2OVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman
Director

DATE: December 2, 2003

SUBJECT: BZA Application 17082- Request filed by Greenstein, DeLorme & Luchs, P.C. for a **special exception** to amend Condition Number 3 of the BZA Order in Application Number 16189 to authorize a maximum of 92 faculty and staff, proposed by Washington International School, Inc. for 3100 Macomb Street, N.W.

APPLICATION
Application of Washington International School, Inc. for:

1. **Special Exception pursuant to 11 DCMR §§ 206 and 3104.1** for a private school to permit a maximum of 92 faculty and staff

for property located on the south side of Macomb Street, between Connecticut Avenue and 33rd Place, 3100 Macomb Street, N.W., Square 2084, Lot 837. The property is zoned R-1-A, low density one-family detached dwellings residence district.

SUMMARY RECOMMENDATION
The Office of Planning recommends approval of the application as submitted by the applicant.

PROJECT DESCRIPTION
In 1997 the Board granted Application No. 16189 for a special exception to increase enrollment from 350 to 425 students and to construct an athletic and arts/music center on an existing private school campus, subject to the following conditions:

"1. *The School shall conduct its regular educational and athletic activities between 8:00 a.m. and 6:00 p.m., Monday through Friday.*
2. *The maximum number of students shall not exceed 425.*
3. ***The total number of faculty and support staff shall not exceed 70.***
4. *The grounds of the School shall be maintained at all times.*

BZA
Case No. 17082
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO. 17082
EXHIBIT NO. 31

5. *Landscaping shall be provided as indicated on the plans identified as Exhibit "27 (A)".*
6. *The School shall maintain an on-going liaison with the community of the type contemplated by the agreement with Friends of Tregaron or by equivalent means.*
7. *The School shall develop and implement a traffic management plan which shall include the following:*
   a. *Identification and encouragement of alternative transportation modes by means of the School's publication of information materials and in conjunction with its recruitment processes;*
   b. *Designation of a campus transportation coordinator who will have overall responsibility for dissemination of information promoting transit usage and encouraging ride-sharing and alternative transportation means; and*
   c. *An examination of means to further enhance the efficiency of the morning drop-off and after-school pick-up operations, to include designation of back-up personnel to address contingency situations that may arise.*
8. *The School shall provide one-way treatment of the access drive at all times, which shall be clearly marked and maintained as one-way. Except as specifically provided below in paragraph 15(a) with respect to construction activities, the driveway to Macomb Street shall serve as an entrance rout only and the driveway to Klingle Road shall serve as an exit rout only. The School shall install and maintain signs indicating such one-way system and enforce the one-way flow of traffic at all times (except during construction).*
9. *The School shall limit to five (5) the number of living mature trees to be removed in conjunction with construction of the new building.*
10. *The School install and maintain a stormwater collection quality and quantity control system.*
11. *The parking lots shall be planned and constructed in a manner that will not result in any increased lighting that could adversely impact neighboring properties. All parking lots shall be designed and/or landscaped to prevent the head lights of any vehicles which park on the site from shining upon, or in the direction of, Macomb Street properties.*
12. *The School shall limit its athletic events to a number consistent with the number of such events in its 1996-97 athletic calendar and shall limit non-athletic events during the evening hours to fifty-three per year, provided, however, that the School may increase its current schedules of such events by no more than ten percent in the aggregate.*
13. *Air conditioning condensers shall be placed on the roof of the gymnasium and shall at all times be hidden from view.*
14. *The School shall require that all students transported to and form the site be dropped off of picked up only on School grounds.*
15. *With respect to construction activities related to the gymnasium and arts/music building:*

a. *During construction, all trucks with a gross vehicle weight of approximately five (5) tons or more shall use Klingle Road for the purpose of ingress and egress to the Property;*
b. *Ample parking will be provided for construction workers on the School's property or on Klingle Road;*
c. *No construction workers, material supplies or waste containers shall park or be located on or within seventy-five feet of Macomb Street and any construction dumpster(s) or construction sheds/containers shall be so located as to be screened from view from Macomb Street; and*
d. *Construction activities shall not commence before 7:00 a.m. and will be concluded by 7:00 p.m.*

The application indicates that this request is being made because the school is currently operating with a faculty and staff of 92 and that it is able to operate this way without any adverse effects on the surrounding neighborhood. It also indicates that the 70 on-site parking spaces are sufficient for a faculty and staff of 92.

SITE AND AREA DESCRIPTION

The subject property consists of Square 2084, Lot 837, in the North West quadrant of the District. It is 6.08 acres in area and unusually shaped. The property occupies the northwest corner and center of what was the Tregaron Estate, with approximately 113 feet of frontage on Macomb Street. The remainder of the Tregaron property extends south and east to Klingle Road. All of the school improvements to the site, with the exception of the driveways, are located within the central portion of what was the Tregaron Estate.

