

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



**BZA Application No. 18929-B(1)
St. John's College High School
2701 Military Road, NW (Square 2305, Lot 803)**

DECISION DATE (18929):	March 3, 2015
ORDER ISSUANCE DATE (18929):	March 12, 2015
DECISION DATE (18929-A):	November 17, 2015
ORDER ISSUANCE DATE (18929-A):	December 3, 2015
HEARING DATE (18929-B):	September 25, 2024
DECISION DATE (18929-B):	September 25, 2024

**CORRECTED¹ SUMMARY ORDER ON REQUEST FOR
MODIFICATION WITH HEARING**

Pursuant to notice, at its September 25, 2024, public hearing, the Board of Zoning Adjustment (“**Board**” or “**BZA**”) deliberated on a request for a modification with hearing to BZA Order No. 18929 to expand an existing private school use to include property across 27th Street for administrative functions and faculty housing for 15-20 staff in an existing detached building. The Board considered the request for a modification with hearing under Subtitle Y § 704 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.

ORIGINAL APPLICATION AND FIRST MODIFICATION. In Application No. 18929, the Board approved the request by St. John’s College High School (the “**Applicant**”) for a special exception from the private school use requirements to construct a new walkway and additions to an academic building. The Board issued Order No. 18929 on March 12, 2015. (Exhibit 8.)

¹ The Order was corrected to add standard language at the end of the Order regarding the regulations in Subtitle Y.

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The original order was modified by Application No. 18929-A, where the Board approved a special exception request by the Applicant to renovate and expand the gymnasium area in an academic building. The Board issued Order No. 18929-A on December 3, 2015. (Exhibit 11.)

PROPOSED MODIFICATION. On May 1, 2024, the Applicant submitted a request for a modification with hearing to Order No. 18929, as modified by Order No. 18929-A. (Exhibits 1-12.) The modification proposed expanding the private school use to include the subject property for school administrative functions and to provide on-site housing for approximately 15 to 20 faculty and staff. The Applicant submitted revised plans reflecting these modifications. (Exhibit 4.) The Applicant did not propose any increases to the number of students, faculty, or staff and the proposed modification does not impact the maximum number of students or faculty and staff previously approved by the Board.²

Based on the proposed modifications, the Applicant requests:

- Special Exception under the private school use requirements of Subtitle U § 203.1(m) and Subtitle X § 104

NOTICE OF THE REQUEST FOR MODIFICATION. Pursuant to Subtitle Y § 704.5, the Applicant served the request for a modification with hearing on the parties to the original application. (Exhibit 3.) The Board referred the application to the appropriate agencies and provided proper and timely notice of the public hearing in accordance with Subtitle Y § 402.1.

PARTIES. The parties to this case were the Applicant, Advisory Neighborhood Commission 3/4G, and Advisory Neighborhood Commission 3F.

ANC REPORT. ANC 3/4G submitted a report indicating that at a regularly scheduled, properly noticed public meeting on May 13, 2024, at which a quorum was present, the ANC voted to support the modification. (Exhibit 27A.) The ANC report raised no issues or concerns.

ANC 3/4G-02 Commissioner Bruce Sherman testified on behalf of ANC 3/4G in support of the application at the Public Hearing.

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 24.)

DISTRICT DEPARTMENT OF TRANSPORTATION (“DDOT”) REPORT. DDOT did not submit a report to the record.

² The school has been the subject of several prior BZA approvals including: BZA Order No. 1611, BZA Order No. 5717, BZA Order No. 5804, BZA Order No. 15518, BZA Order No. 16324, BZA Order No. 16683, BZA Order No. 17849, and BZA Order No. 18025.

CONCLUSIONS

Pursuant to Subtitle Y § 704.1, any request for a modification that does not meet the criteria for a modification without hearing³ requires a public hearing and shall be processed as a modification with hearing. The Applicant's request complies with Subtitle Y § 704, which provides the Board's procedures for considering requests for modifications with hearing.

As directed by Subtitle X § 901.2 and Subtitle Y § 704, the Board has required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case for special exceptions and modification with hearing.

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

DECISION

Based on the case record and the testimony at the hearing, the Board concludes that the applicant has satisfied the burden of proof for a modification with hearing to expand the private school use to include the subject property for school administrative functions and to provide on-site housing for approximately 15 to 20 faculty and staff, and for the requested relief:

- Special Exception under the private school use requirements of Subtitle U § 203.1(m) and Subtitle X § 104

Accordingly, it is **ORDERED** that the modification request is **GRANTED** consistent with the plans shown in Exhibit 4 of the record.


In all other respects, Order Nos. 18929 and 18929-A remain unchanged.

VOTE: 3-0-2 (Frederick L. Hill, Chrishaun S. Smith, and Tammy M. Stidham to APPROVE; Lorna L. John, Carl H. Blake not present, not participating)

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

³ See, Subtitle Y § 703.7.

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FINAL DATE OF ORDER: October 1, 2024

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 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.

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.