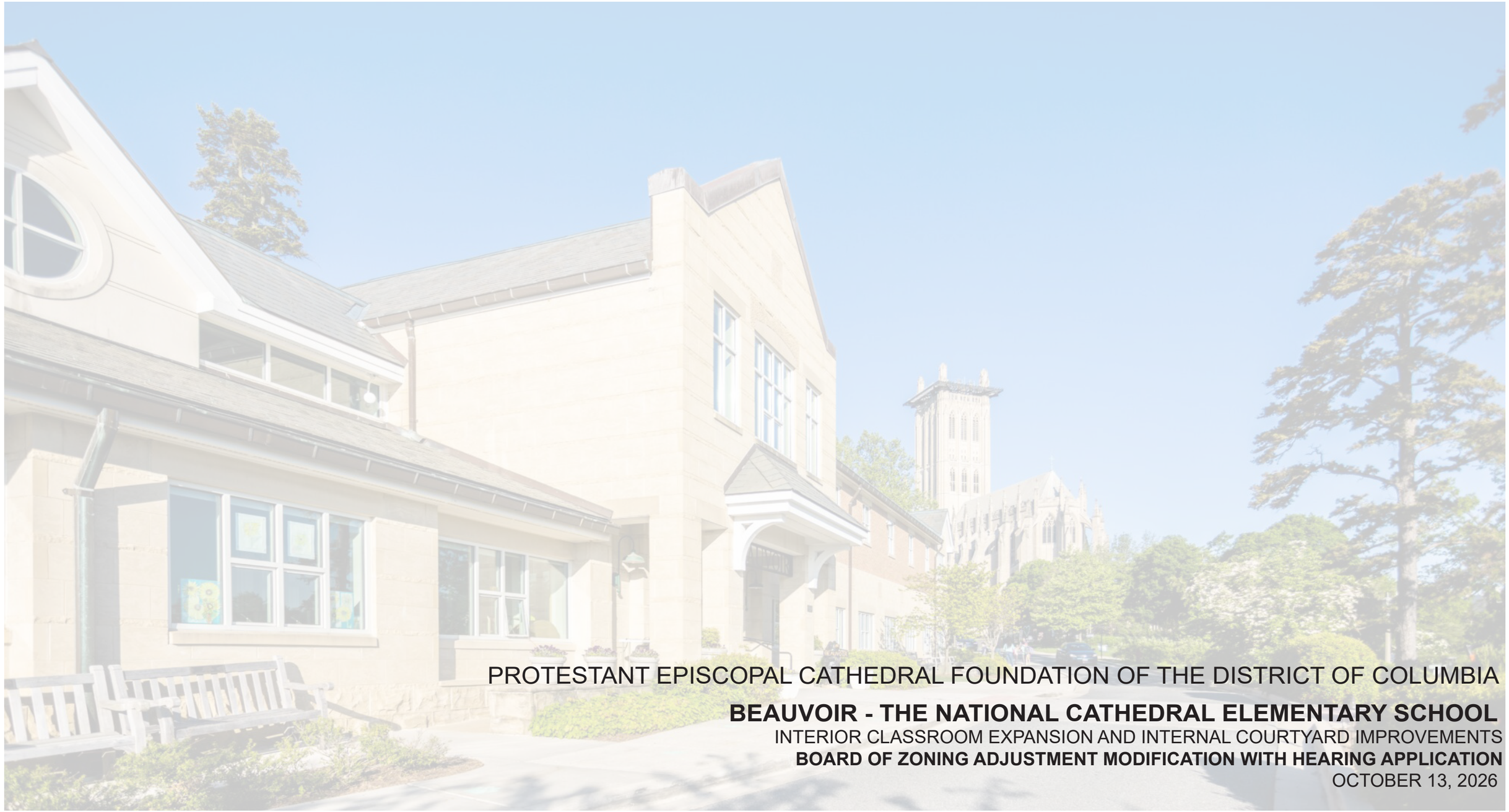

PROTESTANT EPISCOPAL CATHEDRAL FOUNDATION OF THE DISTRICT OF COLUMBIA

BEAUVOIR - THE NATIONAL CATHEDRAL ELEMENTARY SCHOOL

INTERIOR CLASSROOM EXPANSION AND INTERNAL COURTYARD IMPROVEMENTS

BOARD OF ZONING ADJUSTMENT MODIFICATION WITH HEARING APPLICATION

OCTOBER 13, 2026

GTM ARCHITECTS

BEAUVOIR, THE NATIONAL CATHEDRAL ELEMENTARY SCHOOL

3500 WOODLEY RD NW, WASHINGTON, DC PROJECT NO. 26.0117 10/13/2026

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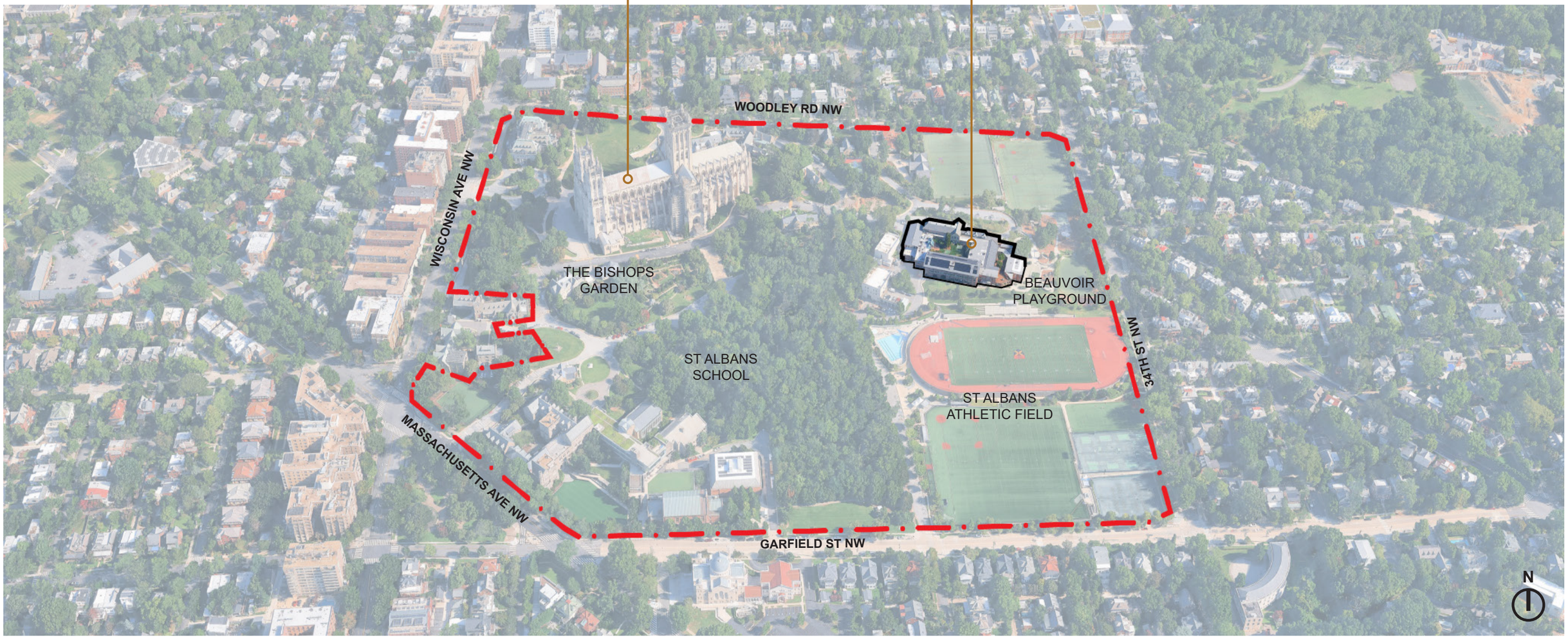
