GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman, Director

DATE December 17, 2003

SUBJECT: BZA Application **17098**
3000 Cathedral Avenue, N.W. – Maret School

2003 DEC 17 AM 11:37
D.C.

APPLICATION
The applicant is requesting special exception relief to allow five (5) temporary shelters to be used as classroom and office spaces on its campus to facilitate the onsite construction of a permanent facility. The placement of the trailers involves the relocation of required on- site parking spaces to an off-site location.

SUMMARY RECOMMENDATION
Office of Planning **recommends approval** of the special exception request to allow the placement of five (5) trailers on site to accommodate classrooms and office space for the school, as well as to permit the temporary relocation of on-site parking spaces to an off-site location during construction activity.

SITE AND AREA DESCRIPTION
The Maret School is located on the historic **Woodley Oaks Estate** located at 3000 Cathedral Avenue, N.W. The 7.91-acre (344,399 square foot) site is in Square 2113, which is bounded by Cathedral Avenue to the north, Garfield Street to the south and southeast, 29th Street to the east and the abutting residences of Hawthorne and Garfield Streets on the west. The property is located in an R-1-B Zone District and the surrounding area is primarily developed with single-family homes.

BZA
Case No. 17098
Exhibit No. 27

BACKGROUND AND PROJECT DESCRIPTION
The Maret School is currently undergoing renovation and upgrade to its existing campus, according to its Master Facilities Plan, which included two phases. In 1999, Phase One of the plan was completed on the east side of the campus for the Middle School, library and general purpose class-rooms. According to the applicant, a May 2003 fire in the Academic Center "...underscored the inadequacies in Maret's facilities..."

Phase Two would complete the Master Facilities Plan and address the needs on the west side of the campus with major renovation of the Academic Center and construction of a new building. The fire and the resulting restoration work in the Academic Center have led to an acceleration of Phase Two's construction schedule.

Board of Zoning Adjustment
District of Columbia
CASE NO. 17098
EXHIBIT NO. 27

Based on pending construction activity on the campus, the applicant is requesting temporary placement of five (5) trailers to be used for classroom and administrative offices to minimize disruption of the academic programs through 2005. The trailers will be located in a parking area to the east of the campus displacing on-site faculty parking. Therefore, the applicant is requesting special exception relief to temporarily relocate 41 parking spaces while construction activity is being completed.

