Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3-D
P.O. Box 40846
Palisades Station
Washington, D.C. 20016

D.C. OFFICE OF ZONING
RECEIVED
2005 APR -4 PM 3:25

March 30, 2005

Mr. Geoffrey Griffis
Chair
Board of Zoning Adjustment
441 4th Street, NW
Suite 210-S
Washington, DC 20001

RE: Application # 17300
Hearing Date: April 12, 2005

Dear Mr. Griffis:

Advisory Neighborhood Commission 3D held its regularly scheduled meeting March 2, 2005, at Sibley Memorial Hospital's Ernst Auditorium with a quorum (5) present at all times. Notice of the meeting appeared in the Northwest Current on February 23 and on March 2, 2005, and meeting notices were posted in the ANC area. On the agenda were two matters with regard to BZA Order 16852-A. The first was consideration of a change to Condition #16, to allow an increase in the student enrollment from 40 to 60 children, phased over a two year period beginning in the Fall of 2006. The commission voted 4-3-1 to oppose an increase in student enrollment from 40 to 60.[1] The second matter for the commission to consider was a change to Condition #8, to permit students to walk between the Whitehaven Parkway campus and the 4925 MacArthur Boulevard campus under certain circumstances. The commission voted 7-1-0 to approve the change to Condition #8 of BZA Order 16852-A.

Peter Barrett, St. Patrick's Head of School, outlined the proposed enrollment increase and cited two reasons for the request: 1) to provide an excellent educational opportunity to students inside and outside the St. Patrick's family; and, 2) to enable the school to round out the size of its classes. He noted that the school had been in operation since late January 2004 and that every condition of BZA Order 16852-A had been met.

One parent spoke on behalf of the school's application noting the success of the academic program at St. Patrick's.

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[1]ANC 3D's Bylaws state: "Section 7. Definition of a Voting Majority. In these By-Laws, a voting majority is understood to be one-half plus one of the elected Commissioners." (For this vote to carry, a margin of 5 votes would be required.)

BZA
Case No. 17300
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17300
EXHIBIT NO. 27

A representative of Neighbors United spoke against the application as did several other immediate neighbors who expressed concern that the school had not been in operation for a sufficient length of time to request an increase in the number of students. They noted that given the need for the students to use the parking lot rather than the lawn or terrace for outside recreation during rainy periods and winter months has placed students and neighbors in very close proximity. They felt adding students would likely increase adverse impacts specifically mentioned under Section 206.3 of the Zoning Code.

Several commissioners recognized the short period of time the junior high school has been in operation at 4925 MacArthur Boulevard and felt it was insufficient to grant an increase of 50 percent in the student population at this time. Discussion also included the November 8, 2002 memo from the Office of Planning recommending an enrollment cap of 40 students and that the Special Exception be limited to a period of 10 years, a copy of which is enclosed.

The second matter the commission considered was the proposed change to Condition #8 of BZA Order 16852-A, to permit students to "walk to and from the 4925 MacArthur Boulevard Campus under certain circumstances." Student safety was questioned given the distance between the two campuses. Peter Barrett explained that only students with written parental permission would be allowed to walk between the two school campuses.

After discussion of the proposed changes to BZA Order 16852-A, the commission voted to oppose a change to Condition #16 to allow an increase in students from 40 to 60 over a two year period beginning in the Fall of 2006 by a vote of 4-3-1 and, to approve a change to Condition #8 to allow students to walk between campuses under certain circumstances and with parental permission by a vote of 7-1-0.

Sincerely,

Alma H. Gates

Alma H. Gates
Chair, ANC 3D

Enclosure (1)

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

D.C. OFFICE OF ZONING RECEIVED
2002 NOV -8 PM 5:05

Office of the Director

Memorandum

TO: Board of Zoning Adjustments

FROM: Andrew Altman, Director
Office of Planning

DATE: November 8, 2002

SUBJECT: Board of Zoning Adjustment Application #16852 (St. Patrick's Episcopal Day School)

At the October 8th, 2002 public hearing to address the special exception requested by St. Patrick's School, the Board requested the following information from the Office of Planning:

1. Recommend a time limit for the special exception; and
2. Report on the success of community liaison committees.

The recommended conditions of approval submitted have been revised and the new conditions are listed below.

TIME LIMIT

In our original report OP recommended that the enrollment be for 40 students with the possibility to increase to 60 students after one year based on compliance with the conditions of approval. However, it was not clear how the impact of an increase to 60 students would be assessed. In conversations with the applicant they informed OP that at this time they would be willing to cap enrollment at 40 with a longer time limit. We believe that a 10-year limit is appropriate as there are ways of checking to ensure that the applicant complies with the conditions of approval. The time limit will enable the school to implement the conditions, especially those recommended by DDOT which may need to be amended to ensure that the changes relating to traffic management measures are working as planned; the liaison committee to address concerns expressed by the community; and the Compliance Officer to review non-compliance. **OP therefore recommends that enrollment be capped at 40 students and the SE limited to 10 years.**