

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12821, of Maret School, Inc., pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.42 for permission to construct an art room and auditorium addition to the Maret School in the R-1-B and R-3 Districts at the premises 3000 Cathedral Avenue, N. W., (Square 2113, Lot 843).

HEARING DATE: December 13, 1978

DECISION DATE: January 10, 1979

FINDINGS OF FACT:

1. The subject property is located in Woodley Park at 3000 Cathedral Avenue, N. W. and is in the R-1-B and R-3 Districts.

2. By BZA Order No. 9594, issued August 7, 1968, the Board granted permission to the applicant to construct a three story and basement new classroom building.

3. The aforementioned classroom was constructed to essentially one and one-half stories. The subject proposed addition is to complete the building. The mechanical systems, the foundations and bearing walls were all originally constructed to receive the floors proposed in this application.

4. The campus site has an approximate area of 344,399 square feet and is improved with five buildings which include a gymnasium, a nursery school, two classroom buildings, and a mixed use building housing administrative offices, gymnasium, library, and classrooms. Also on the site are two surface parking areas with thirty-seven and seventeen spaces respectively. The buildings on the site are somewhat isolated and substantially set back from the property lines. Surrounding the campus on three sides are detached, semi-detached and row dwellings.

5. The applicant proposes to add to an existing one and one-half story classroom building a vertical addition of one and one-half stories with a gross floor area of 9,725 square feet, which will result in a three story building. The existing building accommodates dining and kitchen facilities, an art room, a science room and classrooms. The proposed addition will include a 108 seat auditorium, storage

area, music room, art room, classrooms, and toilets. The applicant testified that the purposes of the proposed addition are to augment the school's programs in music and the arts and will not result in an increase in the total number of students or faculty.

6. At present, the Maret School has a total enrollment of 386 students and fifty-four faculty members. There are 205 students and twenty-seven faculty in the pre-school thru eighth grade level, and 181 students and twenty-seven faculty members serving the ninth thru twelfth grade levels.

7. There are adequate parking spaces, fifty-four, to meet the requirements of Article 72 of the Zoning Regulations. The pre-school thru eighth grade level, with twenty-seven faculty members, requires eighteen parking spaces. The high school enrollment requires eighteen parking spaces for the twenty-seven member faculty, plus six spaces for the proposed auditorium. Thus, the total number of parking spaces required amounts to forty-one spaces. Fifty-four off-street parking spaces are provided.

8. Private roads provide access to and from the site from Cathedral Avenue.

9. The Office of Planning and Development by report dated December 8, 1978, recommended that the application be approved on the grounds that there are no plans to expand enrollment or faculty in conjunction with the proposed addition. The Office of Planning and Development therefore, did not anticipate any adverse impacts to be generated to adjoining and nearby property. The Board so finds.

10. Advisory Neighborhood Commission 3-C, by letter dated December 4, 1978, reported that at its meeting of November 27, 1978 it voted unanimously to support the application on the grounds that the Maret School has been a neighborhood asset for many years, that the proposed addition would not result in an increase of students or faculty, that the proposed addition is consistent with the "Plan for Woodley Park" developed and approved by area residents and ANC-3-G was not aware of any opposition from nearby neighborhoods. The Board concurs.

11. There was one letter in opposition to the application on the grounds that students from the school were parking their cars on Hawthorne Street. There was no

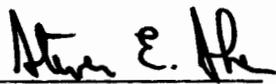
opposition to the proposed addition. The applicant advised the Board that it discourages student use of cars and does police the area when neighbors complain about parking off-campus.

CONCLUSIONS OF LAW:

Based on the record the Board finds that the subject building is isolated from other existing buildings, the campus buildings are substantially set back from the property lines, and there will be no increase in the number of students or staff nor automobiles. The number of parking spaces is ample. In view of the aforementioned, the Board concludes that the applicant has met the requirements of Paragraph 3101.42 of the Zoning Regulations. The Board further concludes that the relief sought can be granted as in harmony with the general purposes and intent of the Zoning Regulations and Map and that there will be no adverse affect on the use of neighboring property. The Board concludes that it has accorded to the Advisory Neighborhood Commission the "great weight" to which it is entitled, and has accepted the recommendation of the Advisory Neighborhood Commission in this case. Accordingly, it is ORDERED that the application is GRANTED.

VOTE: 5-0 (William F. McIntosh, Charles R. Norris, Chloethiel Woodward Smith, Ruby B. McZier 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: 20 FEB 1979

THAT THE ORDER OF THE BOARD IS VALID 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.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12821 of Maret School, Inc., pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.42 for permission to construct an art room and auditorium addition to the Maret School in the R-1-B and R-3 Districts at the premises 3000 Cathedral Avenue, N.W., (Square 2113, Lot 843).

HEARING DATE: December 13, 1978

DECISION DATE: January 10, 1979

FINAL DATE OF ORDER: February 20, 1979

DISPOSITION: The Board GRANTED the application by a vote of 5-0 (William F. McIntosh, Charles R. Norris, Chloethiel Woodard Smith, Ruby B. McZier and Leonard L. McCants to grant)

O R D E R

Upon consideration of the applicant's request for Modification of Plans dated March 6, 1979 the Board finds, based upon inspection of the plans by the Zoning Regulations Division of the Department of Housing and Community Development, that the addition of a vertical one and one half story to the existing building failed to comply with Section 603.4 of the District of Columbia Building Code. This section requires stairs to extend to the roof. The applicant has therefore modified its plans to provide a roof structure containing a stair, and to eliminate a penthouse which had been provided for mechanical equipment. Those plans were rejected by the Zoning Regulations Division as not in accordance with the original plans submitted to the Board. The applicant therefore now requests approval of those plans marked as Exhibit 20 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 20 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 2.

BZA NO. 12821

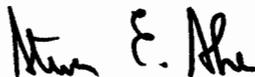
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DECISION DATE: March 7, 1979

VOTE: 5-0 (William F. McIntosh, Ruby B. McZier, Leonard L. McCants, Charles R. Norris and Chloethiel Woodard Smith to approve).

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

ATTESTED By:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER:

15 MAR 1979