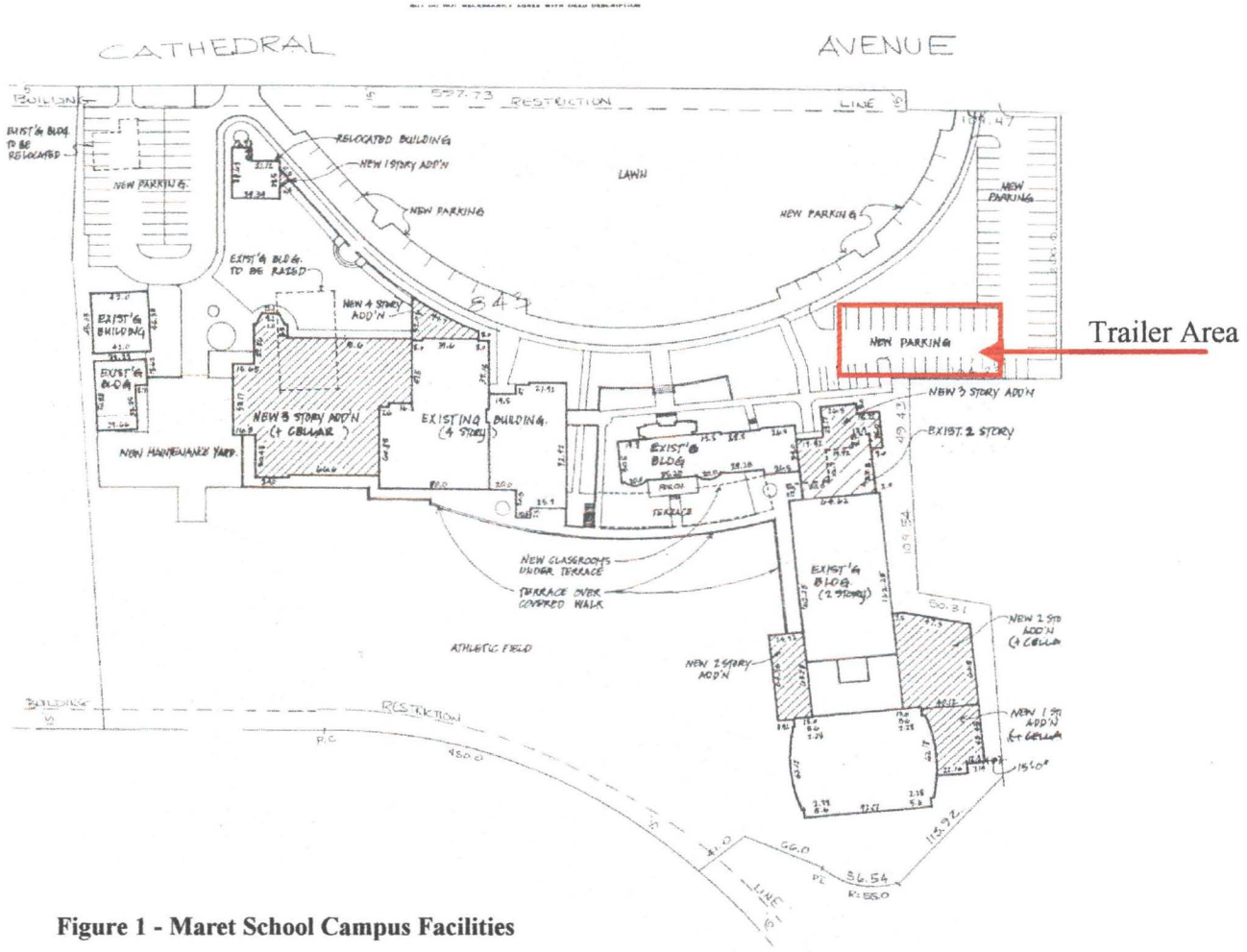


Figure 1 - Maret School Campus Facilities

ZONING REQUIREMENTS and ANALYSIS

The site is zoned R-1-B. Pursuant to Section 206, a private school is a permitted use in this District if approved by the Board of Zoning Adjustment. The request for a special exception is submitted pursuant to Section 3104.1 of the Zoning Regulations that states…

> **"Pursuant to authority contained in the Zoning Act, the Board is authorized to grant special exceptions, as provided in this Title, where, in the judgment of the Board, those special exceptions will be in harmony with the general purpose and intent of the Zoning regulations and Zoning Maps and will not tend to affect adversely the use of the neighboring property in accordance with the Zoning Regulations and Zoning Maps…"**

The Office of Planning reviewed the request according to the requirements of **§ 206** as follows:

§206.1 permits the use of a private school, as a special exception in an R-1 District. The school has been in existence at this location since 1952. Currently, the school is operating under BZA Order #16313 dated March 4, 1998, subject to the conditions as outlined in the Order (Attachment 1).

§206.2 requires that the school be located so that it is not likely to become objectionable to adjoining or nearby property because of objectionable conditions. In this instance, the temporary trailers would be used as classrooms and office space. At least three of the five trailers will be used for classrooms. OP has no objection to this temporary arrangement since the location of the trailers is approximately 312 feet from the nearest buildings, including the Swiss Federation, the residence to the rear of the school off Garfield Street and residences which front on Cathedral Avenue. Additionally, no noise is expected from the administrative offices, which will occupy two other trailers on the site.

§206.3 addresses the parking requirements as stated by Chapter 21 of 11 DCMR, for accommodation of students, faculty and visitors to the school. The existing on-site parking accommodated 135 spaces. Forty-one (41) of these would be temporarily displaced to a remote parking lot to be used only by faculty. According to the applicant, no student parking would be available at this location and a shuttle bus would be provided at the off-site location for transportation to the school. At least 50 spaces will be provided at St. Sophia's located at Massachusetts Avenue and 36th Street NW (0.76 miles). Since it was not practical to locate temporary spaces on the lot due to construction activities, OP believes that temporary parking at this location furnishes reasonable and convenient parking facilities for the school (§2116.5, 2116.8), thereby minimizing any adverse traffic impact to the immediate neighborhood.

The school currently operates in conformance with the conditions of Order #16313. The total number of students enrolled will not exceed the maximum (600), and new staff will not be hired beyond what currently exists or is required by the Order. The applicant is not requesting a change in the overall hours of operation. The placement of the trailers on the site and the temporary relocation of on-site parking for the purposes of accommodating the construction activity have not affected the material facts under which the Board issued its previous approval. Therefore, the Office of Planning does not predict adverse impacts with this request.

COMMUNITY COMMENTS

The applicant submitted ANC 3C's letter of approval dated November 28, 2003 to the Office of Planning (Attachment 2).

