

October 6, 2021

VIA IZIS

D.C. Board of Zoning Adjustment
Office of Zoning
441 4th Street, N.W., Suite 200S
Washington, DC 20001

**Re: BZA Application No. 20472: The River School (the “Applicant”) Application
for 4220 Nebraska Avenue NW (Square 1727, Lots 4 and 5) (the “Property”)
– Pre-Hearing Submission**

Dear Chairperson Hill and Members of the Board:

This letter serves as the Applicant’s pre-hearing submission in the above-referenced application for special exception relief. The Applicant seeks to develop the Property with a new campus for the River School, which will provide school use for children from birth through 6th grade. The application requests special exception relief (1) pursuant to 11-U DCMR § 203.1(m) and 11-X DCMR § 104 to permit a private school in a residential zone district; (2) pursuant to 11-U DCMR § 203.1(h) to permit a childhood development center in a residential zone district; and (3) pursuant to 11-C DCMR § 703.2 to allow the 12 tandem parking spaces and six spaces in the pick-up/drop-off loop in the total parking supply to count toward the 52-space parking requirement.

As part of this submission, the Applicant proffers the following as experts:

1. Jami Milanovich of Wells + Associates as an expert in transportation planning and engineering. Ms. Milanovich has been accepted as an expert in such field by the BZA in many previous cases, and her resume was previously submitted along with the CTR as Exhibit 46B.
2. Shalom Baranes and Patrick Burkhardt, both of Shalom Baranes Associates, as experts in architecture and planning. Mr. Baranes has been accepted as an expert in such field by the Zoning Commission before, and the Applicant is now proffering him as an expert before the BZA. Mr. Burkhardt has been previously accepted as an expert before the BZA. Mr. Baranes’ and Mr. Burkhardt’s resumes are attached in Exhibit G.

3. Craig McClure of Parker Rodriguez as an expert in landscape architecture. Mr. McClure has been accepted as an expert in such field by the Zoning Commission before, and the Applicant is now proffering him as an expert before the BZA. Mr. McClure's resume is attached in Exhibit G.

In addition to these experts, the Applicant's witnesses will include Nancy Mellon, Founder and Director of the River School, Rachel Moore Weller, Director of the River School's Board of Trustees, Will Mellon, clinician at the River School, and some current and/or alumni students of River.

Included in this pre-hearing submission are the following materials:

Exhibit A – Supplemental Statement

Exhibit B – Updated Architectural Plans

Exhibit C – Chart of Community Meetings/Outreach

Exhibit D – School Website Portal Comments and Responses

Exhibit E – Design Flexibility for Plans

Exhibit F – Draft Conditions

Exhibit G – Resumes of Experts

Exhibit H – Outlines of Witness Testimony

Please feel free to contact Allison at (202) 721-1106 or Meghan at (202) 721-1138 if you have any questions regarding the enclosed. We look forward to presenting the project to the Board at the October 27, 2021 public hearing.

Sincerely,

/s/

Allison C. Prince
Meghan Hottel-Cox

Enclosures

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document were delivered by electronic mail to the following addresses on or before October 6, 2021.

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/s/
Meghan Hottel-Cox