

# Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564  
Holland & Knight LLP | [www.hklaw.com](http://www.hklaw.com)

Norman M. Glasgow, Jr.  
202.419.2460  
norman.glasgowjr@hklaw.com

Christopher S. Cohen  
202.469.5127  
christopher.cohen@hklaw.com

September 28, 2020

## **VIA IZIS**

Board of Zoning Adjustment  
of the District of Columbia  
441 4<sup>th</sup> Street, NW, Suite 210S  
Washington, D.C. 20001

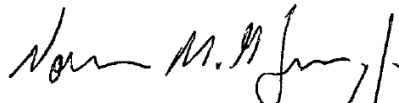
**Re: BZA Case No. 20312 (Square 155, Lot 821)  
Applicant's Presentation Materials**

Dear Members of the Board of Zoning Adjustment:

On behalf of the District Department of General Services, the applicant in the above referenced case (the "Applicant"), enclosed herewith are the Applicant's presentation slides in the event this case is removed from the expedited review agenda and rescheduled for public hearing on Wednesday, September 30<sup>th</sup>.

Additionally, the Applicant respectfully reiterates its request, detailed in its letter dated September 17, 2020, that the Board waive the criteria under Subtitle Y § 401.2 in order to consider this case as an expedited review item. (Ex. 35.) We look forward to the Board's favorable consideration of this application this Wednesday.

Respectfully submitted,  
HOLLAND & KNIGHT LLP



By: Norman M. Glasgow, Jr.



By: Christopher S. Cohen

cc: Ms. Keara Mehlert, Zoning Specialist (via e-mail)  
Mr. Paul Young, Audio/Visual Production Specialist (via e-mail)

# DGS/DCPS Ross Elementary School BZA

1730 R St NW, Washington, DC 20009  
September 30 2020

# Project Overview

Ross Elementary School is an existing DCPS building located at 1730 R St NW., originally constructed in 1888. The building listed on the District of Columbia Inventory of Historic Sites, as part of the Dupont Circle Historic District.

The existing building sits on a site with frontage on the North and South sides. The main building facade is located along R St NW, and a public alley runs along the back of the school, at the South. The building occupies the full depth of the lot, with a rear yard along the alley. The entrances into the building are located along the East and West facades. The playground and play spaces are located on the East portion of the site. The site is bound at the East and West by townhomes.

The existing structure consists of 2 stories above grade, an unoccupied attic, and 1 story that is partially below grade.

The project is to be executed in 2 phases:

## Phase 1

Modernization of existing attic into learning space to house a music room, art lab, library, two restrooms, and common court; provide access to the third floor via two new stairs from the existing second floor; limited demolition at the second floor to allow for stair construction; replacement of existing doors at stair enclosure with 90-min rated doors; skylights at the roof; and mechanical systems to serve the new learning spaces in the attic/third floor. All interior work except for skylights and minimal mechanical equipment for new learning spaces.

## Phase 2

Rear building addition to house new elevator, to serve all levels of the school building (currently school is not ADA accessible); new interior lift connecting entry level and lower level (for ADA access); lower level modernization at existing dining room and work space; limited site work; and new ramp at the East school entrance to provide ADA access into the building.

