

BEFORE THE BOARD OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

2701 MILITARY ROAD, NW
(SQUARE 2305, LOT 803)

BZA CASE NO. 18929-B

PREHEARING STATEMENT OF THE APPLICANT
PUBLIC HEARING DATE: SEPTEMBER 25, 2024

I.
NATURE OF RELIEF SOUGHT

This Prehearing Statement is submitted on behalf of St. John’s College High School (the “Applicant” or “School”) in support of an application requesting a Modification of Significance to Board of Zoning Adjustment (the “Board” or “BZA”) Order No. 18929, which was modified by BZA Order No. 18929-A, the most recent Order applicable to the School. The application is a request to permit the expansion of the School’s existing campus at 2607 Military Road, N.W. (Lots 804-807 in Square 2308) (the “Campus”) to include the property located at 2701 Military Road, N.W. (Lot 803 in Square 2305) (the “Property”), which will be used for administrative functions and faculty housing, all in accordance with Subtitle U § 203.1(m) and Subtitle X § (900).

II.
DISCUSSION

There have been no material changes to the application since the application was filed on May 1, 2024, and the Applicant’s *Statement in Support* details the application’s compliance with the applicable standards of review. *See Statement in Support*, [Exhibit 3](#). As such, the Applicant believes that the application is complete as set forth in the record.

III. **COMMUNITY ENGAGEMENT**

The Property is located within the boundaries of Advisory Neighborhood Commission (“ANC”) 3/4G. In addition, ANC 3F is an affected ANC because the Property is located on two streets (i.e., Military Road, NW and 27th Street, NW) that serve as boundary lines between ANC 3/4G and ANC 3F. The portion of ANC 3F near the Property is the portion of ANC 3F which consists of Rock Creek Park. As required, the Applicant served a copy of the application upon both ANC 3/4G and ANC 3F.

As detailed by the Applicant’s *Statement in Support*, the Applicant engaged with ANC 3/4G and the immediate neighbors by hosting a community meeting on April 25, 2024, prior to submitting the application. Further, the Applicant formally presented the application to ANC 3/4G at its duly noticed and regularly-scheduled public meeting on May 13, 2024, during which ANC 3/4G voted unanimously to support the application. *See ANC 3/4 G Report in Support*, [Exhibit 14](#). Additionally, the Applicant, via electronic-mail, discussed the application with the Chair of ANC 3F on July 9, 2024. The Chair of ANC 3F indicated that their ANC defers to ANC 3/4 G.

IV. **WITNESSES**


The Applicant has identified its anticipated witnesses. *See Outline of Witness Testimony*, [Exhibit 7](#). Additionally, the Applicant has provided the resume of each witness the Applicant may qualify as an expert. *See Resume of Matthew Bell*, [Exhibit 9](#); *see also Resume of Brandice Elliott*, [Exhibit 10](#). As such, each witness that the Applicant may call to testify has been identified.

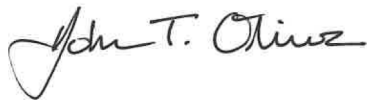
V.
CONCLUSION

For the reasons stated above and described elsewhere in the case record, the Applicant has demonstrated that the application complies with the applicable standards of review and should therefore be approved.

Respectfully submitted,

HOLLAND & KNIGHT, LLP

By: 
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