Board of Zoning Adjustment
District of Columbia
CASE NO. 17-23-2
EXHIBIT NO. 3

EXISTING SITE

AERIAL VIEW



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EXISTING SITE

NEIGHBORHOOD CONTEXT





A Woodley & South Rd



E South Rd



B Beauvoir Rd - Gate Entrance



F Woodley Rd & 34th St NW



C Beauvoir Rd



G Garfield Rd & 34th St NW



D South Rd



H Pilgrim Rd

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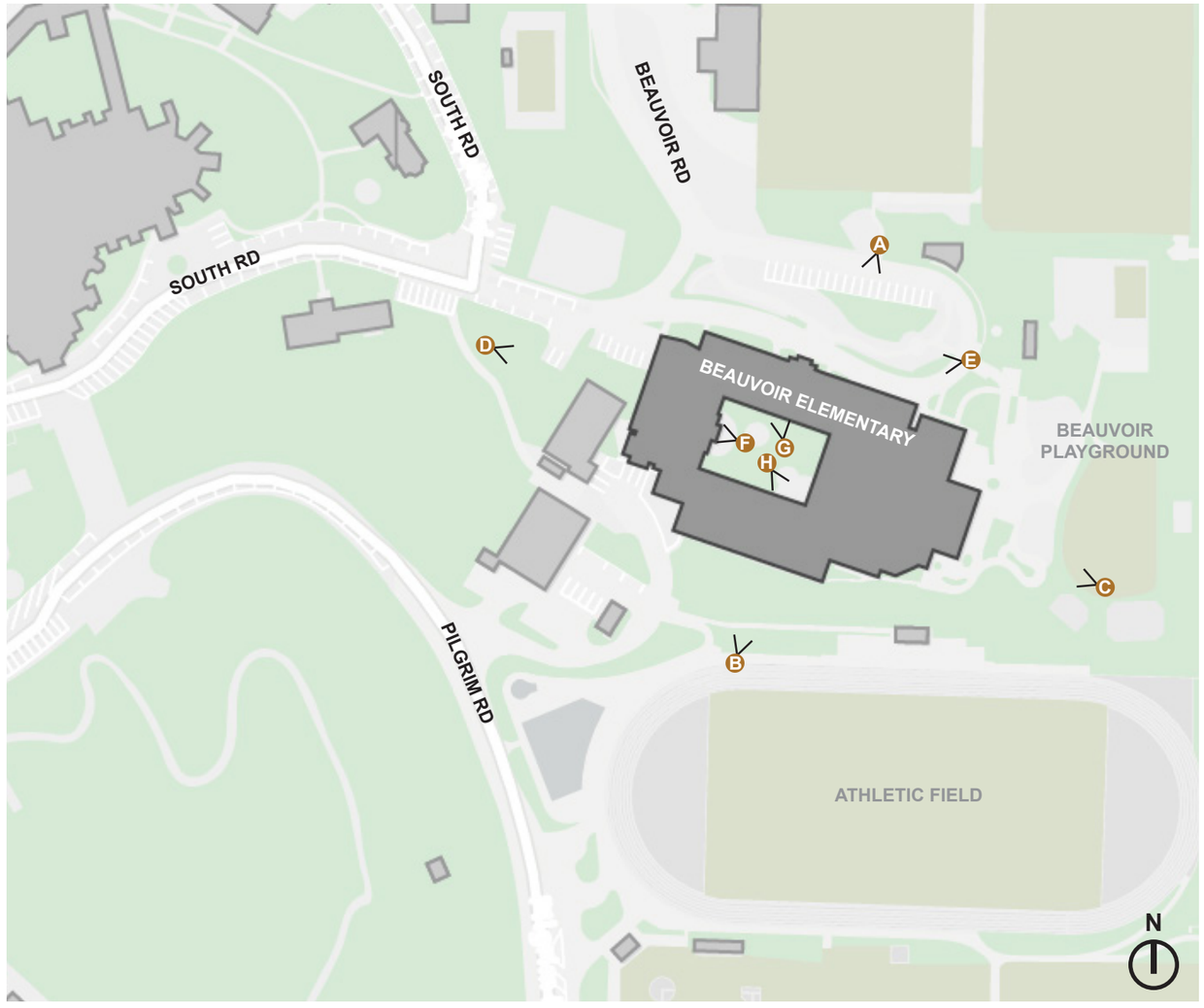
EXISTING SITE

