

BZA Case No. 20593

Archdiocese of Washington, on behalf of the
Shrine of the Most Blessed Sacrament

PUBLIC HEARING

WEDNESDAY, JANUARY 12, 2022



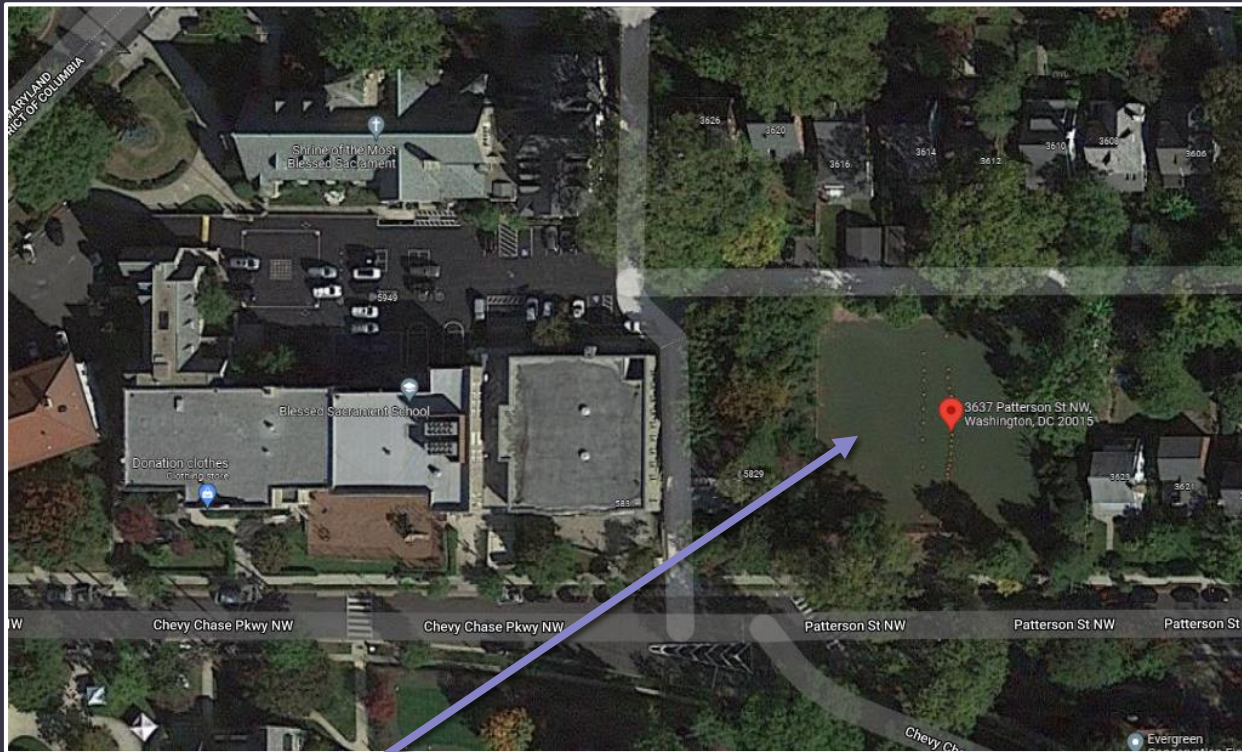
Application Overview

- ❖ **Request:** special exception relief pursuant to Subtitle U § 203.1(m) to continue the use of an existing playing field for students of a private school.

- ❖ **Timeline:**
 - ❖ September 2, 2021: application filed.
 - ❖ September 16, 2021: Board's approval in BZA Order No. 18236 expired.

- ❖ **ANC 3/4G:**
 - ❖ Applicant attended public meeting of October 27, 2021.
 - ❖ Voted unanimously (5-0) to not oppose the application.
 - ❖ Resolution submitted in record at Ex. 24.