RECOMMENDATION

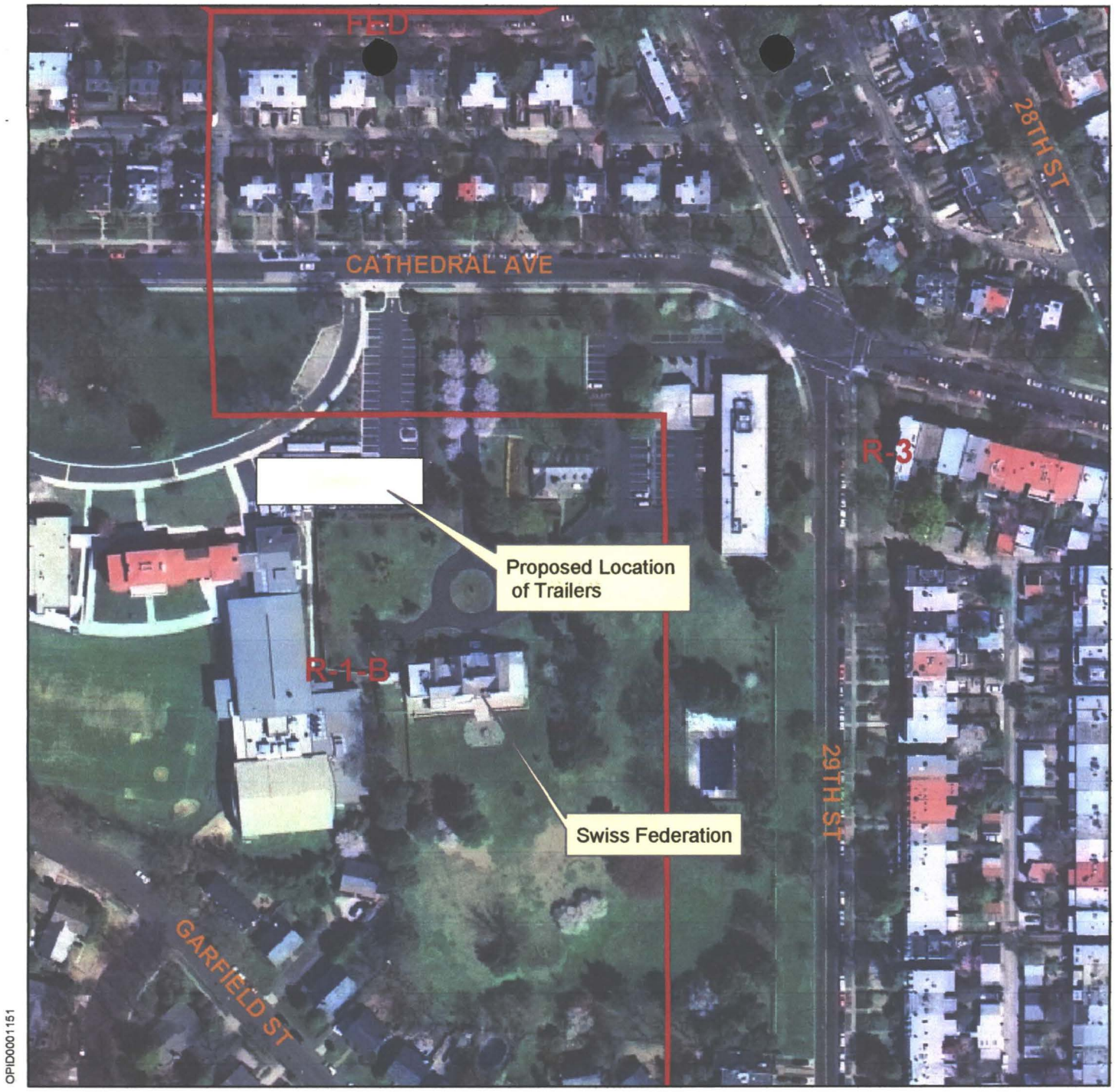
The Office of Planning does not anticipate any negative impacts if the school is allowed the flexibility to use the trailers as temporary classrooms and office space within the stated hours of the school's operation and in conformance with the conditions of the previous BZA Order #16313. This will allow the applicant to continue its operation without disruption to faculty and staff programs while construction activity is completed through 2005.

It is OP's opinion that the school has operated in harmony with the general intent of the Zoning Regulations and Map. The Office of Planning is satisfied that this request will not change the material facts upon which the Board made its earlier decisions by allowing the school to operate. OP therefore **recommends approval** by the Board of Zoning Adjustment of the applicant's request

ATTACHMENTS

1. Board of Zoning Adjustment, Summary Order, Application #16313, March 4, 1998.

AA/kmt



OPID00011151

Zoning and Land Use
S.E. #17098
Maret School

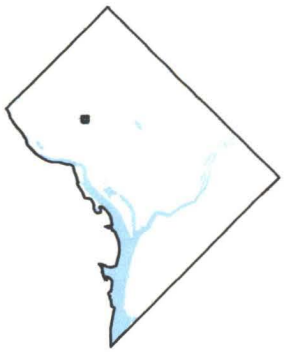
N

Feet

0 100 200

Land Use Legend

- Single Family Dwelling/Flat
- Res. Condo
- Multi-family Dwelling
- Private Club
- Office
- Parking Garage/Lot
- Educational
- Foreign Mission
- Memorial
- Vacant
- Owner Points
- Property Squares
- Zoning Districts



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

Office of Planning ~ August 25, 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. Oblique imagery ©2003 Pictometry International

Note: Land Use Info based on OTR records.