Vehicular ingress to the site is from Macomb Street and egress is from Klingle Road. It is improved with 72 parking spaces, including 23 compact parking spaces and 3 handicapped accessible spaces. The property also includes 8 buildings, including the Tregaron Mansion, a historic landmark.

The surrounding area is predominantly residential. To the north are single-family detached dwellings and to the southeast are multi-family dwellings. To the west is an educational institution.

The area has been identified on the Generalized Land Use Map as low density residential, which is described as *"[s]ingle-family detached and semi-detached housing are the predominant uses."*

EXISTING ZONING

The subject property is zoned R-1-A, low density one-family, detached dwellings residence district.

R-1 Residence Districts

"The R-1District is designed to protect quiet residential areas now developed with one-family detached dwellings and adjoining vacant areas likely to be developed for those purposes." (§ 200.1)

RELIEF REQUESTED:

Special Exception pursuant to § 206– Private Schools and Staff Residences

Section 206 sets forth the specific criteria under which Private Schools may be permitted within a residential district. Those provisions are as follows:

206.1 Use as a private school, but not including a trade school, and residences for teachers and staff of a private school, shall be permitted in an R-1 District if approved by the Board of Zoning Adjustment in accordance with the conditions specified in §3108 of chapter 31 of this title, subject to the provisions of this section.

This application is for the continuation of the existing private school, which is not a trade school, and an increase in the faculty and staff from 70 to 92.

206.2 The private school shall be 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.

This application does not propose an increase in the number of students. It does propose an increase in the number of faculty and staff, which could have an effect on noise, traffic or other objectionable conditions. However, the application indicates that the school has been operating with a faculty and staff of 92 for the last four years without an adverse affect on noise, traffic or other objectionable conditions. In addition, the ANC has no objection to the application, which indicates to the Office of Planning that the ANC has not experienced any of these objectionable conditions. This may be due in part to the conditions that were attached to the last special exception application, controlling the operation of the site. Therefore, the Office of Planning has determined that the increase in the faculty and staff will not result in objectionable conditions to adjoining and nearby properties because of noise, traffic, and number of students or otherwise objectionable conditions, provided the conditions of approval of BZA Application No. 16189 are complied with.

206.3 Ample parking space, but not less than that required in chapter 21 of this title, shall be provided to accommodate the students, teachers, and visitors likely to come to the site by automobile.

The private school has student population of 425, 293 of which are in grades 9 through 12. Therefore, Chapter 21 requires 76 parking spaces for a school of this size, and the application indicates that there are 72 parking spaces on-site, four fewer than required. The subject property is also a historic landmark, and § 2100.5 of the Zoning Regulations states, *"[n]o additional parking spaces shall be required for a historic landmark..."*

The school has been operating with a faculty and staff of 92 for the past four years and the ANC has no objection to the application, as determined at their meeting of October 29, 2003. The ANC, a representative of the neighborhood, did not indicate that there was an issue with parking at the School. Therefore, the Office of Planning has determined that ample parking is provided for a faculty and staff of 92.

COMPREHENSIVE PLAN

This proposal is consistent with the following preface of the Ward 3 Element:

> *"Like many other areas, Ward 3 is primarily a residential sector of the District, rather than a center for commercial or industrial activity. Because of this, Ward 3's role in contributing to the District's economic development is limited to:*
>
> *(1) Maintaining existing commercial and institutional uses;"* (§1401.1(a))

COMMUNITY COMMENTS

ANC 3C considered the subject application at their meeting of October 29, 2003 and has no objections to the application. The ANC did note that they *"received a letter from Friends of Taragon indicating no objection to the application, but urging close watch of compliance with staff and student levels."*

AGENCY COMMENTS

Comments were requested from the District Department of Transportation, but none were received.

CONCLUSION

The Office of Planning has reviewed the application in terms of the property's zoning, the intensity of use, the character of the neighborhood and the standards for special exception relief. The use is a special exception, which is presumed compatible subject to a finding of no adverse impact. The subject application proposes to amend the condition limiting the number of faculty and staff from 70 to 92. It is the Office of Planning's conclusion that the applicant has satisfactorily met the criteria for special exception relief of § 206 and *"that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map".* (§ 3103.2)

RECOMMENDATIONS

The Office of Planning recommends approval of the following:

> **Special Exception pursuant to 11 DCMR § 206** for a private school to permit the increase in faculty and staff from 70 to 92 provided all other conditions of approval of BZA Application No. 16189 are made a part of the approval of this application.

AA/sjm$_{AICP}$



VICINITY MAP

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Feet

0 200 400

★ ★ ★ **Government of the District of Columbia**
Anthony A. Williams, Mayor

Office of Planning ~ November 28, 2003

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

- Street Centerlines
- Zoning Districts
- Roads
- Buildings
- M Metro Stations
- Alleys and Parking
- Wooded Areas
- Zoning Districts
- Trees