GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Memorandum

TO: Board of Zoning Adjustment

FROM: JLS for
Andrew Altman, Director
Office of Planning

DATE: May 8, 2004

SUBJECT: BZA Application **#17149**
3825 Wisconsin Avenue, N.W. (Sidwell Friends School)

APPLICATION

The application by Sidwell Friends School requests, pursuant to 11 DCMR 3104.1, a special exception under Section 206 for additions and enhancements to the existing school structures and to increase enrollment from 780 to 850 students in the R-1-B Zone District.

RECOMMENDATION

The Office of Planning recommends **approval** of the special exception with conditions.

AREA DESCRIPTION AND BACKGROUND

The subject property is located at 3825 Wisconsin Avenue, N.W. (Square 1825, Lot 816) between the Cleveland Park and North Cleveland Park neighborhoods. The 15-acre property is currently developed with 2 gymnasium buildings, middle and upper school buildings and an art center. In addition, the site also contains the administration building at the historic Zartman House, three athletic fields, eight tennis courts and a six-lane track. The area to the east or rear of the property is developed with single-family detached homes. The site is primarily zoned R-1-B with a small portion to the northwest corner zoned C-2-B per Zoning Commission Order No. 350, September 30, 1998.

The property has been developed since 1937 as the Middle and Upper Schools in the Quaker educational tradition. In 1970, Sidwell Friends was granted permission to expand the then existing single-story Middle School building by two additional stories (BZA Appeal #10460). Zoning approval in 1979 (BZA 12945) permitted construction of a gymnasium, art center, and a maintenance building as additions to the school's campus. The number of parking spaces was also increased from 110 to 145 and at that time, there was no request for an increase in student enrollment. Table 1 presents a summary of recent Board approvals.

Board of Zoning Adjustment
District of Columbia
CASE NO. 17149
EXHIBIT NO. 36

Case No. 17149
Exhibit No. 36

BZA Approvals (1970 – Present)	Granted	Conditions
1970 –Appeal #10460	2nd and 3rd story additions to Middle School building.	Unknown (OP has no information)
1979 – #12945	Gym, Art Center; Maintenance building.	700 Students; 100 faculty; 30 staff; 145 parking spaces
1993 – #15769	Class room addition; increase in employee cap.	Bench Decision
1996 – #16139	Addition to Upper School building to accommodate library; increase student cap from 700 to 780 and employee cap from 130 -190	Bench Decision

Table 1 (Attachment 1 - BZA Orders)

PROPOSAL

A facility analysis conducted by the applicant in 2002 determined a need for expanded facilities to support changes in the educational programs and curricula offered at the school. According to the applicant, the report indicated that the school was below facility capacity (63%) compared to similar private schools in the District. To accommodate these needs, an expansion project would include:

- Additions and renovation to several campus buildings, including the Zavitz Middle School, the Kogod Arts Center, the lower level of the Kenworthy Gym (no increase in footprint);
- Construction of a Quaker meeting house and expansion of athletic facilities;
- Construction of an underground parking area below the athletic field to accommodate additional on-site parking for staff and students and
- Improved landscaping and incorporation of green design features to be utilized as teaching tools.

The applicant approached the community with their concepts and after various design revisions, submitted its request to the Board for consideration of special exception relief for:

- The additions on the campus pursuant to §206;
- Setback of the stairway area from the exterior walls on the Zavitz Middle School addition, pursuant to §411, and an
- Increase in the student cap from 780 to 850.

ZONING REQUIREMENTS AND SPECIAL EXCEPTION ANALYSIS

The subject site is in the R-1-B district. Private schools are permitted as a special exception use in the R-1 Districts if they meet the requirements outlined in Section 206.2 and 206.3 of the Zoning Regulations. It is a use pre-deemed compatible with the Zoning Regulations for that particular zone district, but which needs to be reviewed by the Board to ensure that certain negative impacts do not occur. According to the applicant's submissions, no building will be higher than 40 feet above grade, and the proposed lot occupancy at 19% is well below 40% (maximum permitted). The submitted application requests special exception relief for the following:

