GOVERNMENT OF THE DISTRICT OF COLUMBI
BOARD OF ZONING ADJUSTMENT



DEC 11 PM 2:39

Application No. 14523, as amended, of the Washington International School, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.42 to construct a classroom building for a private primary and secondary school in a R-1-A District at premises 3100 Macomb Street, N.W., (Square 2084, Lot 837).

HEARING DATE: December 17, 1986
DECISION DATE: December 17, 1986 (Bench Decision)

FINDINGS OF FACT:

1. The subject s8ite, known as 3100 Macomb Street, N.W., consists of approximately six acres of a 20.68 acre estate known as the Tregaron Estate. The Tregaron estate is bordered to the north by Macomb Street, to the east by Klingle Road, to the south by Klingle and Woodley Roads, and to the west by private property. The site comprises a knoll of the otherwise steeply sloped estate. The estate and the site are located in an R-1-B District.

2. Uses surrounding the site include the Embassy of China to the immediate west, single family detached residences to the north, to the south is Woodley Park and to the east is Klingle Valley Park. The Cleveland Park and Zoological Park Metro stations are located on Connecticut Avenue approximately two and three blocks east of the site.

3. Pursuant to BZA Order No. 12576, dated July 21, 1978, the site is used as a private school by the Washington International School. The Washington International School is a private day school whose students are from the local international community. 330 elementary, junior high and high school students are enrolled in programs at Tregaron. The school also employs a professional faculty and staff of 68.

4. The Washington International School campus is developed with seven structures including the Tregaron Mansion. The Tregaron Mansion is a Category III Landmark. Category III Landmarks are landmarks of value which contribute to the cultural heritage or visual beauty of Washington, D.C. and the environs and should be preserved if practical. The applicant's proposal does not affect the Mansion. Further, the design of the applicant's proposed classroom building has received preliminary approval from both the

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Historic Preservation Review Board and the Commission of Fine Arts.

5. All of the seven structures are used by the School in some educational or educationally related capacity. The structures are set back approximately 350 feet from the Macomb Street entrance to the school and 520 feet from the School's Klingle Road exit. A private roadway curves and winds through the site connecting the School's entrance and exit. The roadway also provides access to 70 parking spaces interspersed throughout the campus.

6. Pursuant to Sub-section 8207.2 of the Zoning Regulations, the applicant is seeking a special exception under Paragraph 3101.42 to construct a classroom building at the site.

7. The proposed building is to be located directly across from an existing classroom building. Its location is far removed from the Tregaron Estate's property line and well away from adjacent neighbors.

8. The original development plan approved by the Board called for the construction of a multipurpose building that would provide both a gymnasium and classroom space. The School now seeks to deviate from this concept of a single, unified, multipurpose building. Instead, the applicant proposes to construct two separate buildings -- the classroom building which is the subject of this application and a gymnasium which the applicant plans to pursue at a later date.

9. The proposed development plan change results from a realization on the part of the applicant that one building large enough to accommodate both a gymnasium and classrooms is not feasible on the site. Two smaller buildings would cause much less disruption to the overall site and would better preserve the original nature of the Tregaron estate. Moreover, classroom and gymnasium uses within a single structure would be inconsistent with, and detrimental to, the objectives of the School. The School believes that placing classrooms above, or immediately adjacent to, a gymnasium would not be conducive to the students' achievement of the high academic standards required at the School.

10. The school's current enrollment is well within the 350 limit imposed by the Board in its prior Order, and enrollment is not expected to surpass this number when construction of the new classroom building is completed.

11. The area between the proposed classroom building and the property line is screened and buffered by a heavy growth of trees and shrubs.

12. Fifty-two parking spaces are required for the school. Seventy parking spaces are provided on site. By memorandum dated December 9, 1986, the Office of Planning (OP) recommended conditional approval of the application. The OP reported that the construction of a classroom building at the location proposed will not dramatically alter the existing operating conditions of the Washington International School. Therefore, the Board's conclusion contained in its previous Order as to lack of objectionable impacts remains valid. OP did recommended imposition of the following conditions in order to ensure continued harmony between the School and surrounding neighborhood:

a. Enrollment shall be limited to a maximum of 350 students.

b. Entrance to the School shall be from Macomb Street, and exit shall be to Klingle Road. Such access drives shall be clearly designated as one way drives, and compliance with such designation shall be strictly enforced by the School.

c. The School shall undertake to prohibit its students, faculty and staff from parking on neighborhood streets.

d. The School shall require that all students transported to and from the site be dropped off or picked up only on the school grounds.

13. A representative of Advisory Neighborhood Commission (ANC) 3C submitted a letter dated December 5, 1980, which stated that the ANC had no objection to the concept that WIS will build two buildings, as long as it is assured that WIS will come back to the ANC and the BZA for approval when the actual gymnasium site-plan is ready. A previous letter from the ANC, dated July 28, 1986, did not address the areas of relief requested by this application.

14. By letter dated December 15, 1986, "Friends of Tregaron" reported that it had reviewed the plans for the academic building and has no objection to the granting of permission for its construction.

15. There was no opposition to the application at the public hearing or of record.

CONCLUSIONS OF LAW AND OPINION:

Based on the Findings of Fact and the evidence of record, the Board concludes that the applicant is seeking a special exception, the granting of which requires substantial evidence that the applicant has complied with the requirements of Paragraph 3101.42 and Sub-section 8207.2 of the Zoning

Regulations. A private school which is permitted by Paragraph 3101.42 of the Zoning Regulations provided that:

a. It is so located that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions; and,

b. Ample parking spaces, but not less than that required to accommodate the students, teachers, and visitors likely to come to the site by automobile.

The Board concludes that the applicant has met its burden of proof. The location and the program are not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions and that the site has sufficient parking spaces to accommodate the students, teachers and visitors likely to come to the site by automobile. The Board further concludes that the special exception can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map and it will not affect adversely the use of neighboring property.

Accordingly, it is ORDERED that the application is GRANTED, SUBJECT to the following CONDITIONS:

1. Operation of the school shall be limited to the applicant.

2. Enrollment shall be limited to a maximum of 350 students.

3. Entrance to the school shall be from Macomb Street, and exit shall be to Klingle Road. Such access drives shall be clearly designated as one-way drives, and compliance with such designation shall be strictly enforced by the school.

4. The school shall undertake to prohibit its students, faculty and staff from parking on neighborhood Streets.

5. The school shall require that all students transported to and from the site be dropped off or picked up only on the school grounds.

VOTE: 5-0 (Maybelle T. Bennett, Paula L. Jewell, Charles R. Norris, William F. McIntosh and Carrie L. Thornhill to grant).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: _____
EDWARD L. CURRY
Acting Executive Director

FINAL DATE OF ORDER: MAR 5 1987

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

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