



February 13, 2026

VIA IZIS

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Carl H. Blake, Vice Chair
Board of Zoning Adjustment
441 4th St., Suite 200s
Washington, DC 20010

Re: BZA 21400
Application of the Aidan Montessori School

Vice Chair Blake and honorable members of the Board:

At the hearing held on February 11, 2025, the Board required the Applicant to request additional relief regarding use pursuant to U 203.1(m). In response to the Board's direction, the Applicant hereby submits an updated Burden of Proof (**Tab A**) and an updated Self Certification (**Tab B**) to reflect the additional relief requested.

The Applicant looks forward to presenting the relief requested at the Board's February 25, 2025 hearing.

Sincerely,

COZEN O'CONNOR

Meridith H. Moldenhauer

Zachary Bradley

Certificate of Service

I hereby certify that on this 13th day of February, 2026, a copy of the foregoing updated Burden of Proof and Zoning Self Certification 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 3C
Janell Pagats, SMD 3C03, Chairperson
Gawain Kripke, SMD 3C07, Treasurer
3C03@anc.dc.gov
3C07@anc.dc.gov



Zachary R. Bradley

Tab A

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

**APPLICATION OF
THE AIDAN MONTESSORI SCHOOL**

ANC 3C

UPDDATED STATEMENT OF THE APPLICANT

I. NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of the Aidan Montessori School (the “Applicant”), as the owner of the property located at 2700 27th St. NW (Square 2109, Lot 92) (the “Property”), in support of its application for (i) special exception approval under Subtitle X § 901.2 from the use permissions of Subtitle U § 203.1(m) to permit the renovation of an existing private school in the R-3 zone; and (ii) for area variance relief under Subtitle X § 1000.1 from the Lot Occupancy requirements of Subtitle D § 210.1.

II. JURISDICTION OF THE BOARD

The Board of Zoning Adjustment (the “Board”) has jurisdiction to grant the relief requested herein pursuant to Subtitle X §§ 901.1 and 1000.1 of the Zoning Regulations.

III. BACKGROUND

For this section, the Applicant incorporates § III of its original Burdon of Proof, in the record as **Exhibit 6.**

IV. NATURE OF SPECIAL EXCEPTION RELIEF SOUGHT AND STANDARD OF REVIEW

The Applicant seeks approval of a special exception to permit the renovation of an existing private school. Pursuant to Subtitle X § 901.2, the Board may grant special exceptions if the relief is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and the relief will not tend to adversely affect the use of neighboring property. Subtitle U § 203.1(m) allows for special exception use in the R-3 zone for “private schools” subject to the following

conditions: (a) it is 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 the 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 the title.

Relief granted through a special exception is presumed appropriate, reasonable, and compatible with other uses in the same zoning classification, provided the specific requirements for the relief are met. In reviewing an application for special exception relief, “[t]he Board’s discretion . . . is limited to a determination of whether the exception sought meets the requirements of the regulation.” *President & Dirs. of Georgetown College v. D.C. Bd. of Zoning Adjustment*, 837 A.2d 58, 68 (D.C. 2003); *see also Stewart v. District of Columbia Bd. of Zoning Adjustment*, 305 A.2d 516, 518 (D.C. 1973)). If the applicant meets its burden, the Board must ordinarily grant the application. *Id.*

V. THE APPLICANT MEETS THE STANDARD FOR SPECIAL EXCEPTION RELIEF

A. The Relief is Harmonious with the General Purpose and Intent of the Zoning Regulations and Maps

The Zoning Regulations expressly contemplate private school uses in the R-3 Zone by special exception under Subtitle D § 203.1(m), reflecting a legislative judgment that private educational uses and residential neighborhoods can and do coexist compatibly. The Property has operated as a private school continuously since 1964, and the Board itself has sanctioned that use: BZA Order No. 7184, issued July 3, 1963, approved the Private School Use on this Property, subject to a maximum student enrollment of 240. The Applicant subsequently relocated to the Property in

July 1995, and the Zoning Administrator confirmed by letter dated December 20, 1994, that the School's use of the Property is consistent with BZA Order No. 7184.

The renovation at issue here does not alter the fundamental nature of that long-approved use. It does not increase student enrollment. It does not expand programmatic intensity. It does not generate additional traffic or noise. The Board is being asked to permit a minor physical modification to an existing facility that is, in part, necessary to bring the building into compliance with contemporary accessibility standards. Ensuring that a school building serving children is accessible to students, faculty, families, and visitors is a core expression of the Zoning Regulations mandate to promote public health, safety, and general welfare of the residents of the District of Columbia. *See* Subtitle A § 101.1. Accordingly, the special exception to permit the proposed addition to the School is in harmony with the purpose and intent of the Zoning Regulations

B. The Relief Will Not Tend to Adversely Affect the Use of Neighboring Property

As mentioned above, the Project will resolve some very substantial facility and accessibility issues. The physical scope of the work is modest, a small bump-out addition along 27th Street NW and interior renovations to create an at-grade, ADA-accessible entrance and modernize existing interior spaces to meet modern accessibility standards. As a result of the modest scope of work, the proposed addition will not unduly impact the availability of light and air to neighboring properties. Further, the Project will not result in an increase in the number of students and faculty at the site. For these reasons, the requested special exception will not tend to adversely affect the use of neighboring property and should be granted.