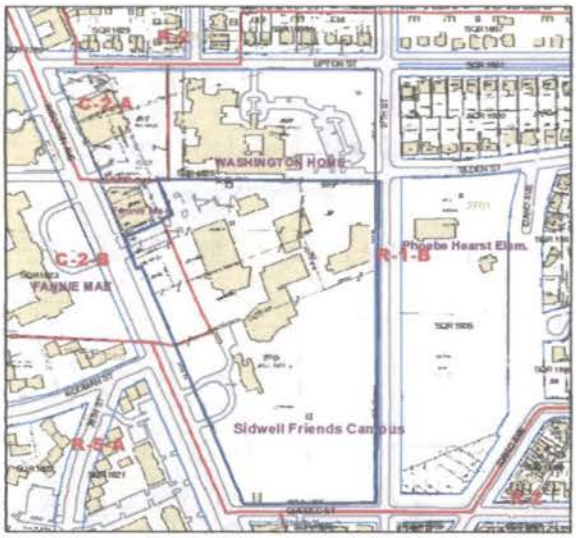
- For additions to the existing private school in an R-1-B Zone District, pursuant to Section 206
- Setback of the stairway housing from the exterior walls of the Zavitz Middle School addition
- Increase in the student enrollment cap from 780 to 850

The application is subject to the following provisions as outlined in Section 206 as follows:

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.

The subject property has been used mainly as an educational institutional for the past 65 years. The school has worked closely with the neighborhood including community organizations and the ANC to ensure that additions and expansions did not become objectionable to nearby properties due to noise, traffic or its student increases over the years. However, due to changing demands on curricula and increase in the student population in recent years, the consequences of these improvements include some increase in traffic along 37th Street, as well as concerns about student parking on neighborhood streets. While this application is similar in nature to previous requests, inconveniences that may be experienced by the institutional changes seem to be minimized through improved design, and environmental considerations that would help to achieve the desired goals of improved facility capacity and mitigation of neighborhood concerns.

LOCATION



The site is located on the eastern side of Wisconsin Avenue, adjoining the Washington Home and commercial office buildings to the north, across 37th Street from the Phoebe Hearst Elementary School to the east and across Quebec Street from the nearest residences to the south. The nearest metro stations are the Van Ness-UDC Metrorail Station (0.7 miles to the northeast), the Cleveland Park Station (seven blocks or 1 mile to the southeast) and the Tenleytown station (0.6 miles to the north).

The subject property does not abut any residential properties. It is separated by an alley from the Washington Home and office uses (Fannie Mae). Additions on the campus would have no effect on the light and air to adjacent properties within the square.

Some residents have expressed concerns about the impact on the Washington Home. Based on the applicant's submission and OP's review, the new gymnasium would be located 24 feet from the property line and face the rear of the mechanical rooms of the Washington Home at a distance of about 44 feet. While the Home's patio faces the proposed tennis courts, it would be

screened by evergreen trees. The applicant has agreed to improve plantings, if privacy for the Home becomes an issue. OP has received no information from the Home about any anticipated adverse impacts from the proposal.

The proposed additions in conjunction with the existing school buildings are expected to increase the indoor space for most academic and extra-curricula activities, which would reduce external noise. In addition, the Middle School renovation and its adjacency to the gymnasium forms an interior courtyard area for outdoor play away from the closest Tilden Street residences and the Washington Home. The buildings, which help to contain play within this area, would act as a buffer for anticipated noise. Based on information provided by the applicant, there are no anticipated changes in the hours of the school's operation and increases in extracurricular activities that would increase noise in the neighborhood beyond what currently exists.

TRAFFIC

OP has referred the analysis of the proposed traffic management plan to the District's Department of Transportation (DDOT) for review and recommendation. There is significant neighborhood concern regarding the drop-off and pick-up of students, as well as continued on-street student parking and the impacts it would have on 37th Street.

To address this concern, Sidwell has amended the submitted application to increase the parking capacity on-site by 111 spaces with the addition of an extra parking level. Sidwell claims this increases the construction costs due to additional excavation. The request for an increase in the student enrollment cap to 850 is anticipated as the financial mechanism to support the on-site parking increase. Therefore, the underground parking space will provide up to 307 spaces.

The school has been working extensively with the District Department of Transportation (DDOT) on its traffic management plan, including the effort by the school to have a left turn signal placed at Rodman Street and Wisconsin Avenue for southbound cars. DDOT needs more information from the applicant about the location of proposed curb cuts on Wisconsin Avenue for further review. The agency expressed overall support for the school's proposal with conditions:

- The school needs to determine where the curb cuts on Wisconsin Avenue will be located so DDOT can complete their assessment
- Metro usage should be increased to at least 10%

In addition, the agency believes that there would be less adverse impact for 5th and 6th Grade drop off and pick up at 37th Street. DDOT believes that if all drop-off and pick- ups occurred off the proposed Wisconsin Avenue access, cut-through commuter traffic through the neighborhoods in the morning and afternoon rush hour periods would increase.