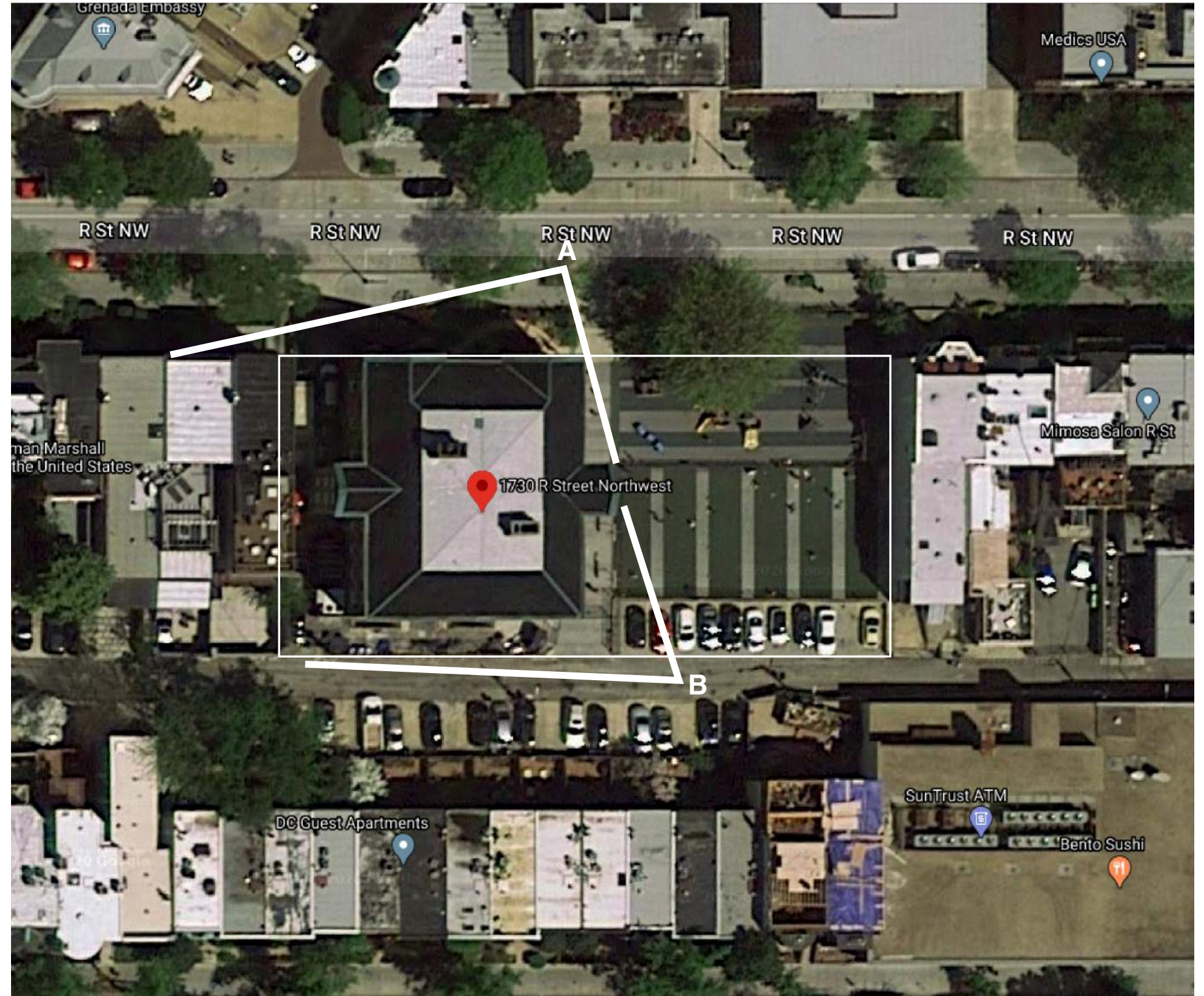


# Site Photos and Aerial Map

View A: front, at NE school corner, from R St NW



View B: alley, at SE school corner, toward the rear yard and South facade



# Site Photos

View C: building East, main entrance



View D: building NW corner, view from R St



View E: alley toward DGS Ross ES and year yard



# Location Map and Zoning Summary

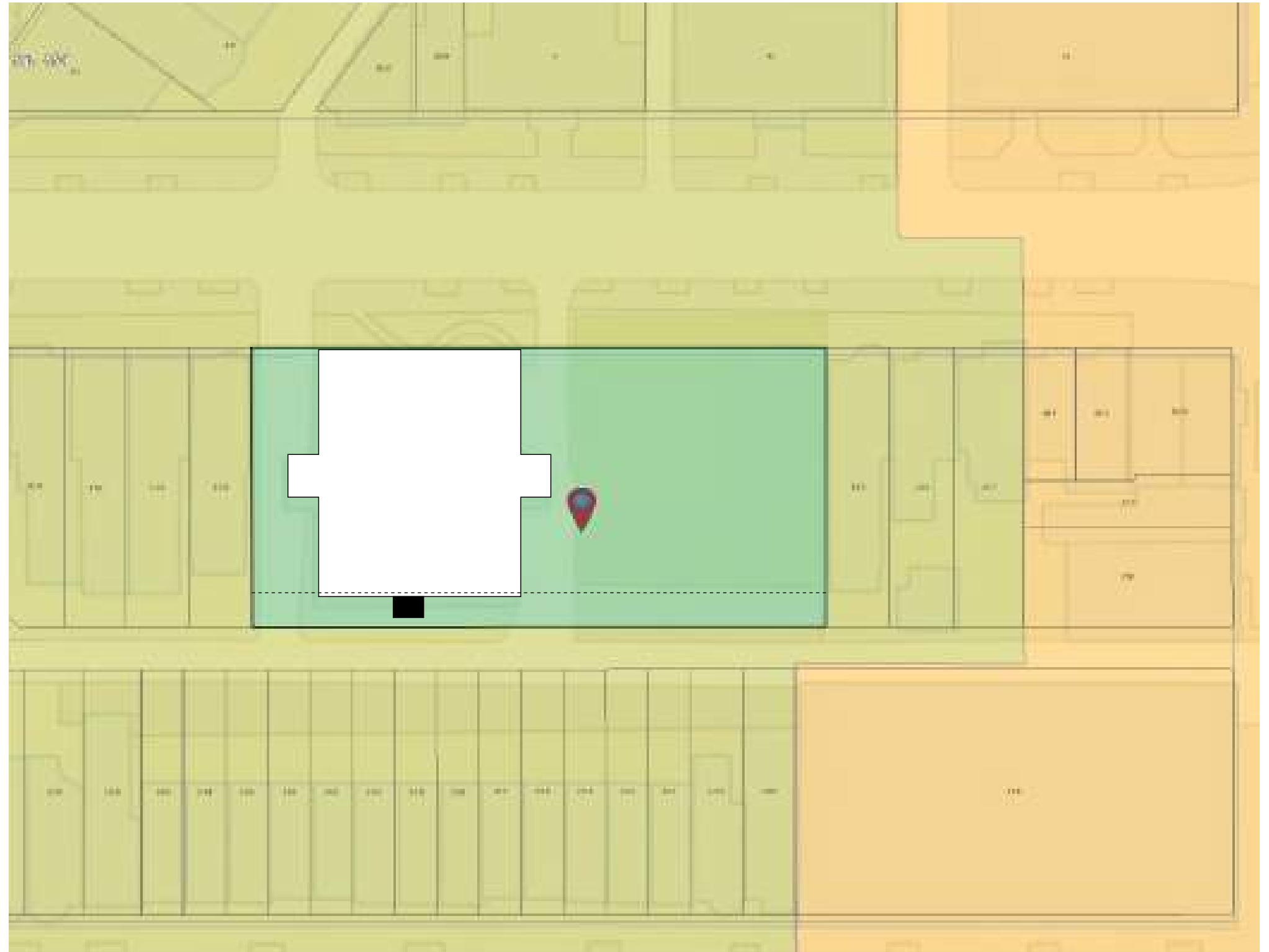
**Address:** 1730 R St NW  
**Square No.:** 0155  
**Lot No.:** 0821  
**Land Area:** 20,628 SF [206.28' x 100']  
**Zoning District:** RA-8  
**Historic District/Landmark:** Dupont Circle  
DC Inventory of Historic Sites  
**Current/Proposed Use:** Educational  
**BZA Case:** 20312