C. The Project Meets the Special Conditions Required Under Subtitle U § 203.1(m)

- a. *The Property is 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. (Subtitle U §203.1(m)(1))*

Noise. The proposed addition and continued use of the Property by the School is not likely to become objectionable to adjoining and nearby property with respect to noise. Because the Applicant is not proposing any increase in the number of students or staff as part of the subject application, the current operation of the School will be unchanged with no conditions which cause objectionable noise.

Traffic. The Property is exceptionally well-served by public transit. The Woodley Park-Zoo/Adams Morgan Metrorail Station is located approximately 0.2 miles to the south, and several Metrobus routes operate along Connecticut Avenue NW within a short walking distance. A Capital Bikeshare station is also located nearby. Importantly there will be no increase in the maximum permitted number of students and faculty and many of the School's families live in the immediate Woodley Park neighborhood and walk or bike to school. The Project is actually expected to improve traffic operations during pick-up and drop-off by removing the existing monumental stair, which currently requires students to climb up and down large steps, slowing the process and creating congestion. The removal of the stair, combined with other exterior improvements including sunken bleachers and a courtyard area outside the lobby, will expand on-site outdoor queuing space, allowing students to wait safely on the Property and closer to the pick-up location. These changes are expected to improve operational efficiency while reducing congestion and conflicts in the public right-of-way. Additionally, the removal of the stair will restore clear sightlines for drivers exiting the alley onto 27th Street, materially improving safety conditions at the alley exit by reducing potential conflicts between vehicles and pedestrians. DDOT has reviewed the application and filed a report into the record at Exhibit 26 stating that it had no objection to the application as originally filed.

Number of Students. The School's current enrollment is 147 students with a maximum permitted enrollment capacity of 240, pursuant to BZA Order 7184. While the Applicant has no intention to increase its current enrollment, as a measure of good faith and to reaffirm the School's commitment to the neighborhood, it is willing to accept a condition limiting maximum enrollment to 180 students, consistent with the enrollment cap set forth in the 1995 Agreement with ANC 3C and the Woodley Park Community Association.

Other Objectionable Conditions. The addition is modest in scope and as a result there are no other objectionable conditions that would result from the Project.

- b. Ample parking space, but not less than required by this title, shall be provided to accommodate the students, teachers, and visitors likely to come to the site by automobile (11-U DCMR § 203.1(m)(2)).

The School provides 12 parking spaces on the Property, which are used primarily by faculty and staff. Pursuant to Subtitle C § 704.1, an addition to an existing building triggers additional parking requirements only when the gross floor area of the building is expanded or enlarged by twenty-five percent (25%) or more beyond the gross floor area on the effective date of the current Zoning Regulations. The Project increases the School's GFA from 17,632 square feet to 19,105 square feet, representing an 8.4% increase. Because this increase is well below the 25% threshold, the addition does not trigger any additional parking requirement.

The 12 on-site parking spaces are sufficient to accommodate the demand generated by the School's operations. The Board has previously determined that ample parking is provided on this Property. BZA Order No. 7184, issued July 3, 1963, approved the construction of a school on the Property with a maximum enrollment of 240 students and expressly found that "ample parking space is provided." That finding remains valid today. The Applicant is proposing a maximum enrollment cap of 180 students, 60 students fewer than what the Board approved in

1963, and the Project does not increase staffing levels beyond what currently exists. The parking conditions that led the Board to find ample parking was provided in 1963 have not materially changed, and the School's operational intensity is lower than what was originally contemplated. The 12 on-site spaces, supplemented by available on-street parking in the surrounding area during daytime hours, provide ample parking to accommodate those faculty, staff, and visitors who arrive by automobile. DDOT has reviewed the application and filed a report into the record at Exhibit 26 stating that it had no objection to the application as originally filed.

- c. After hearing all evidence, the Board of Zoning Adjustment may require additional parking to that required by this title. (11-U DCMR §203.1(m)(3)).

The Applicant respectfully submits that no additional parking beyond the 12 spaces currently provided on the Property should be required. The Project does not increase student enrollment or staffing levels, and accordingly will not generate additional parking demand. The Property's location in a highly walkable, transit-accessible neighborhood, combined with the local residential character of the School's families, results in minimal parking demand. The 12 spaces provided are sufficient to meet the actual parking demand generated by the School's operations.