However, if no drop/off and pick up were allowed on 37th Street, then signalization along Wisconsin Avenue in the immediate neighborhood would have to be modified, shifting traffic onto the side streets in the morning peak periods. According to the applicant's analysis, the

proposed traffic plan would provide "full movement access to egress from Wisconsin Avenue at two signalized intersections".[1]

The District Department of Transportation (DDOT) is currently working with the applicant and their traffic consultant to address these recent amendments. However, DDOT has indicated to OP their general support for the applicant's submission and maintains that drop-off/pick-up for 5th and 6th graders should remain on 37th Street to prevent spill-over traffic onto neighborhood side streets.

OP supports DDOT's request that the applicant increase metro usage to 10% by staff and students. According to the applicant, the school has proposed transit subsidy programs to encourage Metro use.

OP believes that on-campus parking spaces will exceed the minimum requirement and the applicant has shown creativity in devising a solution to provide on-site, below-grade parking to mitigate not only traffic impacts but also provide on-site environmental management through stormwater reuse and energy conservation. According to the applicant, the school has begun to take steps to mitigate the impacts of additional traffic by encouraging transit use and enforcing 37th Street policies, phasing release times with Hearst Elementary School and moving visitor buses on-campus.

Underground parking would decrease vehicle/pedestrian conflicts on campus property and provide twice the amount of queuing capacity than currently available for vehicles entering the campus off Wisconsin Avenue. A traffic management plan would also become part of the student's enrollment contract.

PARKING

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 number of teachers or employees shall be computed on the basis of the greatest number of persons to be employed at any one period during the day or night, including persons having both full-time and part-time employment."

The Zoning Regulations require 2 parking spaces per 3 teachers and other employees for high schools, 1 space for 20 seats of classroom space or 1 space for each 10 seats in the largest assembly space, whichever is greater. The new athletic facility has a projected seating capacity for 616 and with190 employees (at cap) this would permit 189 spaces to be located on-site. The site currently provides 192 parking spaces. The applicant is proposing a minimum of 323 spaces (307 underground, 16 to remain at Zartman Circle) for faculty, staff, visitors, and students based on the request by the community to include all student-parking on-site instead of on neighborhood streets. The proposal therefore meets this requirement.

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[1] *Application for Special Exception, Exhibit D - Traffic Impact Study, page 28, February 13, 2004.*

Based on the requested increase in student enrollment, the applicant's traffic study indicated that 14 of the 70 students requested by the cap increase would be juniors and seniors. With the cap increase, and based on the current percentage who now drive to school (27%), if the same percentage of students drive to school, only 4 more students will drive to school. 131 extra spaces are being proposed and the ratio of additional parking spaces to additional students will increase. Therefore, OP believes that the proposed provision of parking on campus would be adequate to support an increase in student capacity.

NUMBER OF STUDENTS

The most recent BZA Order #16139 approves a student cap of 780 students and the school has reported a current enrollment of 800. The applicant's original request seeks an increase to 825, and a subsequent amendment seeks approval to 850. OP recognizes that the applicant has already exceeded its enrollment cap by 20 students. The applicant has stated that there are no plans to exceed its student population in excess of 800. However, the applicant explains that the cap increase would allow, if needed, an off-set in expenses to accommodate curriculum and management of matriculation needs year-to-year without exceeding its cap. Additionally, it would mitigate the expenses needed to fund an increase in requested on-site parking, since the parking facilities are projected to be constructed before other additions.

Based on the applicant's traffic analysis as previously discussed, OP believes that the projected increase in student enrollment would have minimal effect on the neighborhood traffic over time, since future enrollment should be staggered throughout the grades.

OTHER CONDITIONS/Environmental issues

Sustainable "Green Architecture" Design

Plans propose an increase in total permeable surfaces, reflected by locating the parking facilities below grade, increased vegetation and connectivity of the green spaces to reduce runoff, reduced energy use, use of local and recyclable materials and an increased emphasis on alternative transportation to relieve vehicular congestion.

