



BZA / HPRB EXHIBITS
09/12/2025



BIG TENT DESIGN STUDIO

2405 - AIDAN MONTESSORI SCHOOL - ADDITION AND RENOVATION

Board of Zoning Adjustment
District of Columbia
CASE NO. 21400
EXHIBIT NO. 2



PROJECT DESCRIPTION

Aidan Montessori School proposes a three-story addition at the main entrance of its campus building, replacing the existing monumental stair, three associated canopy structures and a raised patio. The overall addition will occupy smaller footprint than the existing footprint.

This project is part of a long-term facilities master plan and is designed to improve accessibility, circulation, and daily operations within the school. Interior renovations will reconfigure and expand key areas—including classrooms, gathering spaces, and support facilities—to better serve students, faculty, and visitors. The improvements are intended to enhance the building's function for the current school community; no increase in enrollment is planned as part of this project.

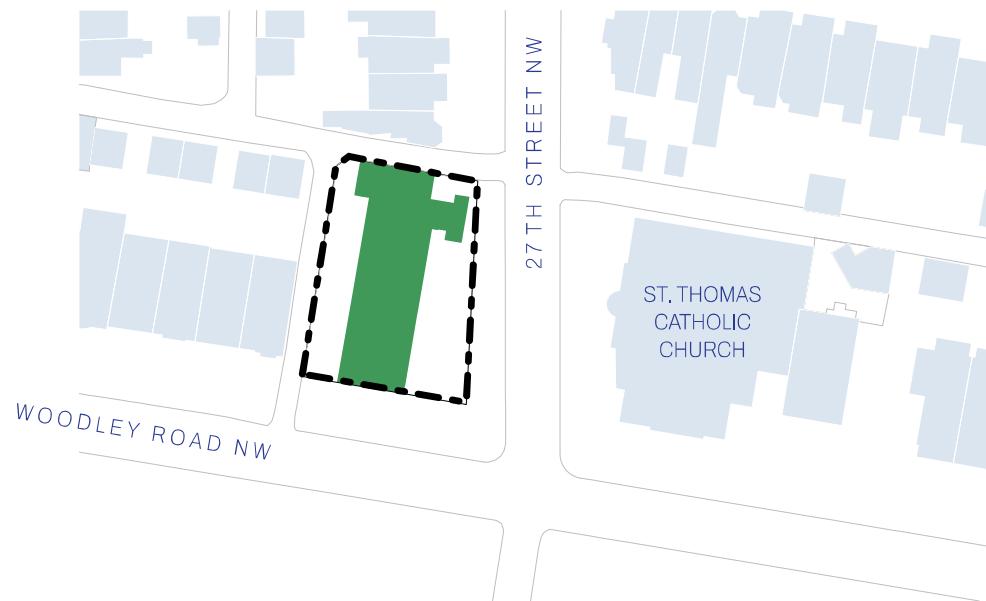
A key component of the project is the removal of the monumental entry stair along with an adjacent raised plaza, which is currently underutilized. This opens the opportunity to create a new, fully accessible plaza at grade, offering a more inclusive and welcoming entry experience for students, families, staff, and visitors. The new plaza will connect directly to a renovated, light-filled lobby that serves as the heart of the building.

The proposed design balances the school's functional needs with a strong sensitivity to context. Its scale, massing, and materials have been carefully developed to harmonize with the existing architecture and the surrounding Woodley Park Historic District. The project complies with applicable zoning and preservation guidelines and reflects the school's ongoing commitment to accessibility, neighborhood compatibility, and educational excellence.

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EXISTING CONDITIONS





ZONING ANALYSIS

ZONING CONTEXT

ZONE	R-3 RESIDENTIAL
SQUARE - LOT	2109-0092
ZONING USE CATEGORY	EDUCATION, PRIVATE
YEAR BUILT	1964
HISTORIC STATUS	WOODLEY PARK HISTORIC DISTRICT
LOT AREA	10397 SF
BLDG FOOTPRINT AREA - EXISTING	4557 SF
BLDG FOOTPRINT AREA - PROPOSED	4924 SF

	REQUIRED	EXISTING	PROPOSED
PARKING	2 SPACES PER EVERY 3 EMPLOYEES / 2	12 SPACES	12 SPACES
LOT WIDTH	MIN 40 ft	120 FT	120 FT
LOT AREA	MIN 4000 sf	10,370 SF	10,370 SF
HT/MAX STORIES	MAX 40 ft / 3 STORIES	58'-8" / 4 STORIES + BASEMENT/ CELLAR Allowed under Subtitle C § 201.1. Provided the degree of nonconformity is not increased	

DEVELOPMENT STANDARDS

REQUIRED		EXISTING	PROPOSED
SETBACKS - REAR YARD	20 ft, ¹¹ DCMR Subtitle D § 207.1	20 FT.	20 FT.
SETBACKS - SIDE YARD	(2) 0 ft. The structure spans lot line to lot line and qualifies as a row building under Subtitle B § 101.1. Accordingly, no side yards are required under Subtitle D § 208.5.	(2) 0 ft	(2) 0 ft
SETBACKS - FRONT YARD	15 ft. BUILDING RESTRICTION LINE	15 ft.	15 ft.
LOT OCCUPANCY	40% ALLOWED AS MATTER OF RIGHT	44%	47%
PERVIOUS SURFACE	20% min = 2,080 sf	T.B.D	T.B.D

