

St. Peter School

BZA Application No. 21389

422 3rd Street, SE
Square 793, Lot 25



Board of Zoning Adjustment| Public Hearing | December 3, 2025

St. Peter School

BZA Application No. 21389

St. Peter School Background and Project Goals



St. Peter School

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Community Outreach and Engagement



COMMUNITY ENGAGEMENT

- Team has taken a **comprehensive and proactive** approach to neighborhood engagement
- **In-person and online meetings** with community stakeholders, including open neighborhood sessions at the school on **April 28 and May 7, 2025**
- Mailings in April and September to approximately **215 immediate and nearby neighbors** to provide **project overview, website and contact information, and update** on progress
- **Dedicated project website** providing project-related information as well as a **community input portal** to encourage neighborhood feedback and dialogue
- **Individual meetings with nearby neighbors** to discuss and successfully resolve any questions or concerns

COORDINATION WITH ANC 6B

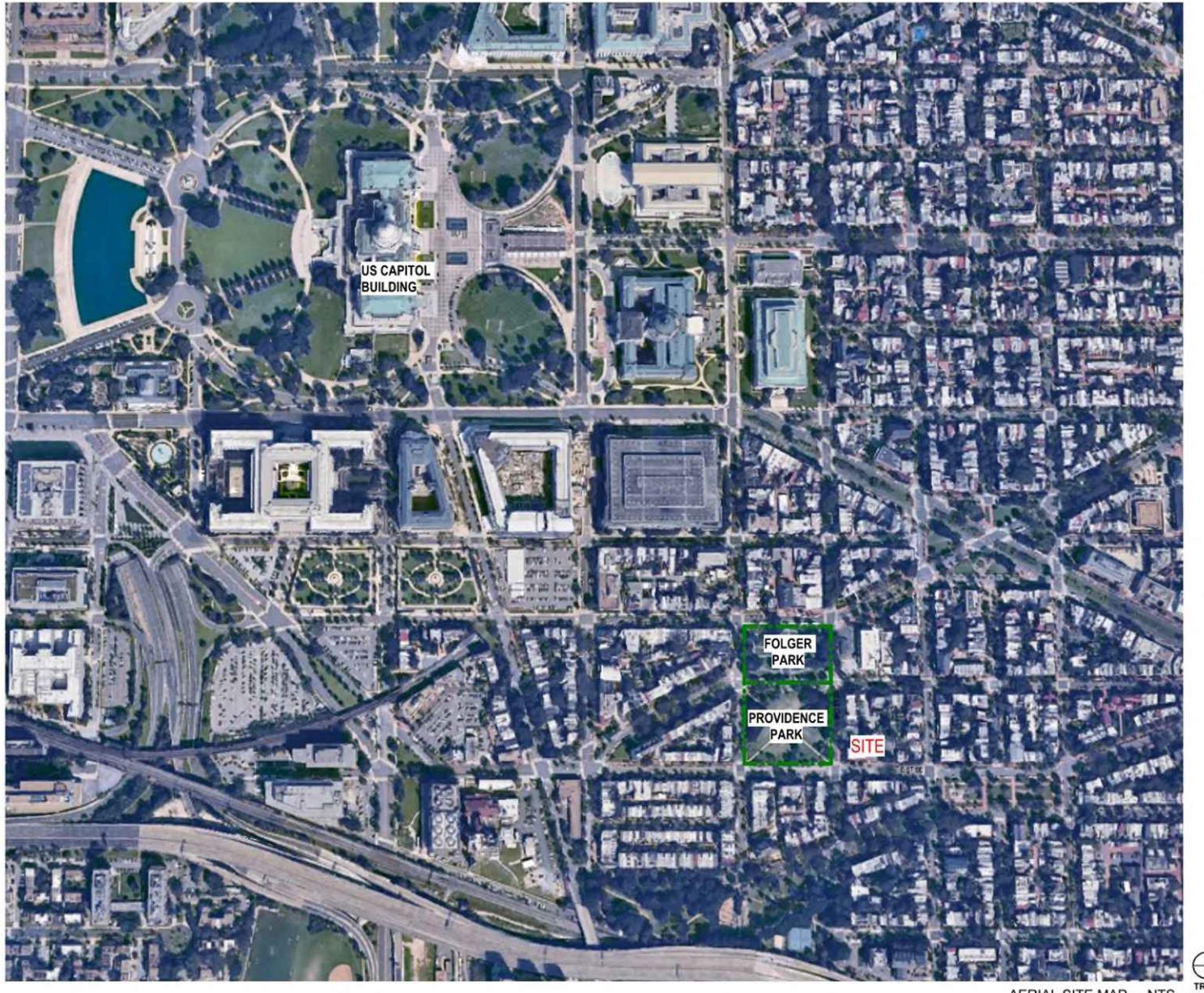
- Close **collaboration with ANC 6B** throughout all phases of the planning process
- Attended all monthly meetings since early 2025
- Presented to Commission at May 13 regular monthly meeting, May 27 executive committee meeting, and June 5 planning and zoning meeting in advance of June 10 vote in **full support prior to HPRB hearing**
- Reviewed BZA submission with planning and zoning committee at their October 9 meeting, and based on their recommendation, received **unanimous support from full Commission at their October 15 meeting**

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Overview of Proposed Design

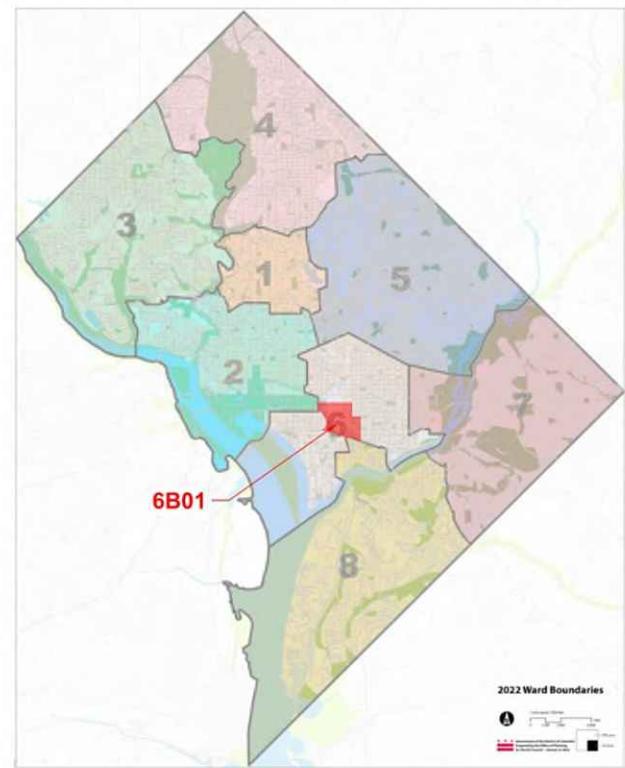


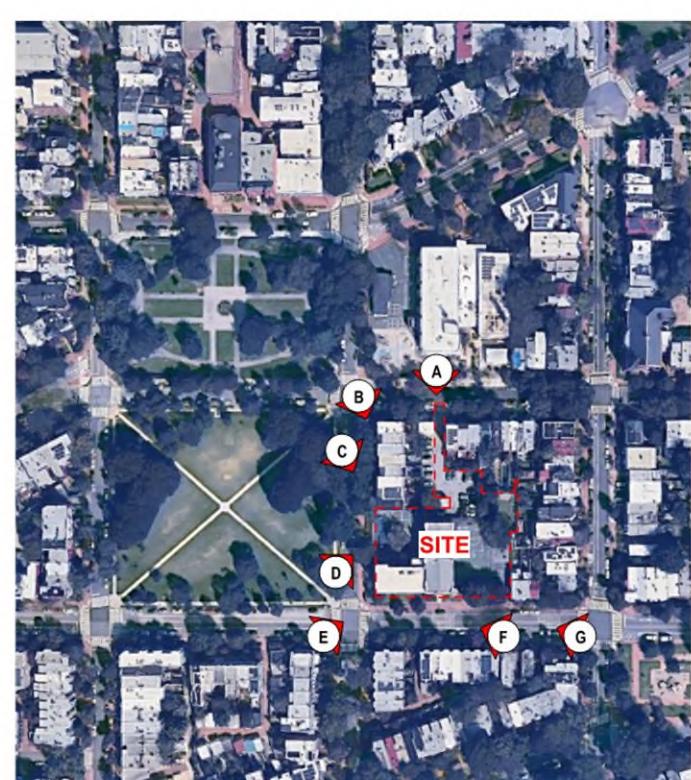


SITE ADDRESS: 422 3RD STREET SE
SQUARE: 0793
LOT: 0025

ZONING DISTRICT: RF-1/ CAP
OVERLAY DISTRICT: CAPITOL INTEREST
HISTORIC DISTRICT: CAPITOL HILL
WARD: 6
NEIGHBORHOOD: 009 - CAPITOL HILL
ANC: 6B
SMD: 6B01

