BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE
DISTRICT OF COLUMBIA

APPLICATION OF
GEORGETOWN DAY SCHOOL

BZA Application No. 16944
ANC 3E

STATEMENT OF THE APPLICANT

Nature of Relief Sought

This is an application by Georgetown Day School High School (the "School") for a special exception to increase the number of students and faculty/staff permitted at its private high school located at 4200 Davenport Street, N.W. Board of Zoning Adjustment Order No. 14278, dated September 4, 1995, limits the number of students to 410 and the number of faculty to 60. The School requests that the allowable student enrollment be increased to 465 and that the allowable number of faculty be increased to 95.

II.

Jurisdiction of the Board

The Board has jurisdiction to grant the relief requested pursuant to §3104 of the Zoning Regulations.

III.

Description of Environs

A. The Subject Property ("Property")

The Property is located between 42nd Street and River Road, at the intersection of Davenport Street and 42nd Street – one block west of Wisconsin Avenue. It has frontage on Davenport Street to the north, 42nd Street to the east, Chesapeake Street and River Road to the

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south and southwest, and 43rd Place to the west. The Property is irregularly shaped. The total land area of the Property is approximately 198,636 feet. It currently is improved with a three-story school building, an athletic field, and a parking spaces for 90 cars. (Exhibit A). The Property is in the R-2 Zone District.

B. The Surrounding Area

The Property is located in the Tenleytown area of the District of Columbia. It is adjacent to a Safeway grocery store and parking lot. The remainder of the Property is surrounded by residentially zoned and developed property. The Property is located one block from Wisconsin Avenue, which is developed with a varied of low density commercial uses. The Property is within one block of the Wisconsin Avenue and River Road bus corridors, and is within two blocks of the Tenleytown Metro station.

C. Existing Zoning

The R-2 Zone District is a low density zone which allows private schools by special exception and residential housing. The existing school was approved, and constructed in accordance with, BZA Application No. 14278 in 1985 (a copy of which is attached as Exhibit B).

IV.

Description of the Project

The applicant is not requesting any modification to the existing improvements on the Property.

V.

Relief Requested

The application requests a special exception pursuant to §302.1 and §206 of the Zoning Regulations. The Regulations permit a private high school in the R-2 Zone District provided that:

1. It is located so that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions (11 DCMR §206.2);

2. The site provides ample parking space to accommodate the students, teachers, and visitors likely to come to the site by automobile (11 DCMR §206.3); and

3. The approval does not tend to affect adversely the use of neighboring properties and such approval is in general harmony with the purpose and intent of the Zoning Regulations and Map (11 DCMR §3104.1).

The School's proposed increase in student enrollment and faculty meets the requirements of the Zoning Regulations. Due to increased demand, the School currently has an enrollment of 450 students, which exceeds the permitted enrollment of 410. The School would like to modify the conditions in BZA Order No. 14278 so that it will be in compliance. The requested modest increase in permitted student enrollment will not create additional harmful noise, traffic, or other objectionable conditions that would disrupt the neighborhood. The School currently provides more parking on site than is required by the BZA Order.

VI.

Comprehensive Plan

The Comprehensive Plan Land Use Map designates the Property for low density residential use. The Property is near Wisconsin Avenue, which is designated low density commercial. The proposed slight increase in the number of allowable students and faculty is not inconsistent with the goals and policies as stated in the elements of the District of Columbia Comprehensive Plan.

VII.

List of Exhibits

A. Site Plan

B. BZA Order No. 14278

C. Zoning Map

VIII.

Conclusion

For all of the above reasons, the School respectfully requests approval of the subject application.

Respectfully submitted,

Phil Feola

Ashleigh Horne