**Rear Yard**  
ZR Table F605.1  
15' or distance equal to 4" per 1' of principal building height

Building height = 44'-8"  
 $44.67 \times 4" = 178.67" = 14.89'$

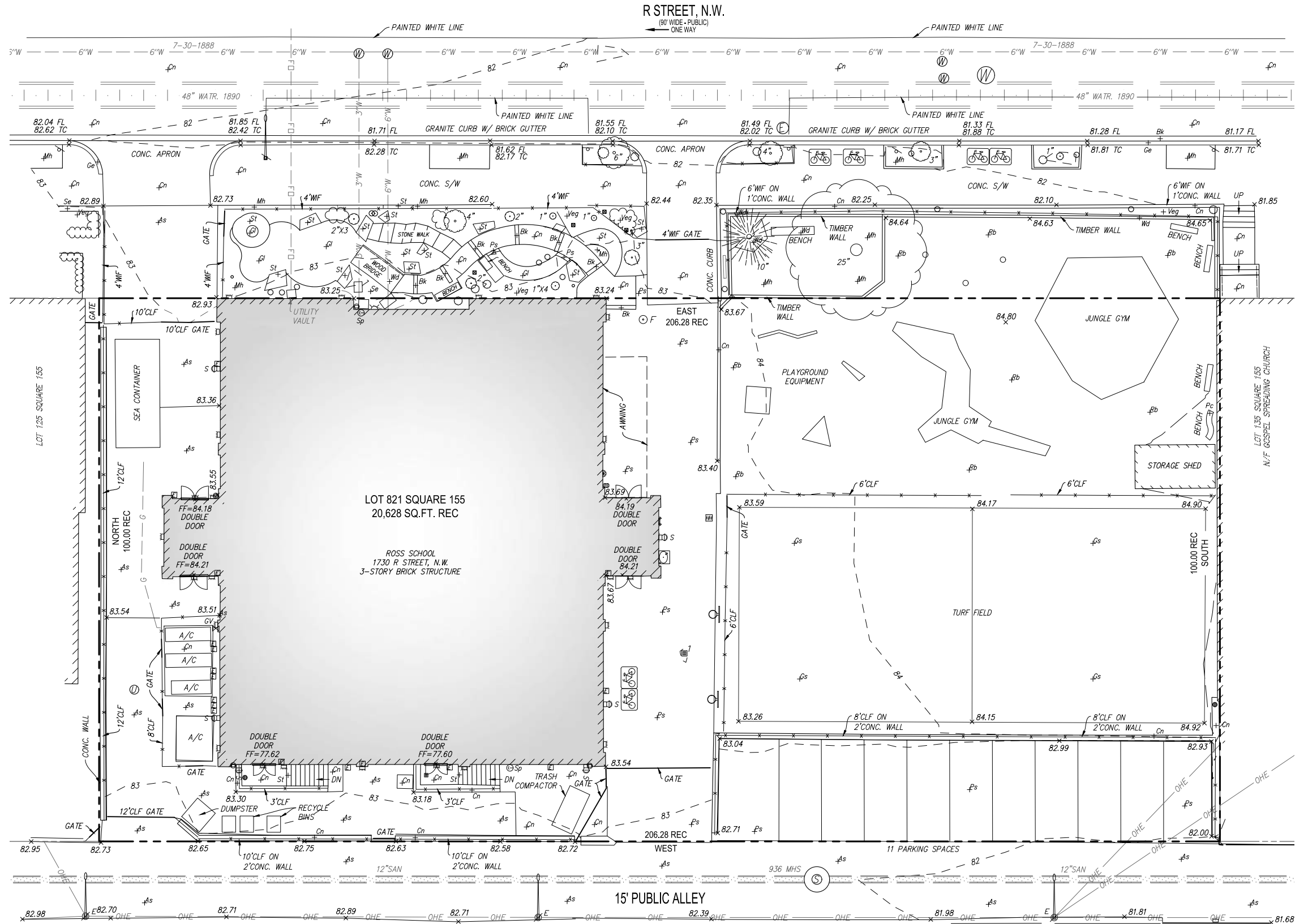
Rear yard = 15'

**Side Yard**  
ZR Section F606.1  
none required; if provided, no less than 4"



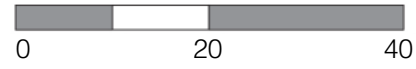
# Survey, Existing Conditions

Scale: 1" = 20'-0"