SURROUNDING CONTEXT



VIEW OF THE NORTH ALLEY



VIEW LOOKING SOUTH ALONG 27TH ST NW



VIEW FROM ACROSS 27TH ST NW



VIEW TOWARDS 27 TH ST NW FROM NORTH ALLEY



VIEW OF ST THOMAS APOSTLE CATHOLIC CHURCH FROM SCHOOL TERRACE



VIEW EAST FROM ALLEY



VIEW OF ST THOMAS APOSTLE CATHOLIC CHURCH FROM MONUMENTAL STAIRS



VIEW FROM ALLEY TO THE NORTH EAST



VIEW LOOKING NORTHEAST FROM WOODLEY ROAD NW AT 27TH STREET NW



AERIE AT WARDMAN PARK, A CONTEMPORARY DEVELOPMENT IN THE CONTEXT

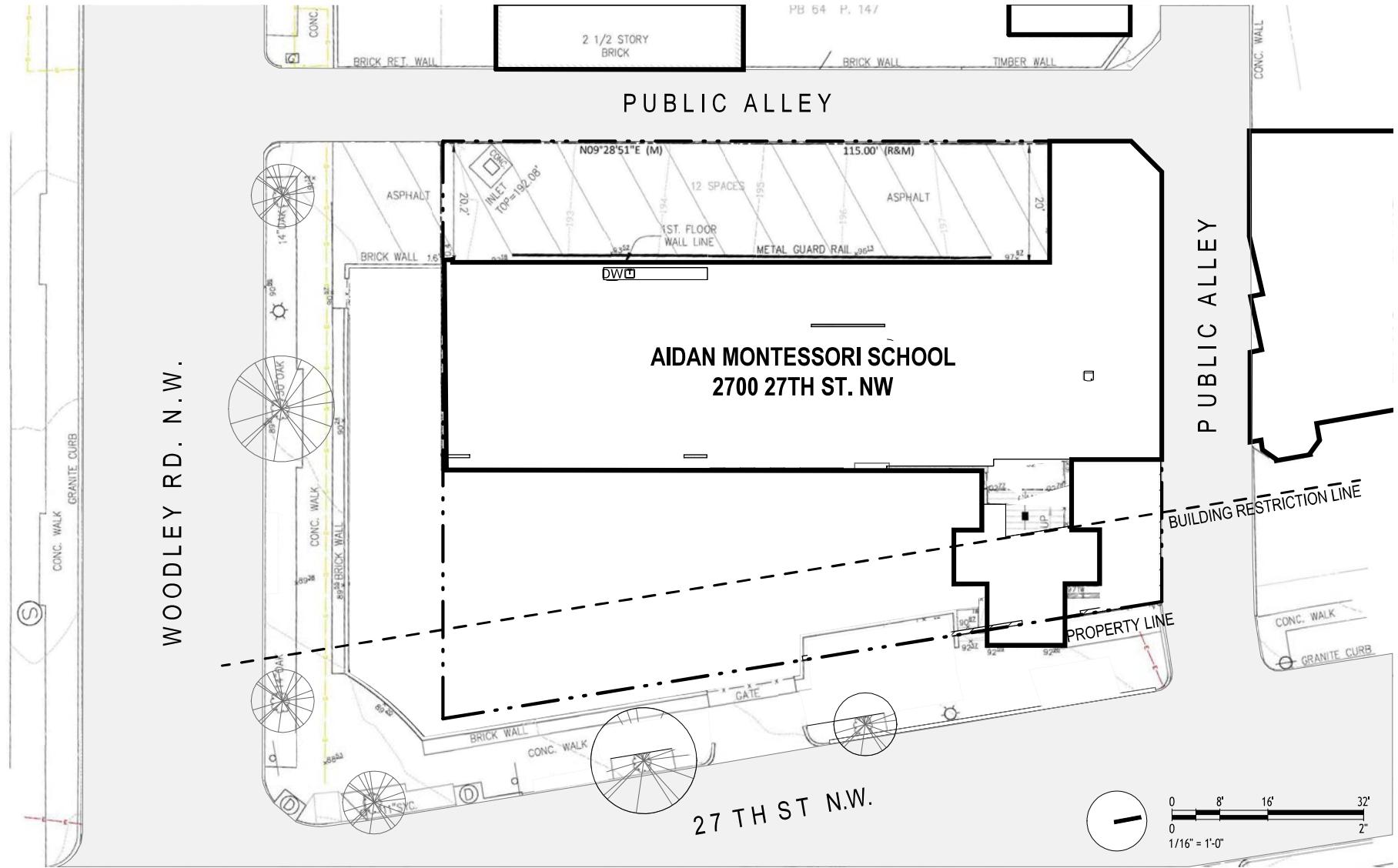


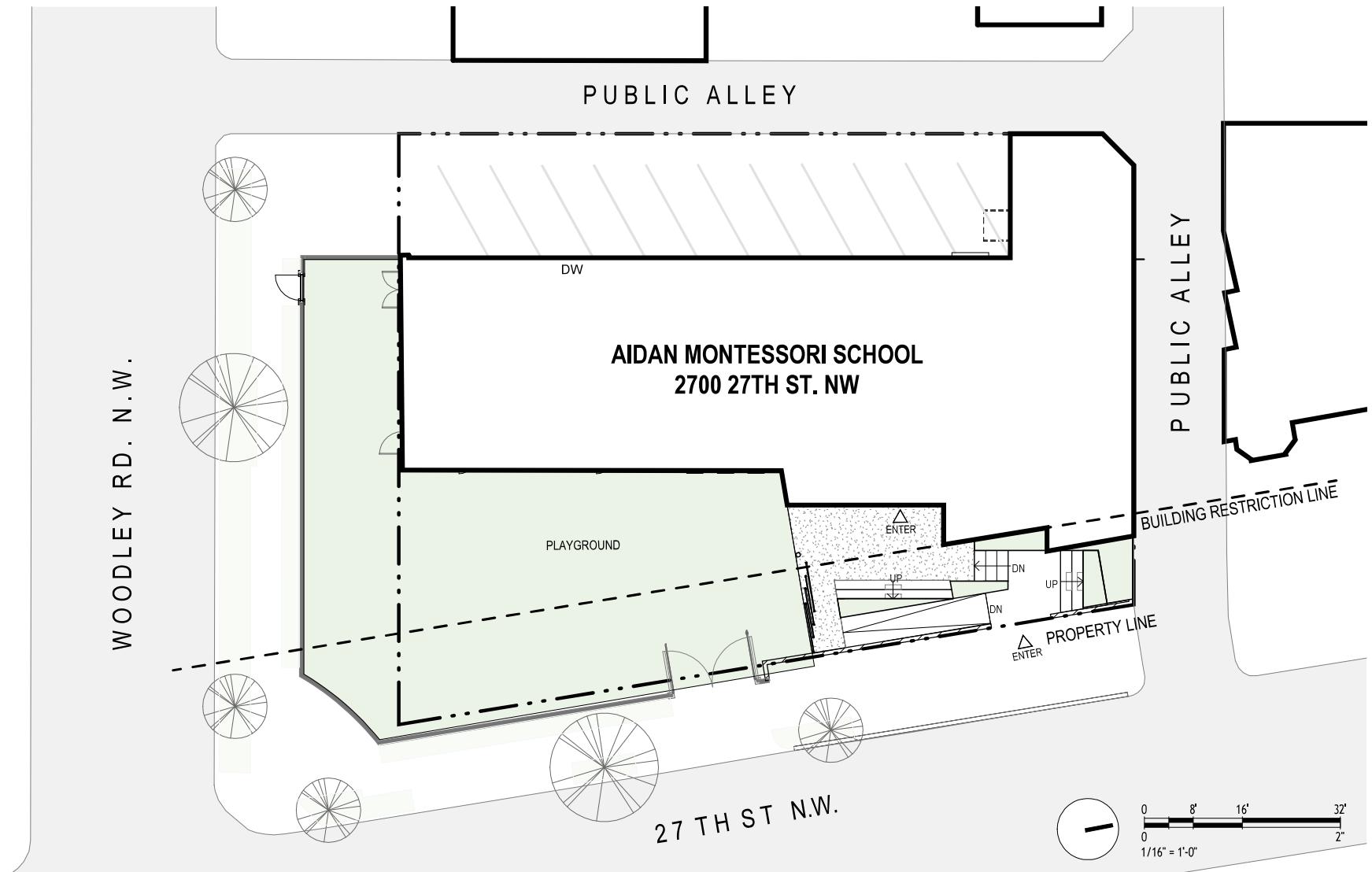
VIEW LOOKING NORTH FROM WOODLEY RD NW



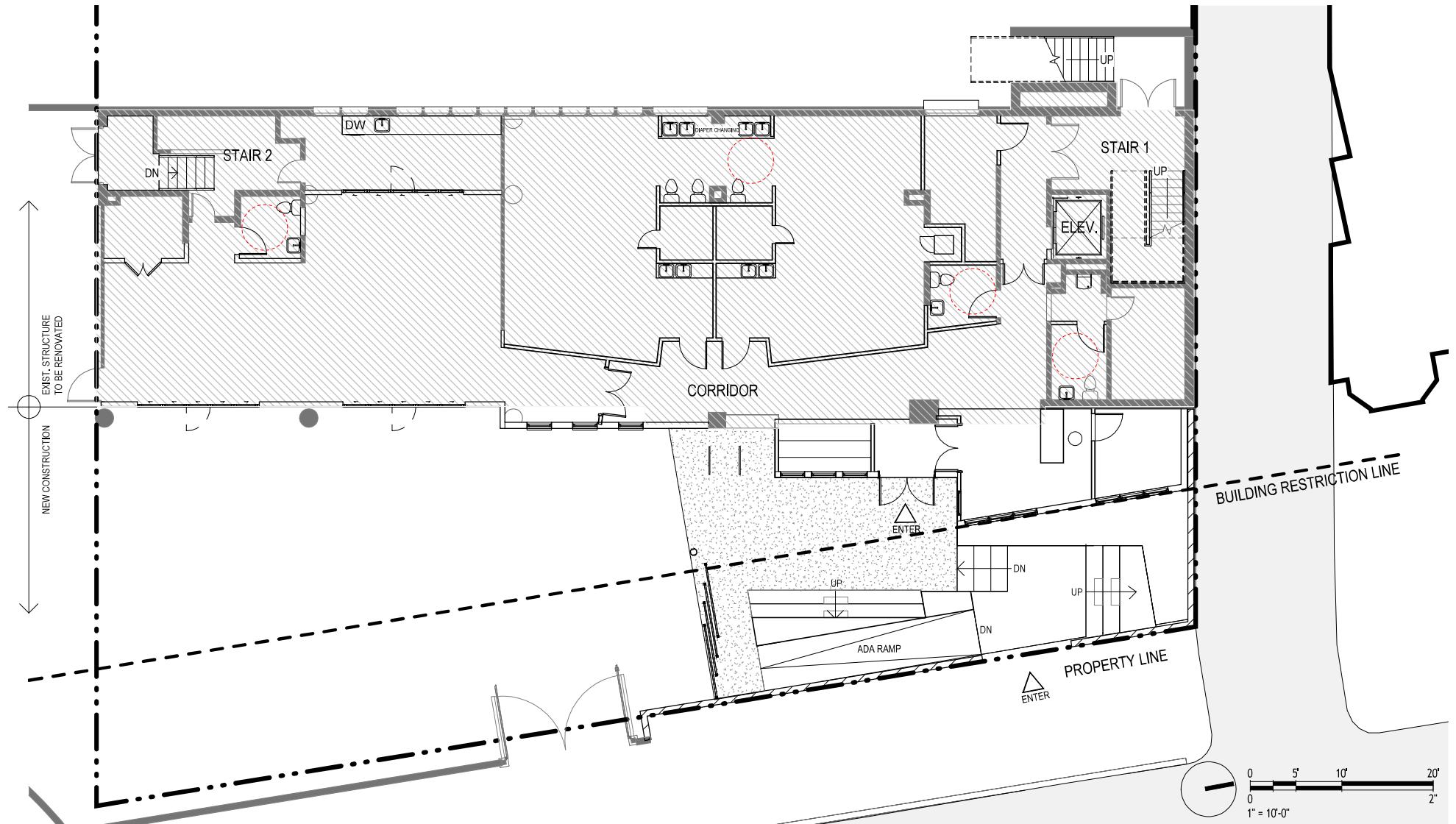
VIEW OF ST THOMAS APOSTLE CATHOLIC CHURCH FROM WOODLEY RD

SITE PLANS

