

BZA Case No. 21247

4715 16th Street, NW (Square 2707, Lot 33)



BZA Public Hearing
May 21, 2025

Holland & Knight

Property Information



South Campus

4715 16th Street, NW (Sq. 2707, Lot 33)

Zoning: R-1B

Existing Conditions



- Private school use approved and operated at the property since 1989.



Milton Gottesman Jewish Day School of the Nation's Capital

- The Milton Gottesman Jewish Day School weaves the unique threads of every student, educator, and family into a vibrant tapestry of Jewish community.
- Milton purchased the Property in 2012, and has operated pre-K through 1st grade since 2013.
- Milton is a pluralistic Jewish school, and strives to admit as many students as possible.



Zoning History and Application Overview

- Private school use for **125 students and 14 faculty/staff** was originally approved for the Lowell School in 1989 (BZA Order No. 14919).
- Milton purchased the property in 2012 and received an increase to **130 students and 26 faculty/staff** in 2013 (BZA Order No. 18399).
- Current request is for an increase to **150 students and 37 faculty/staff**. Results in the need for a reduction in on-site parking from 25 (required) to 7 (provided), plus additional parking off-site.
- No physical alterations, additions, or exterior construction is proposed.

Zoning Relief Requested

Special exception relief requested pursuant to Sub. X § 901.2 and:

- **Private School Use:**

- Sub. U § 203.1(m) – Private school use is permitted in the R-1B zone as a special exception, subject to conditions.
- Sub. X § 104 – Private school use is permitted in all zones as a special exception, subject to approval by the BZA and subject to conditions.

- **Vehicle Parking:**

- Sub. C § 703.2 – Permits flexibility from the minimum number of required on-site parking spaces.

Support for Application

- **ANC 4E Letter** – Unanimous vote in support at March, 2025 public meeting (Ex. 23).
- **Office of Planning Report** – Recommends approval with no conditions (Ex. 25).
- **DDOT Report** – No objection subject to three conditions (Ex. 26)
 - **The Applicant agrees with all of DDOT's stated conditions:**
 1. Work with DDOT on school bus pick-up and drop-off operations;
 2. Implement the TDM plan stated in the DDOT Report, except for registering for SchoolPool; and
 3. Continue to implement the stated existing TDM practices.

BZA Order Conditions

- Applicant proposed minor modifications to some of the conditions approved in BZA Order No. 18399.
- No concerns raised by ANC, OP or DDOT.
- Conditions include compliance with agreed-upon TDM plan included in the DDOT Report (Ex. 26, pp. 2-3).
- Minor update provided in supplemental filing to clarify existing conditions.

Compliance with the Standard of Review for Private School Use

11-X DCMR § 104.2; 11-U DCMR § 203.1(m)(1) – *Located so that it will not be objectional to adjoining/nearby properties because of noise, traffic, number of students, or other objectional conditions.*

- Private school use has existed at the property for many years with no known impacts.
- Minimal increase in students and faculty/staff to accommodate one new kindergarten class.
- No objectionable conditions to noise, traffic, or otherwise.
- No new facilities, renovations, expansions, or construction is proposed.

11-U DCMR § 203.1(m)(2) – *Ample parking shall be provided to accommodate students, teachers, and visitors.*

- Ample parking will be provided.
- 7 on-site and 18 off-site parking spaces proposed = 25 required spaces.
- Parking spaces will adequately serve all faculty, staff, and visitors.

11-X DCMR § 104.3 – *Development standards will mirror those of the underlying zone.*

- N/A – No proposed renovations or new construction.
- Increase in students and faculty/staff will not impact development standards.