EXISTING SITE CONTEXT





A Aerial View North



B Aerial View South



C Aerial View East



D Aerial View West



E Exterior View Main Entrance



F Interior Courtyard View - West



G Interior Courtyard View - North



H Interior Courtyard View - East

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ZONING DATA

GENERAL PROPERTY INFORMATION

- **ADRESS:** 3500 WOODLEY RD NW, WASHINGTON DC 20016
- **SQUARE/LOT:** 1944 0025
-
- **ZONING:** RESIDENTIAL (R)-1B
- **PRIOR APPROVALS:** BZA ORDER Nos. 16274, 17996 THROUGH 17996-C

Development Standard (R-1B Zone) (Subtitle D, Sec. 200.1 et seq. ; Subtitle C, Ch. 7-9)	**Required (Today)**	**Provided (1997)** ***See* BZA Case No. 16274, Ex. 34**	**Existing / Proposed Conditions**
Lot Dimensions	Min. lot width = 50 ft. Min. lot area = 5,000 sq. ft.	Lot width = 1,400 ft.+ Lot area = 60+ acres	Same / no change
Height	40 feet, 3 stories • Institutional buildings: 90 ft. w/ no limit on stories provided it is setback 1:1 from all lot lines	32 ft., 2 stories	Same / no change
Front Setback	N/A	N/A	N/A
Rear Yard (min.)	25 ft.	740 ft. +	Same / no change
Side Yard (min.)	Two (2) side yards, each min. of 8 ft.	235 ft. +	Same / no change
Courts	None required; but if provided: **Open**: 2.5 in. per 1 ft. of height of court, but not less than 6 ft. **Closed**: Width: 2.5 in. per 1 ft. of height of court, but not less than 12 ft.; Area: 2x the square of the required width of court dimension based on height of min. court width; but not less than 250 sq. ft.	Closed court: • Min width = 75 ft. • Max height in court = 22 ft.	Assuming "highest point of any bounding wall" of closed court is 35 feet, 8 inches: • Width: 12 feet required; 76 ft. 9, in. Existing (No Change) • Area: 288 sq. ft. required; 6,296 sq. ft. proposed (complies)
Lot Occupancy (max.)	40%	All buildings on Close is less than 8%, Beauvoir is ± 2%	±3% conservative estimate; complies
Pervious Surface (min.)	50%	Not provided Building footprint = 40,015 sf	*See* Sub. C § 501.2(b): proposed STEAM addition will not increase lot occupancy by 10% or more
Vehicle Parking	Education, private: Elementary and middle school: 2 for each 3 teachers and other employees;	58 spaces	• BZA Order No. 17996-B, Condition No. 3 requires 126 parking spaces, 73 of which designated for Beauvoir and 48 of which designated for CDC • No changes to FTE faculty and staff; thus, no additional parking required
Bicycle Parking	Education, private school • LT: 1 space for each 7,500 sq. ft. • ST: 1 space for each 2,000 sq. ft.	Not provided	*See* Sub. C § 802.5: proposed addition to existing building not ≥ 25% beyond existing GFA; no additional bicycle parking triggered
Loading	Education (30,000 to 100,000) sq. ft. of GFA = 1 loading berth, 1 service/delivery space	Not provided (1997 zoning analysis states that loading not required)	*See* Sub. C § 901.6: proposed addition to existing building not ≥ 25% beyond existing GFA; no additional loading triggered

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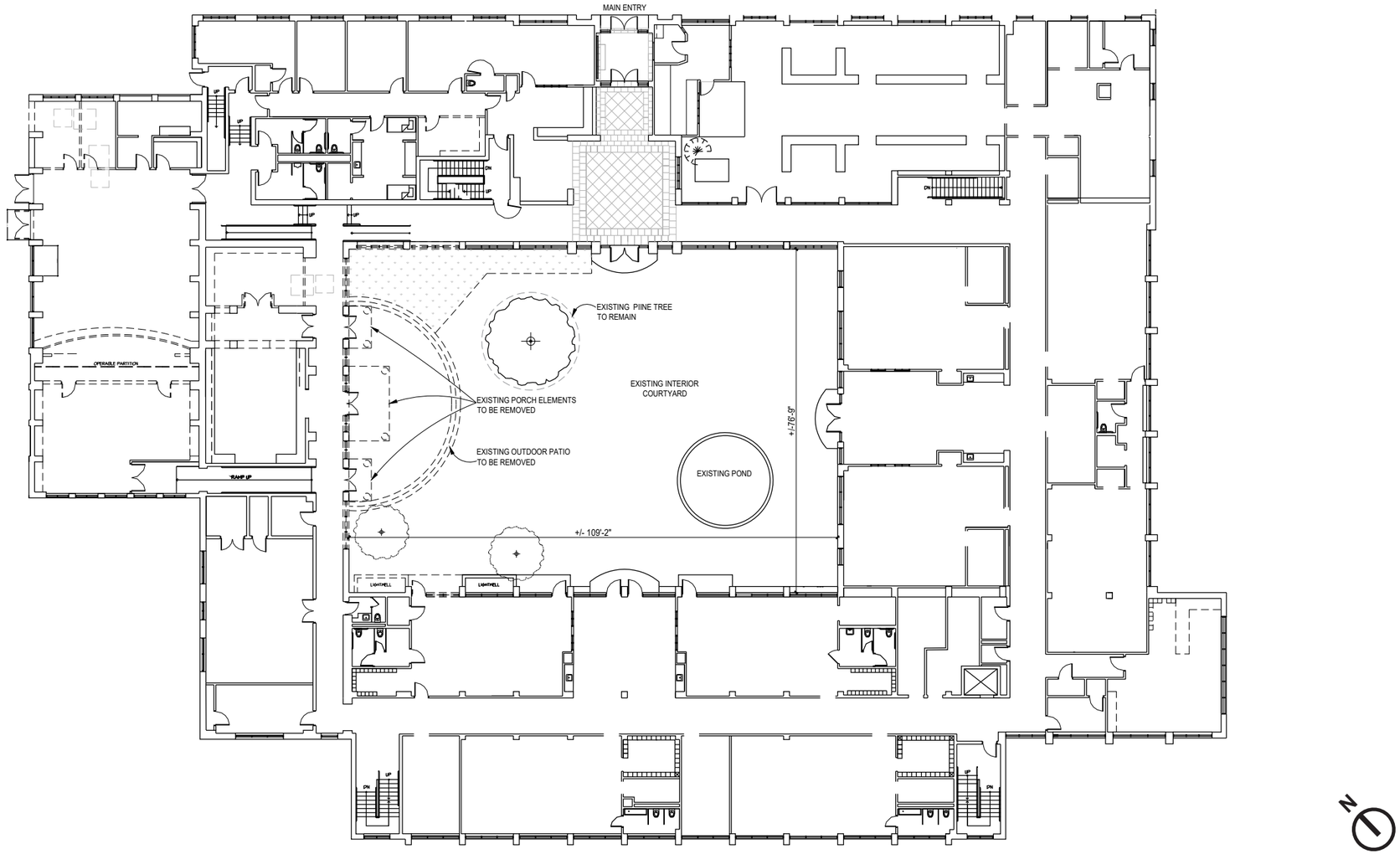
OVERALL FLOOR PLAN EXISTING / DEMO



EXISTING INTERIOR COURTYARD AREA OF APPROXIMATELY 8,362

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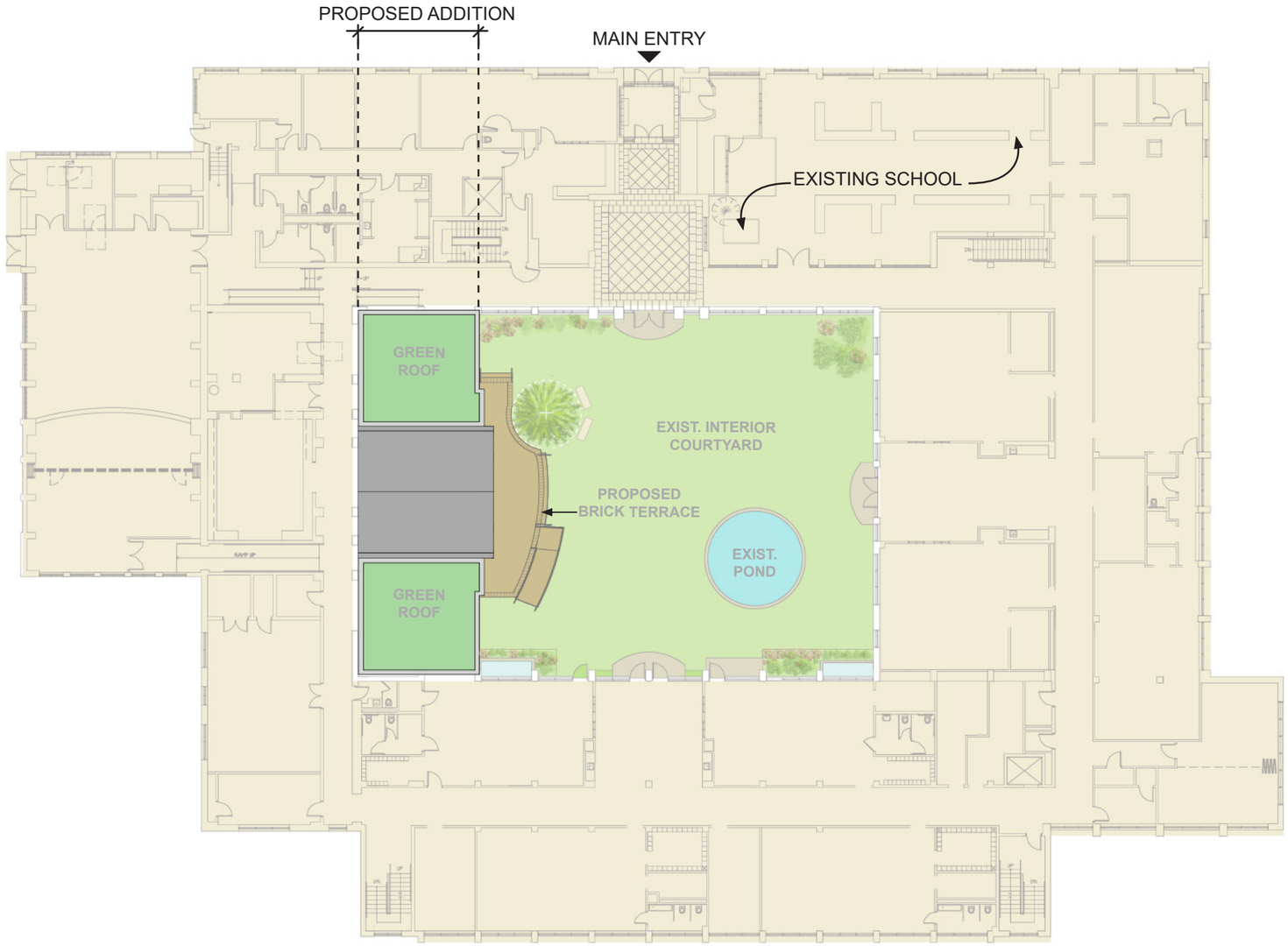
PROPOSED SITE PLAN RENDERED



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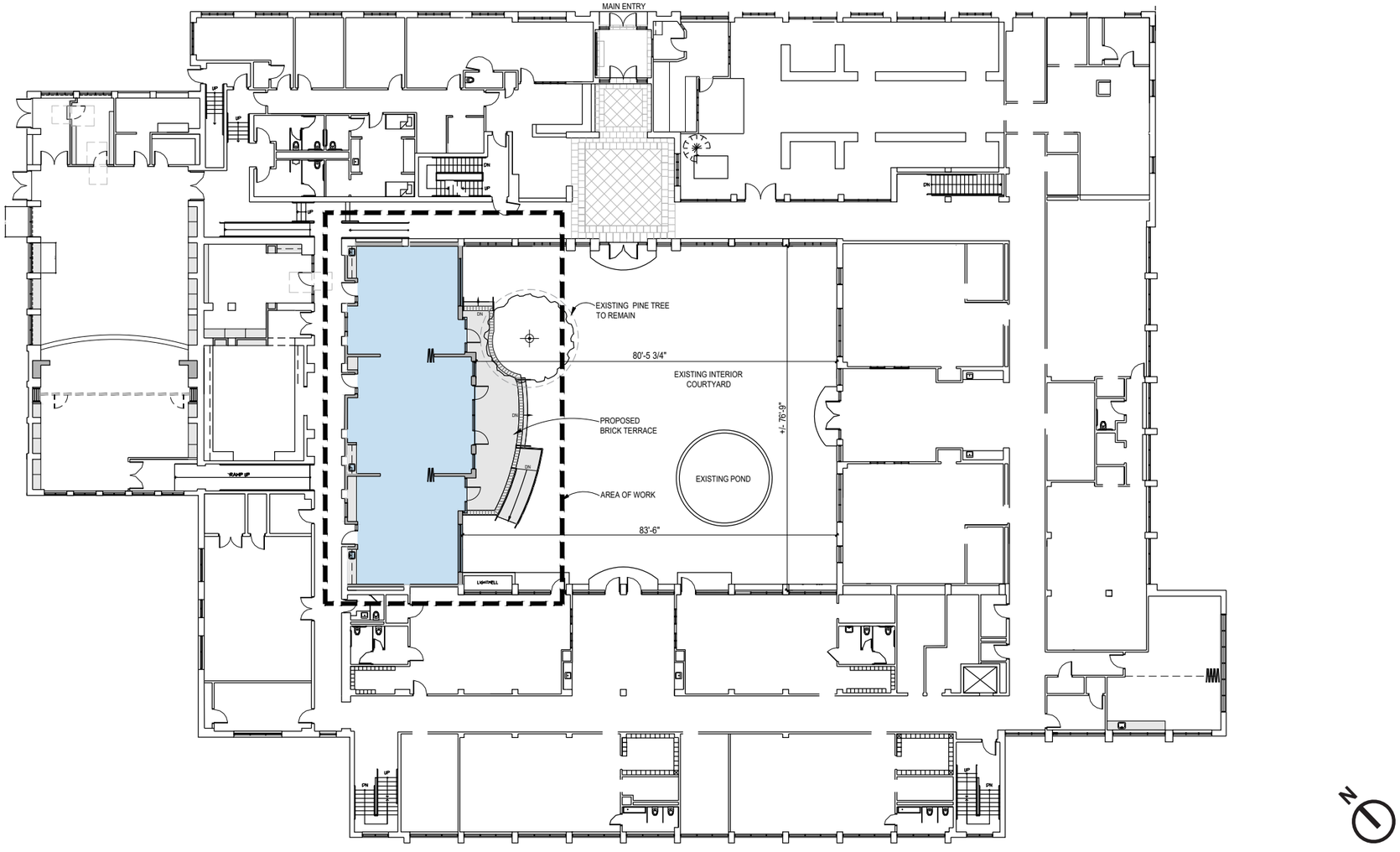
OVERALL PROPOSED FLOOR PLAN