Attachment 1

Maret Hearing

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 16313 of The Maret School, pursuant to 11 DCMR 3108.1 and 3107.2 for a special exception under Section 206 and a variance from the required size of a parking space (Section 2115) to allow alteration, repair and additions to an existing private school in an R-1-B District at premises 3000 Cathedral Avenue, N.W. (Square 2133, Lot 843).

HEARING DATE: March 4, 1998
DECISION DATE: March 4, 1998 (Bench Decision)

CORRECTED SUMMARY ORDER*

*This order corrects Condition No. 3 related to the total square footage of the addition. The corrected portion is asterisked on page 2.

The Board provided proper and timely notice of public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 3-C and to owners of property within 200 feet of the site.

The site of this application is located within the jurisdiction of ANC 3C. ANC 3C, which is automatically a party to this application, submitted a written statement in support of the application, with conditions.

As directed by 11 DCMR Section 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a special exception pursuant to 11 DCMR Section 206. The Board has also required the applicant to satisfy the burden of proving the elements that are necessary to establish the case for a variance from the strict application of the requirements of 11 DCMR 2115.2. No person or entity appeared at the public hearing in opposition to the application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3108, that the requested relief can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board also concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map.

Based upon the record before the Board, the Board further concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3107, that there exists an exceptional or

extraordinary situation or condition related to the property which creates an undue hardship for the owner in complying with the Zoning Regulations, and that the requested 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. It is therefore **ORDERED** that this application be **GRANTED, SUBJECT** to the following **CONDITIONS:**

1. Construction shall be in accordance with plans marked as Exhibit No. 11 of the record, except as modified by these conditions.

2. The applicant shall have up to two years to apply for a building permit for Phase I of the project. The applicant shall have up to ten years to apply for a building permit for Phase II of the project.

3. With regard to the Academic Center (Phase II): The building shall be a maximum of 40 feet in height; there shall be no roof structures; there shall be three stories of which the lowest is partially below grade (varying with the topography) plus a basement; the building shall completely replace the existing Lower School building and shall be located as shown on the school's site plan; and the addition shall be no larger than 42,000* square feet total (FAR and non-FAR space).

4. ANC 3-C shall have the right to comment on the architectural design of the addition to the Academic Center (Phase II) before the applicant proceeds with obtaining city approvals for the addition.

5. The design of the Implement Building shall be flexible. The design may be revised to be consistent with the determinations of the Historic Preservation Review Board.

6. The existing curb cut on Cathedral Avenue at the western end of the site shall be retained in its present general location to the extent permitted by the Department of Public Works.

7. For each construction phase, the applicant shall work with the residents of the neighboring streets to limit construction crossings or curb cuts, maintain cleanliness on public streets and limit construction traffic.

8. The applicant shall provide a total of 135 parking spaces. Up to 75 percent of the parking spaces may be compact-sized spaces, provided that there is a corresponding reduction in surface parking area.

9. Parking surfaces to be created along the driveway and under the drip line of existing trees shall be of pervious material for the benefit of the trees and/or to permit grass to grow.

10. In an effort to limit all-day student parking on neighborhood streets, the applicant shall support the efforts of th the ANC to restrict on-street parking through Residential Parking Permits, time limitations, or other adequate means.

11. The applicant shall work in good faith with neighbors to provide and maintain an adequate landscape buffer to adjacent properties and to resolve any drainage problem that may arise (now or in the future) from the Maret property.

12. The maximum number of students shall not exceed 600, and the number of faculty and staff shall not exceed 125. The applicant shall provide enrollment and staffing figures to the ANC upon request.

13. The cottage which is to be relocated, shall be maintained in good condition.

14. The applicant shall maintain its property fronting on Garfield Street in a clean and orderly manner.

15. The applicant shall use its best efforts to prevent its students from congregating in the neighborhood to "hang out" or smoke.

Pursuant to 11 DCMR Section 3301.1, the Board has determined to waive the requirement of 11 DCMR Section 3331.3 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is appropriate in this case.

VOTE: **3-0** (Betty King, Sheila Cross Reid and Susan Morgan Hinton to grant; Laura M. Richards not present, not voting.)

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

ATTESTED BY: Madeliene H. Dobbins
MADELIENE H. DOBBINS
Director

FINAL DATE OF ORDER: APR 3 1998

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 of D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE,