

BZA Application No. 17552-A

St. Anselm's Abbey School

4501 South Dakota Ave., NE (Sq. 3977, Lot 133)



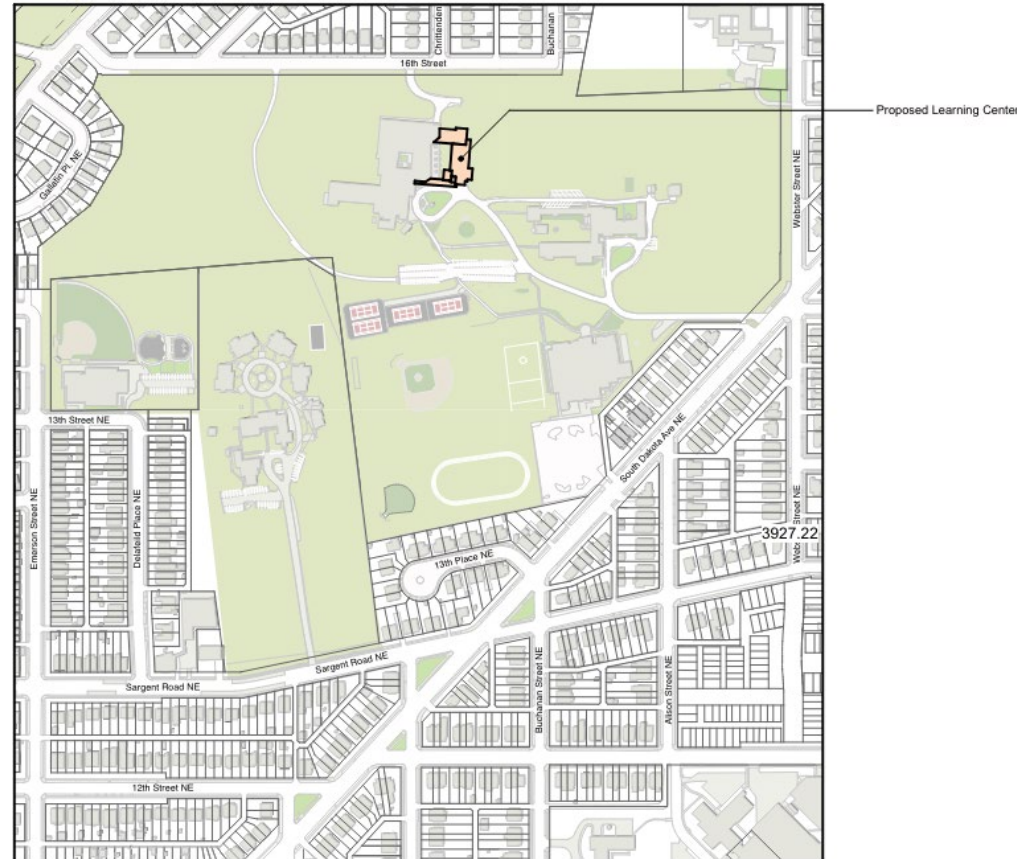
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Board of Zoning Adjustment
District of Columbia
CASE NO. 17552A
EXHIBIT NO.26