PROPOSED ADDITION WHICH LEAVES AN INTERNAL COURTYARD AREA OF APPROXIMATELY 6,296 SF

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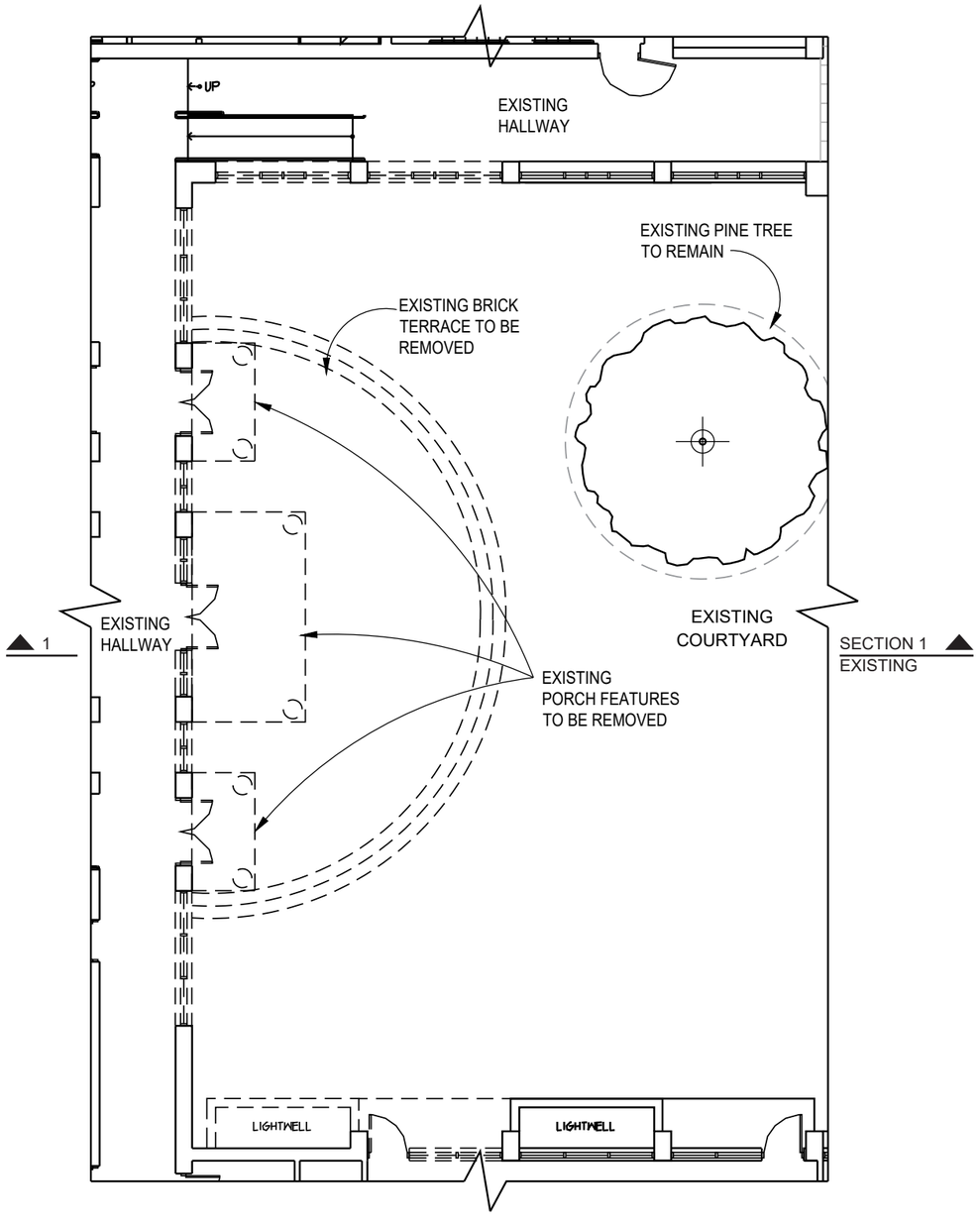
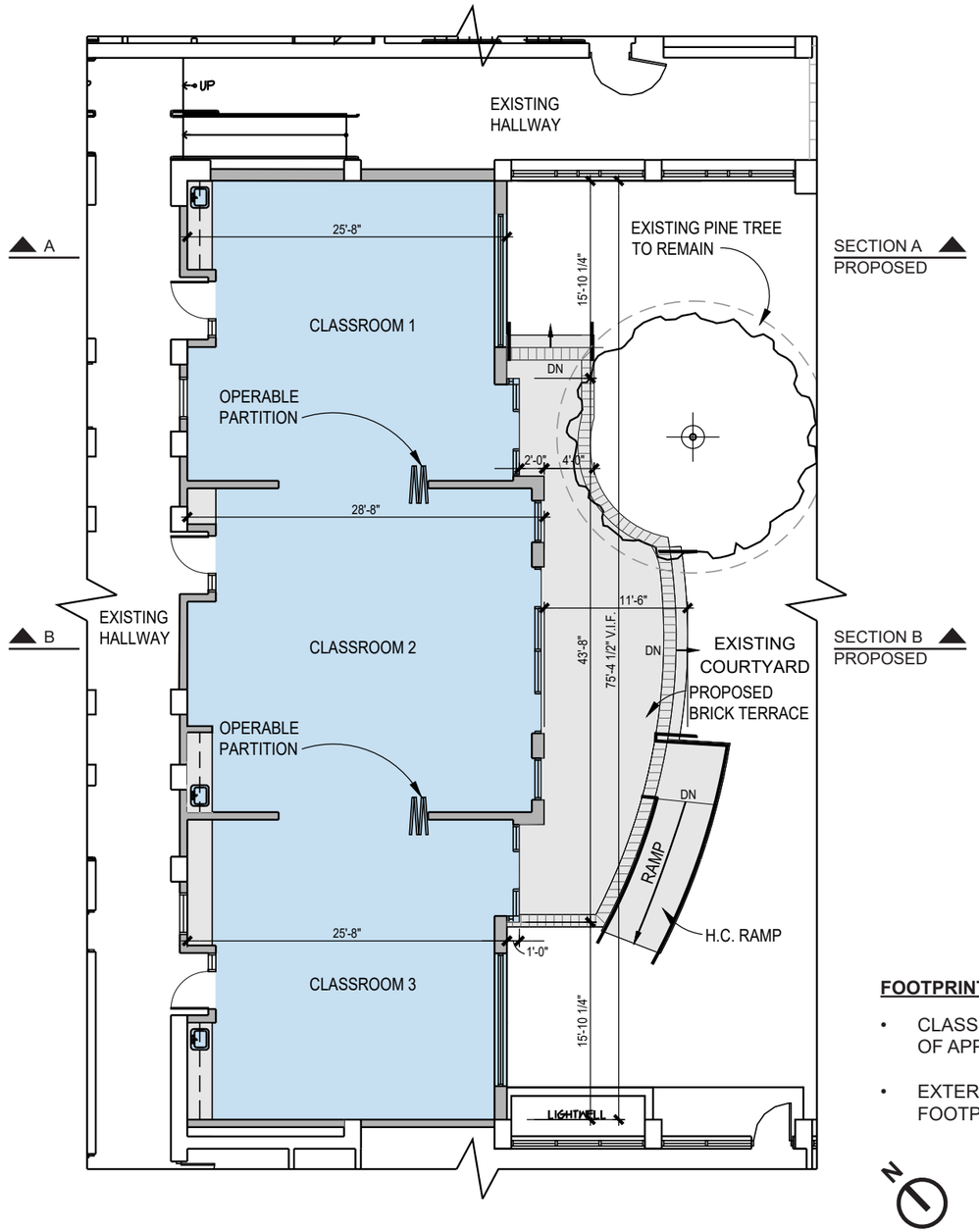
ENLARGED PROPOSED PLANS