Overview of Site and Zoning



Location of existing playing field



Prior BZA Approvals

- ❖ **BZA Order No. 16561**, dated March 15, 2000, and effective as of May 17, 2000
 - ❖ Approved special exception relief pursuant to § 206 of ZR58 to permit addition to school building.

- ❖ **BZA Order No. 17718**, dated March 4, 2008, and effective as of March 6, 2008
 - ❖ Approved special exception relief pursuant to § 206 of ZR58 to construct a new recreational play field; **established 11 conditions** for the field's use and operations.
 - ❖ Approval was valid for three years.
 - ❖ Office of Planning and ANC submitted reports in support of application. (See order at pg. 1.)

- ❖ **BZA Order No. 18236**, dated September 13, 2011, and effective as of September 16, 2011
 - ❖ Approved special exception relief pursuant to § 206 of ZR58 for the continuation of the recreational playing field use for ten years.
 - ❖ **Included same conditions** as previously approved, except extended hours of operation by 1 hour.
 - ❖ Office of Planning and ANC recommended approval of application. (See Exhibits 24 and 29.)



Background: the Shrine of the Most Blessed Sacrament School

- ❖ Opened as a parish school in 1923 to 90 children grades 1-6.
- ❖ By late 1940s, enrollment grew to 800 children in grades K-8, prompting school's first expansion.
- ❖ Generally, 90% or more of students that attend school belong to the parish.
- ❖ Accredited by AdvancED and is a National Blue Ribbon School.
- ❖ The playing field is of critical importance to the school's operations.

Playing Field Existing Conditions (Ex. 5)



VIEW A-A: EXISTING CONDITION AT EAST SIDE OF FIELD



VIEW B-B: EXISTING CONDITION AT EAST SIDE OF FIELD



VIEW C-C: EXISTING CONDITION AT CHEVY CHASE PARKWAY



VIEW D-D: EXISTING CONDITION AT WEST SIDE OF FIELD



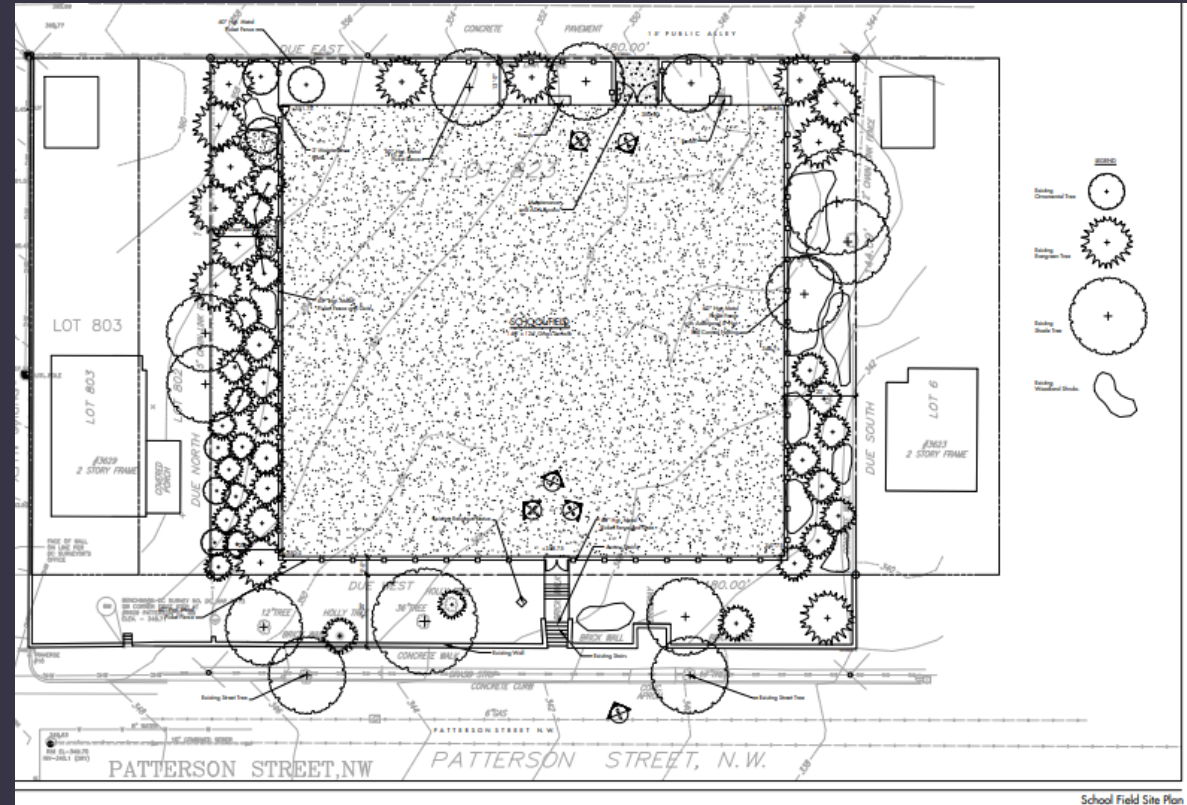
VIEW E-E: EXISTING CONDITION AT WEST SIDE OF FIELD