Property Location

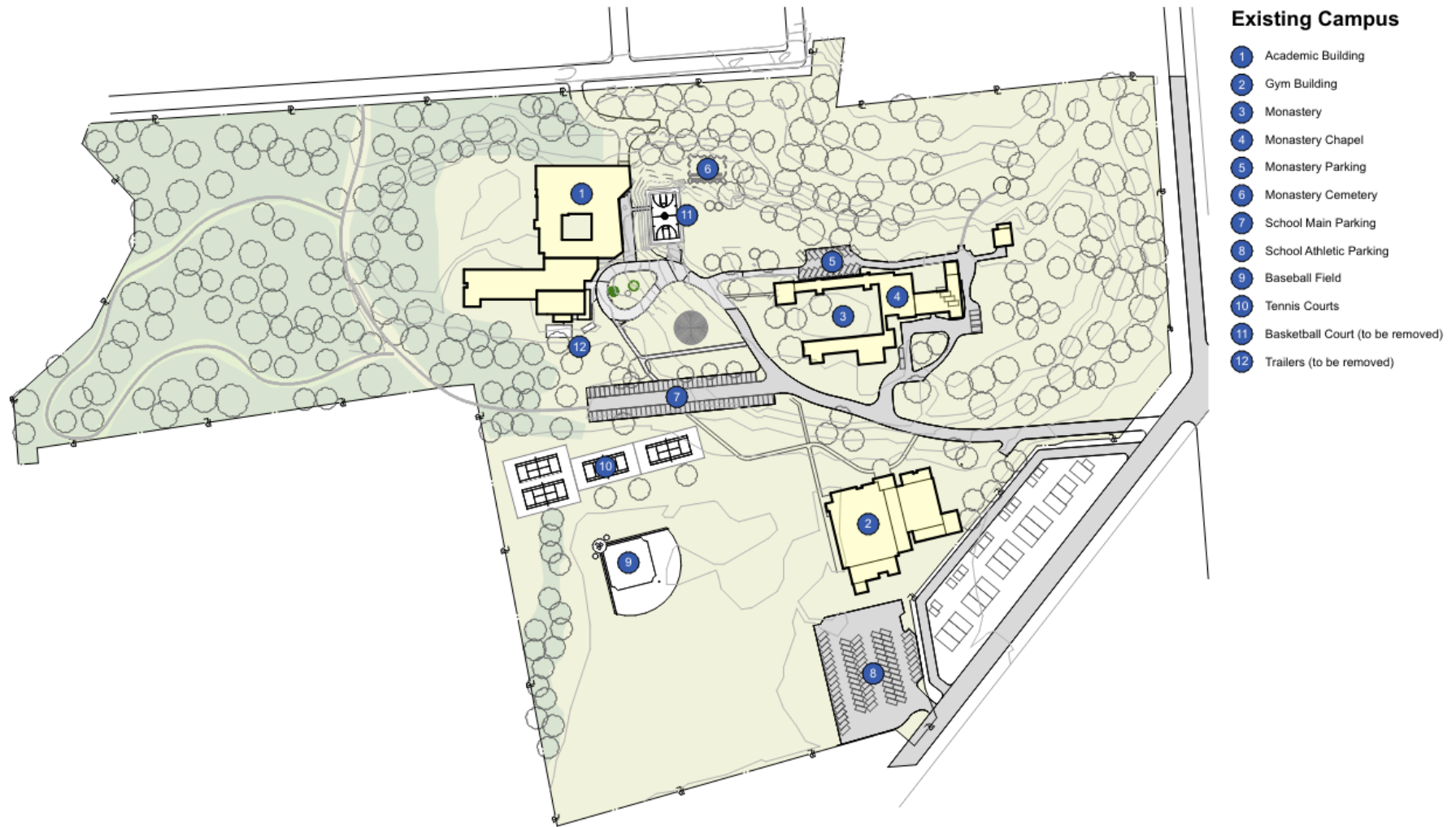
- The Campus is approx. 40 acres and is comprised of open landscaped space, athletic playing fields, and academic buildings.
- The Campus is zoned R-1B, and the area surrounding the Campus is zoned R-1B or R-2.
- The School was founded in 1942.