The proposal seeks to achieve the highest rating of LEED certification (Platinum) for the renovation of the Zavitz Middle School. The buildings would employ natural and mechanically assisted ventilation to reduce energy loads on its central utility plant. A central utility plant would reduce noise from having several HVAC systems around the campus. Renovation of the Middle School and Wannan Gym instead of complete demolition would reduce disruption in the neighborhood by construction activity, reflected by less trips generated by landfill-bound trucks.

The proposal to provide underground parking will provide a "green roof" above the parking structure so there is no net loss of green space on the campus due to an increase in impervious area for parking.

Storm Water Management

The applicant will employ state of the art hydrology and stormwater management designs to result in overall reduction in water usage and run-off into the neighborhood. The system design will include collection and release of stormwater using cisterns as collection vessels in most

buildings, as well as in the proposed underground parking area. The water will be used for irrigation and pertinent internal building uses. This translates into 17% of harvested stormwater for these purposes where none (0%) was previously captured. Therefore, in practical terms, stormwater flow onto 37th Street will be considerably reduced (Figure 1).

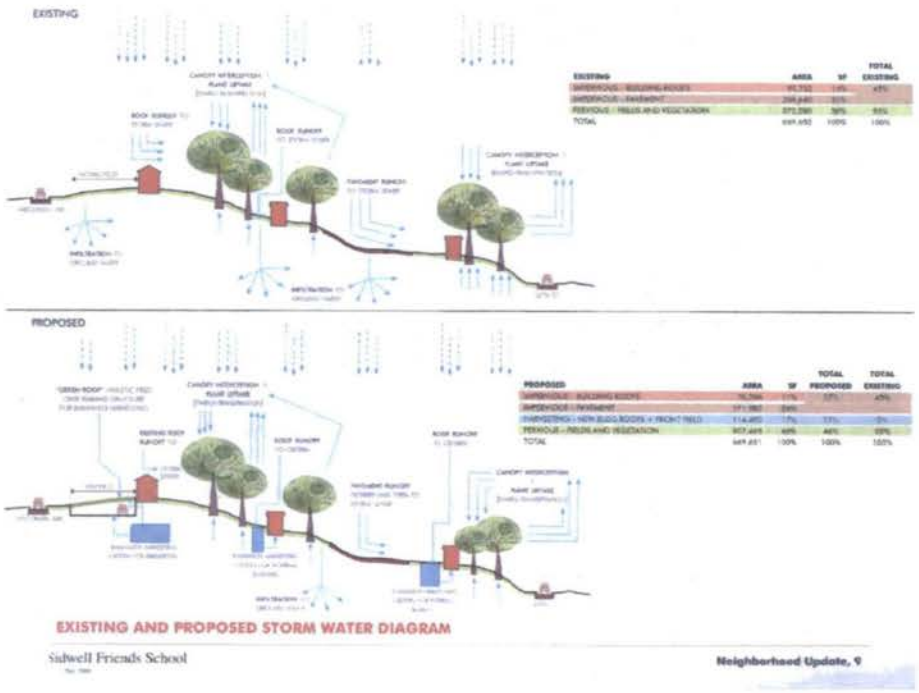


Figure 1

Construction Management

The Office of Planning received a draft document dated May 5, 2004 reflecting the school's construction management plan. The plan addresses the issues and concerns raised by residents, citizen's organizations and neighborhood institutions, including ANC 3F and ANC 3C. The plan is specific on the times of construction activity to address noise concerns, vehicular and truck traffic flow and routing, equipment and vehicular storage during construction and dispute resolution, should issues arise during construction. The School has agreed to create, if necessary, a Construction Liaison Committee to work with neighbors, ANC 3F and ANC 3C.

OP believes that the applicant has demonstrated significant outreach efforts to keep the community informed about proposed construction activities and encourages the continuation of these efforts to mitigate any potential adverse impacts.

COMPREHENSIVE PLAN

The Generalized Land Use Map identifies the area as low density residential with single-family attached and detached housing as the predominant use. The Comprehensive Plan Policies in Support of Residential Neighborhood Objectives in Section 1104.1(k) recommends"

"Control the external negative impact of new non-residential uses that are permitted in residential areas to provide sufficient parking, loading areas, pick-up and drop-off access consistent with the activity level of the non-residential uses. With respect to permitted non-residential uses, including schools, hospitals, churches, and clinics, this policy is designed to reduce the possible adverse impacts of the non-residential uses on the residential area;

It should be noted that the Comprehensive Plan recommends that permitted institutional uses should mitigate negative impacts they may have on the residential uses. In this case, OP believes the applicant has made extensive efforts to seek community input into their development plans, resulting in an environmentally sensitive and noteworthy project for the community. In the absence of final comments from DDOT, OP believes that the applicant's traffic management plan and on-site parking accommodation would relieve traffic on neighborhood streets while improving traffic flow along Wisconsin Avenue at the school's intersections.