VIEW F-F: EXISTING CONDITION AT NORTH SIDE OF FIELD

Site Plan (Ex. 8)

- ❖ Combination of existing ornamental trees, evergreen trees, shade trees, and woodland shrubs.
- ❖ 60-inch. High metal picket fence with additional 5-foot high ball control netting.
- ❖ Maintenance gates at south and northeast entrance.



Playing Field Operations

- ❖ Used as a playing field for students of the School.
- ❖ Consistent with the conditions of prior BZA orders, e.g.:
 - ❖ Hours: 9:00 a.m. – 6:30 p.m., but not after sunset.
 - ❖ No amplifiers, generators, compressors, or other loud noise devices.
 - ❖ Limited to 90 students at any given time.
 - ❖ Not used for any major athletic or sporting events or used by organized groups not part of School.
- ❖ Landscape buffer provided on all sides to buffer noise and ensure the peaceful use and enjoyment of adjacent owners' private property.
- ❖ School requires P.E. teachers, coaches, and playground monitors to oversee activity.

Compliance with Special Exception Criteria

Subtitle U § 203.1(m)

Private schools and residences for teachers and staff of a private school, but not including a trade school, subject to the following conditions:

- 1) *Shall be located so that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions;*
- 2) *Ample parking space, but not less than that required by this title, shall be provided to accommodate the students, teachers, and visitors likely to come to the site by automobile; and*
- 3) *After hearing all evidence, the Board of Zoning Adjustment may require additional parking to that required by this title.*

Justification

- ❖ *Playing field for the school has been used for the past 13 years.*
- ❖ *Has been operated in a manner consistent with conditions of prior BZA orders.*
- ❖ *Landscape features will continue to be maintained and/or enhanced as needed.*
- ❖ *Schools implements policies requiring oversight of playing field activity.*
- ❖ *No proposed change to types of activities, maintenance, operations, access, or hours of use.*

Compliance with Special Exception Criteria

Subtitle X § 901.2

The Board of Zoning Adjustment is authorized ... to grant special exceptions, as provided in this title, where, in the judgement of the Board of Zoning Adjustment, the special exceptions:

- 1) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*
- 2) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and*
- 3) Will meet such special conditions as may be specified in this title.*

Justification

- ❖ Consistent with purpose of R-1-B zone to “stabilize the residential areas and promote a suitable environment for family life.” 11-D DCMR § 300.1(b).
- ❖ Adequately buffered with landscaping and secured with a fence, locked gate, and lighting.
- ❖ School maintains the field in good condition and actively moderates noise and potential disturbances.
- ❖ Satisfies conditions of Sub. U § 203.1(m).

Q&A