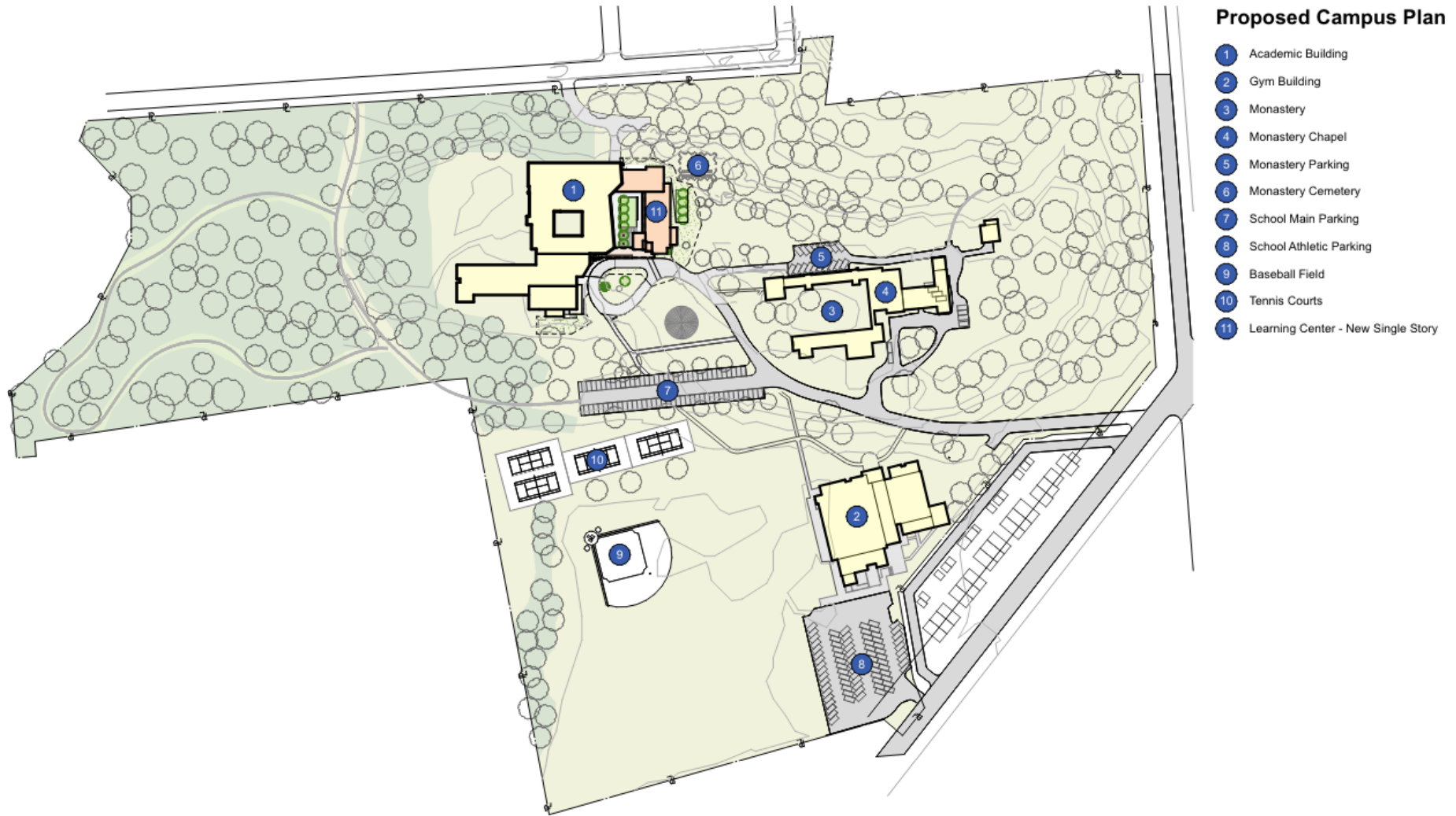
Application Overview

- Approval will result in the construction of an addition to an existing on campus building which will include new library space and meeting rooms to an existing private school located in the R-1B zone.
 - There is no proposed change in the number of students/FTEs.
- Agency Support:
 - Office of Planning recommends approval; and
 - DDOT expressed no concerns regarding the application.
- Community Support:
 - ANC 5A voted unanimously to support the application; and
 - Queen's Chapel Civic Association issued a letter in support.

