



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Karen Thomas, Development Review Specialist
JLS
 Jennifer Steingasser, Deputy Director, Historic Preservation and Development Review

DATE: July 20, 2020

SUBJECT: BZA 17996C – Modification of Consequence -Beauvoir School
 3500 Woodley Road, NW (Square 1944, Lot 25)

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the request for a modification of consequence to conditions of the BZA Order 17996-B to temporarily decrease the minimum parking requirements and to permit the temporary installation of classroom space on the school's property, including a change to condition 3 of the order and a new condition of the order as follows: (New language in **bold**)

- Modify Condition No. 3, as follows:
*3) The Applicant shall provide 126 parking spaces, 73 which shall be designated for Beauvoir School and 48 of which shall be shared between Beauvoir School and the child development center (CDC) at the same location and shall comply with the submitted parking plan. **For the 2020-2021 academic calendar year, the Applicant may reduce the overall number of parking spaces to 104 spaces, 51 of which shall be designated for Beauvoir School and 48 of which shall be shared between Beauvoir School and the CDC.***
- Add a condition, as follows:
The Applicant may install four (4) temporary learning cottages to serve as temporary classroom and accessory space for the 2020 – 2021 academic calendar year, as shown on the site plan and exhibits identified as Exhibit A of Exhibit 2 of this record.

This request is only for a temporary modification of the BZA order for the 2020-2021 academic year.

II. DESCRIPTION OF MODIFICATION

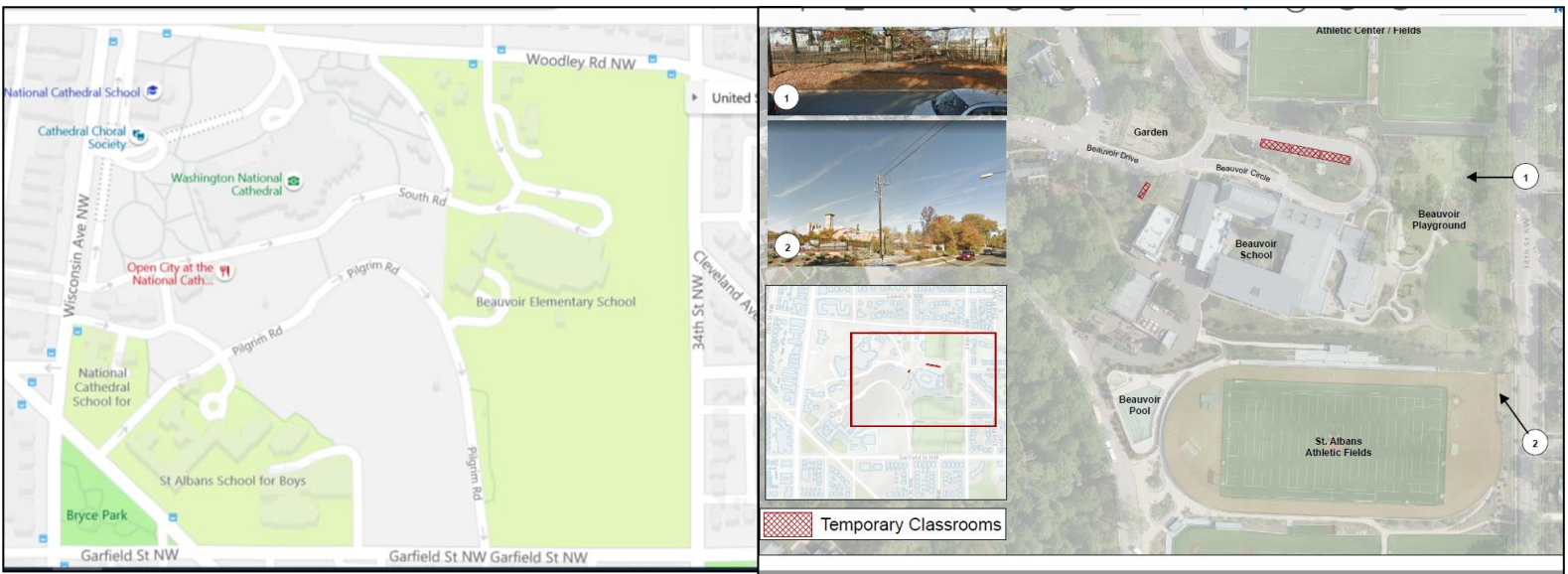
The applicant is requesting a temporary modification of the order to permit four (4) temporary classrooms on portions of the approved parking spaces, to satisfy the social distancing criteria required in the current COVID-19 Pandemic. The locations of the temporary facilities on the existing parking areas, well within the boundaries of the campus, shown in Exhibit A of the Applicant's submission (Exhibit 2). The temporary structures will displace 22 parking spaces. However, as the majority of faculty may work remotely for the upcoming academic year, the number of spaces provided is anticipated to comply with the Zoning Regulations. The District Department of



Transportation (DDOT) has been informed of this requested temporary change to the on-site parking capacity.