ORIGINAL YEAR BUILT: 1867
ADDITION YEAR BUILT: 1936





SAINT PETER SCHOOL ADDITION

SITE CONTEXT IMAGES
BZA-000PR 8829/2025

MTFA
design + preservation

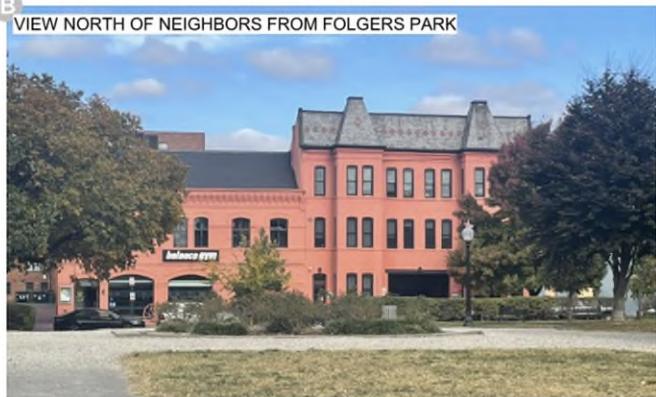
A
VIEW OF SAINT PETER CHURCH



D
VIEW WEST OF NEIGHBORS FROM PROVIDENCE PARK



B
VIEW NORTH OF NEIGHBORS FROM FOLGERS PARK



E
VIEW EAST OF SCHOOL FROM PROVIDENCE PARK



C
VIEW NORTH OF NEIGHBORS FROM PROVIDENCE PARK



F
VIEW SOUTH OF NEIGHBORS FROM PROVIDENCE PARK



AERIAL SITE MAP - NTS

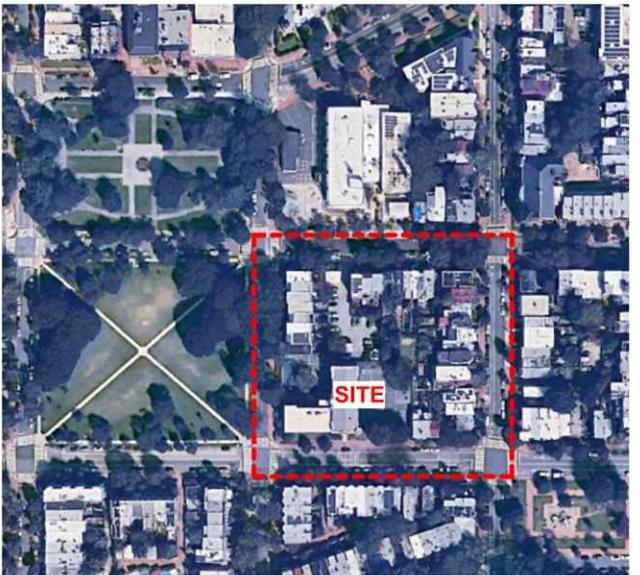


SAINT PETER SCHOOL ADDITION

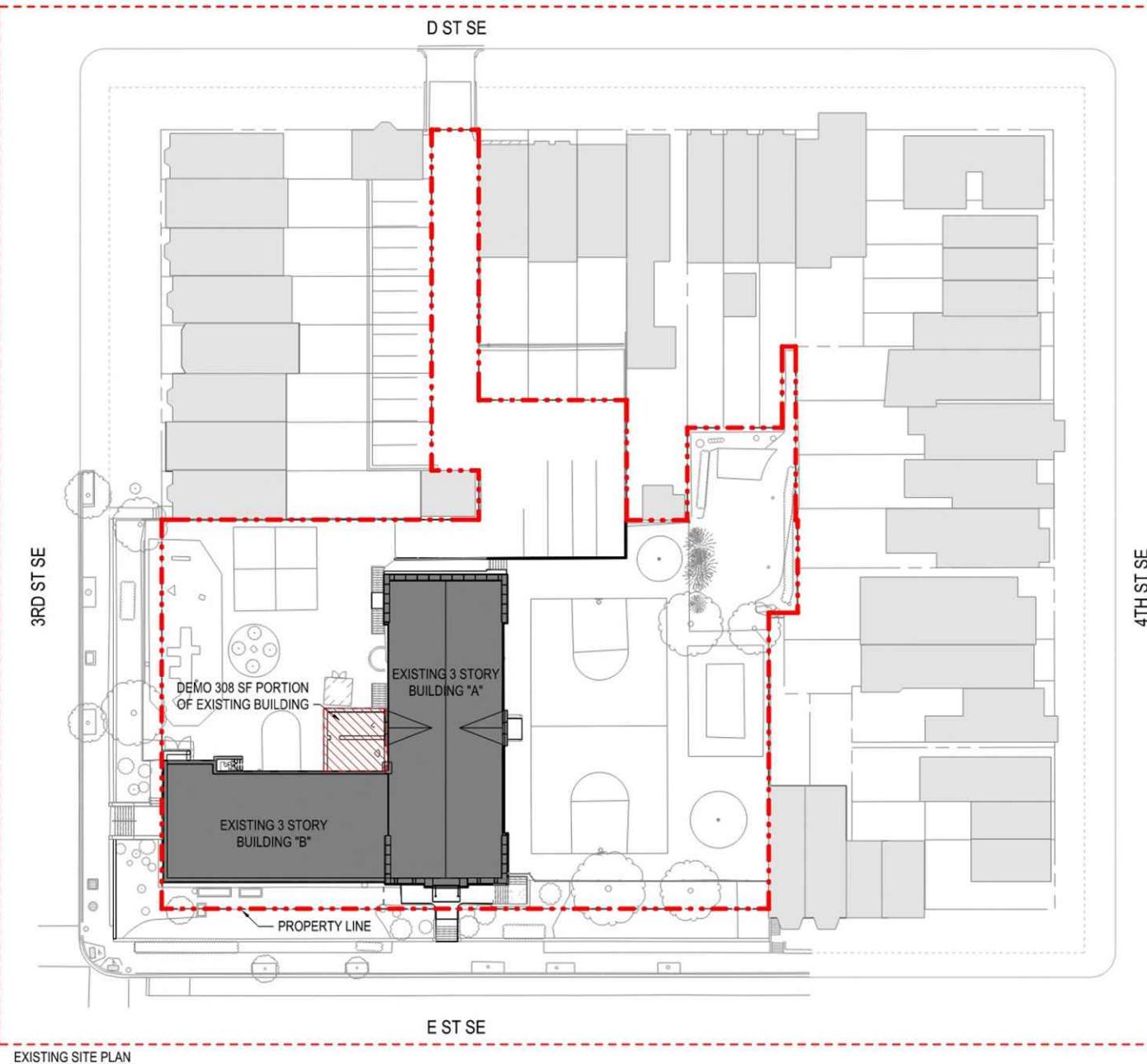
SITE CONTEXT IMAGES

BZA-004PR 8829/2025

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design + preservation



KEY PLAN - IMAGE



EXISTING SITE PLAN

SAINT PETER SCHOOL ADDITION

EXISTING SITE PLAN
BZA-100PR 58/29/2025

 **MTFA**
design + preservation

SITE & ZONING INFORMATION

TOTAL LOT AREA:
 MIN REQUIRED: 4,000 SF
 EXISTING: 38,893 SF

GROSS FLOOR AREA:
 EXISTING TOTAL: 26,481 SF
 PROPOSED ADDITION: 15,431 SF
 PROPOSED TOTAL: 41,912 SF

LOT OCCUPANCY:
 MAX ALLOWABLE: 15,521 SF, 40%
 EXISTING: 9,145 SF, 23.5%
 PROPOSED: 15,215 SF, 39.1%

PERVIOUS AREA:
 EXISTING: 5,100 SF, 13.11%
 PROPOSED: 5,954 SF, 15.31%

BUILDING HEIGHT:
 ALLOWABLE: 35'-0"
 PROPOSED: 35'-0"

ROOFTOP STRUCTURE HEIGHT:
 ALLOWABLE: 10'-0" ABOVE ROOF STRUCTURE
 PROPOSED:
 STAIRS: 10'-0" ABOVE NEW ROOF STRUCTURE

ROOF PLAY AREA ENCLOSURE:
 10'-0" ABOVE NEW ROOF STRUCTURE
 (3'-6" PLANTER + 6'-6" FENCE)

ELEVATOR: 14'-10" ABOVE NEW ROOF
 11'-10" ABOVE BLDG B ROOF
 9'-6" ABOVE BLDG A ROOF

SETBACKS:
 FRONT YARD
 MIN REQUIRED: 0'
 PROPOSED: 0' (ALIGN W/ NEIGHBORS)
 SIDEYARD:
 MIN REQUIRED: 5'
 PROPOSED: 5'
 REAR YARD:
 MIN REQUIRED: 20'
 PROPOSED: 97' (NO CHANGE)

PARKING:
 EXISTING: 5 (DUE TO PARKING CREDITS)
 PROPOSED: 5

LOADING:
 PROPOSED ADDITION IS GREATER THAN 50% GFA,
 BUT LESS THAN 30,000 SF,
 THEREFORE, NO LOADING REQUIRED.