Current Site Plan



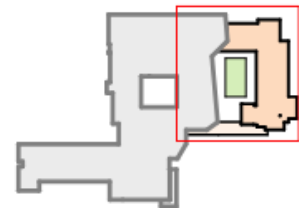
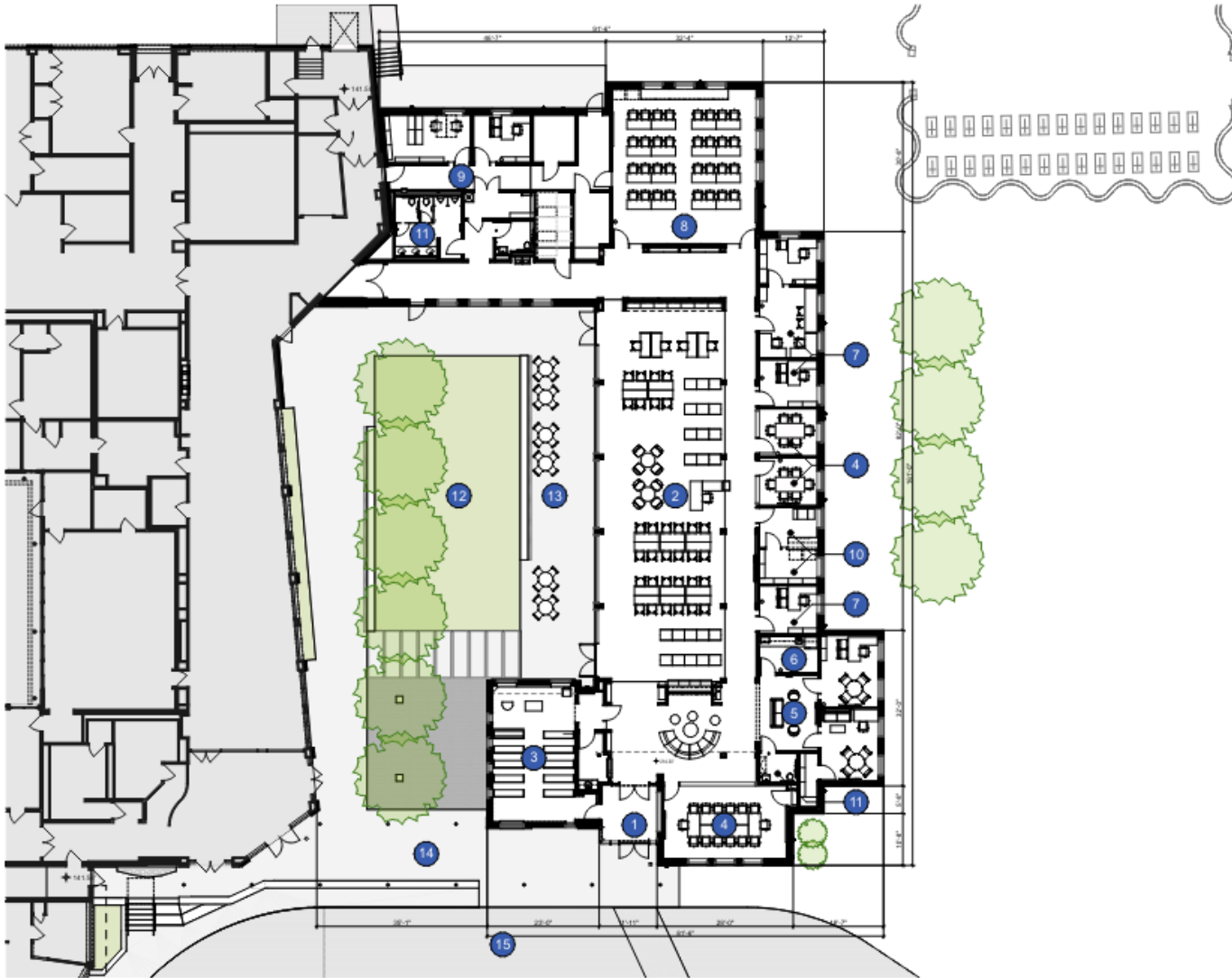
Proposed Site Plan



Proposed Addition

Proposed Plan

- 1 Entry
- 2 Library
- 3 Chapel
- 4 Meeting Room
- 5 Admissions Suite
- 6 Pantry
- 7 Faculty Office
- 8 Classroom
- 9 Facilities Suite
- 10 Storage
- 11 Restroom
- 12 Courtyard
- 13 Terrace
- 14 Covered Walkway
- 15 Existing Traffic Circle



