW

David M. & Margareta C. Paul, Exhibit No. 55
4912 W Street, NW

John C. Briggs, Exhibit No. 58
4958 Ashby Street, NW

Steven Gewirz, Exhibit No. 56
4900 W Street, NW

John N. Paolella, Exhibit No. 72
2230 49th Street, NW

Dr. Helen R. Chauncey, Exhibit No. 76
4944 Ashby Street, NW

Diane Heardt, Exhibit No. 152
4918 Ashby Street, NW

Lael Yudain, Exhibit No. 303

Theresa L. Abernathy, Exhibit No. 306
4907 W Street, NW

Nancy W. Stone, Exhibit No. 307
2347 49th Street, NW

Christine Alvarez, Exhibit No. 308
5023 V Street, NW

Sharon A. Houy, Exhibit No. 309
4922 Ashby Street, NW

Cary Ridder, Exhibit No. 290
5520 Carolina Place, NW

Anonymous Letter, Exhibit No. 283

Lynn Scholz, Exhibit No. 282
5700 Sherier Place, NW

Elizabeth W. Ratigan, Exhibit 270
4590 Indian Rock Terrace, NW

Christine & Max Alvarez, Exhibit 265
5023 V Street, NW

Cary Ridder, Exhibit 213
5520 Carolina Place, NW

Board Members Participating on July 9, 2002: Geoffrey H. Griffis, Curtis L. Etherly, Jr., David A. Zaidain and Carol J. Mitten. Board Member Renshaw was not present at the July 9th public hearing. Mrs. Renshaw did participate in previous hearings. She will read the record and participate in making the decision.