BICYCLE STORAGE:
 REQUIRED: 2 LONG TERM, 8 SHORT TERM
 PROPOSED: 2 LONG TERM (INSIDE BUILDING)
 8 SHORT TERM (IN PUBLIC SPACE)
 6 SHORT TERM (ON SITE)





SAINT PETER SCHOOL ADDITION

FIRST FLOOR PROPOSED PLAN

BZA-201 | 08/29/2025





SAINT PETER SCHOOL ADDITION

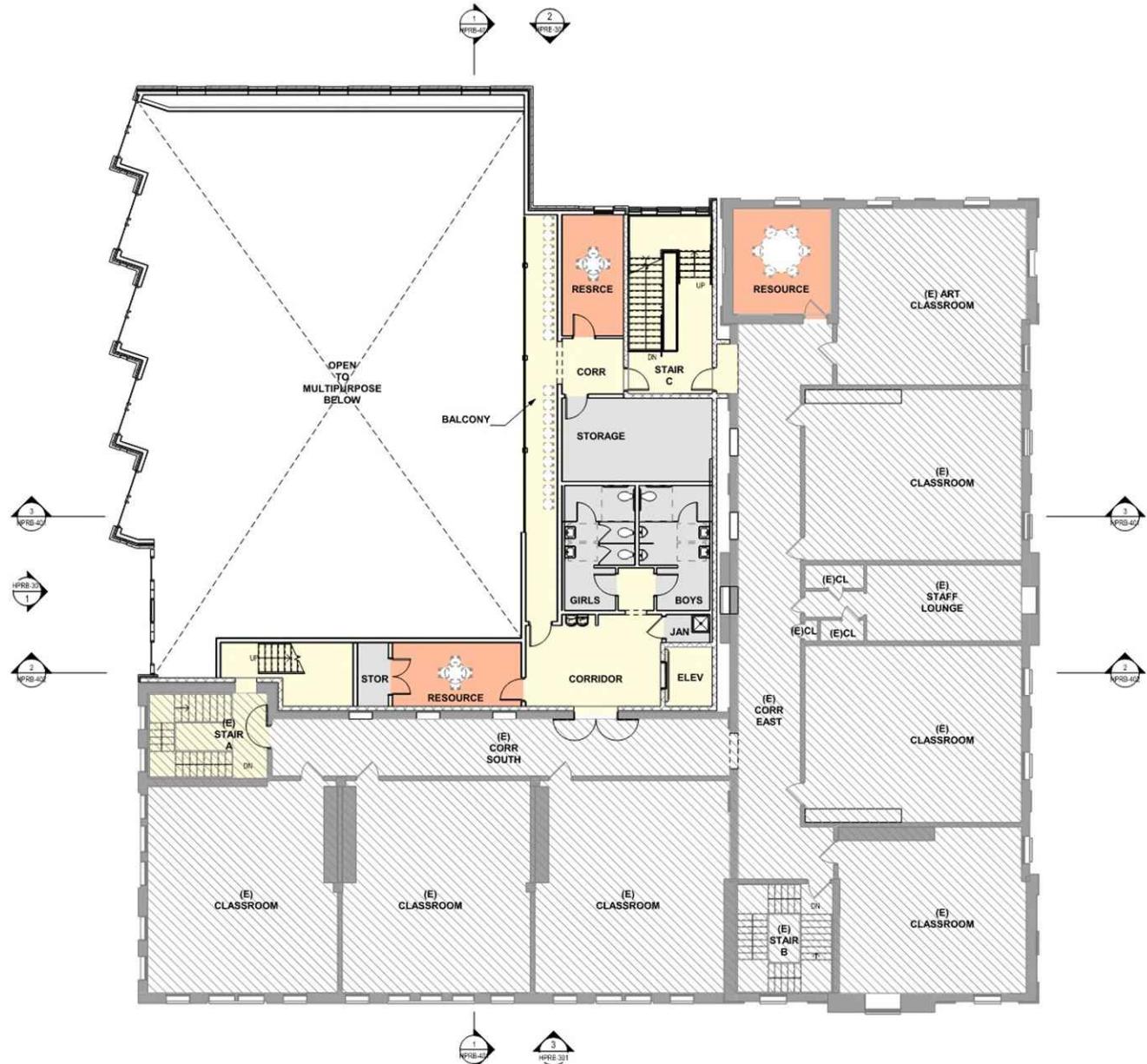
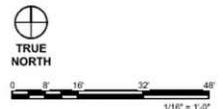
SECOND FLOOR PROPOSED PLAN

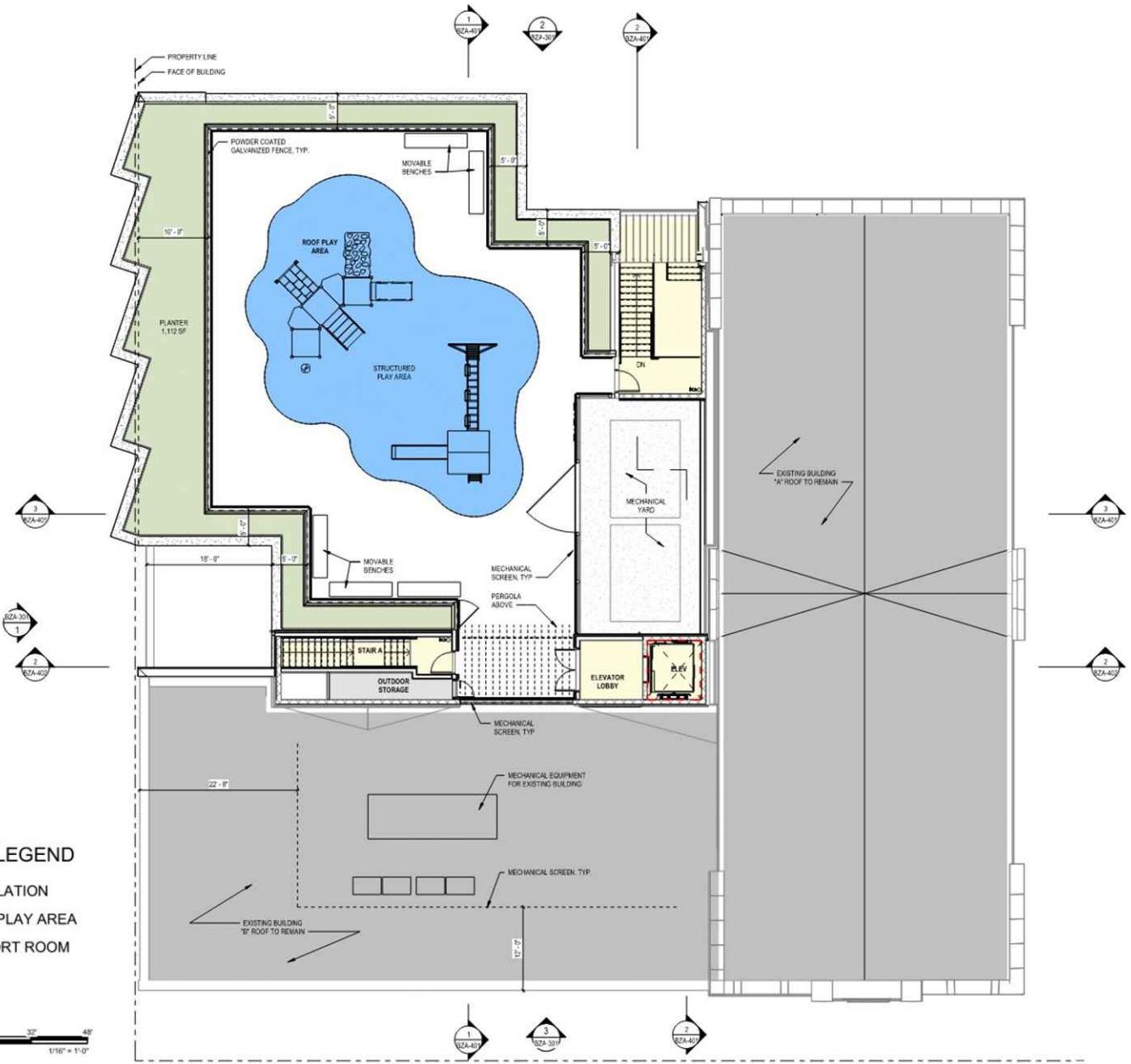
BZA-202 | 08/29/2025



SPACE LEGEND

- ADMINISTRATION
- CIRCULATION
- GENERAL LEARNING AREA
- INSTRUCTIONAL LIBRARY
- MULTI-PURPOSE
- RESOURCE ROOM
- SUPPORT ROOM





SAINT PETER SCHOOL ADDITION

Location and height of mechanical equipment and screening on existing school building roofs subject to change as plans for interior mechanical systems are further developed and finalized. Mechanical equipment will continue to comply with all applicable penthouse height, setback, and screening requirements.

ROOF PROPOSED PLAN
BZA-204 | 08/06/2025



BRICKS



CAST STONE



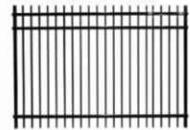
METAL PANELS



STANDING SEAM METAL PANEL

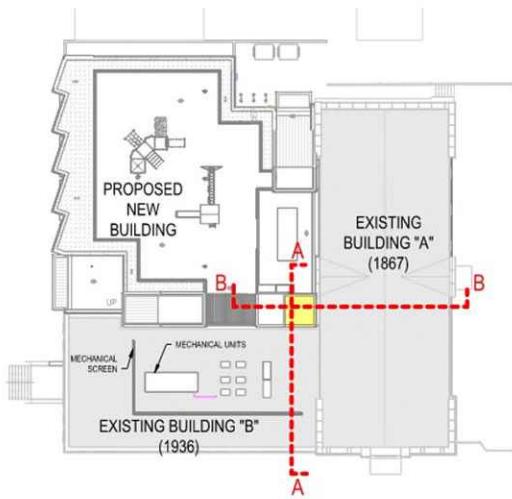


PLAYGROUND FENCE

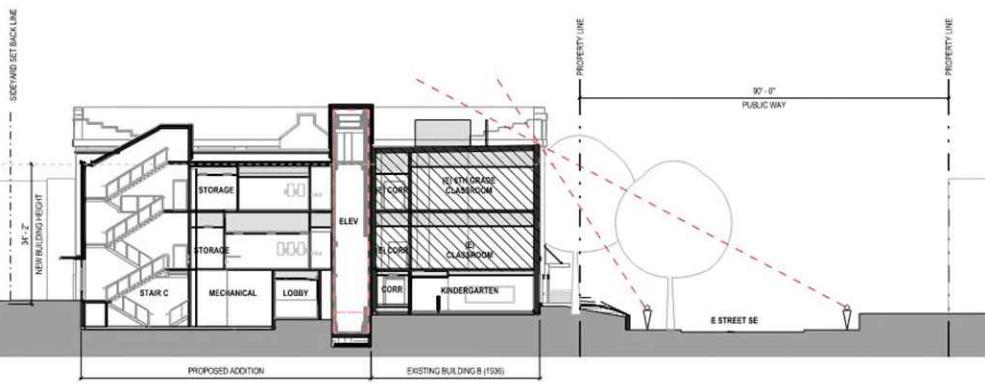
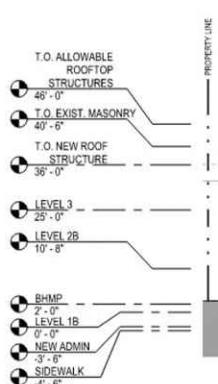