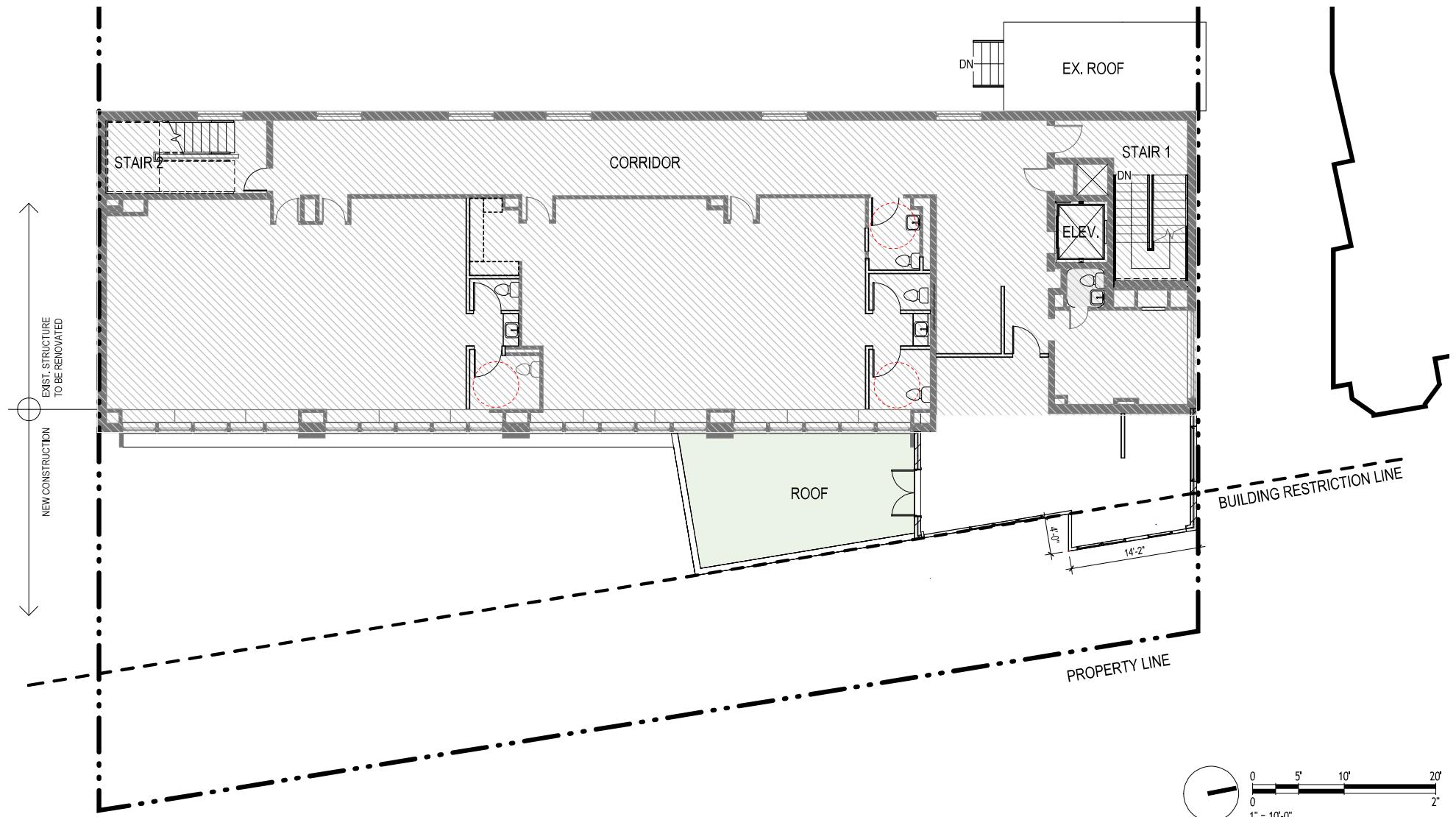


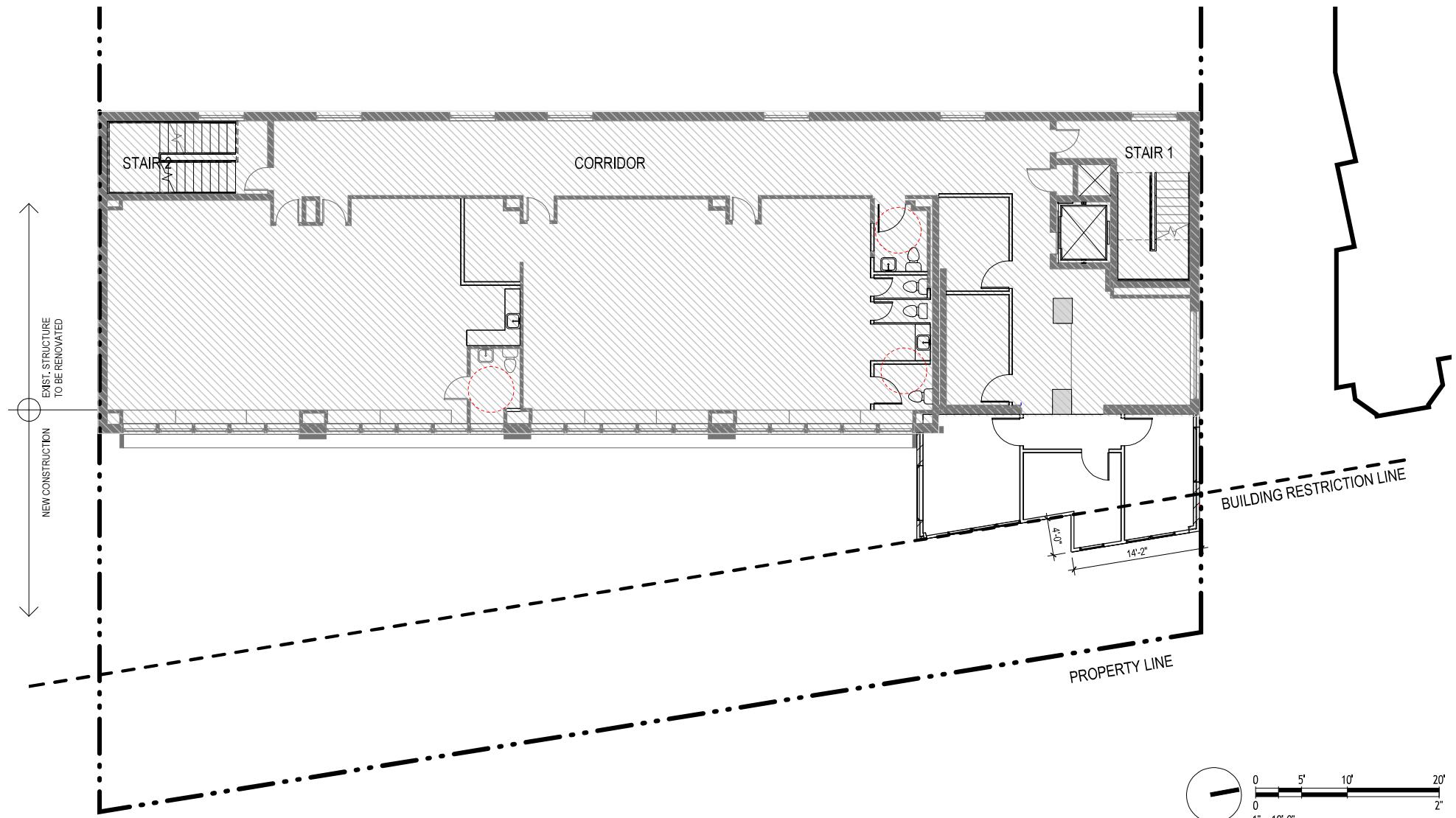


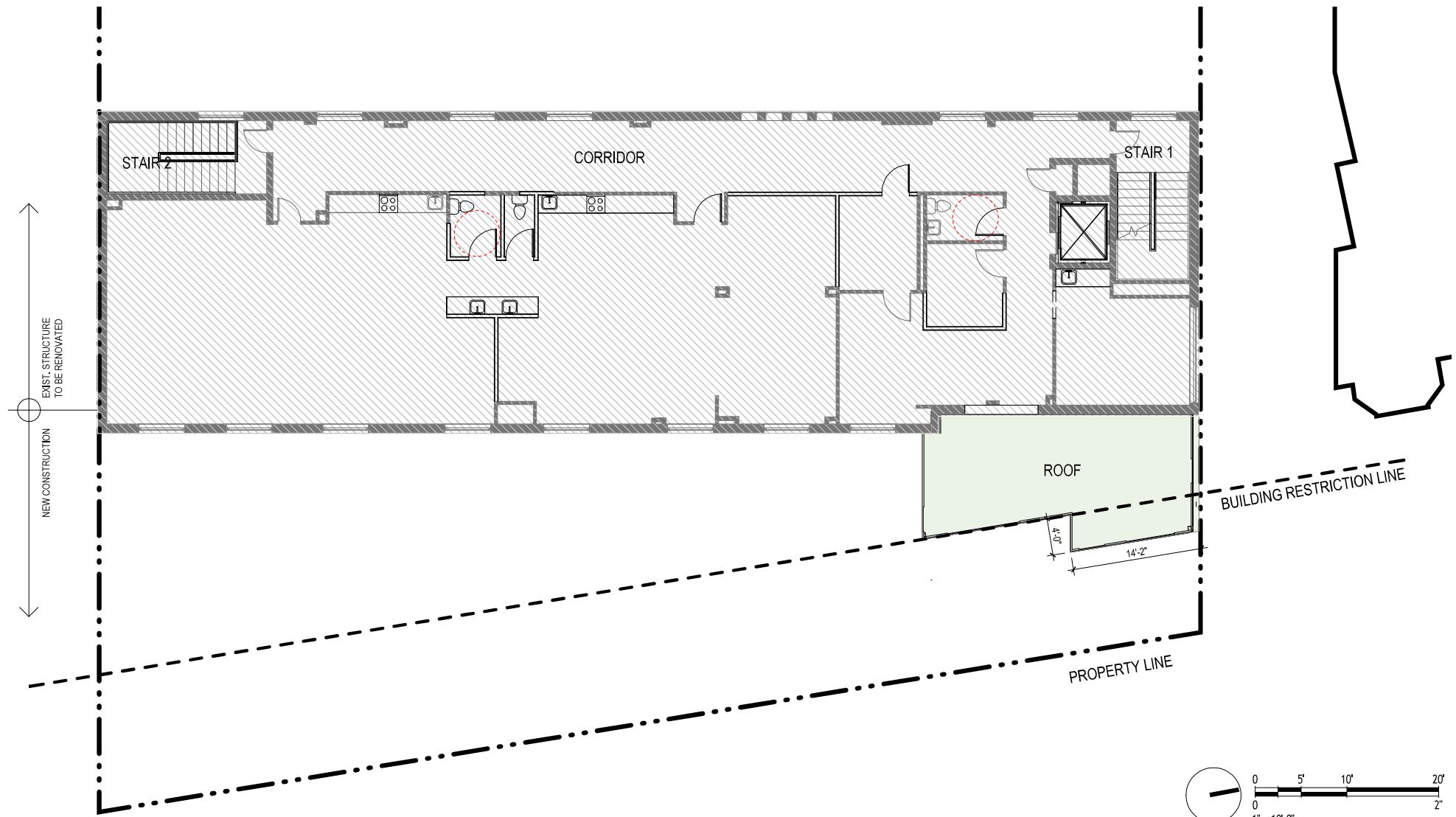
ARCHITECTURAL DRAWINGS



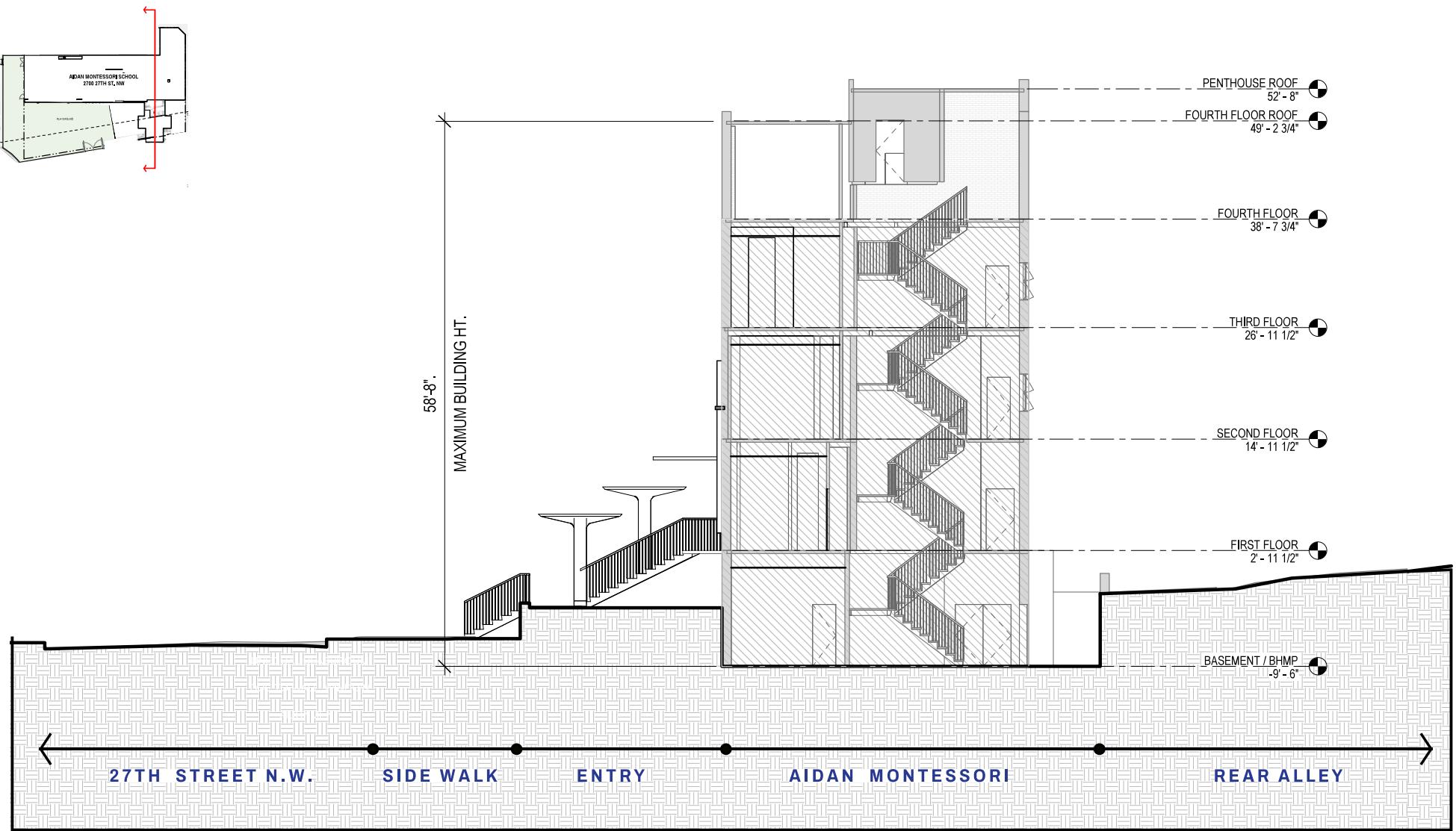
NOTE: Concept plans - Interior layout may be modified