ROOF STRUCTURE RELIEF

Section 411.11 of the Zoning Regulations require that a roof structure can be constructed without the setback requirements if the Board finds that such requirements are impracticable due to operating difficulties, size of the building lot or other conditions that would tend to make full compliance unduly restrictive or cost prohibitive.

The current proposal for the Zavitz Middle School addition places the stairway at the edge of the building, to allow maximum use of classroom space. The applicant's floor plan (MS-A2.1) shows the new addition accommodating predominately a science wing, language lab and additional classrooms, along with storage space, work room and student lockers. The proposed location of the stairs does not allow access off 37th Street and provides additional functional space to classrooms that would otherwise be required for stairwell space. OP has no objection to this request since light and air of adjacent buildings are not affected.

AGENCY COMMENTS

Historic Preservation

The development proposal also includes an addition of a Quaker meeting house to be located at the rear of the historic Zartman House. The application was reviewed by the Historic Preservation Review Board and concern was expressed about its proximity to the rural historic structure. The applicant will continue to work with the Board to address these concerns if an alternative location cannot be found for the new structure.

District Department of Transportation (DDOT)

The school has been working extensively with the District Department of Transportation (DDOT) on its traffic management plan, including the effort by the school to have a left turn signal placed at the intersection of Rodman Street and Wisconsin Avenue for southbound cars. DDOT needs more information from the applicant about the location of proposed curb cuts on Wisconsin Avenue for further review. The agency expressed overall support for the school's proposal with conditions:

- The school needs to determine where the curb cuts on Wisconsin Avenue will be located so DDOT can complete their assessment
- Metro usage should be increased to at least 10%

OP supports DDOT's request that the applicant increase metro usage to 10% by staff and students. According to the applicant, the school has proposed transit subsidy programs to encourage Metro use.

COMMUNITY COMMENTS

The application for the proposed changes has been reviewed by adjacent neighbors and the larger community, including ANC3F and ANC 3C, the McLean Gardens Condominium Association and the North Cleveland Park Commission.

The school has met repeatedly with the community since mid-2002, including the ANC 3C as recently as May 3, 2004. The ANC has agreed to give tentative support to the applicant's requests. ANC 3C has called for conditional support based on a phased approach to the project, requesting no increase in the student population beyond the 800-student limit until the parking garage is constructed and the traffic management plan is implemented. ANC 3C will meet before the June 15th, 2004 hearing date to vote on the entire proposal.

The North Cleveland Park Commission voted to support the application for an expanded middle school, new gymnasium, parking garage and Quaker meetinghouse. However, they would rather drop-off and pick-up for 5th and 6th graders use Wisconsin Avenue.

SPECIAL EXCEPTION REQUIREMENTS
§3104
The application is also required to meet the requirements of Section 3104.1 for Special Exceptions as follows:

> **".... special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps, ..."**

A private school is a permitted use in the R-1 zone, subject to approval of the BZA. The school fulfills the intent of the Zoning Ordinance and Zoning Map that allow uses that are compatible to one-family residential areas to create a suitable environment for family life. The subject property operated as a school since 1931.

The campus buildings will be upgraded and renovated to accommodate updated curricula and space needs on the campus. As indicated earlier, these changes will have noise and traffic impacts, not unlike what currently exists. However, the applicant has proposed actions to

minimize these impacts and as previously shown, the application will comply with Section 206 of the Zoning Regulations and Zoning Map.

OP does not believe the additions would be objectionable due to noise, traffic or other conditions such as student increases, since the applicant has carefully considered these factors in its site planning and landscaping design.

RECOMMENDATION

The Office of Planning is encouraged by the applicant's commitment to community involvement in its development plans, as well as the extensive efforts made to produce a sustainable green design for its campus buildings and surroundings. Reduction in stormwater runoff and energy efficiency in its design, as well as respecting the massing on the site in relation to the site's sensitive features such as the Zartman House, enabled the development to mitigate adverse impacts on the immediate neighborhood and be largely in compliance with Sections 206, 411 and 3104.1 of the Zoning Regulations. OP believes that there would be no adverse impact to adjacent property if the addition to the Zavitz Middle School proposes a stairwell at the edge of the building.