EXTERIOR MATERIALS

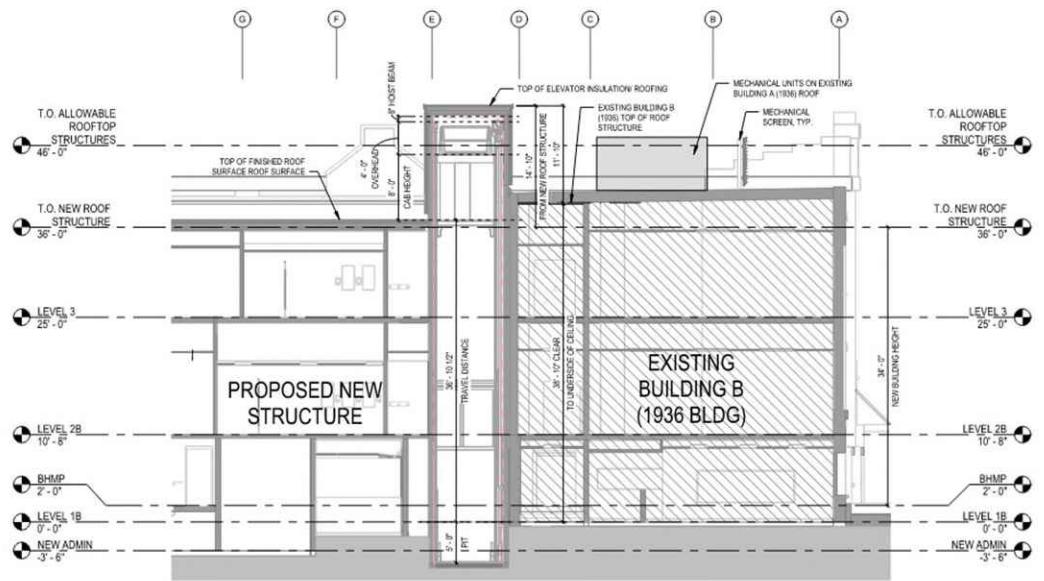




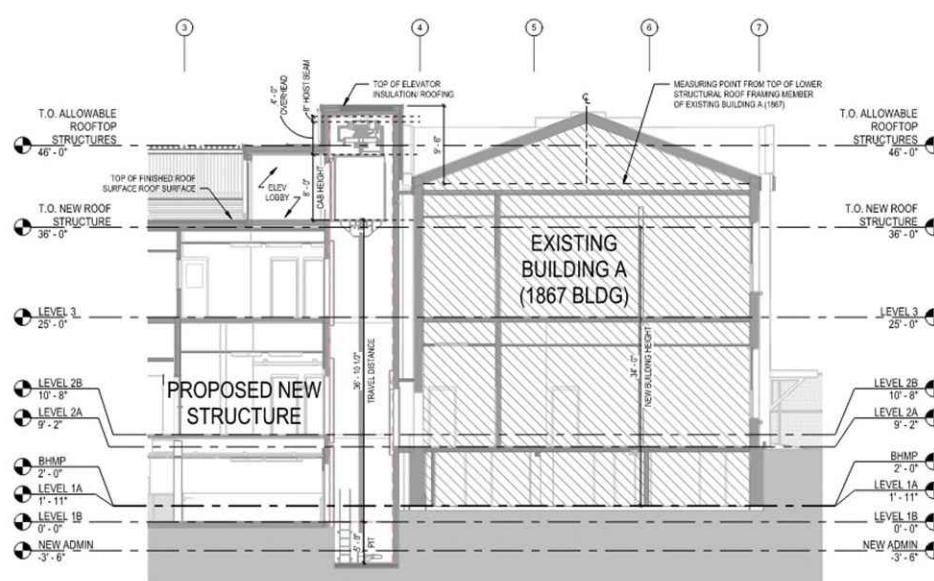
KEY PLAN - BZA PROPOSED ROOF



SECTION DIAGRAM - ELEVATOR SITE LINE



SECTION A - NORTH SOUTH - ELEVATOR DIAGRAM



SECTION B - EAST WEST - ELEVATOR DIAGRAM

SAINT PETER SCHOOL ADDITION

ELEVATOR SECTION DIAGRAMS

BZA-402 PR B8/29/2025





1. PROPOSED WEST FACADE AERIAL VIEW FROM 3RD AND E STREET SE



KEY - SITE PLAN



1. PROPOSED WEST FAÇADE FROM 3RD ST SE

SAINT PETER SCHOOL ADDITION



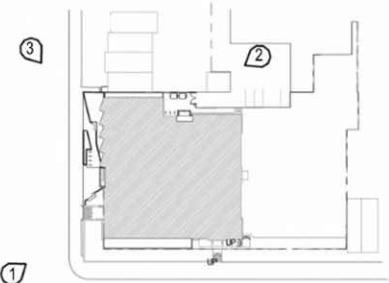
2. PROPOSED NORTH FAÇADE AERIAL VIEW FROM OVER THE PARKING LOT



3. PROPOSED WEST FAÇADE LOOKING FROM THE CORNER OF 3RD AND E STREET SE

PROPOSED VIEWS
BZA-502PR 88/29/2025

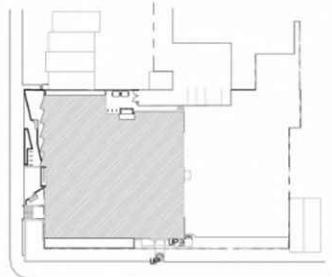
MTFA
design + preservation



KEY - SITE PLAN



1. PROPOSED WEST FACADE LOOKING FROM PROVIDENCE PARK



KEY - SITE PLAN

SAINT PETER SCHOOL ADDITION

PROPOSED VIEWS
BZA-508PR 8/29/2025

 **MTFA**
design + preservation

St. Peter School

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Transportation Evaluation



SITE CIRCULATION - EXTERIOR



TRIP GENERATION

- No increase to currently allowed student enrollment
- No increase to currently allowed faculty and staff population

	Current	Maximum Allowed	Potential Increase
Students	229	283	54
Faculty/Staff	34	40	6



TRIP GENERATION

- A significant portion of the student body walks or bikes to school
 - Nearly half (47%) of students walk or bike to school
- 29% of faculty/staff walk or bike to school
- 12% of faculty/staff take transit to school



VEHICULAR TRIP GENERATION

AM PEAK HOUR			PM SCHOOL PEAK HOUR			PM COMMUTER PEAK HOUR		
IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
<i>Existing Conditions</i>								
84	80	164	32	35	67	22	33	55
<i>Proposed Conditions</i>								
104	99	203	40	43	83	27	40	67
<i>Net Increase</i>								
20	19	39	8	8	16	5	8	13



CONCLUSIONS

- As requested by DDOT, the School will implement the Transportation Management Plan and Loading Management Plan outlined in the Transportation Statement (Exhibit 10, p. 63 (LMP) and pp. 78-82 (TMP))
- The proposed project is not expected to have an adverse impact on traffic operations in the surrounding neighborhood.