EXISTING/DEMO PLAN 3/32”=1’-0”



PROPOSED ADDITION PLAN 3/32”=1’-0”

FOOTPRINT SQUARE FOOTAGE

- CLASSROOM ADDITION FOOTPRINT OF APPROXIMATELY **2,068 SF**
- EXTERIOR BRICK PATIO FOOTPRINT OF APPROXIMATELY

N

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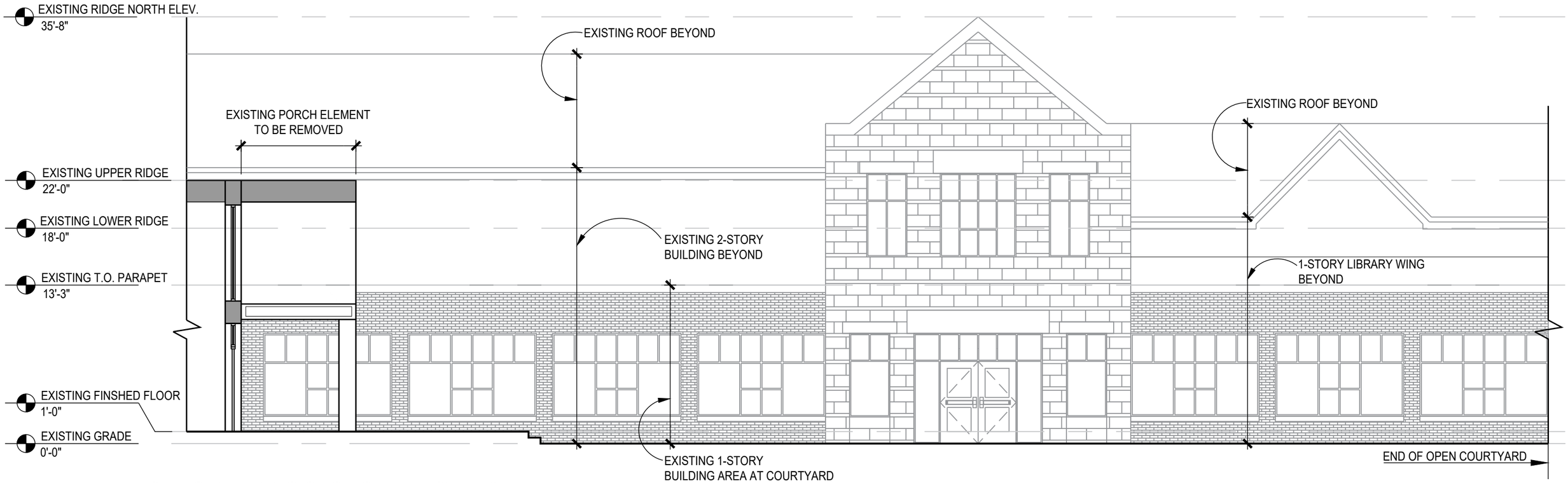
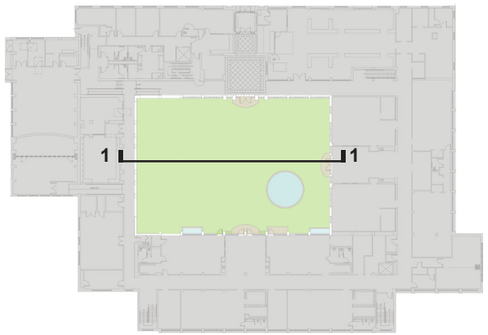
EXISTING BUILDING SECTION



EXISTING BUILDING SECTION 1 1/8”=1’-0”



KEY PLAN

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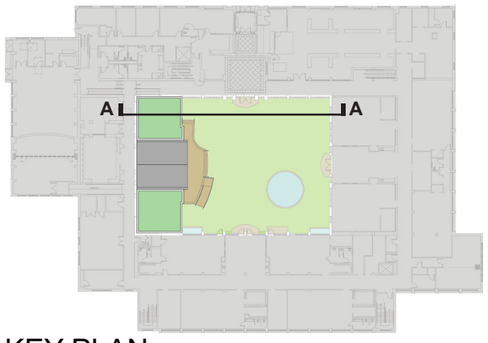
PROPOSED BUILDING SECTION A



PROPOSED BUILDING SECTION A - 1/8”=1’-0”