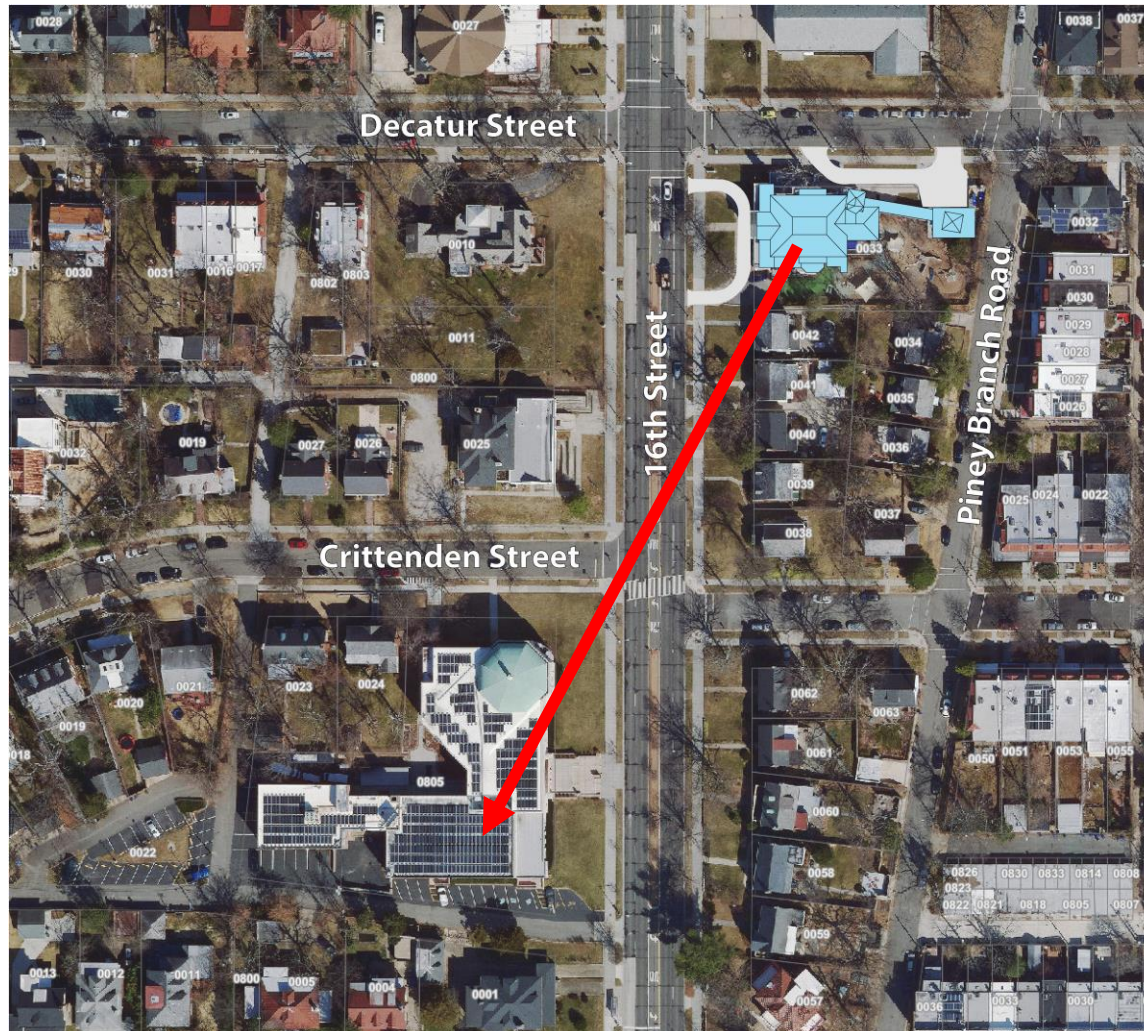
Compliance with the Standard of Review to Reduce Vehicle Parking Spaces

11-C DCMR § 703.2 – *The BZA may grant a full or partial reduction in the number of required parking spaces as a special exception, pursuant to Subtitle X, Chapter 9, and subject to the applicant's demonstration to the Board's satisfaction of at least one (1) of the following:*

(a) Due to the physical constraints of the property, the required parking spaces cannot be provided either on the lot or within 600 ft. of the lot.

- 25 total parking spaces required. 7 on-site + 18 off-site provided.
- More than 7 parking spaces cannot be accommodated on the property due to existing improvements and configuration.
- Off-site spaces will be located at the 19th Street Baptist Church (0.1 mile away).

Neighborhood Aerial – Off-site Parking Location



Compliance with the Standard of Review to Reduce Vehicle Parking Spaces

11-C DCMR § 703.3 – *Any reduction in the required number of parking spaces granted under Subtitle C § 703.2 shall be:*

(a) Proportionate to the reduction in parking demand demonstrated by the applicant.

- Reduction is proportionate to demand, particularly given the 18 spaces off-site.

(b) Limited to the number of spaces that the applicant demonstrates cannot reasonably be provided on the site as proposed to be developed in the application; and

- More than 7 parking spaces cannot reasonably be accommodated on site due to existing structures and configuration/layout of improvements.

(c) Limited to relief from the minimum number of parking spaces required by this section and shall not provide relief from the location, access, size or layout, screening, or other requirements of this chapter

- Relief requested is limited to the number of spaces required, not their location, access, size, or other factors.

Compliance with the Standard of Review to Reduce Vehicle Parking Spaces

11-C DCMR § 703.4 – *Any request for a reduction of more than four (4) spaces from the required number of parking spaces shall include a transportation demand management plan approved by the District Department of Transportation, the implementation of which shall be a condition of the Board of Zoning Adjustment's approval:*

- Applicant worked with DDOT to establish a mutually agreeable TDM plan. The final TDM plan is included in the DDOT Report (Ex. 26, pp. 2-3), with the exception of SchoolPool.

Compliance with the General Special Exception Standard of Review

11-X DCMR § 901.2(a) – *Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.*

- Private school use already exists at the property – no change to status quo.
- Modest increase in students and faculty/staff will continue to be in harmony with the purpose and intent of the Zoning Regulations and Zoning Maps.
- Allows for enrollment of an additional kindergarten class in the fall.

11-X DCMR § 901.2(b) – *Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.*

- Private school use already exists at the site. The minor increase in students and faculty/staff will be indiscernible to neighboring property.
- Applicant is working with DDOT to ensure no traffic impacts.
- ANC voted in unanimous support of the application.

11-X DCMR § 901.2(c) – *Will meet such special conditions as may be specified in this title.*

- Application meets the specific requirements for private school use (Subtitle U § 203 and Subtitle X § 104) and parking relief (Subtitle C § 703).

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