

# **BZA Case No. 21345**

## **Whittier Elementary Modular Campus**

**3<sup>rd</sup> St. NW**

**(Square 3269, Lot 0065)**

**Presenter: Meredith Moldenhauer of Cozen O' Connor**

# Members of the Team Present for Questions

## Ronnie McGhee

Principal at R. McGhee & Associates



## Alex Casey

Project Manager at DGS



## Mar'Vic Davis

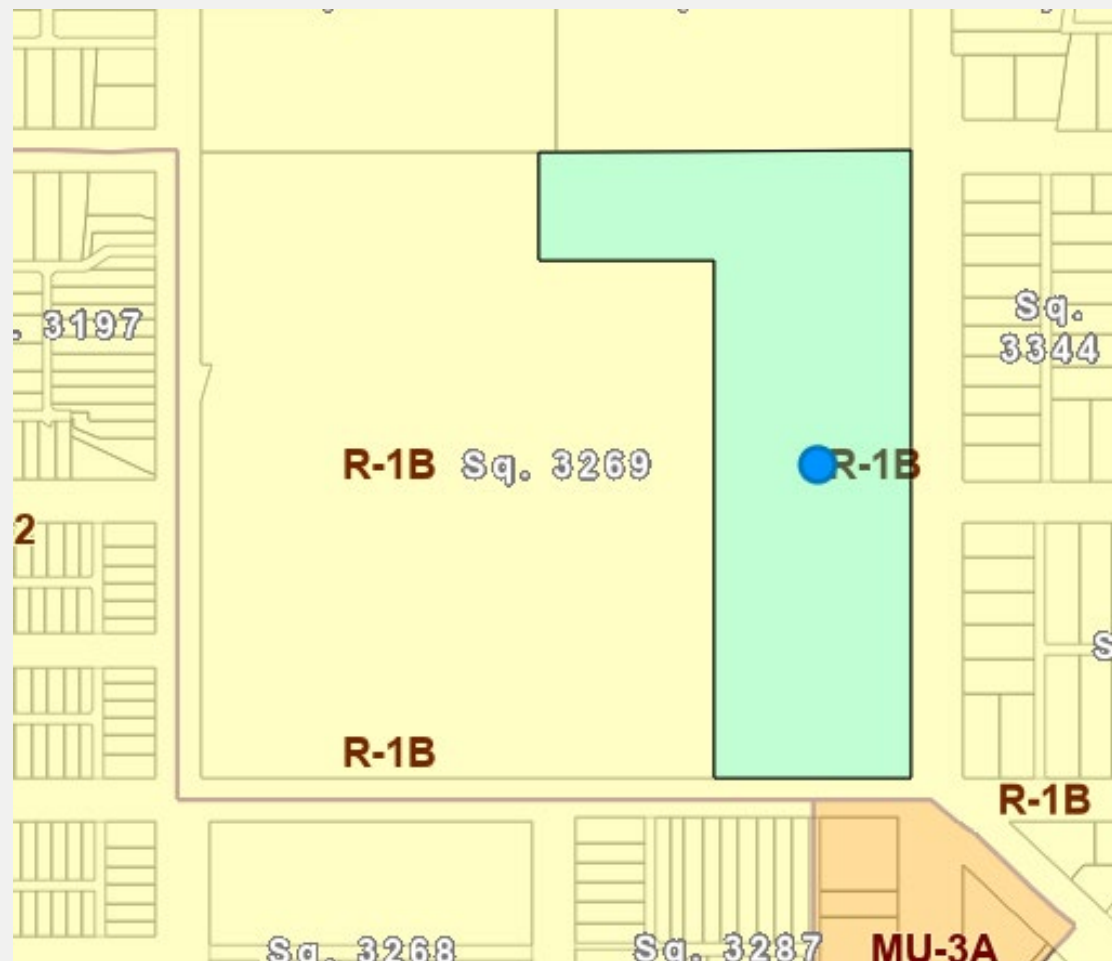
Assistant Project Manager at DGS

## Michelle Sterling

Project Coordinator at DCPS



# Zoning Map – R-1B Zone



# Existing Conditions-Vicinity Map



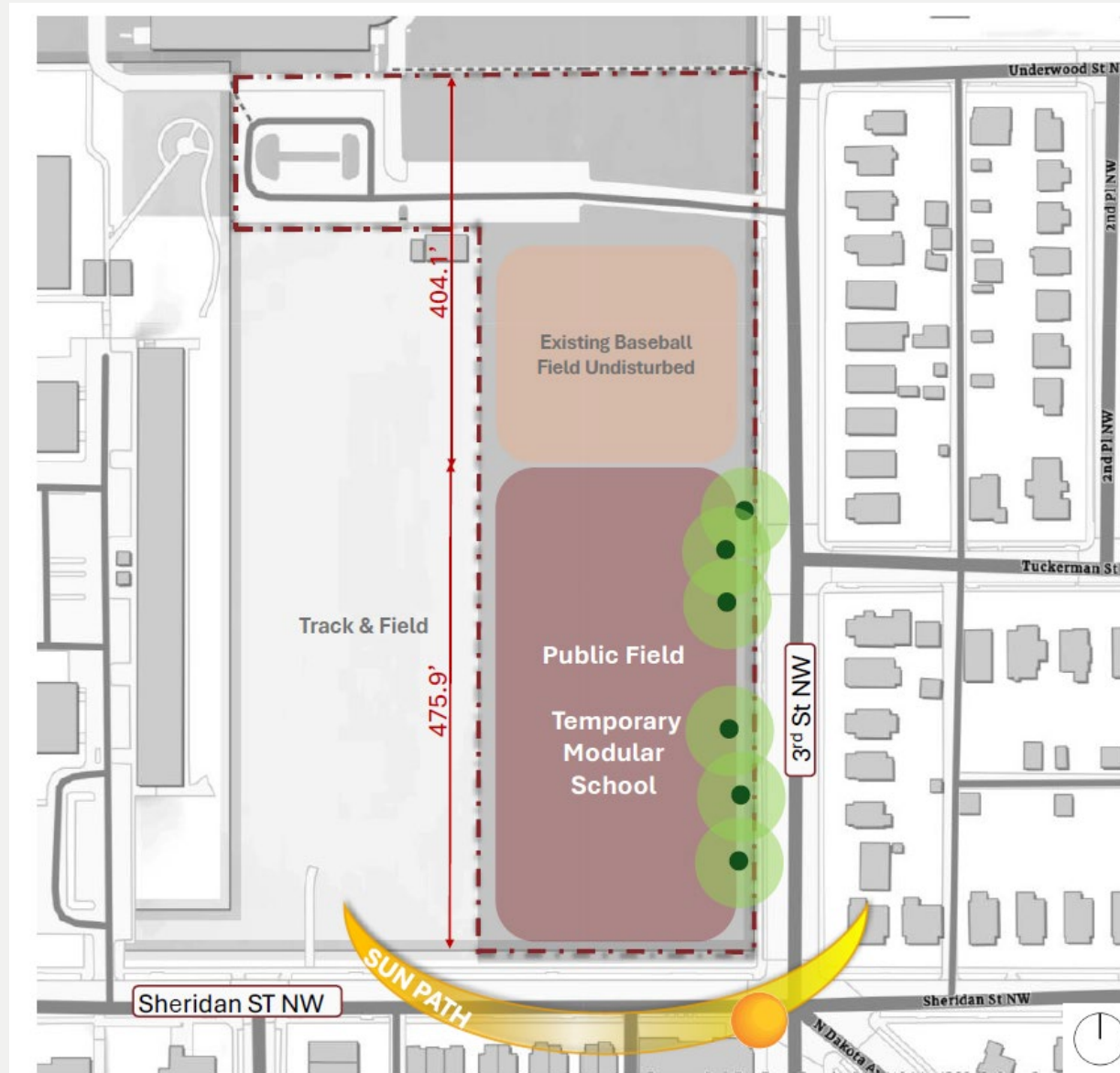


# Existing Conditions





# Proposed Siting of Modular Campus



# Swing Space Site Plan

## PROPOSED CONCEPT DESIGN OVERALL SITE PLAN

- 1 COVERED WALKWAYS
- 2 LOADING BERTH
- 3 8' FENCE
- 4 4' FENCE
- 5 LONG TERM BIKE SPACES 6
- 6 SHORT TERM BIKE SPACES: 24
- 7 PRE-K - 1<sup>ST</sup> PLAYGROUND
- 8 2<sup>ND</sup>-5<sup>TH</sup> PLAYGROUND
- 9 MODULAR BUILDINGS
- 10 PARKING
- 11 OPEN LANDSCAPE
- 12 SWITCHGEAR ROOM
- 13 MULTIPURPOSE
- 14 EMERGENCY EGRESS PATH
- 15 TEMPORARY DROP OFF AREA
- 16 PROTECTED AREA FOR HERITAGE TREES
- 17 MAIN (PUBLIC) ENTRANCE
- 18 TEMPORARY BUS PARKING AS NEEDED
- 19 NEW CURB CUT FOR VEHICLE ACCESS
- 20 SCREEN AT PARKING
- 21 STORM WATER DETENTION
- 22 CRZ
- 23 TEMPORARY CHAIN LINK FENCE



# Swing Space Details

## The Modular Swing Space Campus will include

- ☐ Academic Spaces
- ☐ Administrative Spaces
- ☐ Building Support
- ☐ A Health Suite
- ☐ Library
- ☐ Performance and Visual Arts Spaces
- ☐ Kitchen
- ☐ Multipurpose Space
- ☐ ADA Accessible Bathroom