St. Peter School

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Zoning Relief Analysis



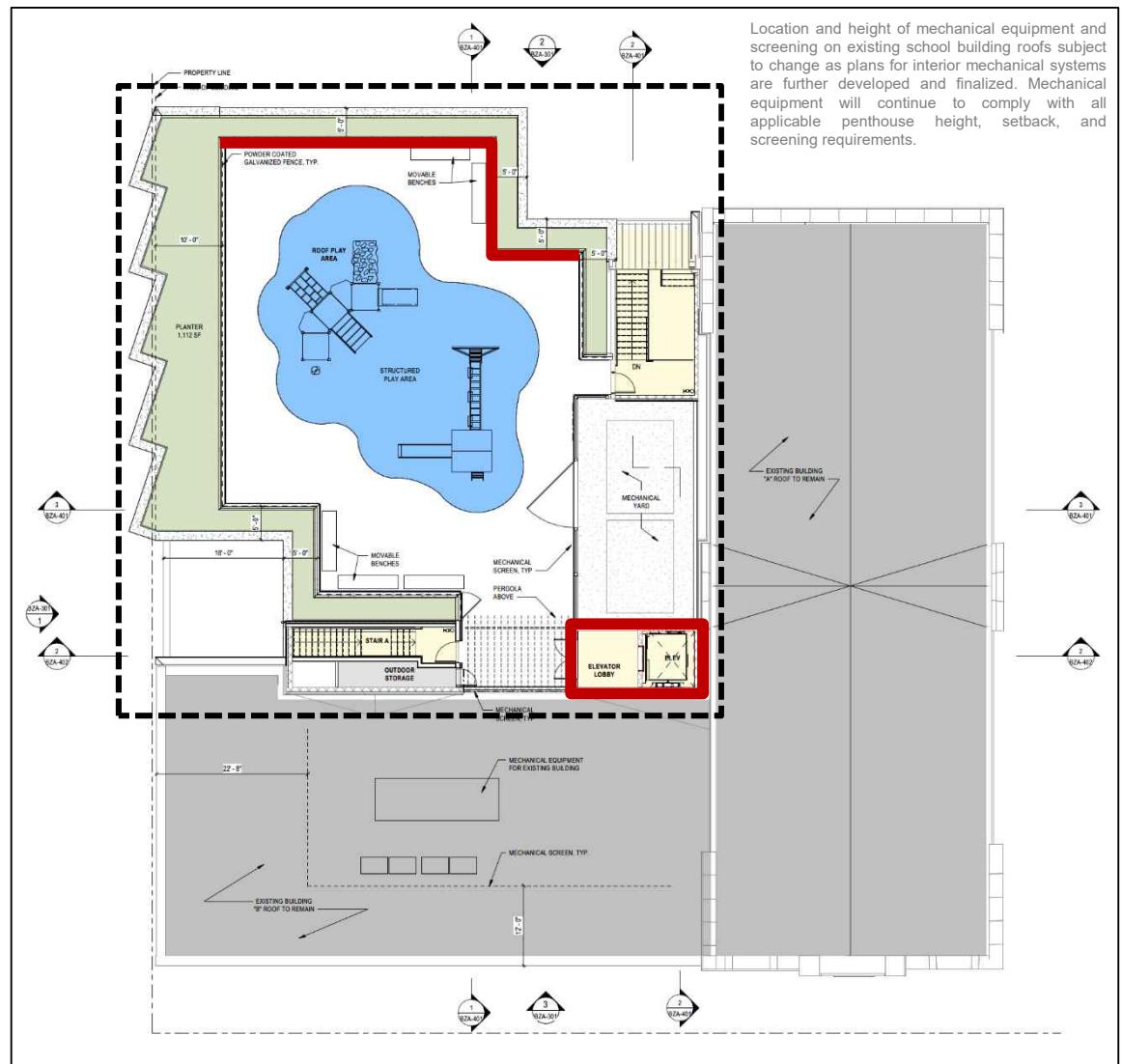
Requested Relief

Special Exception

- Private school (expansion) under Subtitle U § 203.1(m)
- Penthouse setback (rooftop play area enclosure) under Subtitle C § 1504.1(c)
 - Required: 10'-0"
 - Proposed: 5'-0"
 - **Deviation: 5'-0"**

Area Variance

- Penthouse height under Subtitle E § 402.1
 - Max. Permitted: 10'-0"
 - Proposed: 14'-10"
 - **Deviation: 4'-10"**



Special Exception

Standard of Review (Subtitle X § 901.2)

- The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exception:
 - a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;
 - b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and
 - c) Will meet such special conditions as may be specified in this title.



Special Exception

Private School – Expansion (Subtitle U § 203.1(m))

- Private schools and residences for teachers and staff of a private school, but not including a trade school, subject to the following conditions:
 - a) Shall be located so that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions;
 - b) Ample parking space, but not less than that required by this title, shall be provided to accommodate the students, teachers, and visitors likely to come to the site by automobile; and
 - c) After hearing all evidence, the Board of Zoning Adjustment may require additional parking to that required by this title;
- The special exception requirements of Subtitle X, Chapter 9;
- School has operated on the Property since the 1860s.
- No proposed increase in students or staff.
- Noise unlikely to change and could decrease with relocation of play area to the roof.
- Unlikely to increase number of vehicle trips
- Site is well-served by transit
- Applicant will implement Transportation Management Plan and Operations Management Plan.
- Continued compliance with minimum parking requirement.
- No additional parking required by proposed addition since no increase in staff.
- Existing five (5) spaces meet estimated staff parking demand.

Special Exception

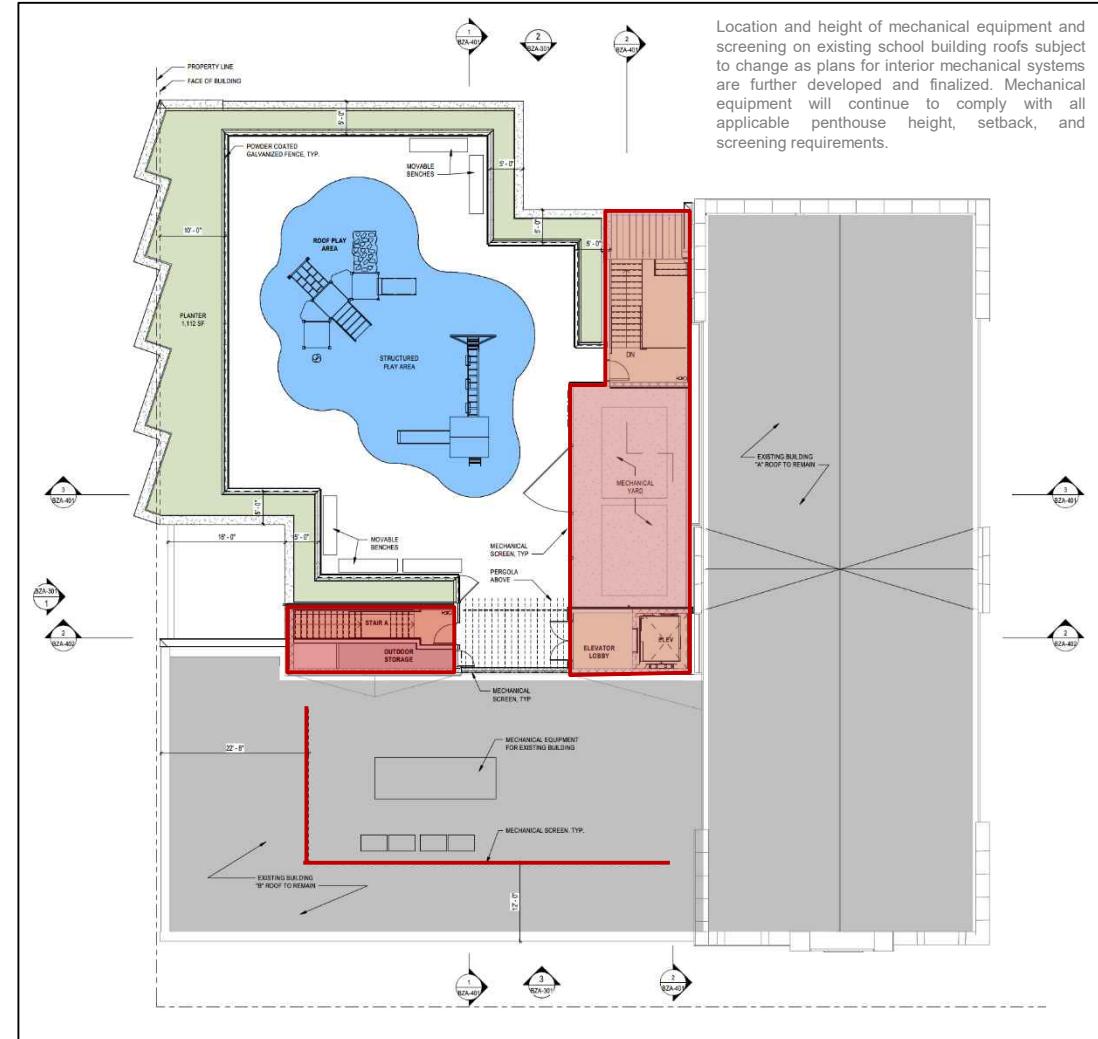
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 - b) Ample parking space, but not less than that required by this title, shall be provided to accommodate the students, teachers, and visitors likely to come to the site by automobile; and
 - c) After hearing all evidence, the Board of Zoning Adjustment may require additional parking to that required by this title;
- The special exception requirements of Subtitle X, Chapter 9;
- Education uses permitted in all residential zones, and St. Peter School has existed on the Property since the 1860s.
- Modernized, expanded, and fully accessible school facility will create conditions that are favorable to the general welfare, civic activity, and educational and cultural opportunities.
- No adverse impact to the use of neighboring properties in accordance with the Zoning Regulations:
 - Fully compliant with yards, courts, and lot occupancy requirements.
 - No undue impact on light and air to properties to the north.

Special Exception

Penthouse setback requirement (Subtitle C § 1504.1(c))