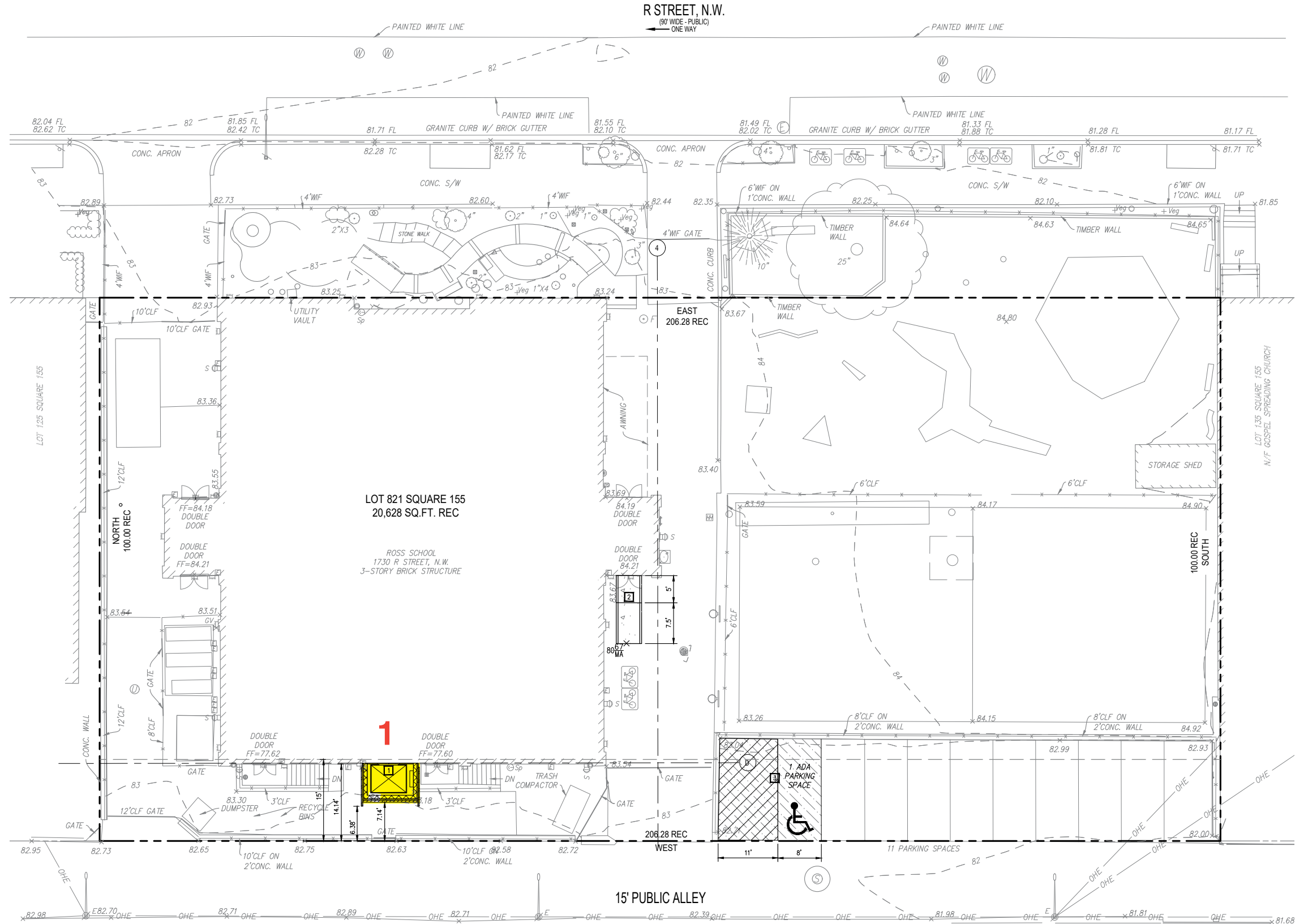


# Proposed Site Plan

Scale: 1" = 20'-0"



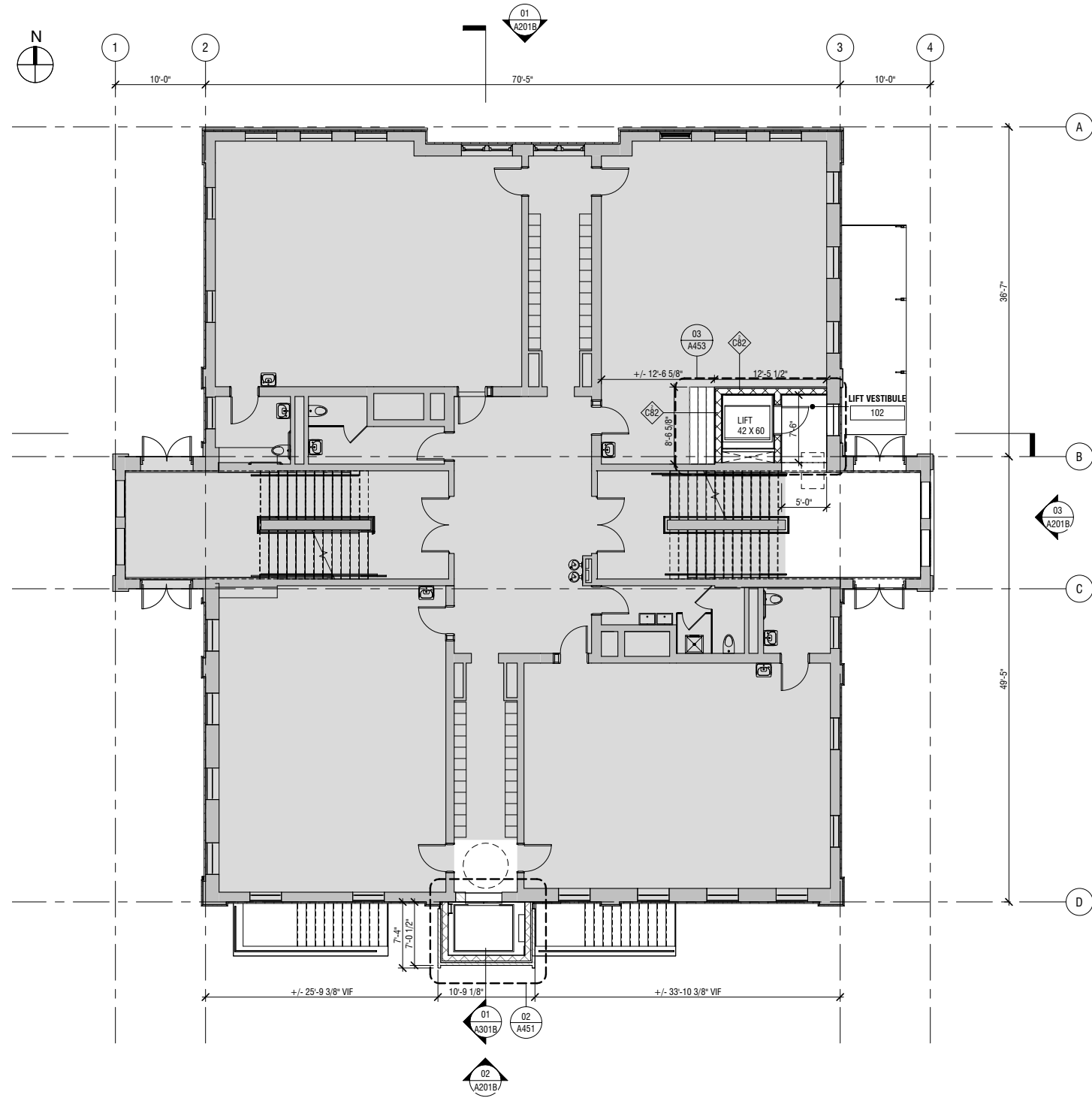
1  
New elevator enclosure to provide access for students/staff to all levels of the existing school building;