OP recognizes that the applicant has already exceeded its enrollment cap and is now before the Board to request an expansion of its facilities and increase its cap by 70 students. However, OP is convinced that the increase can be granted without negative impact on the neighborhood by the applicant's traffic impact analysis and DDOT's tentative approval that there is no significant impact at current levels. Therefore, the Office of Planning recommends that the Board of Zoning Adjustment approve the special exception requests with the following conditions:

1. The maximum total enrollment shall be limited to 800 students in grades 7 through 12 for a period of five (5) years, with enrollment increase to 850 over a period of 5 years after the initial five (5) years.

2. Combined, the number of faculty and staff (full-time and part-time) will not exceed 190.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 16139 of the Sidwell Friends School, pursuant to 11 DCMR 3108.1, for a special exception under Section 206 for the renovation of and addition to an existing classroom building, the installation of three temporary trailers for classroom purposes and an increase in the limit on enrollment from 700 to 780 and on the limit on faculty and staff from 130 to 190 of a private school in an R-1-B and C-2-A Districts at premises 3825 Wisconsin Avenue, N.W. (Square 1825, Lot 816).

HEARING DATE: July 24, 1996
DECISION DATE: July 24, 1996 (Bench Decision)

SUMMARY ORDER

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) 3C and to owners of property within 200 feet of the site.

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

As directed by 11 DCMR 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 206. No person or entity appeared at the public hearing in opposition to the application or otherwise requested to participate as a party in this proceeding. 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 further 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. It is therefore **ORDERED** that the application is **GRANTED SUBJECT** to the following **CONDITION:**

Enrollment at the school shall be limited to 780 students and 190 faculty/staff.

Pursuant to 11 DCMR 3301.1, the Board has determined to waive the requirement of 11 DCMR 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: 4-0 (Maybelle Taylor Bennett, Susan Morgan Hinton, Sheila Cross Reid and Laura M. Richards to grant; Angel F. Clarens 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: AUG 16 1996

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, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3103.1, "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, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

ord16139/TWR/LJP

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 12945, of the Sidwell Friends School, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.42 to allow the construction of a gymnasium, art center and a maintenance building as additions to a private school in an R-1-B District at the premises 3825 Wisconsin Avenue, N.W. (Square 1825, Lot 816).

HEARING DATE: May 23, 1979
DECISION DATE: June 6, 1979

FINDINGS OF FACT:

1. The subject site is the campus of the Sidwell Friends School, which is located on the east side of Wisconsin Avenue, N.W. north of Quebec Street, N.W., in the R-1-B District and is known as 3825 Wisconsin Avenue, N.W.

2. The subject site is the home of the Sidwell Friends School. It is improved with the Zartman House built in 1820, which functions as the administrative building, a maintenance building, an activities building, the Upper School Library, the Upper School Classroom building, the Sensner Building used for science instruction and creative arts, the Xavitz Middle School Building, nine tennis courts and three athletic fields.

3. The subject site contains approximately 14.9 acres of land.

4. The properties to the north of Sidwell include a commercial building, occupied by the Capitol Radio Engineering Institute, a Post Office Building and the Washington Home. To the east, across 37th Street is the Phoebe Hearst Elementary School and playfields. On Quebec Street to the South, there are three private residences and a commercial building occupied by the Association for Childhood Education International. Across Wisconsin Avenue is McLean Gardens and an office building occupied by the Federal National Mortgage Association.

5. Metro bus stops are located on the east and west sides of Wisconsin Avenue, N.W., directly in front of the school.

6. A Metro rail station is under construction at Tenley Circle within four blocks of the subject site.

7. The applicant proposes to construct a new gymnasium, an arts center and an addition to the Sensner Building. The new gymnasium will be used for physical education classes, team sport practice sessions and will have locker rooms for visiting teams. The school nurse's office will also be located in the gymnasium. No permanent seating will be provided in this facility The proposed arts center will be physically linked to the present activities building. The arts center will have a 450 seat auditorium with a stage, a scenery construction workshop and a Friends Meeting for Worship room. There will also be art studios, photographic dark rooms, choral and individual practice rooms, storage rooms for costumes and classrooms. The addition to the Sensner Building will permit consolidation of the school's maintenance department and provide a location for the student stationery store. All maintenance will be done indoors in the new building, and many minor maintenance buildings will be eliminated from the campus.