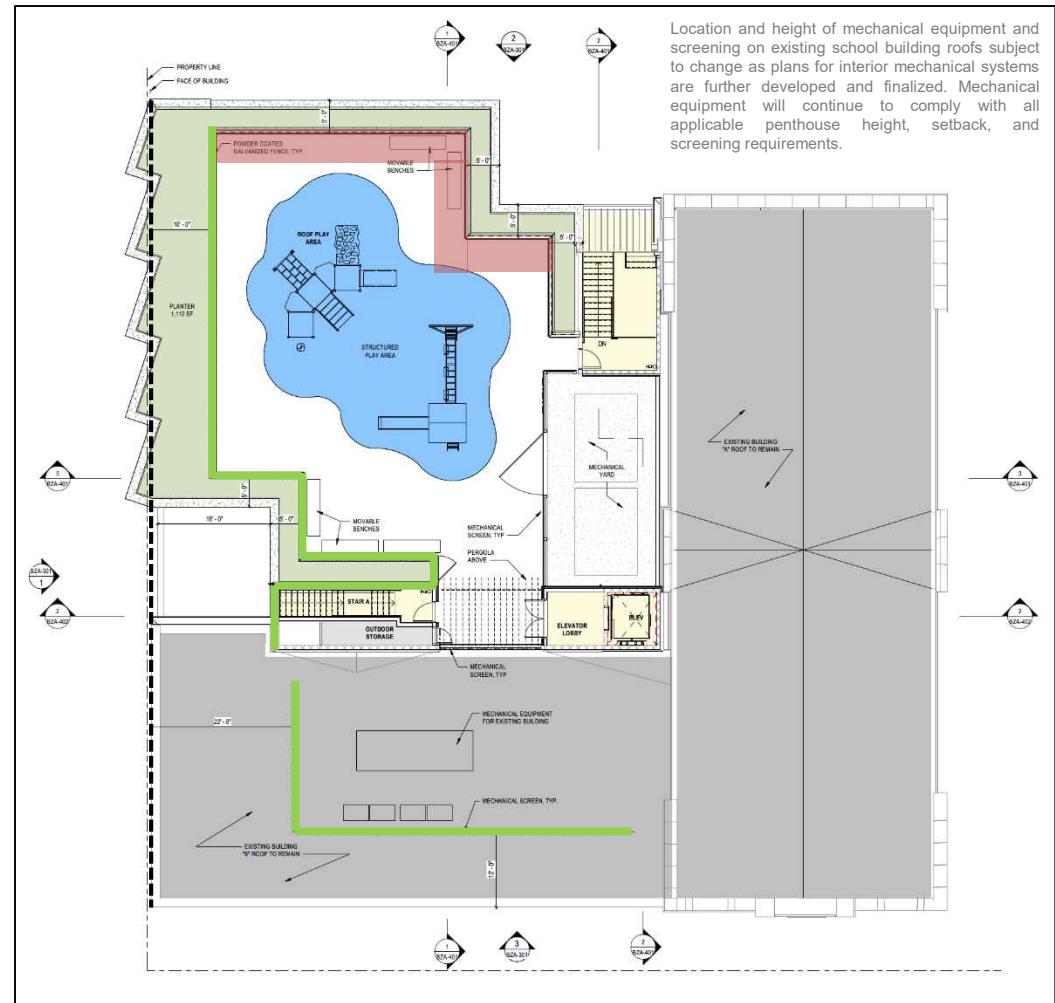
- Relief from the requirements of Subtitle C §§ 1503 and 1504 may be granted as a special exception, subject to:
 - The special exception requirements of Subtitle X, Chapter 9;
 - The applicant's demonstration that reasonable effort has been made for the housing for mechanical equipment, stairway, and elevator penthouses to be in compliance with the required setbacks; and
 - The applicant's demonstration of at least one (1) of the following criteria set forth in C-1506.1(c)(1)-(4):



Special Exception

Penthouse setback requirement (Subtitle C § 1504.1(c))

- Relief from the requirements of Subtitle C §§ 1503 and 1504 may be granted as a special exception, subject to:
 - a) The special exception requirements of Subtitle X, Chapter 9;
 - b) The applicant's demonstration that reasonable effort has been made for the housing for mechanical equipment, stairway, and elevator penthouses to be in compliance with the required setbacks; and
 - c) The applicant's demonstration of at least one (1) of the following criteria set forth in C-1506.1(c)(1)-(4):
 - 1) The strict application of the requirements of this chapter would result in construction that is unduly restrictive, prohibitively costly, or unreasonable, or is inconsistent with building codes;
 - Applicant has prioritized meeting (and exceeding) setbacks along 3rd Street which required play area footprint to extend to the north to be sufficiently sized.
 - Strict application of the requirements would require an unnecessarily burdensome reduction of the rooftop play area.



Special Exception

Penthouse setback requirement (Subtitle C § 1504.1(c))

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Special Exception

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 - a) The special exception requirements of Subtitle X, Chapter 9;



Area Variance

Standard of Review (Subtitle X § 1000.1)

- The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(3), to grant an area variance where:
 1. The property is affected by an exceptional or extraordinary situation(s) or condition(s);
 2. The strict application of the Zoning Regulations will result in practical difficulties to the Applicant; and
 3. The granting of the variance will not cause substantial detriment to the public good or substantially impair the intent, purpose or integrity of the Zone Plan



Area Variance

Standard of Review (Subtitle X § 1000.1)

1. The property is affected by an exceptional or extraordinary situation(s) or condition(s).

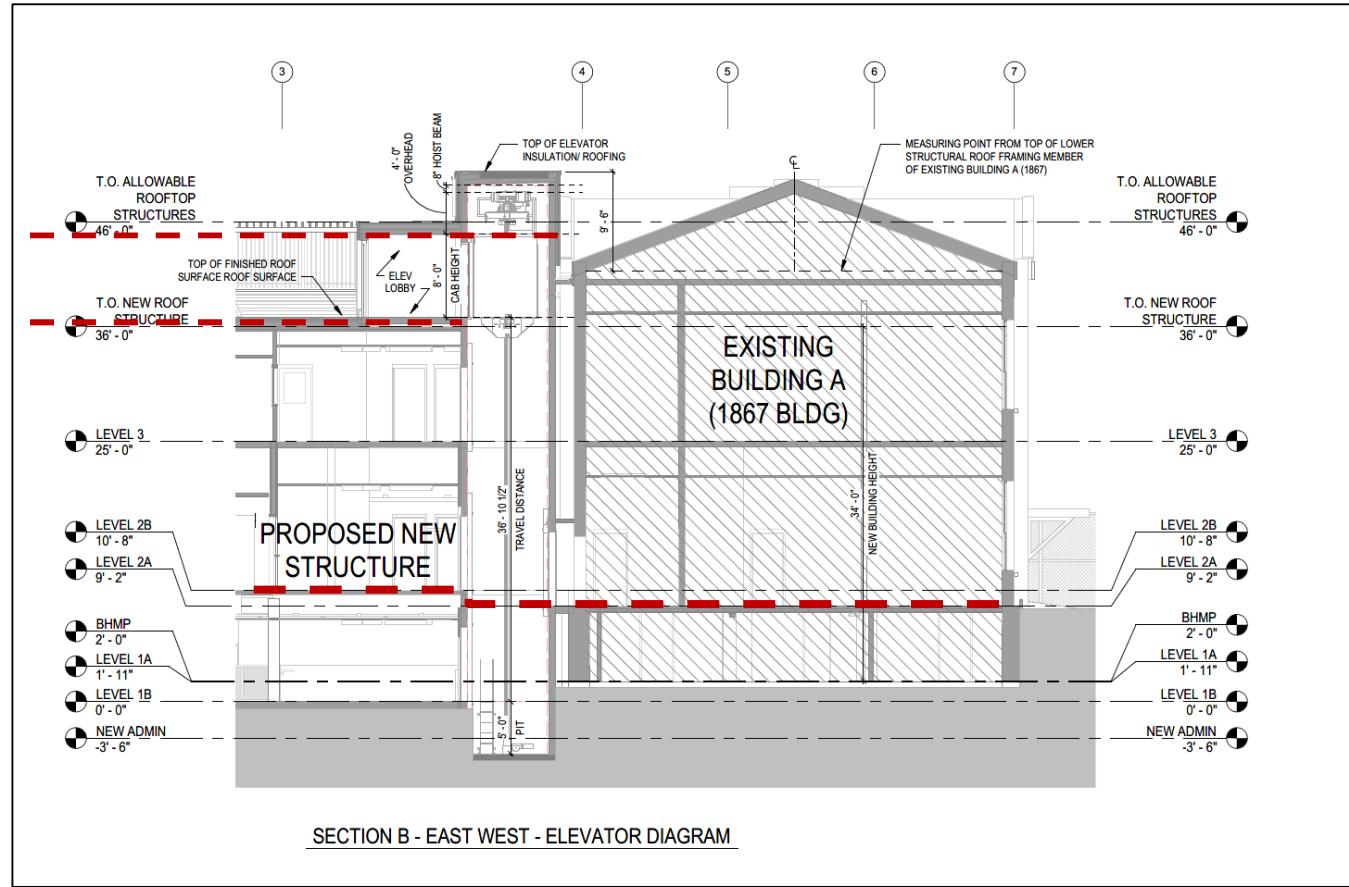
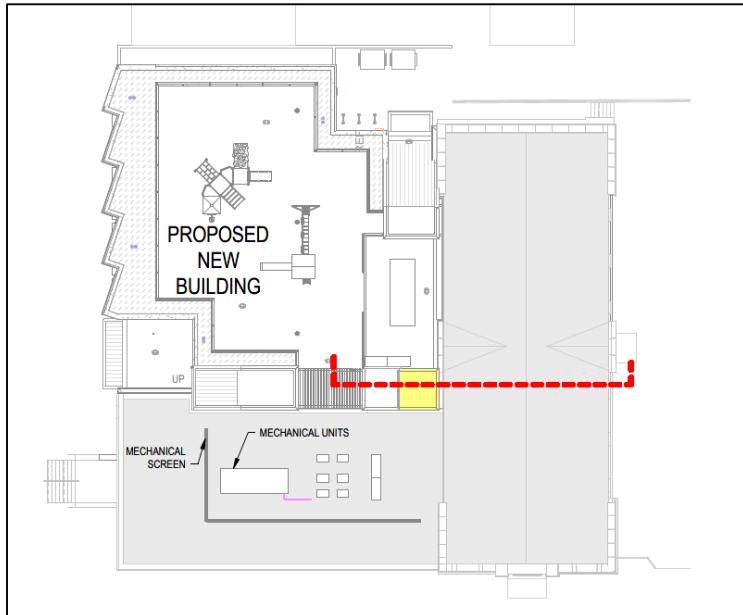
- Inadequate ADA accessibility of existing historic resources.
 - Building A: Constructed in 1867.
 - Building B: Constructed in 1936.
- Programmatic need to maintain different types of outdoor recreation spaces on the Property, including a secure space for youngest students.