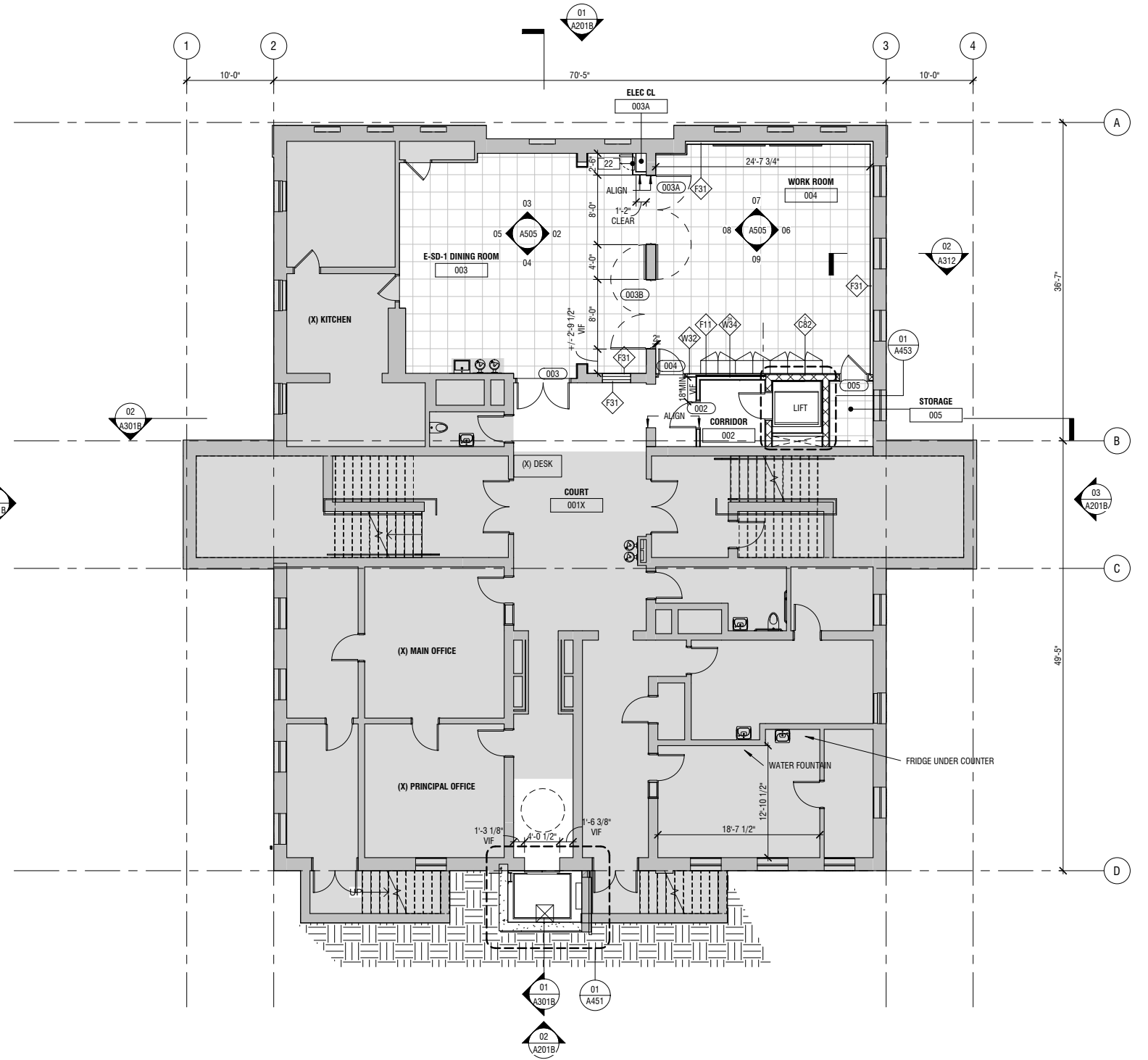


# Proposed Floor Plans

Scale: 1/16" = 1'-0"



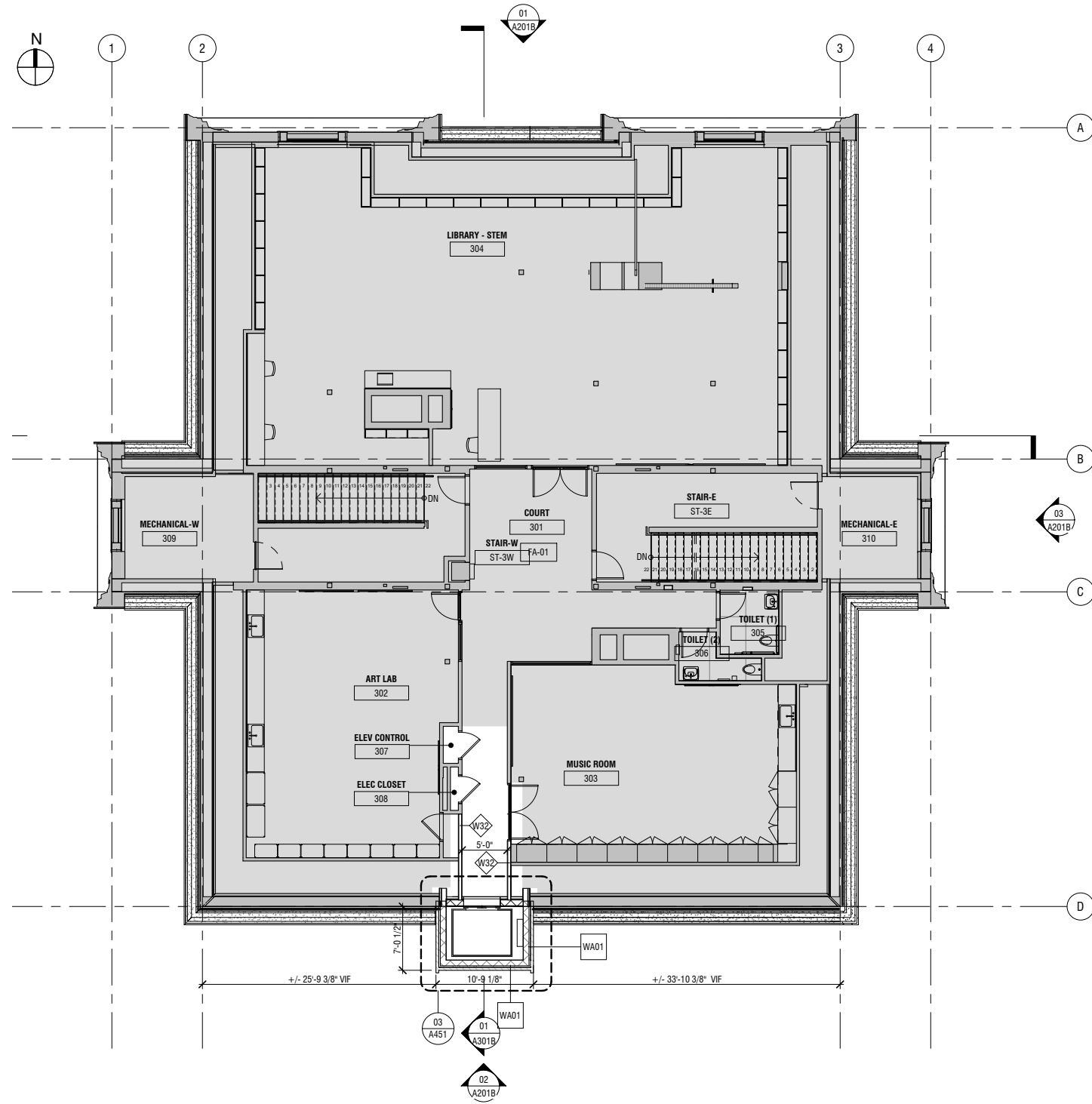
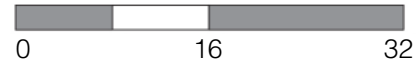
**02 | FIRST FLOOR PLAN - PHASE 2**  
SCALE: 1/8" = 1'-0"