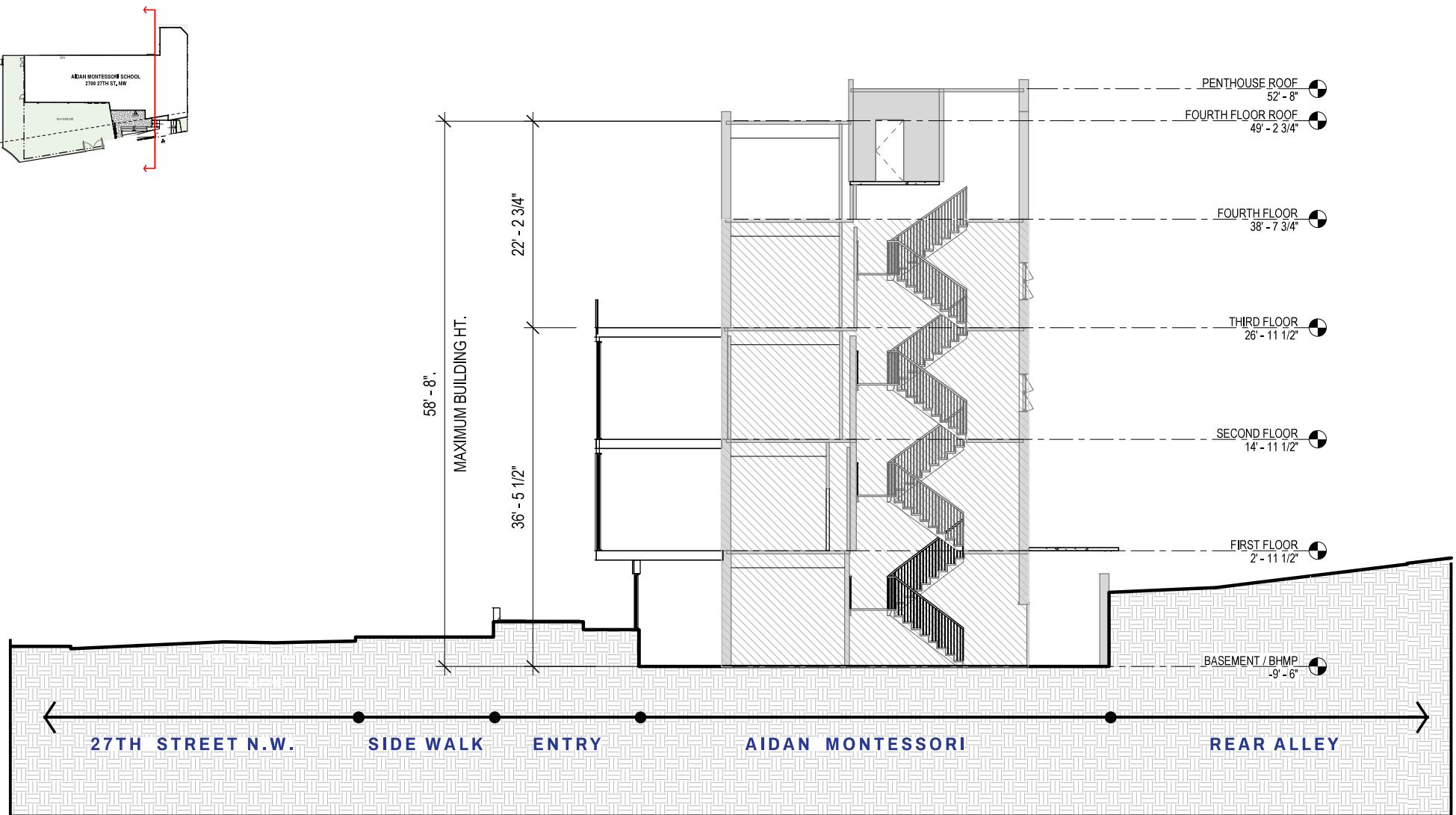






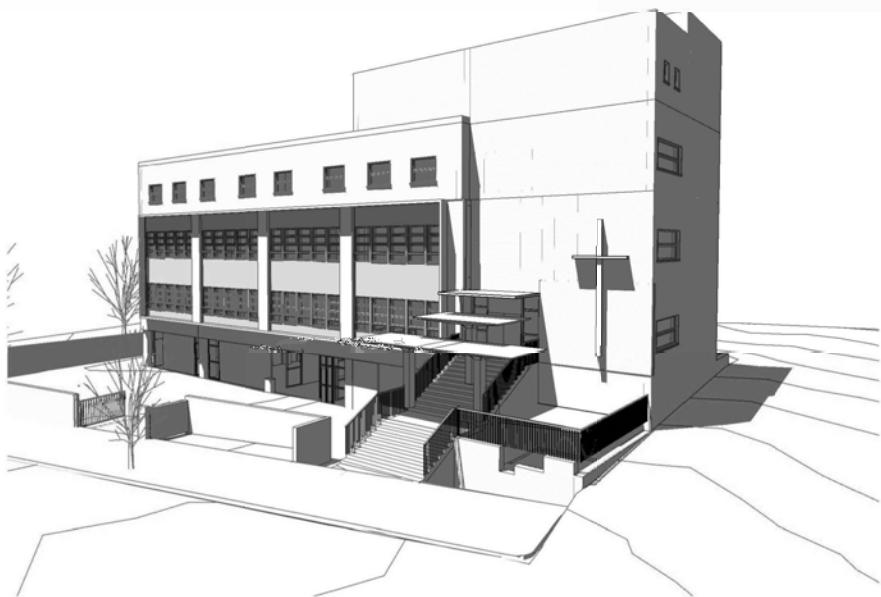
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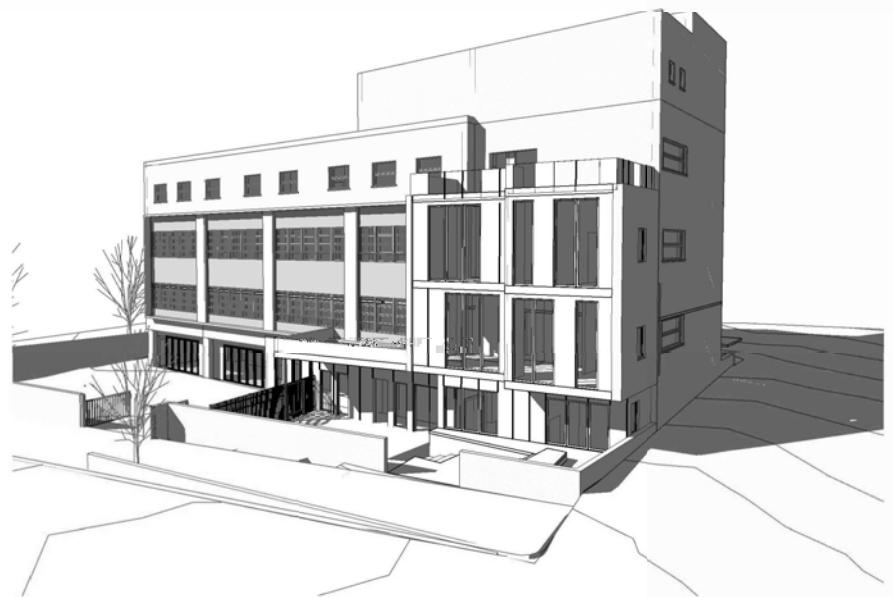