VI. NATURE OF VARIANCE RELIEF SOUGHT AND STANDARD OF REVIEW

For this section, the Applicant incorporates § IV of its original Burdon of Proof, in the record as **Exhibit 6.**

VII. THE APPLICANT MEETS THE STANDARD FOR VARIANCE RELIEF

For this section, the Applicant incorporates § V of its original Burdon of Proof, in the record as **Exhibit 6.**

VIII. COMMUNITY OUTREACH

The Applicant is committed to engaging with the community regarding the proposed project. 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.

IX. HPRB REVIEW

The Property is located within the Woodley Park Historic District. Accordingly, the Applicant submitted proposed plans to the HPRB for design review, and the plans were approved as part of the HPRB Consent Agenda at its November 2026 meeting.

X. SUMMARY OF WITNESS TESTIMONY

Jamie Rue, Aidan's Head of School, will testify regarding the project and community outreach. John Oduroe, the project architect from Big Tent Design, will testify regarding architecture and project design. The Applicant reserves the right to add witnesses or expert witnesses as necessary.

XI. CONCLUSION

For the reasons stated above, the Project meets the applicable standards for relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests the Board grant the application.

Respectfully Submitted,
COZEN O'CONNOR



Meridith H. Moldenhauer

Tab B

FORM 135 – ZONING SELF-CERTIFICATION

Project Information	Address(es)	2700 27th St. NW
	Square and Lot(s) <i>Note: Parcels start with "PAR"</i>	Square 2109, Lot 0092
	Zone District(s)	R-3
	ANC Single Member District(s)	3C07

Certification <i>Select relief requested</i>	<i>The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter (include all relevant section citations, e.g. "E-210.1 and E-5201"):</i>	
	<input checked="" type="checkbox"/> Special Exception X § 901.2	Zoning Regulations Section(s) Subtitle U § 203.1(m)
	<input checked="" type="checkbox"/> Area Variance X § 1002.1(a)	Zoning Regulations Section(s) Subtitle D § 210.1
	<input type="checkbox"/> Use Variance X § 1002.1(b)	Zoning Regulations Section(s)

Pursuant to 11 DCMR Y § 300.6(b), the undersigned agent certifies that:

1. The agent is duly licensed to practice law or architecture in the District of Columbia;
2. The agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
3. The applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

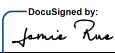

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Buildings harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22-2405)

Owner Name (Print)	Owner Signature	
Jamie Rue		
Agent Name (Print)	Agent Signature	DC Bar No. or Architect Registration No.
Meridith Moldenhauer		494695
Date:	Feb 13, 2026	

NOTES AND COMPUTATIONS

All fields should be filled in completely, insert "N/A" where not applicable

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Deviation/ Percentage
Lot Area (sq. ft.)	10,370 sq ft	4000 sq ft	-	10,370 sq ft	0
Lot Width (ft. to the tenth)	120'	40'	-	120'	0
Lot Occupancy (building area/lot area)	44%	-	40%	47%	3%
Gross Floor Area (sq. ft.)	17,632 sq ft	-	-	19,105 sq ft	1,473 sq ft / 8.4%
Floor Area Ratio (FAR) (floor area/lot area)	N/A	N/A	N/A	N/A	N/A
Principal Building Height (stories) <i>Check boxes applicable to proposed project below:</i> <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Penthouse <input checked="" type="checkbox"/> Cellar <input type="checkbox"/> Rooftop Structure <input type="checkbox"/> None	4	-	3	4	0
Principal Building Height (ft. to the tenth)	58'8	-	40'	58.8'	0
Accessory Building Height (stories)	N/A	N/A	N/A	N/A	N/A
Accessory Building Height (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	15'	15'	N/A	15'	0
Rear Yard (ft. to the tenth)	20'	20'	n/a	20'	0
Distance Beyond Rear Wall of Adjoining Buildings (R/RF zones) (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Side Yard (ft. to the tenth)	0	0	-	0	0
Open Court (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Closed Court (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Vehicle Parking Spaces (#)	12	12	-	12	0
Bicycle Parking Spaces (#)	ST:6 LT:0	N/A	N/A	ST:4 LT:0	ST:-2, LT:0
Loading Berths (# and size in ft.)	N/A	N/A	N/A	N/A	N/A
Pervious Surface (%)	-	-	-	-	-
Principal Dwelling Units (#)	0	-	-	0	0
Accessory Dwelling Units (#)	0	-	N/A	0	0
Solar Shading of Abutting Properties (R/RF zones) (%)	-	-	-	-	-
Other:					
Other:					