8. No new access points, driveways or curb cuts are required to serve the new facilities. The present access points are the circular drive in front of Zartman House at 3825 Wisconsin Avenue, N.W., and the entrance to the Upper School at 3901 Wisconsin Avenue, N.W. An additional egress point is a drive shared with the McGraw Hill Institute, by right of an easement granted by the Washington Home to establish a fifteen foot alley about 297 feet long as an egress to Wisconsin Avenue.

9. As part of the proposed expansion of the school's facilities the number of on-campus parking spaces will be increased from 110 spaces to 145 spaces.

10. The school has 700 students, 100 full or part-time teachers and thirty staff persons including administrators, clerical, food service, cleaners and bus drivers.

11. The proposed construction will not provide for any increase in the present school enrollment. The applicant's Board of Trustees has made a formal determination not to enlarge ✓ the enrollment of the school at this location.

BZA Approval

12. The academic day at the school runs from 8:00 a.m. to 3:00 p.m. Athletic activities and programs are conducted from 3:00 p.m. to 5:00 p.m. Evening activities include seminars for Upper School students of approximately forty to forty-five students, occasional concerts and student dramatic productions and basketball games. These evening events conclude by 10:30 p.m.

13. The building materials to be used in the proposed new structures will be brick and stone. These materials have been selected to match Zartman House and other existing structures on the campus.

14. The North Cleveland Park Citizens Association, by letter of June 6, 1979, had no opposition to the application on the grounds that the applicant had met with them and they were assured that the studentppopulation will not be increased.

15. A representative of the McLean Gardens Residents Association testified at the public hearing for the purpose of clarification by the applicant of concerns of the association. The concerns were (a) Parking by some students in the area surrounded by McLean Gardens so as to preempt street spaces for the tenants; (b) Any further increase of students and faculty and (c) The use of the tennis courts by persons other than the students and faculty and the lighting and hours of the tennis courts.

As to those concerns the Board notes that the parking is unreserved on-street parking over which the Board has no control. The enrollment shall be fixed by the Board hereinafter conditioned. The tennis courts will be used by neighboring residents when not required by the students and faculty, but there will be no lighting for the tennis courts since the use of the courts will be terminated prior to dusk.

16. Advisory Neighborhood Commission 3C, did not testify at the public hearing. By letter of May 12, 1979, the ANC requested the Board to keep the record open so that it could submit its' recommendations prior to the time the Board decided the application. By letter of May 29, 1979, the ANC made the following recommendations:

a. The subject population at the subject location should be limited to 700 students.

b. No lighting should be provided to the existing or proposed outdoor tennis courts.

c. A policy of equal access should be required for use of the tennis facilities for both neighborhood residents and new members of the applicant's tennis club.

d. No bleachers or other seats should be installed in the proposed gymnasium. The applicant agreed to this at the May 29th meeting of the ANC.

e. There should be no conjoint operations of spectator events in the existing gymnasium and the proposed auditorium.

f. Bus parking should be limited to those bases substantially serving the subject property and not applicant's school in Bethesda. The applicant agreed to this at the May 29th meeting of the ANC.

17. The Board is required by statute to give great weight to the issues and concerns of the ANC expressed in writing. In addressing these concerns, the Board states as follows:

a. The Board's limitation of 700 students will be listed as a condition to the granting of the application.

b. The applicant has testified that no lighting will be provided for the tennis courts.

c. The granting of any tennis privileges to other than school parties is a personal matter of the applicant. The Board cannot dictate it. It has no jurisdiction.

d. The applicant has testified that it will not provide permanent seating for the proposed gymnasium.

e. While the Board understands the concerns about crowds which conjoint operations may occasion, the Board notes that school functions to be held in a gymnasium are not synonymous with auditorium functions. The Board finds the request of the ANC to be an unreasonable request. The Board will not interfere in this type of an administrative function of the applicant.

f. As stated by the ANC the applicant agreed to limit his parking.