NOTE: Concept Sections - Interior layout may be modified

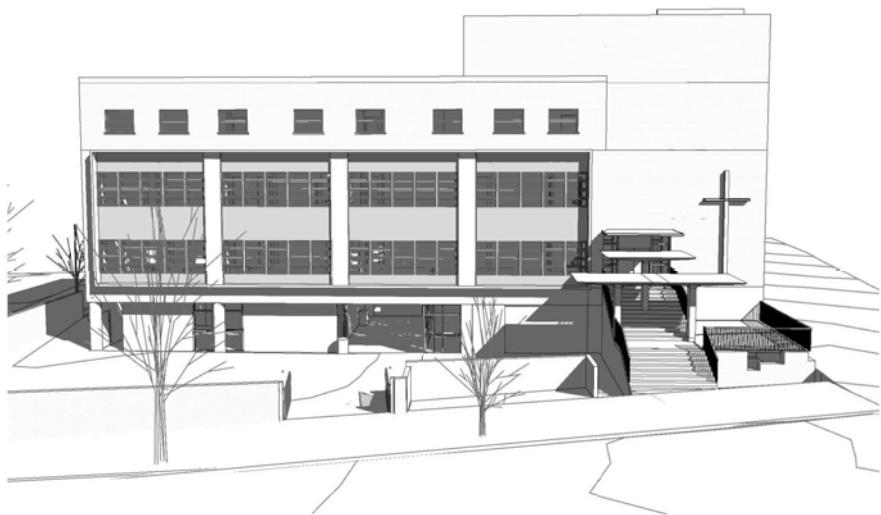
VIEWS



EXISTING



PROPOSED



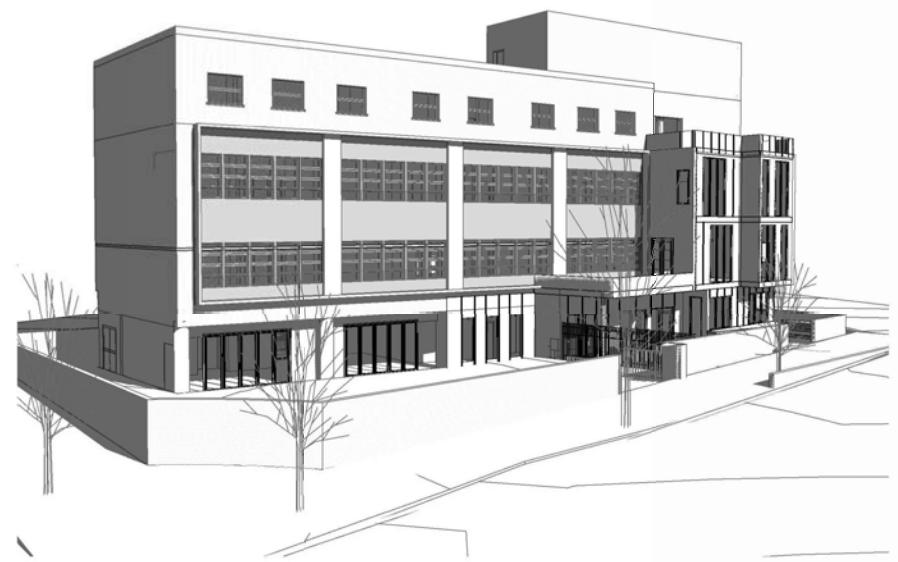
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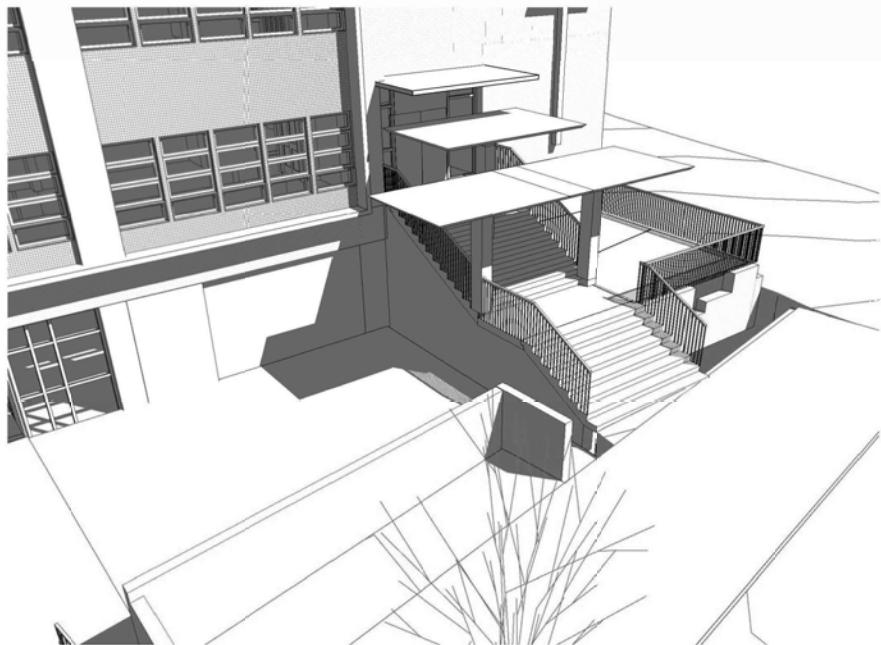
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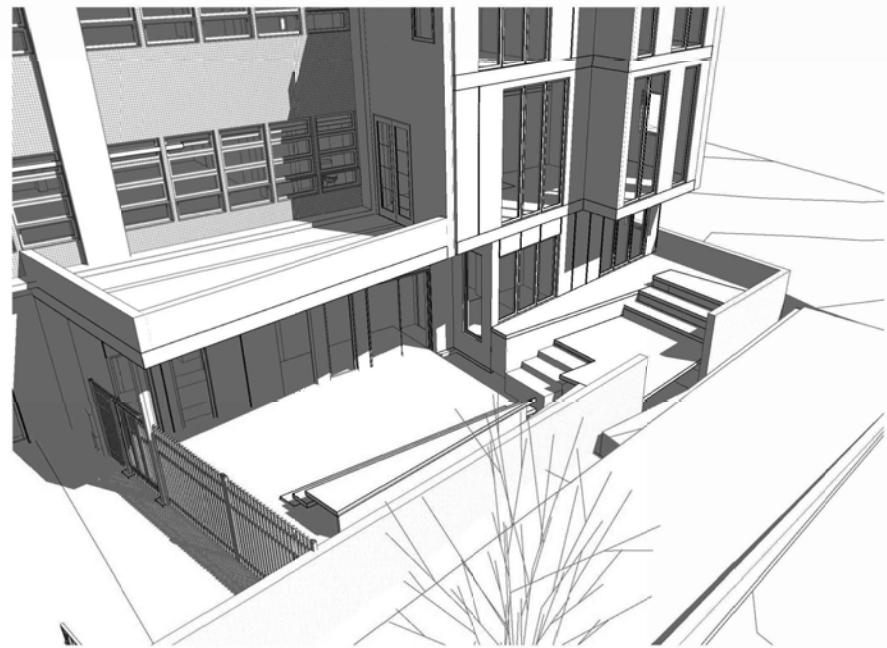
EXISTING



