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DC Office of Zoning, Board of Zoning Adjustment  
441 4th Street, NW, Suite 200S  
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Ref: DCPS Bancroft Elementary School Modernization Project  
1755 Newton St, N.W., Washington, DC 20010  
DCRA Bldg Permit # B1713394  
DCRA BZA Case # FY-18-11-Z

Subject:  
Request for Special Exception to C, 1502.1(d) requirements

Project Description:

The Bancroft Elementary School modernization project includes the internal renovation and exterior restoration of an existing 39,602 SF building and the addition of two 2-story buildings with 92,829 SF that collectively include classrooms, offices, gymnasium, cafeteria, library, kitchen, elevators and partially underground parking garage for 110 employees and 550 students.

Non-Compliance:

Mechanical units on roof require screen wall surrounds. RTU 3 and RTU 5/6 screen walls do not comply with the setback and/or height requirements.

Community Support:

The School Improvement Team, (SIT) for the project, a stakeholder group of community members and Bancroft teachers, were presented the details of the RTU screens, their locations and their impact. The SIT fully supports this special exception request.

Narrative:

A key feature of the proposed design for Bancroft Elementary School is single loaded corridors which will allow daylight to penetrate deep into the building. We believe this will promote the health and wellness of students. Studies show that daylight improves educational outcomes. A result of this is that the building is narrow which makes it difficult to meet the penthouse requirements in all instances.

Mechanical units are carefully located considering many constraints. To maximize efficiency, they need to be as close to the rooms they serve as possible. Screen walls are located as the first line of structure beyond the required maintenance clearances. All enclosures will be painted perforated steel which will match other exterior colors and material such as copings, metal doors, and the curtainwall system. The top elevation of the screens is designed to align with other building elements such as parapets and clerestory windows. They are fully integrated into the exterior massing.

This project has five such screen enclosures. Of these five, three comply with the setback requirements stipulated in the Zoning Regulations. RTU 1, RTU 2, and RTU 7/8 enclosures all meet C, 1502.1 (d) for side building walls. RTU 3 and RTU 5/6 enclosures will not comply.

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EXHIBIT NO.8

**RTU 3:** this enclosure does not meet the setback requirements, but it is on an internal court yard and will not adversely affect the neighbors. It will not be visible from the public way or any neighboring property. The section of the addition where it is located is only one story and it is blocked by the two-story existing brick building. The existing building eave will be 6'-4" above the top elevation of the screen wall.

**RTU 5/6:** The penthouse, which clearly requires a special exception, encloses RTU 5/6. The top of this enclosure is 37'-6" from adjacent grade and 49'-1" from the sunken parking garage entry. It is set back from the roof edge 1'-8" and it extends 8'-1" up from the roof level. Therefore it is 4'-9" over the prescribed limit set by C, 1502.1 (d).

The building wall adjacent to this screen wall is set back from the property line by 107'-9". This is the side yard, so no setback is required. Due to the deep setback from the public way, the careful use of materials of the enclosure, and the alignments with other building elements such as the gymnasium clerestory, this enclosure will not adversely affect any neighboring property or the public way.

Please be assured our whole team is committed to making the best building we can for students, the neighborhood, and the District of Columbia. Let us know if you have any additional questions or comments.

Respectfully Submitted,



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