



January 5, 2026

VIA IZIS

Frederick L. Hill
Chairperson
Board of Zoning Adjustment
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**Re: BZA Case No. 21400
Applicant's Prehearing Statement**

Chairperson Hill and Honorable Members of the Board:

This Prehearing Statement is submitted on behalf of the Aidan Montessori School (the "Applicant"), the owner of the property located at 2700 27th Street NW (Square 2109, Lot 92), in support of its application for area variance relief from the lot occupancy requirements of Subtitle D § 210.1 to allow construction of a front addition providing an ADA-accessible entryway to an existing, detached, four-story private school building with a penthouse in the R-3 Zone.

The Applicant presented its application to the ANC 3C Zoning Subcommittee on December 2, 2025. Following that an ANC resolution to support the application was voted on and passed at the ANC's next public meeting on December 15, 2025. The ANC's Report has been entered into the record and can be found at Exhibit 15. Additionally, the Applicant submitted proposed plans to the HPRB for design review, and the plans were approved as part of the HPRB Consent Agenda at the November 2026 meeting. Finally, The Applicant has engaged with DDOT and is actively working with the agency on the public space components of the Project. The Applicant acknowledges that DDOT public space committee will be a separate review process from this BZA application.

Given the iterative nature of the multiple layers of review, the plans have undergone minor revisions. Accordingly, the Applicant is submitting an updated plan set to the Board, attached as **Tab A**. A summary of the changes is provided below:

- Added an enlarged entry plan and a section through the entry/plaza;
- Added exterior signage concepts;
- Refined materials selection; and

- Added additional renderings to better demonstrate the proposed exterior and entry.

On December 29, 2025, correspondence in opposition to the application was submitted into the record as Exhibit 16. The opposition raises concerns regarding student enrollment and relies on a 2005 Advisory Neighborhood Commission resolution referencing a prior agreement between the school and the ANC that established an enrollment cap of 180 students. The Applicant respectfully notes that Aidan Montessori School's current enrollment is 147 students, which is below that cap, and the proposed project does not add classroom space or otherwise increase the school's instructional capacity. The Applicant further acknowledges that any future proposal to increase enrollment above 180 students would require separate review and approval by the Board of Zoning Adjustment. The primary purpose of the application is to permit a modest front addition to create an accessible entryway and to allow for the reorganization of existing interior space to better serve the school's current enrolled student body. Because enrollment capacity is not being modified by this application, no additional analysis of student loading, unloading, or the transportation management program is necessary in connection with the relief being sought.

Aidan Montessori School has long been committed to being a good neighbor and has engaged constructively with the surrounding community and ANC throughout this process. Consistent with that engagement, the ANC has expressed support for the application. In addition to its coordination with the Advisory Neighborhood Commission, the Applicant undertook door-to-door outreach to nearby residents to share information about the project and provide an opportunity for questions or follow-up. To the extent the opposition references private agreements or enrollment stipulations outside the scope of the Zoning Regulations, the Applicant respectfully notes that such matters are not implicated by the relief requested in this case.

The Applicant thanks the Board for its consideration of this Prehearing Statement and looks forward to the public hearing on February 4, 2026.

Sincerely,

COZEN O'CONNOR



Meridith H. Moldenhauer

Certificate of Service

I hereby certify that on this 5th day of January, 2025, a copy of the foregoing Prehearing Statement was served, via email, on the following:

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