# Community Outreach

**DGS and DCPS have conducted ongoing engagement with families, staff, and neighbors throughout the design and zoning process:**

- ❑ Since April 1, 2025, the project team has held or attended 4 community meetings, including three School Improvement Team (SIT) sessions.
- ❑ On June 23, 2025 the Applicant presented the application to ANC 4B, who voted unanimously in support. The Resolution has been filed in the record at Ex 15.

# Relief Requested

**The Applicant requests area variance relief from 11-C DCMR § 302.2, which prohibits more than one principal structure on a single record lot in residential zones.**

- ☐ The Subject Property will temporarily include a modular swing space composed of multiple detached buildings.
- ☐ The swing space is necessary to house students during the school modernization and will consist of four academic/administrative trailers, one kitchen trailer, and a multipurpose “bubble” structure.
- ☐ Each modular trailer qualifies as a separate primary building, triggering the need for relief.

# **BZA Relief Requested-Variance Standard**

**Pursuant to 11-X DCMR § 1002.1 the Board of Zoning Adjustment may grant area variance relief where the applicant demonstrates that:**

- ☐ The property is affected by an extraordinary or exceptional situation or condition;
- ☐ The strict application of the zoning regulations would result in a practical difficulty to the applicant; and
- ☐ The relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zoning regulations and map.