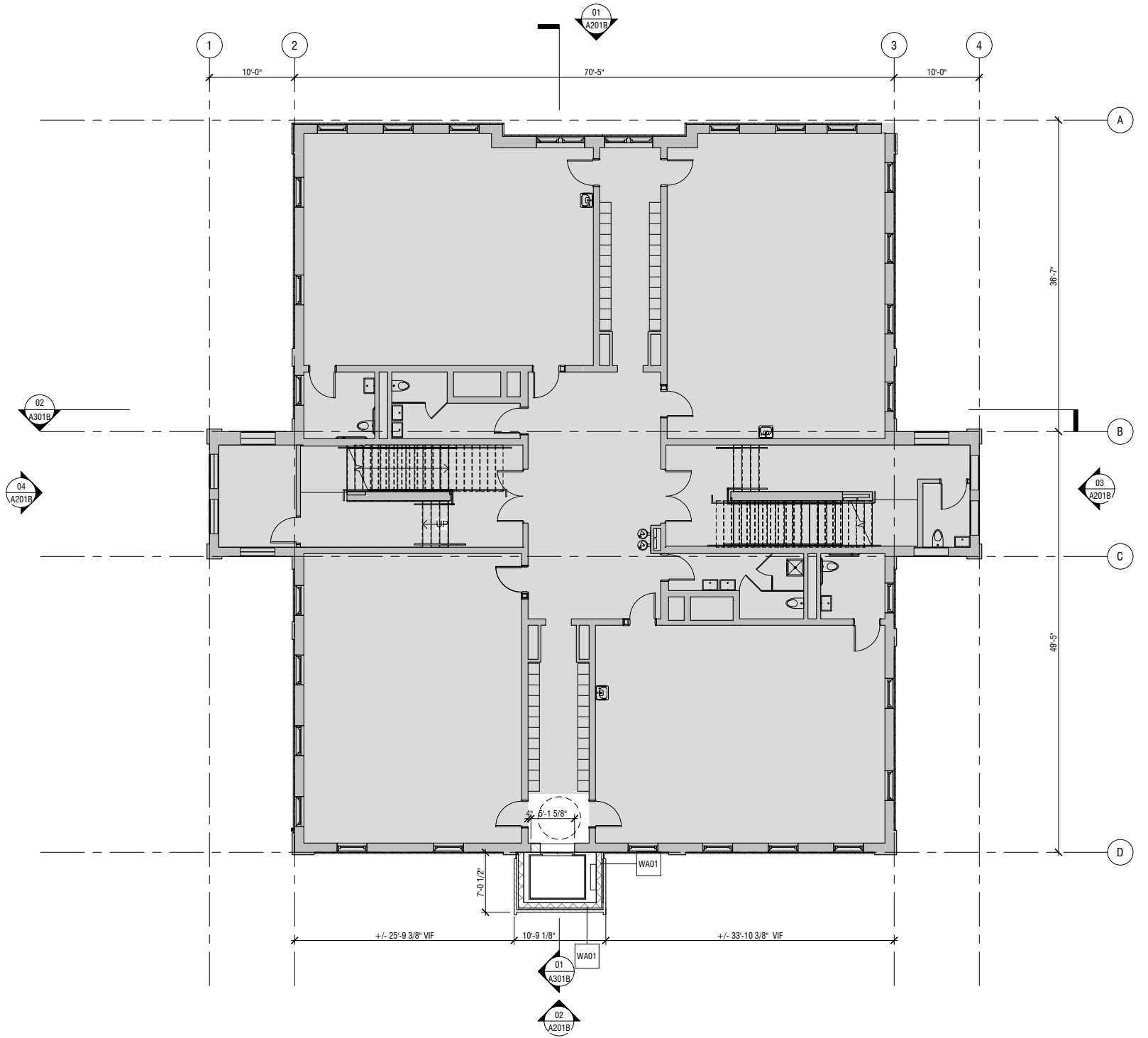
**01 | BASEMENT FLOOR PLAN - PHASE 2**  
SCALE: 1/8" = 1'-0"

# Proposed Floor Plans

Scale: 1/16" = 1'-0"



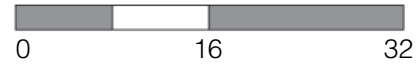
**02** | THIRD FLOOR PLAN - PHASE 2  
SCALE: 1/8" = 1'-0"