KEY PLAN

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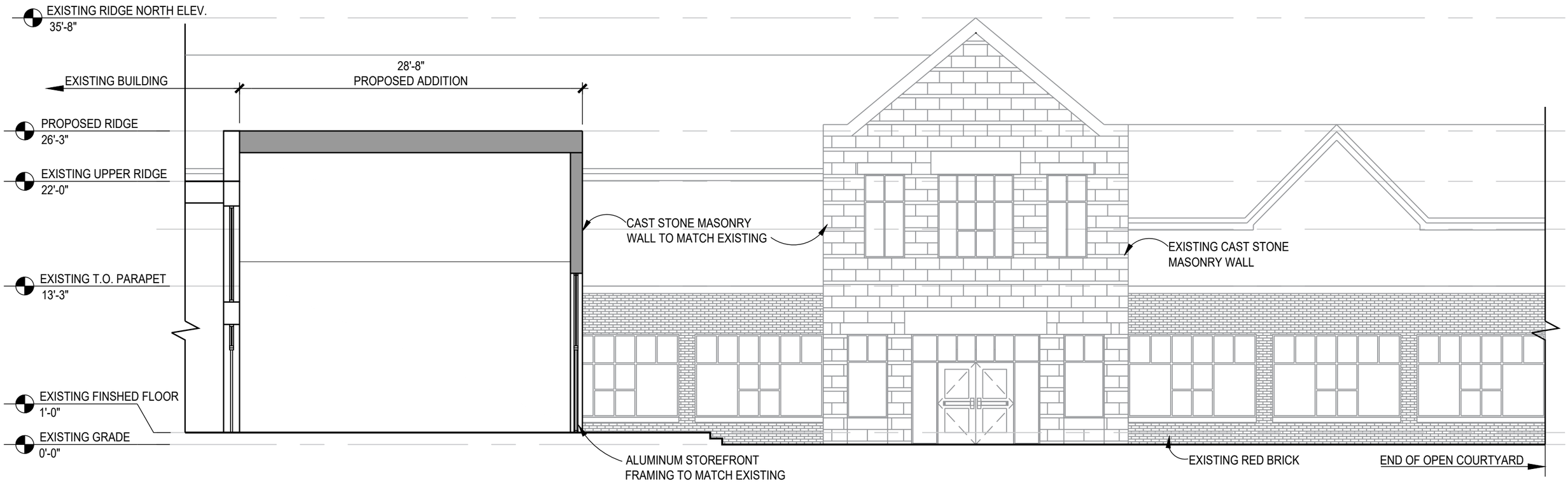
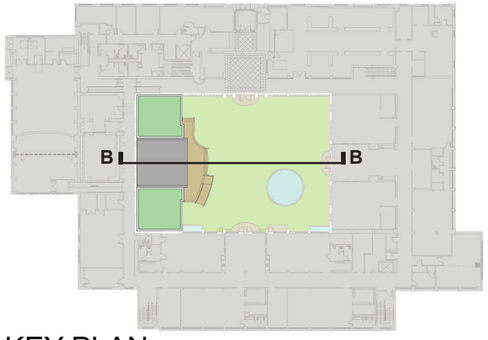
PROPOSED BUILDING SECTION B



PROPOSED BUILDING SECTION B - 1/8”=1’-0”



KEY PLAN

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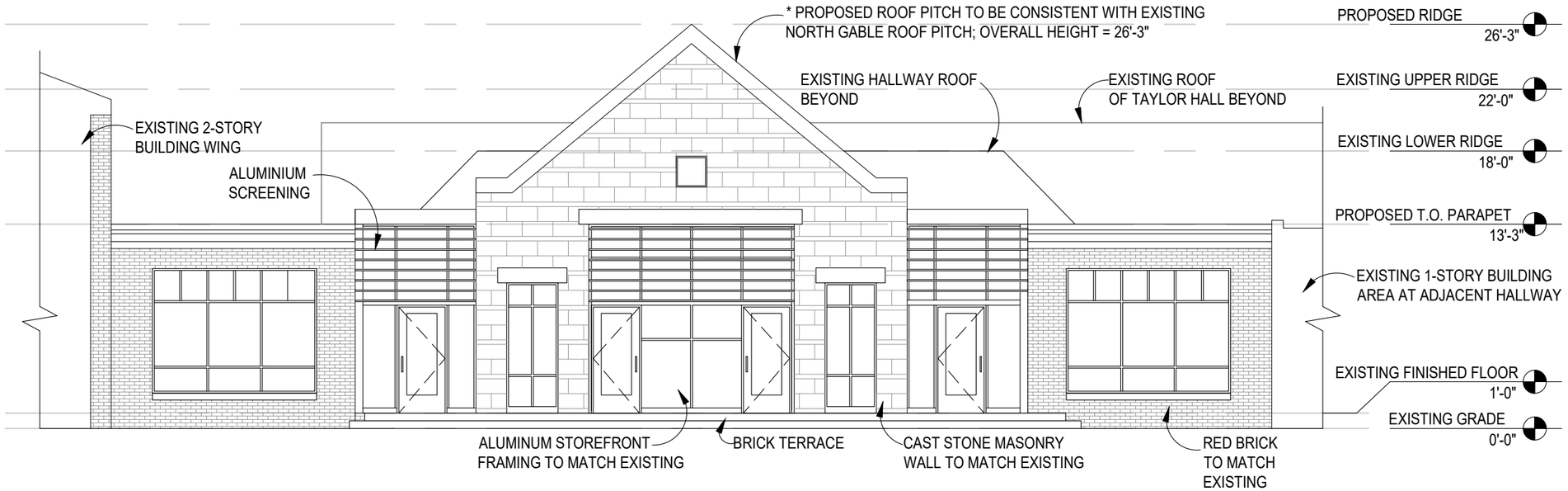
BUILDING ELEVATIONS EXISTING AND PROPOSED



EXISTING WEST ELEVATION - INTERIOR COURTYARD 1/8”=1’-0”



PROPOSED WEST ELEVATION - INTERIOR COURTYARD 1/8”=1’-0”

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INTERNAL COURTYARD RENDERING



EXTERIOR VIEW OF PROPOSED ADDITION AT INTERNAL COURTYARD

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