

October 1, 2026

VIA IZIS

D.C. Board of Zoning Adjustment
441 4th Street, N.W., Second Floor
Washington, D.C. 20001

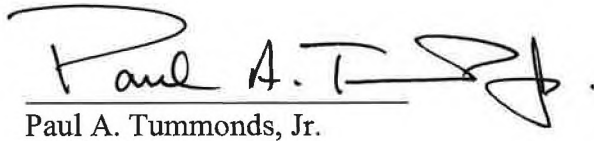
Re: Board of Zoning Adjustment ("BZA") Application No. 21541 – The Vestry of St. Patrick's Parish, on behalf of the St. Patrick's Episcopal Church and Day School (the "Applicant") – Post-Hearing Submission

Dear Members of the Board:

As requested by the BZA at the conclusion of the September 30, 2026, Public Hearing, the Applicant hereby submits proposed conditions of approval for BZA Application No. 21541.

Please feel free to contact the undersigned if you have any questions regarding this information.

Sincerely,


Paul A. Tummonds, Jr.

Encl.

Certificate of Service

I certify that on October 1, 2026, a copy of this letter and enclosure was sent via electronic mail to the addresses listed below.

Crystal Myers
Maxine Brown-Roberts
Office of Planning
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Madeline Sanders
Erkin Ozberk
District Department of Transportation
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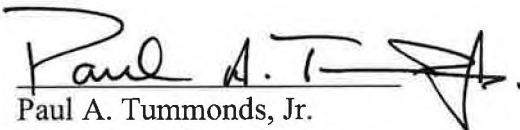
Commissioner Bernie Horn – ANC 3D05
3D05@anc.dc.gov

Commissioner Marilyn Nowalk - ANC 3D06
3D06@anc.dc.gov

Commissioner J.P. Szymkowicz - ANC 3D07
3D07@anc.dc.gov

Colony Hill Neighborhood Association
c/o Pierre J. Maitre and Ed Lyle
pierrejmaitre@gmail.com; ewlyle@west1805.com

1801 Homeowners Association, Inc.
c/o Anita Butani
anita.butani@gmail.com


Paul A. Tummonds, Jr.

DECISION

It is therefore **ORDERED** that this application for special exception (for a private school use, a private school plan, and loading relief) and variance approval (from the building height setback requirements) to authorize the construction of a new middle school at 4707 Whitehaven Parkway, NW, to increase the number of students to 555 and faculty/staff to 140, and to amend Condition No. 7 of BZA Order No. 17429 is hereby **APPROVED**. Subject to the following **CONDITIONS** (which changes supercede the previously adopted conditions in BZA Order No. 18465A and BZA Order No. 17429 shown in **bold underline** and struck through).

Whitehaven Campus (Last Approved in BZA Order No. 18465A)

1. The number of students shall not exceed 485 **555**. This enrollment cap shall apply to Nursery through Grade 8 located on the Whitehaven Campus. The total number of staff and faculty shall not exceed 405 **140** persons. **The initial student cap will be 512 students and the initial faculty/staff cap will be 130 persons. The final cap numbers of 555 students and 140 faculty/staff will be permitted once the Applicant satisfies the Sequencing of Monitoring Studies outlined in the Transportation Management Plan noted in Condition No. 19 below.**
2. The Applicant shall file an annual report with the Advisory Neighborhood Commission indicating the total number of faculty and staff, with a breakdown showing how the number of employees is no greater than ~~105 persons~~ **what is authorized in Condition No. 1 above.**
3. The Applicant shall hold quarterly meetings with the Advisory Neighborhood Commission and the community.
4. The evergreen buffer required by Order No. 14009, as amended, will be maintained to mitigate the visual and aural effects of the gymnasium approved in Order No. 16517.
5. There will be no exterior lighting of the gymnasium except that required for security and identification purposes.
6. No light fixture attached to the gymnasium or installed in the adjacent parking lot shall be visible from an occupied level of a Berkeley Terrace residence.
7. There will be no lighting of the playing field. Any lighting of the parking lot will be installed such that the rays are directed toward the surface of the lot to avoid an impact on adjacent properties.
8. There will be no sound systems installed outside. Portable sound systems may be used only in connection with school and church events and only during daytime hours, subject to reasonable limitations (or instruction to the coaches or masters of ceremony).
9. The gymnasium roof shall remain free of any fixtures or attachments, such as lights, HVAC equipment, antennas and satellite dishes.

10. St. Patrick's ~~shall install~~ **has installed** and **shall** maintain evergreen trees along the southern edge of the playing field.
11. The school facilities shall be used for school and church purposes only except that nonprofit 501(c)(3) organizations, such as community groups, may use school facilities subject to a maximum of three times a month. On Saturdays, Sundays, and holidays, the playing field may be used for school or church purposes. Use by non-school, non-church organizations during this time shall be limited to once per month.
12. There shall be a 6:00 p.m. curfew on the use of the playing field.
13. No stadium seating or bleachers shall be constructed either of a temporary or a permanent nature or shall be installed on the playing field level.
14. ~~The Applicant shall close the pedestrian curb cut on the Whitehaven Parkway lay by within two years of the issuance of a certificate of occupancy reflecting the increase in the student enrollment cap.~~
15. The Applicant ~~shall install~~ **has installed** at least one inverted bicycle U-rack at the main building entrance.
16. The Applicant shall install at least five inverted bicycle U-racks in the parking garage.
17. ~~The Applicant shall provide a sidewalk on the south side of Whitehaven Parkway for the portion of property immediately abutting the School. The sidewalk shall be provided within two years of issuance of a certificate of occupancy reflecting the increase in student enrollment.~~
18. **The St. Patrick's Middle School Building shall be constructed in accordance with the plans prepared by Perkins Eastman, dated May 5, 2026, and included in the record of BZA Application No. 21541 as Exhibits 8A1-8A4.**
19. **St. Patrick's shall fully implement and comply with the Transportation Management Plan submitted into the record of BZA Application No. 21541 as Exhibit No. 40. St. Patrick's also agrees to submit a public space permit application to improve the existing crosswalk on Whitehaven Parkway at the gym as a raised crosswalk with daylighting and a Rectangular Rapid Flashing Beacon (RRFB) and install striping and signage to support the pick-up and drop-off activity along Whitehaven Parkway, subject to DDOT approval.**
20. **St. Patrick's shall fully implement and comply with the Construction Management Plan submitted into the record of BZA Application No. 21541 as Exhibit No. 17.**

Foxhall Athletic Field (Approved in BZA Order No. 17429)

7. The School shall fully implement and comply with the St. Patrick's Operations Plan, marked in the record as Exhibit No. 86, **as modified by the Temporary Modification Agreement, submitted into the record of BZA Application No. 21541 as Exhibit**

30B. The School shall fully implement and comply with the Temporary Modification Agreement.

In all other respects, the conditions of BZA Order No. 17429 remain unchanged.