

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 3A



Resolution Supporting Approval of Application for Modification of Significance to BZA Order No. 19606 to Increase the Maximum Number of Faculty and Staff at St. Albans School (BZA Case 19606A)

The Protestant Episcopal Cathedral Foundation of the District of Columbia (“Foundation”) and the St. Albans School (“School”) have applied to the DC Board of Zoning Adjustment for a Modification of Significance to BZA Order No. 19606 to allow an increase in the maximum number of full-time equivalent faculty and staff from 145 to 160 at the school located at 3101 Wisconsin Avenue NW.

ANC 3A adjoins the St. Albans School campus along Wisconsin Avenue and is therefore considered an “affected ANC” under DC zoning regulations. The ANC received an official notice from the Office of Zoning about the application, with a request for comments before the BZA hearing on October 9, 2024.

The applicants made a presentation on the application to the Advisory Neighborhood Commission and responded to questions from Commissioners and the community at the duly noticed ANC 3A public meeting on September 17, 2024, at which a quorum was present. (Two of the three sitting Commissioners make a quorum.) The application was included on the proposed meeting agenda which was posted the required 7 days in advance of the meeting.

In the presentation, the applicants explained that in the short term the School is not planning to add 15 full-time faculty or staff. Some individuals currently working for the Foundation would become staff of the School. Other staff may be added in coming months and years to assist with needs at the School such as information technology, security, health care, and administrative and development professionals to assist with the expected capital campaign, as well as a small number of new faculty members. The applicants stated that an increase to the total maximum permitted number of 160 full-time equivalent faculty and staff is anticipated to be gradual, over a number of years.

The applicants also noted that under current zoning regulation, a change from 145 to 160 full-time equivalent faculty and staff would not require any additional parking on the site. Based on the proposed increase in faculty and staff, the School would be required to provide a minimum of 189 vehicle parking spaces, while under BZA Order No. 17320, the School is required to make available 210–230 [off-street] parking spaces. It is meeting both requirements. In response to a question, the applicants also stated that the available parking would be sufficient to provide space for contractors and their equipment when they are needed for projects on the campus.

Because no facilities are being added and the maximum number of students remains the same under the proposed modification, the application concludes that the requested increase in the School’s maximum permitted full-time faculty and staff would not change the noise, traffic, number of students, or other conditions in a manner likely to become objectionable to adjoining and nearby property.

The applicants stated that the traffic analysis their consultant prepared for this case did not show an appreciable change in traffic generated by the proposed modification or an associated increase in congestion in the surrounding area.

Advisory Neighborhood Commissioners (January 1, 2023–December 31, 2024) www.anc3a.org

3A01	3A02	3A03	3A04	3A05	Board of Zoning Adjustment
Thaddeus Bradley-Lewis	Vacant	Vacant	Jeremy Del Moral	Ann Lane Mladin	District of Columbia
					CASE NO. 19606A
					EXHIBIT NO. 21

The applicants also outlined the requirements for a Special Exception under the zoning regulations and explained that the proposed change would be in harmony with the general purpose and intent of the zoning regulations and zoning maps governing the R-1B zone; would not adversely affect the use of neighboring property; and would meet the specific requirements for a private school.

The applicants had made a similar presentation on September 16 to ANC 3C, in which the campus is located. ANC 3C had voted to support the application. The applicants had also presented the proposal to ANC 3C's Planning, Zoning, Housing and Economic Development Committee, which recommended support for the application.

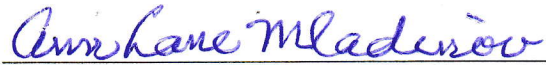
THEREFORE BE IT RESOLVED that ANC 3A supports the proposed Modification of Significance for St. Albans School as presented.

BE IT FURTHER RESOLVED that the Commission authorizes the Chair or his designee to represent the Commission on this matter.

This resolution was approved by the Commission by a vote of 3 - 0 at its duly noticed public meeting on September 17, 2024, at which a quorum was present. (Two of the three Commissioners constitute a quorum.)



Chair



Secretary