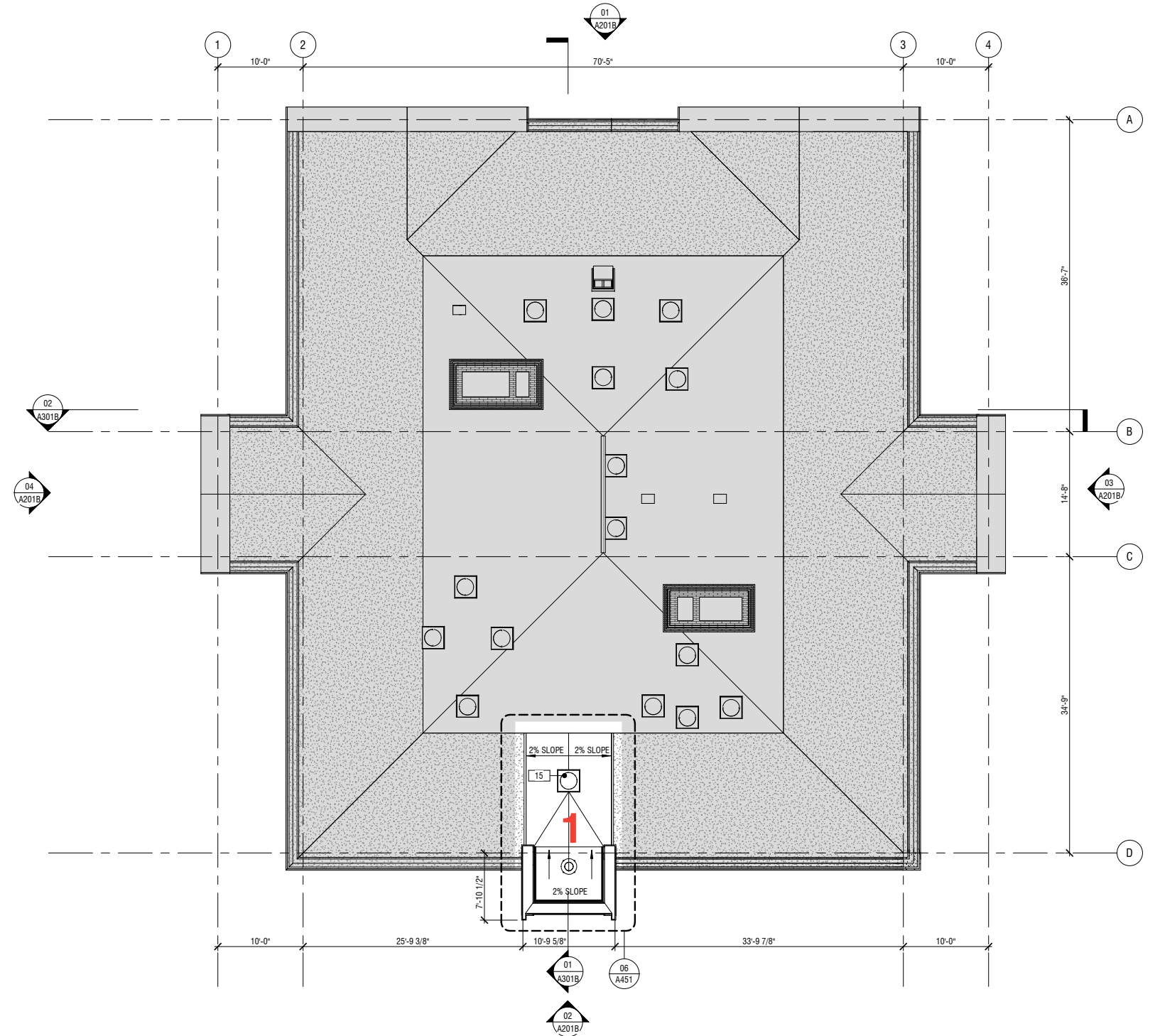
**01** | SECOND FLOOR PLAN - PHASE 2  
SCALE: 1/8" = 1'-0"

# Proposed Floor Plans

Scale: 1/16" = 1'-0"



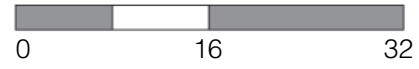
**1**  
New elevator enclosure to provide access for students/  
staff to all levels of the existing school building;



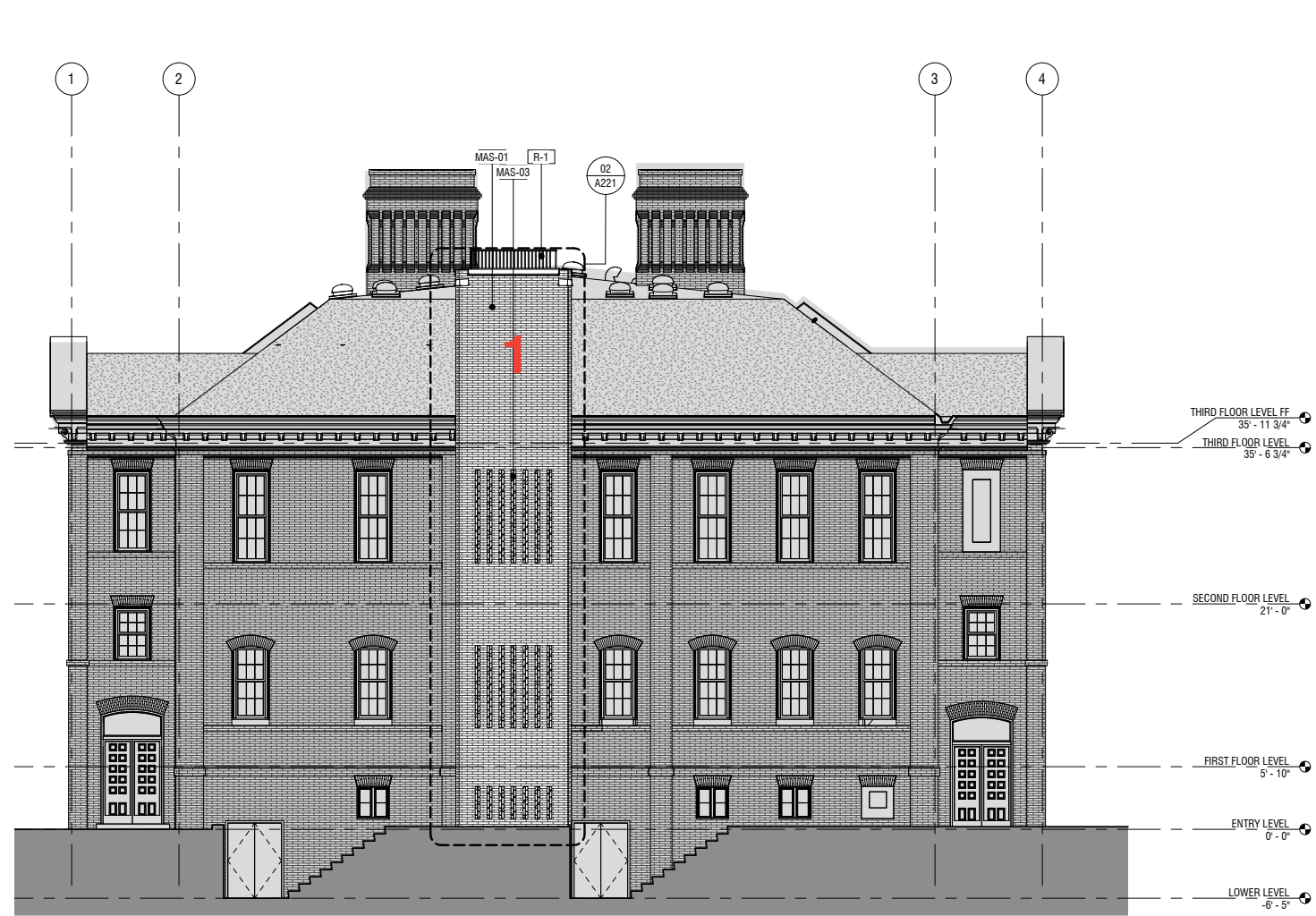
**01** | ROOF FLOOR PLAN - PHASE 2  
SCALE: 1/8" = 1'-0"