Area Variance

Standard of Review (Subtitle X § 1000.1)

2. *The strict application of the Zoning Regulations will result in practical difficulties to the Applicant.*

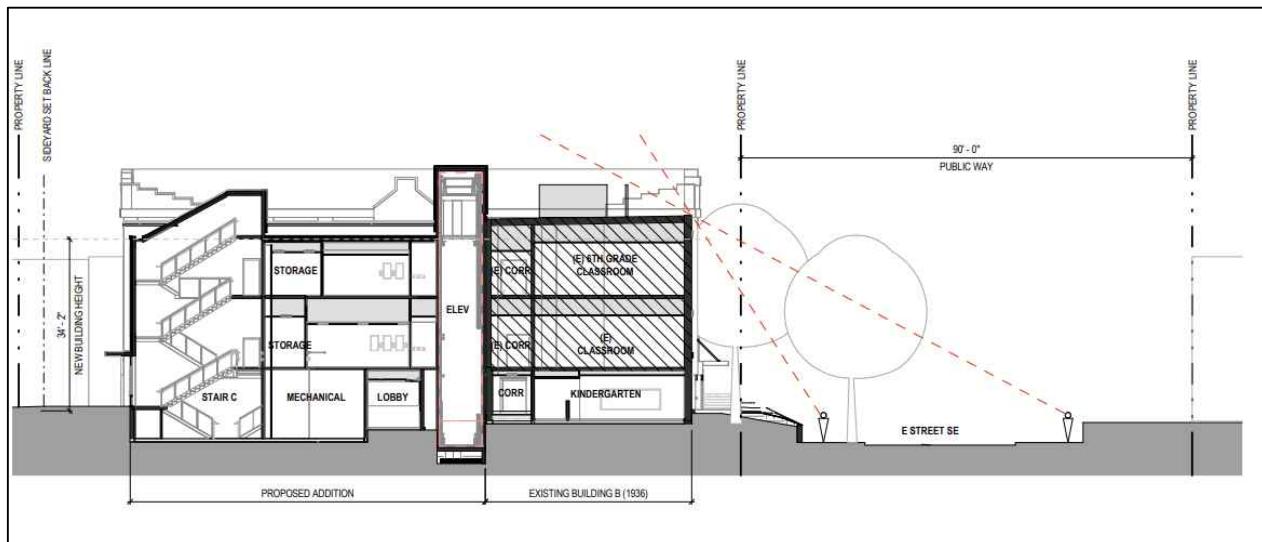


Area Variance

Standard of Review (Subtitle X § 1000.1)

3. *The granting of the variance will not cause substantial detriment to the public good or substantially impair the intent, purpose or integrity of the Zone Plan*

- Purpose of penthouse height requirement is to minimize visibility and exercise a reasonable degree of architectural control over a building's rooftop mechanical equipment and other utilitarian structures.
- Elevator override is centrally located where existing and proposed structures come together.
- Elevator override is far removed from all exterior walls and will not be visible from street level, nearby parks, or neighboring properties.
- Screened by taller existing school building.



Conclusion

- St. Peter School satisfies the applicable criteria for special exception under the private school use regulations and penthouse setback regulations for the proposed expansion of the existing school and the rooftop play area fence enclosure setback.
- The penthouse setback relief is in harmony with the general purpose and intent of the Zoning Regulations and will not adversely affect the use of neighboring property in accordance with the Zoning Regulations.
- St. Peter School satisfies the three-prong variance test for the requested penthouse height relief required for the proposed elevator override.
- The Property is exceptional by virtue of a confluence of factors relating to the existing historic resources on the Property and the programmatic need to maintain separate play areas to accommodate needs of youngest students.
- The strict application of the penthouse height requirement for the elevator override would be unnecessarily burdensome in that it would require removal of the proposed rooftop play area.
- The variance relief can be granted without causing substantial detriment to the public good, or impairing the intent, purpose, and integrity of the Zoning Regulations as the additional height of the elevator override will not be visible from street level, nearby parks, or neighboring property.

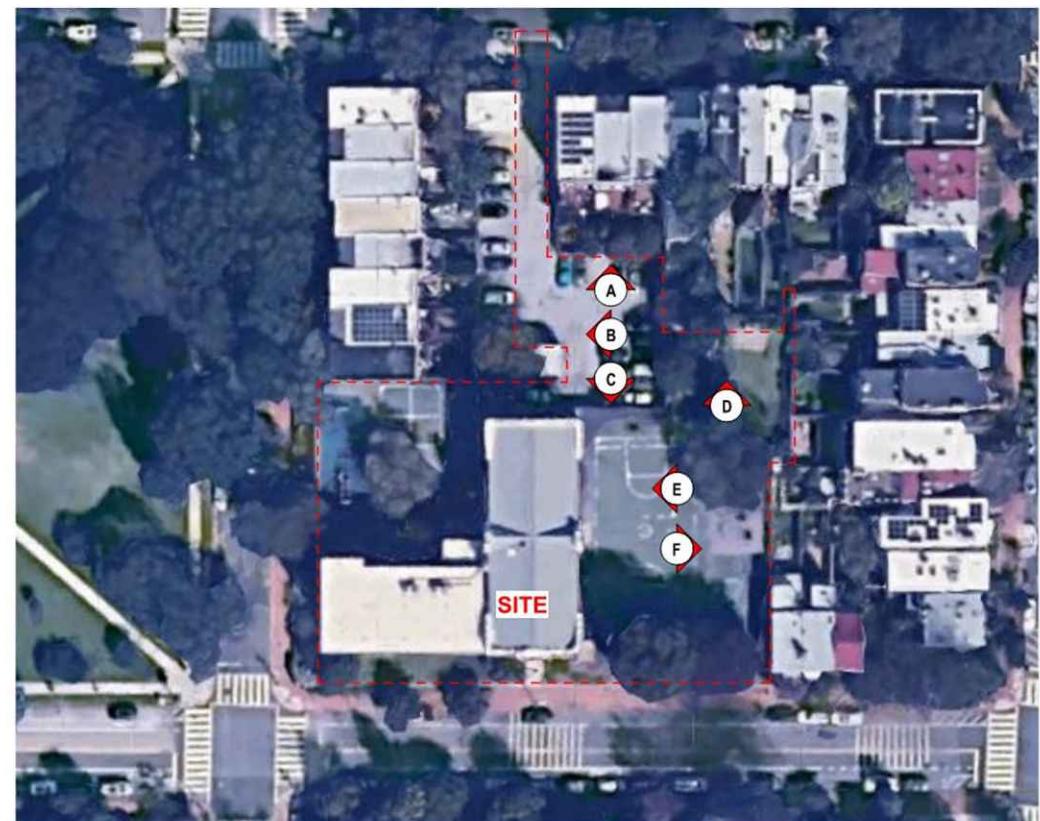
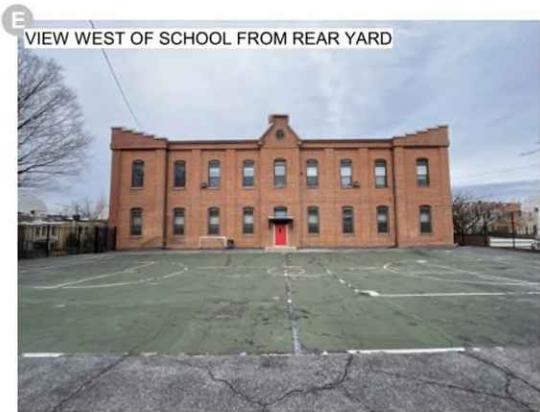