PROPOSED



EXISTING



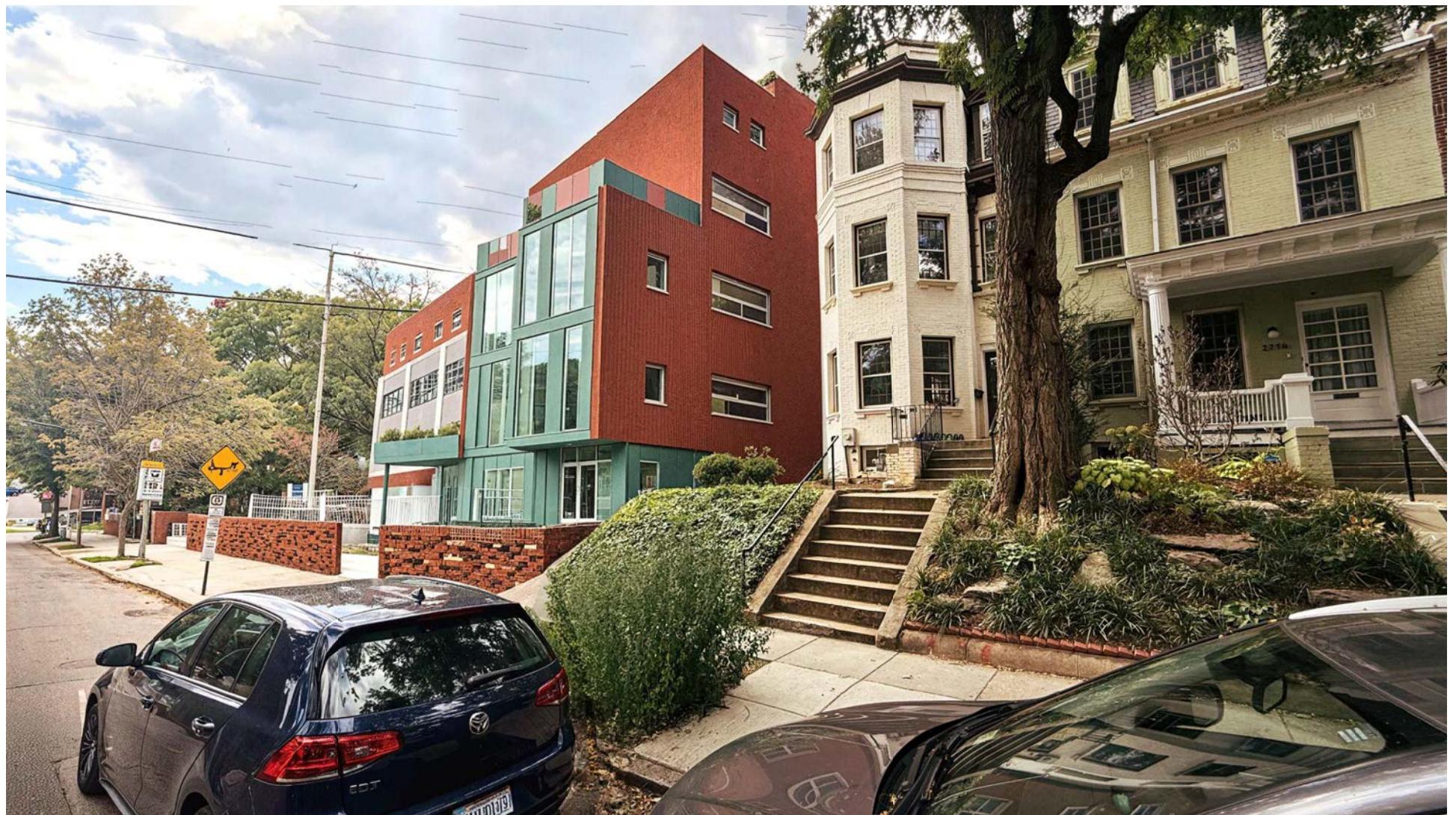
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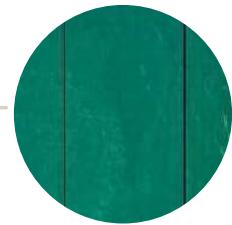
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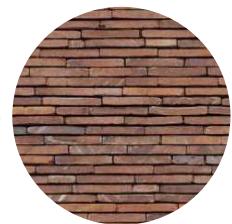


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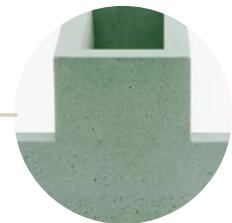
MATERIAL EXPRESSION



FIBER CEMENT
BOARD PANELING



RED BRICK
(MATCH EXISTING)



COLORED DECORATIVE
MASONRY UNIT

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ROOF GARDEN



STOREFRONT GLAZING

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