

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12708 of Protestant Episcopal Cathedral Foundation of the District of Columbia, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraphs 3101.41 and 3101.42 to permit an addition to an elementary and kindergarten school in the R-1-B District at the premises 3500 Woodley Road, N.W. (Square 1944, Lot 815).

HEARING DATE: July 26, 1978

DECISION DATE: July 26, 1978 (Bench Decision)

FINDINGS OF FACT:

1. The subject Beauvoir School is located on the grounds of the National Cathedral which is bounded by Massachusetts Avenue, Wisconsin Avenue, Woodley Road, 34th Street, and Garfield Street, N.W. The Cathedral grounds encompass approximately 11 acres of land on which is located the Cathedral, St. Albans Church, St. Albans School, the National Cathedral School for Girls, the Beauvoir School and numerous residences and accessory buildings. The subject school is in an R-1-B District and is located at 3500 Woodley Road, N.W.

2. Land uses in the immediate vicinity are varied. Large high rise apartment buildings as well as commercial structures, are found along Massachusetts and Wisconsin Avenues. Single family detached and semi-detached dwellings predominate in the areas surrounding the Cathedral grounds away from Massachusetts and Wisconsin Avenues. R-1-A, R-1-B and R-2 zoning predominate in these areas. In the vicinity of the Cathedral, R-5-A, R-5-B, R-5-C and C-2-A zoning can be found along the Massachusetts and Wisconsin Avenue corridors. Public transportation facilities are very good in this section of the city with numerous Metro bus routes crisscrossing the area.

3. The existing Beauvoir Nursery School is located on Woodley Road in a converted stable. The Beauvoir Elementary School is located in the interior of the Cathedral grounds.

4. The applicant proposes to relocate the nursery school from its present site near Woodley Road to the existing Beauviour elementary school (grades K - 3) which is located in the interior of the Cathedral grounds.

5. Two additions are proposed. One to be constructed at the east end of the existing school will house the nursery school. It will contain five classrooms, a multi-purpose room and storage facilities. This addition will be two stories high and will incorporate a roof deck for outdoor activities. A second addition is proposed to expand an existing science room. This addition is one story high and will be constructed in an existing interior courtyard. This addition is approximately 700 square feet in area. Both additions total approximately 6,000 square feet for zoning purposes and contain less than 10,000 square feet of gross floor area.

6. The proposed addition will not result in any increase in the faculty or student body. The Beauvoir school has thirty-one teachers and sixteen additional staff members. The student population of the nursery and elementary schools is approximately 400 students.

7. With forty-seven staff members, thirty-one parking spaces are required. The applicant has indicated that thirty-five are provided.

8. The Municipal Planning Office, by report dated July 21, 1978, recommended that the application be granted. It noted that the applicant proposes to enlarge an existing school building. This will allow for the expansion of a science room and permit the consolidation of the existing nursery and elementary schools. These additions will not result in any increase in the number of staff members or students. No articles of commerce will be offered for sale on the school premises. More than seventy-five percent of the nursery school children reside in the District of Columbia, and are from such neighborhoods as Cleveland Park, Dupont Circle, Georgetown and Adams Morgan, among others. Recreation areas, both passive and active, are plentiful. A swimming pool, athletic fields, tennis courts and other recreation space cover more than one quarter of the Cathedral grounds. The elementary school has an enclosed courtyard of more than 13,000 square feet which is used for recreational purposes. An outdoor

deck is also used for recreational purposes. The school provides limited bus transportation and public transportation near the site is good. Parking is adequate to serve the school and the removal of the nursery school from its Woodley Road location to the interior of the site may lessen potential traffic problems.

9. Advisory Neighborhood Commission 3C filed no recommendation on the application.

10. There was no opposition to the application.

CONCLUSIONS OF LAW:

Based on the record the Board concludes that the applicant has satisfied the requirements of Paragraphs 3101.41 and 3101.42 of the Zoning Regulations. The Board further concludes that the special exception requested will be in harmony with the general purpose and intent of the Zoning Regulations and maps and will not tend to affect adversely the use of neighboring property. Accordingly, it is ORDERED that the application is GRANTED.

VOTE: 5-0 (Theodore F. Mariani, Charles R. Norris, Chloethiel Woodard Smith, William F. McIntosh and Leonard L. McCants to grant).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: _____


STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: _____

11 SEP 1978

THAT THE ORDER OF THE BOARD IS VAILD FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

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HEARING DATE: July 26, 1978

DECISION DATE: July 26, 1978 (Bench Decision)

DISPOSITION: Application granted by a vote of 5-0 (Theodore F. Mariani, Charles R. Norris Chloethiel Woodard Smith, William F. McIntosh and Leonard L. McCants to grant)

FINAL DATE OF THE ORDER: September 11, 1978

ORDER

The applicant submitted plans with the application marked as Exhibit 7 of the record which showed the addition proposed to be constructed. Because the applicant could not afford to construct all of the additions as proposed, the plans have been modified to delete a small seventy-one square foot alcove and storage shed, delete a portion of a porch roof and redesign the shape of a portion of a roof. Those plans were rejected by the Zoning Regulations Division, Department of Housing and Community Development, as not in accordance with the original plans. The applicant therefore now requests approval of those plans marked as Exhibit 27 of the record.

The Board finds that the revised plans do not change the relief requested from the Board, that no variances are requested, and that all of the material facts which the Board relied on in granting the application are still relevant. It is therefore ordered that the revised set of plans submitted by the applicant, marked as Exhibit 27 of the record are hereby approved and shall be substituted for those originally submitted to and approved by the Board, which are marked as Exhibit 7

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DECISION DATE: November 22, 1978

VOTE: 4-0 (Chloethiel Woodard Smith, Walter B. Lewis,
William F. McIntosh and Charles R. Norris
to approve, Leonard L. McCants not present
not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: Steven E. Sher
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 22 NOV 1978