

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**



**BZA Application No. 17703-D
Sidwell Friends School**

3825 Wisconsin Avenue, NW and 3720 Upton Street, NW (Square 1825, Lots 816 and 818)

HEARING DATE (17703-C):	February 5, 2020
DECISION DATE (17703-C):	February 5, 2020
ORDER ISSUANCE DATE (17703-C):	February 11, 2020
DECISION DATE (17703-D):	July 1, 2026

**SUMMARY ORDER ON REQUEST FOR
MODIFICATION WITHOUT HEARING**

Pursuant to notice, at its July 1, 2026, public meeting, the Board of Zoning Adjustment (“**Board**” or “**BZA**”) deliberated on a request for a modification without hearing to BZA Order No. 17703-C to change Condition No. 3a to modify the timing component for the relocation of the Middle School pick-up and drop-off area, as part of the campus plan for an existing education campus in the MU-4/R-1B zones. The Board considered the request for a modification without hearing under Subtitle Y § 703 of Title 11 of the DCMR (Zoning Regulations of 2016, the “**Zoning Regulations**” to which all references are made unless otherwise specified). For the reasons stated below, the Board **APPROVES** the request for modification.

PRIOR APPLICATION¹. In Application No. 17703-C, the Board approved a modification request by Sidwell Friends School (the “**Applicant**”) for special exception relief under the private school use permissions of Subtitle U § 203.1(m) and Subtitle X § 104 to relocate the existing Upper School division to the Upton Campus, relocate the Lower School division to the Wisconsin Avenue Campus, make revisions to the approved conditions in Order No. 17703-A, as well as revisions to the timeline of completion for the project and adoption of a more detailed phasing plan.

¹ Order No. 17703-A granted special exception relief under the Zoning Regulations of 1958 to increase the size of an existing education campus and the number of students and staff. In Order No. 17703-B, the Board approved the Applicant’s request for a two-year time extension of the validity of Order 17703-A.

The Board previously approved zoning relief for the Applicant in Applications No. 10460, 12945, 15769, 16139, 17149, and 17703.

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The Board issued Order No. 17703-C on February 11, 2020. (Exhibit 2A of the record for Case No. 17703-D.) The approval was subject to 10 conditions relating to transportation, student and faculty caps, landscaping, construction, and phasing of the project.

PROPOSED MODIFICATION. On February 26, 2026, the Applicant submitted a request for a modification without hearing to Order No. 17703-C. (Exhibits 1-3.) The Applicant proposes to modify Condition No. 3a to read as follows:

Condition No. 3a: Relocation of Middle School drop-off and pick-up from its existing location on 37th Street, N.W. to locations on campus within six (6) months after completion of construction of the Lower School.

NOTICE OF THE REQUEST FOR MODIFICATION. Pursuant to Subtitle Y §§ 703.10-703.11, the Applicant provided proper and timely notice of the request for a modification without hearing. (Exhibit 2.)

PARTIES. The parties to this case were the Applicant and Advisory Neighborhood Commission ("ANC") 3A and 3F.

ANC REPORT. ANC 3A's report indicated that at a regularly scheduled, properly noticed public meeting on April 21, 2026, at which a quorum was present, the ANC voted to support the modification. (Exhibit 8.) The ANC report raised no issues or concerns.

ANC 3F did not submit a report to the record.

OFFICE OF PLANNING ("OP") REPORT. OP submitted a report recommending approval of the modification. (Exhibit 7). OP also recommended a revised Condition No. 3f, however, the Board did not address this as it was outside of the Applicant's modification request.

DISTRICT DEPARTMENT OF TRANSPORTATION ("DDOT") REPORT. DDOT submitted a report indicating that it had no objection to the modification. (Exhibit 6.)

CONCLUSIONS

The Board determines that the Applicant's request complies with Subtitle Y § 703.7, which defines a modification without hearing as a "proposed change to a condition cited by the Board in the final order, or a redesign or relocation of architectural elements and open spaces from the final design approved by the Board." Based upon the record, the Board concludes that in seeking a modification without hearing, the Applicant has met its burden of proof under Subtitle Y § 703.7.

Pursuant to Subtitle Y § 604.3, the order of the Board may be in summary form where granting an application when there was no party in opposition. As a summary order, it does not constitute

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binding legal precedent on the Board and shall not be considered by the Board in evaluating future applications.

DECISION

Based on the case record, the Board concludes that the applicant has satisfied the burden of proof for a modification without hearing to Order No. 17703-C to change Condition No. 3a to modify the timing component for the relocation of the Middle School pick-up and drop-off area, as part of the campus plan for an existing education campus.

Accordingly, it is **ORDERED** that the modification request is **GRANTED**, with a revision to Condition No. 3a, which shall replace and supersede the language in BZA Order No. 17703-C:

3. The provisions of the TMP that the Applicant implements shall include, but not be limited to:
 - a. Relocation of Middle School drop-off and pick-up from its existing location on 37th Street, N.W. to locations on campus within six (6) months after completion of construction of the Lower School.

In all other respects, Order No. 17703-C remains unchanged.

VOTE: 3-0-2 (Tammy M. Stidham, Paul Goldstein, and Michelle Pourciau to APPROVE; Melissa Lindsjo not present, not participating; one Board seat vacant)

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

A majority of the Board members approved the issuance of this order.

ATTESTED BY:


SARA A. BARDIN
Director, Office of Zoning

FINAL DATE OF ORDER: July 8, 2026

PURSUANT TO 11 DCMR SUBTITLE Y § 604.11, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO SUBTITLE Y § 604.7.

PURSUANT TO 11 DCMR SUBTITLE Y § 702.1, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS, UNLESS, WITHIN SUCH TWO-YEAR PERIOD, AN APPLICATION FOR A BUILDING PERMIT FOR THE ERECTION OR ALTERATION APPROVED IS FILED WITH THE DEPARTMENT OF BUILDINGS FOR THE PURPOSE OF

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SECURING A BUILDING PERMIT, OR A REQUEST FOR A TIME EXTENSION PURSUANT TO SUBTITLE Y § 705 IS FILED PRIOR TO THE EXPIRATION OF THE TWO-YEAR PERIOD AND THE REQUEST IS GRANTED. PURSUANT TO SUBTITLE Y § 703.14, NO OTHER ACTION, INCLUDING THE FILING OR GRANTING OF AN APPLICATION FOR A MODIFICATION PURSUANT TO SUBTITLE Y §§ 703 OR 704, SHALL TOLL OR EXTEND THE TIME PERIOD.

PURSUANT TO 11 DCMR SUBTITLE Y § 604, APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD AS THE SAME MAY BE AMENDED AND/OR MODIFIED FROM TIME TO TIME BY THE BOARD OF ZONING ADJUSTMENT.

PURSUANT TO 11 DCMR SUBTITLE A § 303, THE PERSON WHO OWNS, CONTROLS, OCCUPIES, MAINTAINS, OR USES THE SUBJECT PROPERTY, OR ANY PART THERETO, SHALL COMPLY WITH THE CONDITIONS IN THIS ORDER, AS THE SAME MAY BE AMENDED AND/OR MODIFIED FROM TIME TO TIME BY THE BOARD OF ZONING ADJUSTMENT. FAILURE TO ABIDE BY THE CONDITIONS IN THIS ORDER, IN WHOLE OR IN PART SHALL BE GROUNDS FOR THE REVOCATION OF ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER.

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 *ET SEQ.* (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.