Proposed Plan



Proposed Plan

- 1 Chapel
- 2 Library
- 3 Admissions
- 4 Staff Offices
- 5 Tower
- 6 Covered Walkway
- 7 Courtyard
- 8 Existing Administrative
- 9 Existing Main Entry
- 10 Existing Academic Building
- 11 Existing Drop-off Circle

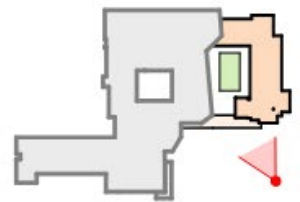


Proposed Rendering



Learning Center
3D View of Proposed

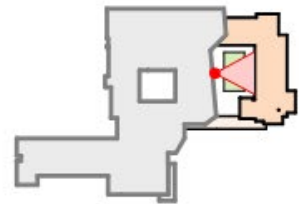
View of approach from existing drive.



Proposed Rendering

Learning Center 3D View of Proposed

View South from existing Academic Building



Standard of Review

- **Subtitle X § 104 & Subtitle Y § 704**

- **11-X DCMR § 104.2** – Located so that it will not be objectional to adjoining/nearby properties because of noise, traffic, number of students, or other objectional conditions.
 - *Proposed addition will not increase the number of students, faculty, or staff, and the proposed addition will result in less than 10,000 sq. ft. of GFA. Further, proposed addition is not visible from areas outside the Campus.*
- **11-X DCMR § 104.3** – Development standards will mirror those of the underlying zone.
 - *Proposed addition will comply with all development standards for the R-1B zone.*
- **11-Y DCMR § § 704.2, 704.3** – Application shall comply with the submittal and filing fee requirements.
 - *See case record. Application includes all relevant information and filing fees.*
- **11-Y DCMR § 704.5** – Application shall be served on all parties to the original application.
 - *See Certificate of Service. All relevant parties have been served, and community leaders have been notified.*
- **11-Y DCMR § 704.9** – Filing shall not act to toll or extend the expiration of an underlying order.
 - *Application neither acts to toll or extend the expiration of the underlying orders.*

Standard of Review

- **Subtitle U § 203.1(m) & Subtitle X § 901.2**

- **11-U DCMR § 203.1(m)(1)** – Located so that it will not be objectional to adjoining/nearby properties because of noise, traffic, number of students, or other objectional conditions.
 - *The proposed addition will not increase the number of students, faculty, or staff. The proposed addition will result in less than 10,000 sq. ft. of GFA and is not visible from areas outside the Campus.*
- **11-U DCMR § 203.1(m)(2)** – Shall provide ample parking space to accommodate students, teachers, and visitors.
 - *The proposed addition does not trigger additional parking requirement as it does not propose additional faculty and staff and does not increase the largest assembly space. The School is required to provide 89 parking spaces and provides 160 parking spaces.*
- **11-X DCMR § 901.2** – Will be in harmony with the general purpose and intent of the Zoning Regulations/Zoning Maps and will not tend to affect adversely the use of neighboring property.
 - *Institutional uses, such as schools, are appropriate uses in the R zones if approved by the BZA subject to specific conditions (see above). As discussed above, proposed additional will not affect adversely the use of neighboring property.*

Community Outreach

- **May 16, 2024**: School contacted community leaders from North Michigan Park Civic Association, Michigan Park Civic Association, Queens Chapel Civic Association, and elected officials from ANC 5A.
- **Early June**: Continued outreach to Queens Chapel Civic Association, who expressed support of application. (See Ex. 18.)
- **June 10, 2024**: School filed application with the Office of Zoning.
- **June 26, 2024**: Applicant presented application to SMD Rep. 5A02 Community Meeting and ANC 5A Meeting. ANC 5A voted unanimously to support application.
- **Sept. 4, 2024**: Applicant presented application to North Michigan Park Civic Association.

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