

Supplemental Report

TO: District of Columbia Board of Zoning Adjustment

FROM: ^{CM} Crystal Myers, Case Manager

DATE: February 23, 2026

SUBJECT: BZA Case 21400: Request for special exception and area variance relief to construct an addition to Aidan Montessori School

I. BACKGROUND

At the February 11, 2026, hearing the Board directed the Applicant to request special exception relief for the expansion of the private school use and asked OP to provide analysis for this additional relief.

II. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following area variance relief pursuant to Subtitle X §1000:

- D § 210- Lot Occupancy (40% max, 44% existing, 47% proposed)

The Office of Planning (OP) recommends **approval** of the following special exception relief pursuant to Subtitle X §900:

- U § 203.1(m)- Private School Special Exception

III. OP ANALYSIS for Special Exception

Subtitle X§ 900 General Special Exception Standards

Will be in Harmony with the General Purpose and Intent of the Zoning Regulation and Zoning Maps;

The proposed expansion of a private school would be in harmony with the purpose and intent of the zoning regulations and maps. Private schools are permitted by special exception in the R-3 zone, and this use has existed on the property since 1963.

This request would allow the school to increase its space to comply with today's accessibility standards for private schools, which is in line with Zoning Regulation's intent for the site.

This request would not increase the school's approved 240-student enrollment cap but the Applicant has expressed a willingness to decrease their enrollment cap to 180 students as a condition of approval.

Will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;

The proposed expansion of a private school use is not expected to adversely affect neighboring properties. All adjacent properties are separated from the site by either a street or an alley, minimizing any direct impacts. The school's addition would enhance on-site access without increasing the approved student enrollment. Furthermore, as discussed below, the project is expected to improve both vehicular and pedestrian safety.

Subtitle U§ 203.1(m)

1. 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;

The existing private school use on the property should continue to not be objectionable to adjoining and nearby properties. The proposed addition to the school would not increase student enrollment or staff. Therefore, it should not create objectionable conditions.

Additionally, the proposed addition is expected to improve traffic operations during student pick-up and drop-off periods. Currently the large steps on the stairway slow down students which cause traffic congestion. Removing the stairs would allow students to exit quicker and would expand the queueing area. This along with sunken bleachers and a courtyard area outside the lobby would expand the outdoor waiting area and bring it closer to the pick-up location.

Furthermore, driver and pedestrian safety would be improved by this project. Removing the stairs would improve sightlines for drivers who exit the alley onto 27th street and would reduce potential conflicts between vehicles and pedestrians.

2. 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

Currently parking on the site accommodates the needs of students, teachers and visitors. In the original special exception, the BZA determined there is ample parking on the property for a private school of up to 240 students. The proposal is not increasing the number of students or staff, and the addition would not be large enough to trigger a new parking requirement. Furthermore, the property is within a quarter mile of the Woodley Park Metrorail Station.

3. After hearing all evidence, the Board of Zoning Adjustment may require additional parking to that required by this title;

No additional parking is recommended by OP.