# Proposed Elevations

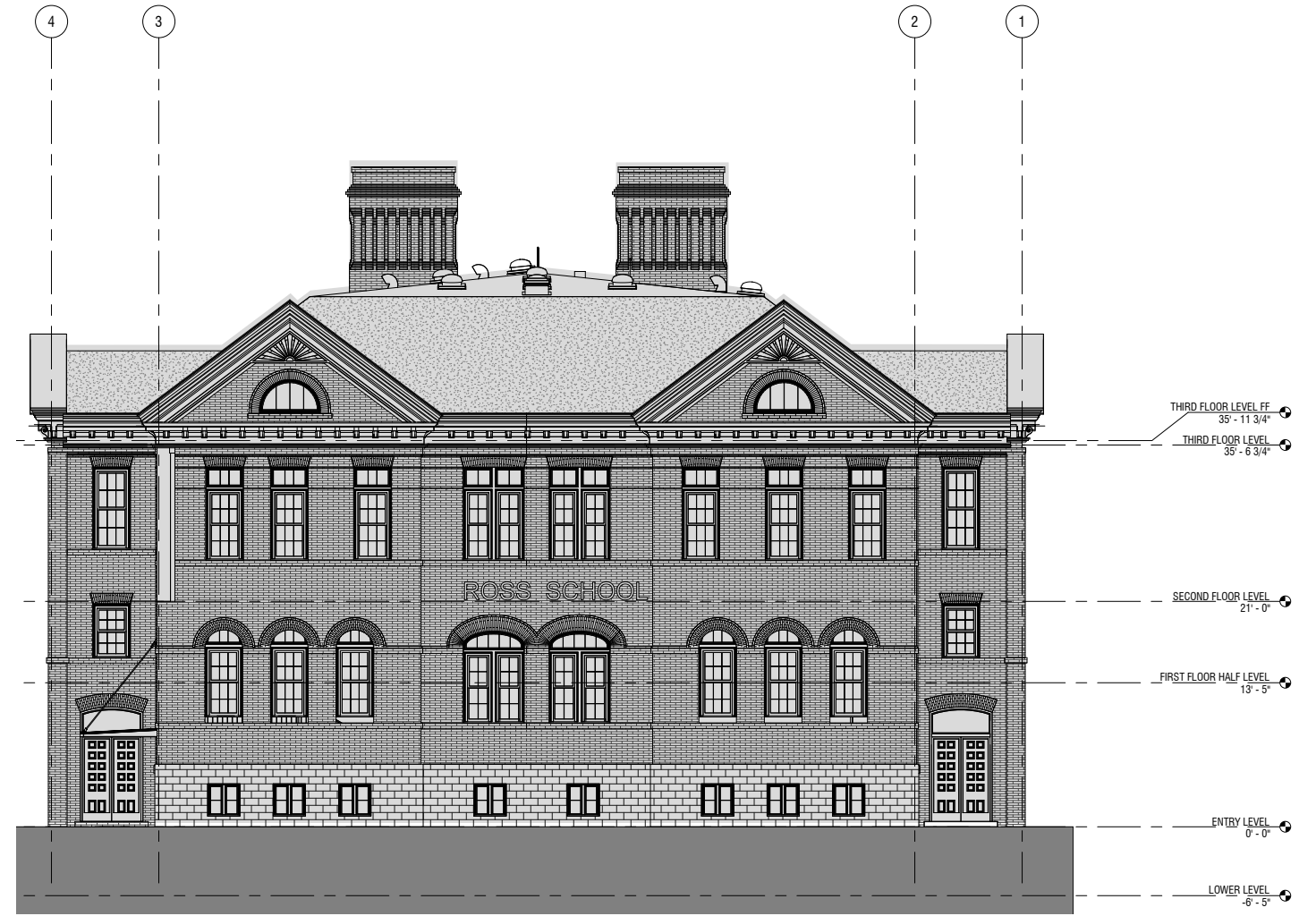
Scale: 1/16" = 1'-0"



1  
New elevator enclosure to provide access for students/staff to all levels of the existing school building - brick cladding; synthetic slate cladding at connection to existing roof;



02 BUILDING ELEVATION SOUTH



01 BUILDING ELEVATION NORTH - PHASE 2  
SCALE: 1/8" = 1'-0"

# Proposed Elevations

Scale: 1/16" = 1'-0"



1  
New elevator enclosure to provide access for students/staff to all levels of the existing school building - brick cladding; synthetic slate cladding at connection to existing roof;



04 | BUILDING ELEVATION WEST - PHASE 2  
SCALE: 1/8" = 1'-0"



03 | BUILDING ELEVATION EAST - PHASE 2  
SCALE: 1/8" = 1'-0"