



June 5, 2019

**Meridith Moldenhauer**

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Frederick L. Hill, Chairperson  
Board of Zoning Adjustment  
441 4th Street, NW, Suite 200S  
Washington, DC 20010

**Re: BZA Case No. 20047  
Applicant's Prehearing Statement and Amended Plans**

Chairperson Hill and Honorable Members of the Board:

On behalf of the Applicant, District Department of General Services (the "Applicant"), please find enclosed the Prehearing Statement, Amended Plans, and Expert Witness information for the above-referenced case. The application is scheduled to be heard before the Board of Zoning Adjustment on June 26, 2019.

Thank you for your attention to this matter.

Sincerely,

COZEN O'CONNOR

A handwritten signature in blue ink, appearing to read 'MMoldenhauer', written over a light blue horizontal line.

Meridith Moldenhauer

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

**APPLICATION OF  
DEPARTMENT OF GENERAL SERVICES**

**BZA CASE NO. 20047  
HEARING DATE: JUNE 26, 2019**

**APPLICANT’S PREHEARING STATEMENT**

**I. EXECUTIVE SUMMARY AND RELIEF SOUGHT**

This Prehearing Statement is submitted on behalf of District Department of Public Schools and the District Department of General Services (collectively the “Applicant”), the operators of the property located at 3301 Lowell Street NW, (Square 2088, Lots 001 and 800) (the “Property”), in support of its application for special exception relief pursuant to 11 DCMR Subtitle X § 901.2, from the maximum FAR permitted for public schools in the R-1-B zone under Subtitle C § 1604.2, the retaining wall height requirements under Subtitle C §§ 1401.3, 1401.4 and 1401.5, and from the requirement to provide 10 ft. wide access to rooftop recreation areas to two public-right of ways pursuant to Subtitle C § 1603.6.

**II. PROCEDURAL BACKGROUND AND AMENDED PLANS**

As detailed in the initial application and subsequent additional relief request, the Applicant proposes to renovate the existing John Eaton Elementary School (the “Project”) as part of the District-wide public school modernization effort. The renovations will bring the public school building and outdoor play areas into compliance with current education specifications. Since filing, the Applicant has updated the architectural plans (the “Amended Plans”), attached at **Tab A**, to include additional renderings at pages 10-14 to show more detail regarding the retaining wall relief request and renovations.

As the request for relief has not changed, the Applicant herein incorporates the arguments made in the initial application and additional relief request, and maintains that the Project satisfies the standard for special exception relief.

**II. COMMUNITY OUTREACH**

Since filing their Application on April 30, 2019, the Applicant has been in communication with the ANC 3C09 Single Member District (“SMD”) Commissioner and ANC 3C Chairperson. The Applicant presented the Application, including the attached Amended Plans, at ANC 3C’s Planning and Zoning Committee (the “Committee”) meeting on June 3, 2019 and received a generally positive response. In response to questions from the Committee about community feedback received during recent SIT (“School Improvement Team”) meetings held by DCPS, the Applicant relayed the community feedback asking for more detail about the retaining wall relief and the Applicant’s overall plans for improving the inconsistent appearance of the existing retaining walls on the Property. The Applicant confirmed their plans to renovate the existing retaining walls to make them more consistent and attractive. As noted at the Committee meeting, additional detail regarding the retaining walls is provided on pages 10-14 of the attached Amended Plans in response to community comments.

To familiarize the community with the project, the Applicant presented project developments twice in May to the SIT (“School Improvement Team”), a body of neighbors, and school parents. The Applicant is also scheduled to present the Application at a neighborhood community meeting on June 5, 2019 and to the full ANC 3C on June 17, 2019.

**III. REQUEST FOR FLEXIBILITY**

As noted in the Applicant’s initial application, the Property is a contributing structure to the Cleveland Park Historic District. Thus, the Applicant filed a concurrent application with the Historic Preservation Review Board. The Applicant continues to work with the Historic

Preservation Office (“HPO”) and presented to the Historic Preservation Review Board (“HPRB”) on May 23<sup>rd</sup>, 2019. The Applicant will continue to work with HPO staff, which may include minor modifications to the internal floor layout and design elements of the Project. Accordingly, the Applicant requests flexibility which will be explained in greater detail at the hearing. The Applicant proposed the following conditional approval for the Project:

-The Applicant may make minor modifications to the design elements of the approved plans, including the exterior façade and retaining wall modifications, based on any recommendations approved by HPRB and HPO.

Additionally, the Applicant respectfully reserves the right to submit revised plans in response to comments received from both HPO and ANC 3C prior the public hearing before the Board scheduled for June 26, 2019.

**IV. EXPERT WITNESSES**

A representative from Cox Graae Spack, the Project’s architect will present expert testimony on behalf of the Applicant.

**V. CONCLUSION**

For the reasons stated above, enumerated in the Applicant’s prior filings, as well as to be discussed at the Board’s hearing, the Applicant submits that the application meets the requirements for special exception relief. Accordingly, the Applicant respectfully requests that the Board approve the application on June 26, 2019.

Respectfully submitted,  
COZEN O’CONNOR



Meridith Moldenhauer

**CERTIFICATE OF SERVICE**

I hereby certify that on this 5th day of June, 2019, a copy of the foregoing Prehearing Statement and was served, via electronic mail, on the following:

District of Columbia Office of Planning  
c/o Karen Thomas  
1100 4<sup>th</sup> Street SW, Suite E650  
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Advisory Neighborhood Commission 3C  
Nancy MacWood, SMD 3C09 and Chair  
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