St. Peter School

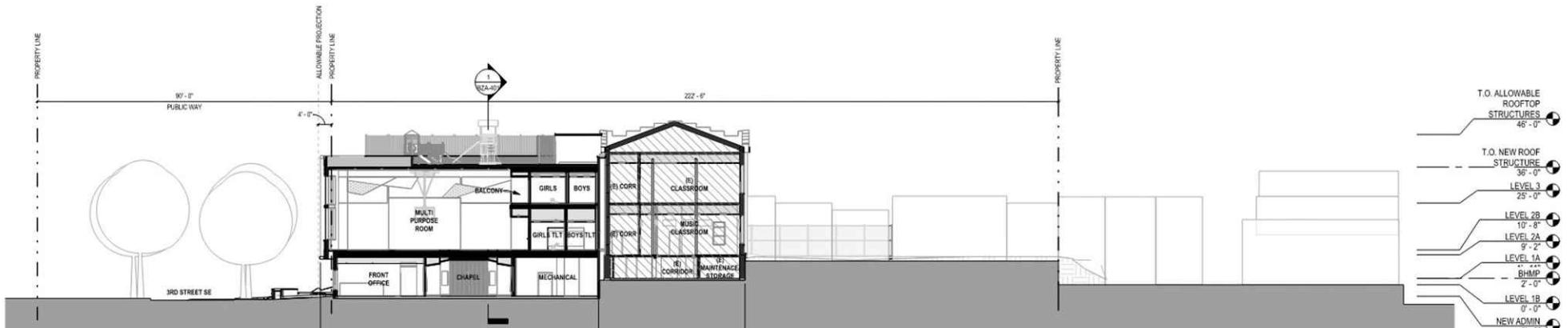
BZA Application No. 21389

Appendix









SECTION THROUGH PROPOSED ADDITION & EXISTING BUILDING A

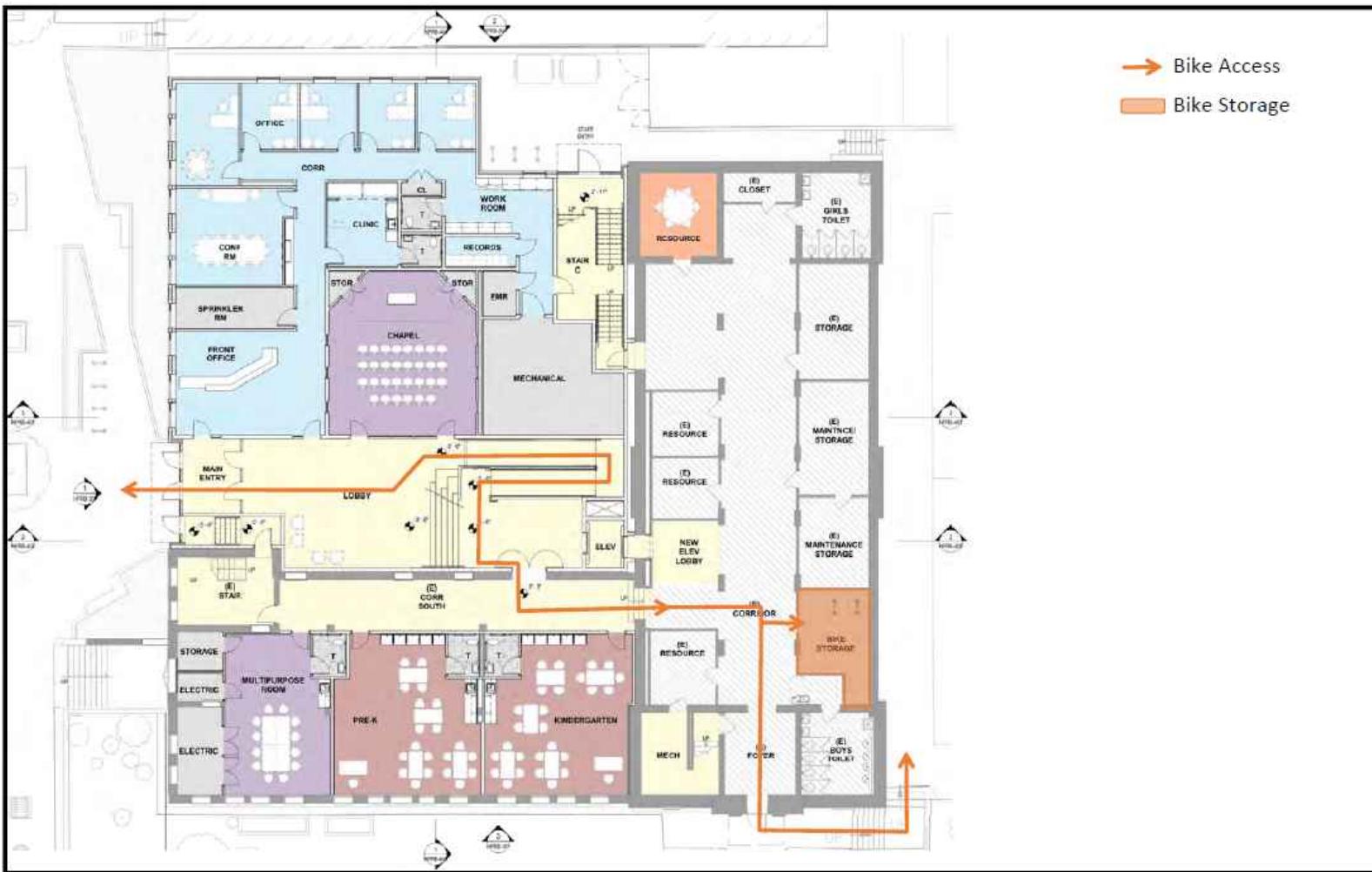


SECTION THROUGH NEW VERTICAL CIRCULATION & EXISTING BUILDING B



SECTION THROUGH PROPOSED ADDITION & EXISTING BUILDING B

SITE CIRCULATION – 1ST FLOOR

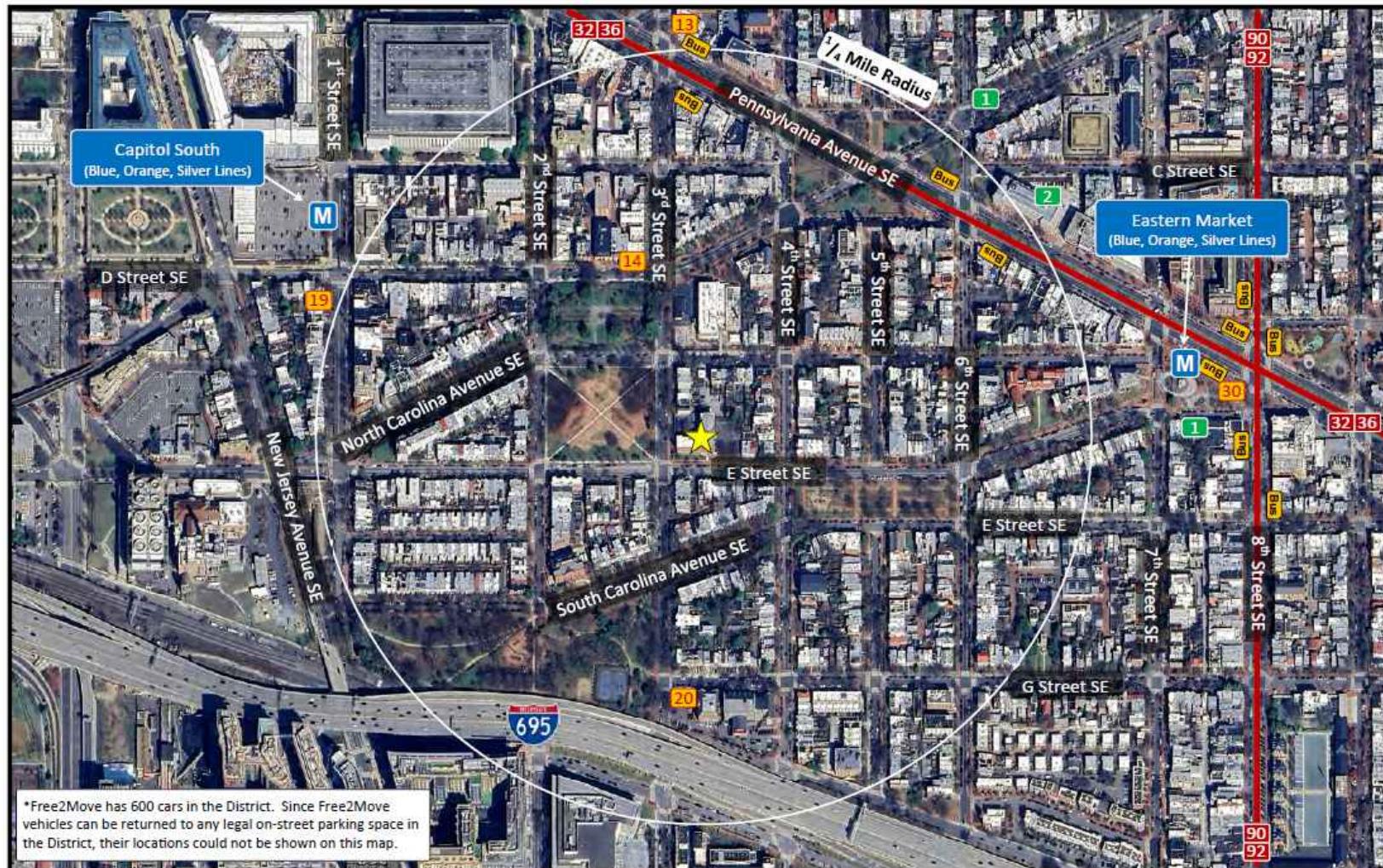


LOADING MANAGEMENT PLAN

- Identify loading coordinator.
- Schedule loading and service activities so as not to conflict with school arrival and dismissal. Adjust, as needed, to ensure any conflicts are minimized.
- Monitor inbound and outbound truck maneuvers / interaction with D Street. Take measures to reduce conflicts.
- Trucks must follow all District guidelines for heavy vehicle operation.



MULTI-MODAL TRANSPORTATION OPTIONS



TRANSPORTATION DEMAND MANAGEMENT PLAN

- Update School's website with current information regarding all transportation options available
- Provide additional bike racks for students (Eight more spaces will be provided than required by ZR16)
- Register with and promote Commuter Connections School Pool Program and Ride-matching Service
- Encourage families to take advantage of free transit programs for student who live in DC, Montgomery County, and Arlington County
- Participate in DDOT's Safe Routes to School program
- Utilize resources available through goDCgo's School Services



OPERATIONS MANAGEMENT PLAN

- The school currently has a robust protocol for the pick-up/drop-off lane.
- Some enhancements are recommended to ensure efficient operation, especially if enrollment increases.
 - Increase the number of staff monitoring the carpool lane to ensure enough monitors are present for efficient PUDO operation.
 - Staff should direct parent to exit the PUDO lane if they linger after dropping off their children.
 - Prior to the beginning of the school year, faculty and staff will receive training on PUDO operations.
 - Prior to the beginning of the school year, the School will send communications to parents describing the protocol.



Public Good Flexibility Doctrine

- First established in *Monaco v. D.C. Bd. Of Zoning Adjustment*, 407 A.2d 1091, 1098 (D.C. 1979)
 - *“While a commercial user before the BZA might not be able to establish uniqueness in a particular site's exceptional profit-making potential, we consider that the BZA may be more flexible when it assesses a non-profit organization which is a well-established element of our governmental system.”*
- Most recently applied by the BZA and upheld by the Court in *McDonald v. D.C. Bd. of Zoning Adjustment*, 291 A.3d 1109 (D.C. 2023)
- Evolution of “public good flexibility” doctrine since *Monaco*:
 1. *Has moved beyond the factual application of the doctrine to a government-adjacent entity and has been applied to a variety of applicants, including a house of worship.*
 2. *Does not only apply to when an organization is seeking to expand existing facilities.*
 3. *Applicant must show that the proposed design constitutes an institutional need, and how the needed design features require the specific variance sought.*
 4. *The public good flexibility doctrine is not limited to the “exceptional conditions” prong of the variance standard but can also be applied to the “practical difficulties / undue hardship” prong.*

