



September 2, 2025

VIA IZIS

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Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, D.C. 20010

**Re: BZA Case No. 21345
Applicant's Prehearing Statement**

Chairperson Hill and Honorable Members of the Board:

This prehearing statement is submitted on behalf of the Applicant, D.C. Department of General Services (the "Applicant"), as the implementing agency for D.C. Public Schools ("DCPS") and owner of the property located at 3rd St. NW (Square 3269, Lot 65) (the "Property"), in support of its application for variance relief for multiple primary structures on one record lot (Subtitle C § 302.2) to construct a modular trailer "swing space" in the R-1B zone.

The Applicant presented its application to ANC 4B during the community meeting held on June 23, 2025. At that meeting, the ANC voted unanimously (8-0-0) to support the application. The ANC's Resolution in Support is included in the record at Exhibit 15.

As part of its Resolution, the ANC requested that the Applicant coordinate with DCPS to assist in distributing flyers to "any affected neighbors." In response, the Applicant provided the requested flyers to the ANC for distribution and supplied additional copies for dissemination at the Takoma Recreation Center.

Additionally, the Applicant wishes to inform the Board of a minor modification to the proposed swing space. Specifically, the trailer size has increased by 3 feet 4 inches. An updated zoning analysis chart is attached at **Tab A**, reflecting this change and confirming that no additional zoning relief is required. The plans do not require update as the plans do not show dimensions, the zoning chart provides information on the square footage added by the minor increase in size of the trailers.

The Applicant thanks the Board for its consideration of this prehearing statement and looks forward to the public hearing on October 1, 2025.

Sincerely,

COZEN O'CONNOR



Meridith H. Moldenhauer

Certificate of Service

I hereby certify that on this 2nd day of September, 2025, a copy of the foregoing Prehearing Statement was served, via email, on the following:

District of Columbia Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024
planning@dc.gov

Advisory Neighborhood Commission 4B
Sophia Tekola, SMD 4B05, Chairperson
Keenan Courtland, SMD 4B03, Secretary
4B05@anc.dc.gov
4B03@anc.dc.gov



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Tab A

ZONING INFORMATION		
ZONING DISTRICT	R-1	
SQUARE	3269	
LOT	65	
WARD	4	
SITE AREA	283,200 SF	
GROSS AREA	45,424 GSF	
ZONING REGULAITONS	REQUIRED	PROPOSED
HEIGHT (FT)	60 FT	15 FT
HEIGHT (STORIES)	NOT LIMITED	1
FLOOR AREA RATIO (FAR)	1.8	0.16
PERCENTAGE OF LOT OCCUPANCY	60%	16%
REAR YARD SET BACK (FT)	NOT REQUIRED RECREATION AREA ABUTS THE LOT LINE (4907.2)	-
SIDE YARD SET BACK (FT)	8 FT NORTH SIDE	6'-3" FT (ABUTS NORTH SIDE RECREATION AREA) 4908.4
CAR PARKING GROSS AREA = 45,577 SF)	0.25 PER 1,000 SF 12 CARS	6 (702.2 - 50% REDUCTION FOR PUBLIC SCHOOLS, IN THE 0.5 MIL RADIUS FROM METROPOLITAN STATION)
LONG TERM BICYCLE PARKING (802.1)	1 PER 7,500 SF 6 SPACES	6
SHORT TERM BICYCLE PARKING (802.1)	1 PER 2,000 SF 23 SPACES	24
SHOWERS AND LOCKERS (806.3)	2 / 2 (STAFF ONLY)	2 / 2 (STAFF ONLY)
LOADING BERTH 30,000 TO 10,000 SQFT GFA (901.1)	1	1 20'-0" x 30'-0"
SCREEN (908.3) FOR LOADING BERTH	72" HIGH SOLID MASONARY SCREEN	TEMPORARY 8'- 0" CHAIN LINK FENCE WITH SLATS