# **BZA Relief Requested-Exceptional Condition**

**The Property is affected by a confluence of conditions that qualify as exceptional:**

- ☐ The Project requires modular construction due to cost, speed, and the need for reversibility.
- ☐ Modular trailers are limited in width and must remain detached to comply with fire separation and transport limits.
- ☐ The Property is uniquely suited for multiple primary structures due to its exceptional size, especially in contrast to the predominantly small residential lots that characterize the surrounding neighborhood.

# BZA Relief Requested-Practical Difficulty

**Strict compliance with the regulation's requirements would ultimately undermine the efficiency and affordability of modular construction, defeating its intended purpose :**

- ☐ Modular units must be constructed within transportable dimensions, making consolidation into a single structure impractical.
- ☐ Connecting the units on-site would require enclosing the connections, which would significantly increase construction complexity and cost by triggering additional mechanical, fire safety, and accessibility requirements.

# **BZA Relief Requested-No Harm**

## **The variance relief will not cause substantial detriment to the public good or Zoning Regulations**

- ☐ The site will operate as a public elementary school, a matter-of-right use in the R-1-B zone.
- ☐ The swing space is temporary.
- ☐ All zoning standards for height, lot occupancy, FAR, parking, and bicycle parking are met.
- ☐ The Project preserves open space, playgrounds, and neighborhood character.



**Questions?**