18. There was no opposition to the application, neither at the public hearing or of record.

CONCLUSIONS OF LAW:

Based on the record, the Board concludes that the applicant is seeking a special exception. The record reflects, and the Board concludes that the applicant has substantially complied with the requirements of Paragraph 3101.42 of the Zoning Regulations. In so concluding, the Board has determined that the proposed new structures and addition to an existing structure will enable the applicant to provide a broader range of academic and athletic programs to its students. The new facilities are not likely to be objectionable to adjoining and nearby property because of noise, traffic, number of students or otherwise objectionable conditions. The proposed new construction will be located near existing structures so that the open space and grounds of the campus will be relatively undisturbed. There are no traffic impacts or other impacts which will be to the detriment of nearby or other property owners. Building materials have been selected which are compatible with the existing structures. The new facilities are designed for the use of the students, faculty and staff of the school. Ample parking spaces will be provided to accommodate the students, teachers, staff and visitors likely to come to the site by automobile, and the campus is well-served by public transportation. The present enrollment of students and number of faculty and staff will not be increased. Accordingly, it is ORDERED that the application is GRANTED SUBJECT to the following CONDITIONS:

1. Approval is limited to the Sidwell Friends School

2. Enrollment shall be limited to 700 students, 100 faculty and thirty staff.

3. The applicant shall provide 145 parking spaces as shown on Exhibit No. 29 of the record.

VOTE: 3-0 (Charles R. Norris, John G. Parsons and Chloethiel Woodard Smith to GRANT, William F. McIntosh and Leonard L. McCants not voting, not having heard the case).

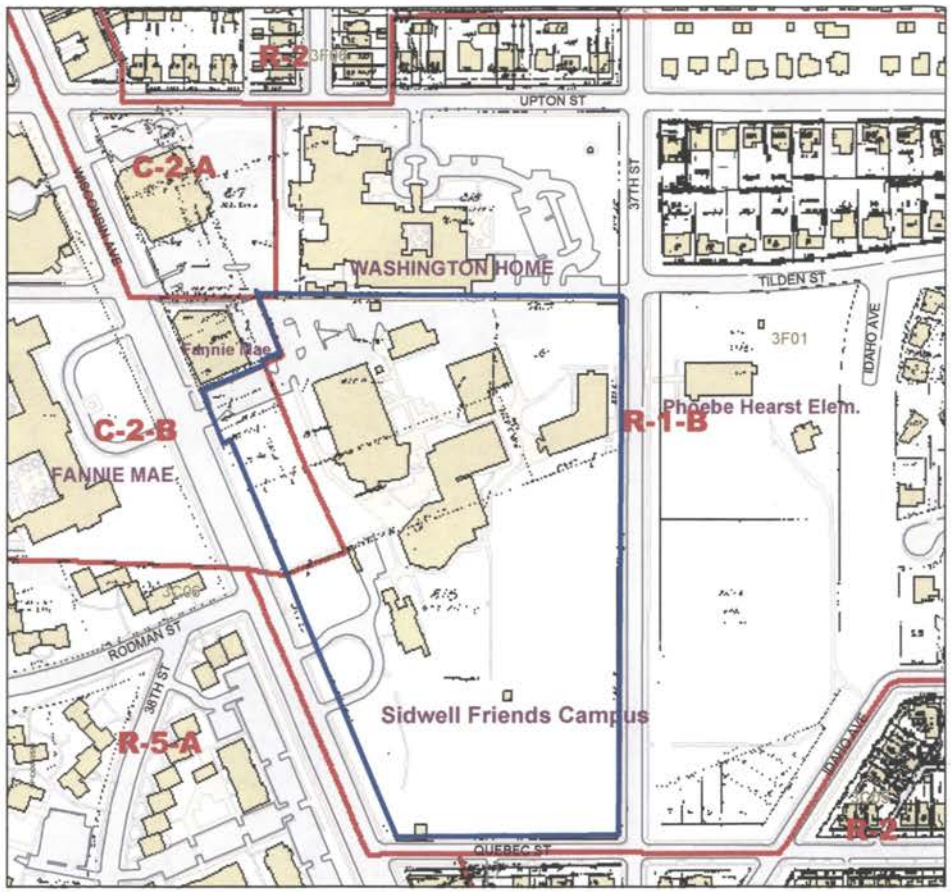
BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Steven E. Sher
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 7 AUG 1979

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 LICENSES, INVESTIGATIONS, AND INSPECTIONS.



N

Feet

0 100 200 300

Office of Planning – April 21, 2004

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

Note: Land Use Info based on OTR records.

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

Land Use Legend

Zoning and Land Use
BZA Application #171149



View Looking North

Attachment 1