III. SITE AND AREA DESCRIPTION

Address:	3500 Woodley Road, NW
Legal Description:	Square 1944, Lot 25
Ward:	Ward 3 - ANC3C
Lot Characteristics:	The Beauvoir School is located on the 55.9-acre National Cathedral Close (Close) which is bounded by Woodley Road to the north, 34 th street to the east, Garfield Street to the south Wisconsin Avenue to the west, and Massachusetts Avenue on the southwest. The Close houses the Washington National Cathedral; St. Albans School for boys; National Cathedral School for girls; and the Beauvoir School. The Beauvoir School and its accessory child development center are located on the eastern portion of the property.
Existing Development:	The Beauvoir School consists of one building and associated outdoor recreational space.
Zoning:	R-1-B
Historic District:	The National Cathedral, the Close and other buildings are listed as a historic site and buildings on the National Register and the DC Historic Site list.
Adjacent Properties:	The Close is surrounded by predominantly single-family, detached, residential homes in the R-1-B district.
Surrounding Neighborhood Character:	The Beauvoir School is located on top of a hill overlooking a parking lot and recreational fields and facilities. The properties surrounding the Close to the north, east and south are single family residential units. To the west, along Wisconsin Avenue are high-rise apartment buildings in the RA-2 and RA-4 districts.



Vicinity Map

IV. ANALYSIS

The Beauvoir School is currently operating under BZA Order 16274, which authorized the private school under Section 206 (ZR 58). The current BZA Order 17999B (Exhibit 3) details the current conditions, including the student enrollment, number of staff and required parking for the school. The numbers of faculty and student enrollment are not anticipated to change with this modification.

	APPROVED (Order 17996B)		PROPOSED 2020-2021 Academic Year	
	CDC	Beauvoir	CDC	Beauvoir
Students	60	400	No change	400
Faculty/Staff	21 staff (PEFC employees)	109	21	No change
Parking	5	73 (48-Shared)	5	22 Assigned to temporary classrooms
Total	126 spaces		126 spaces	
				51 (48 Shared)

Subtitle Y § 703.4 – *For purposes of this section, the term “modification of consequence” shall mean a proposed change to a condition cited by the Board in the final order, or a redesign or relocation of architectural elements and open spaces from the final design approved by the Board.*

This application complies with this criterion because it requests a change to Condition No. 3 of the BZA Order No. 17996-B. The additional condition would permit the installation of temporary classroom space to facilitate social distancing during the current public health emergency. The temporary classrooms will result in a redesign of architectural elements and open spaces of the original design.

Subtitle Y § 703.5 – *Any party to a previously filed case in which an order has been issued may make a motion in writing to have a matter placed on the Consent Calendar.*

The Applicant requested that the matter be placed on the Consent Calendar agenda at the Board’s regularly scheduled public meeting date of July 29, 2020.

Subtitle Y § 703.6 – *An application for a technical correction, minor modification, or by the Director. The applicant shall furnish two (2) copies of all information required by the form at the time of filing the application, including the following:*

- a. A completed application form;*
- b. The nature of, reason(s), and grounds for the technical correction, minor modification, or modification of consequence;*
- c. A copy of any Board final order, map, plan, or other action or relief proposed to be modified or corrected; and*
- d. Proof of service to all parties*

Consistent with Subtitle Y § 703.4, the applicant’s submission, (Exhibit 2) included a description of the proposed changes to the conditions cited by the Board in BZA Order No. 17996-B, Exhibit 3. The only party to the original application was ANC 3C. The request was served to the ANC 3C as evidenced by the attached Proof of Service.

Subtitle Y § 703.7 – *No application for technical corrections, minor modifications, or modifications of consequence shall be processed until the application is complete and all required fees are paid in accordance with the applicable fee schedule prescribed in Subtitle Y, Chapter 16.*

The appropriate fee was submitted by the Applicant.

Subtitle Y § 703.14 – *The filing of any modification request under this section shall not act to toll the expiration of the underlying order and the grant of any such modification shall not extend the validity of any such order.*

The private school use was previously established in accordance with the applicable requirements. This request would not act to toll the expiration of the underlying order or extend its validity.

V. HISTORIC PRESERVATION

Historic Preservation staff stated that review would occur at the staff level, if the permit application reflected that the installations would be temporary. The applicant has agreed to this requirement.

VI. OTHER DISTRICT AGENCIES

The District Department of Transportation's report would be filed separately to the record.

VII. ADVISORY NEIGHBORHOOD COMMISSION

The Applicant would meet with ANC 3C on July 20, 2020 to discuss the application. The ANC's report would be filed separately to the record.

VIII. COMMUNITY COMMENTS

At the writing of this report there are no comments noted to the record.