

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12945, of the Sidwell Friends School, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.42 to allow the construction of a gymnasium, art center and a maintenance building as additions to a private school in an R-1-B District at the premises 3825 Wisconsin Avenue, N. W., (Square 1825, Lot 816).

HEARING DATE: May 23, 1979

DECISION DATE: June 6, 1979

DISPOSITION: Application GRANTED with conditions by a vote of 3-0 (Charles R. Norris, John G. Parsons and Chloethiel Woodard Smith to grant; William F. McIntosh and Leonard L. McCants not voting, not having heard the case).

FINAL DATE OF ORDER: August 7, 1979

ORDER

By letter dated August 29, 1979 the applicant requested modification of the preliminary plans, which had previously been approved by the Board. The site plan, marked as Exhibit No. 29, is a revised plan submitted after the hearing which reflected the proposed plan as to the total number of parking spaces. The applicant stated in it's request that, in the interest of improving the campus plan and the individual buildings, further architectural development had taken place. The applicant requested that it be permitted to modify the plans submitted to and approved by the Board. Those plans are marked as Exhibits No. 29 and 10 of the record. The applicant request that the gymnasium building be moved twenty-five feet to the west, that the dimensions of the maintenance building be changed, and that the covered bicycle storage area be deleted. The applicant now requests approval of the plans marked as Exhibits No. 33 and 34 of the record.

Upon consideration of the applicant's request, the Board finds that approval of the revised plans does not change the relief granted by the Board. There are no variances required and all of the material facts which the Board relied upon in granting the application are still relevant. It is therefore ORDERED that the applicant's request for modification of plans is GRANTED, that the revised set of plans marked as Exhibits No. 33 and 34 of the record are hereby approved, and that such plans shall be substituted for those originally submitted to and approved by the Board. In all other respects, the order of the Board dated August 7, 1979 shall remain in full force and effect.

VOTE: 4-0 (William F. McIntosh, Chloethiel Woodard Smith, Charles R. Norris and Leonard L. McCants to grant).

BY ORDER OF THE DISTRICT OF COLUMBIA BOARD OF ZONING ADJUSTMENT

ATTESTED BY:

  
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STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 9 OCT 1979

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS AND INSPECTIONS.

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12945, of the Sidwell Friends School, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.42 to allow the construction of a gymnasium, art center and a maintenance building as additions to a private school in an R-1-B District at the premises 3825 Wisconsin Avenue, N.W. (Square 1825, Lot 816).

HEARING DATE: May 23, 1979

DECISION DATE: June 6, 1979

DISPOSITION: Application GRANTED with conditions by a vote of 3-0 (Charles R. Norris, John G. Parsons and Chloethiel Woodard Smith to grant; William F. McIntosh and Leonard L. McCants not voting, not having heard the case).

FINAL DATE OF ORDER: August 7, 1979

FINDINGS OF FACT:

1. In its Final Order dated August 7, 1979, the Board approved plans marked as Exhibit Nos. 10 and 29 of the record.
2. By order dated October 9, 1979, the Board approved a modification of the plans previously approved, to allow the applicant to construct its new improvements in accordance with plans marked as Exhibits No. 33 and 34 of the record.
3. By Order dated March 31, 1980, the Board approved a modification of the plans previously approved, to allow the reduction in size of the Gymnasium and Arts Center Buildings in accordance with plans marked as Exhibit Nos. 40, 41 and 42 of the record.
4. By letter dated March 25, 1980, the applicant requested a modification of the proposed Arts Center building. The applicant stated that on the school's fifteen acre site is a building, shown on the site plan as the Existing Administration Building, which is listed on the National Register of Historic Places. In the process of obtaining a building permit, it was determined by the Joint Committee on Landmarks that the original property of the registered building also comes under their control, even though that property has been assembled along with other properties to make up the School's single property designation.

In that the proposed Arts Center Building will be located partly on that portion of the site which is included on the National Register of Historic Places, it was determined that the applicant was required to submit its design to the Joint Committee on Landmarks for their approval. Its design, as originally presented, was not approved, but as a result of considerable effort by the School, the Joint Committee and the applicant's architect certain modifications were made. The resulting design subsequently received approval by the Joint Committee on Landmarks.

5. Essentially the change required for approval by the Joint Committee on Landmarks was a thirty degree rotation in plan and a slight shifting to the east of the Arts Center Building. This was done in order to move the taller elements and the general mass of the building further away from the historically registered buildings. This rotation and shift necessitated certain plan changes including increasing the size of the lower level under the building where the existing grade falls off sharply toward the running track.

6. The Arts Center Building currently approved by the B.Z.A. contained 18,760 gross square feet with a site coverage of 16,830 square feet. The Arts Center Building as now proposed contains 21,715 gross square feet, still less than the 23,900 gross square feet originally approved by the B.Z.A. The site coverage of the current scheme is 16,777 square feet. There has been no change in the overall height or general design of the Arts Center Building.

7. The proposed modifications will increase the gross floor area, reduce the site coverage area and change slightly the buildings orientation and location.

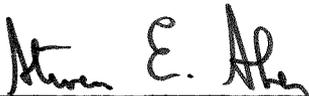
CONCLUSIONS OF LAW AND OPINION:

Upon consideration of the applicant's request, the Board finds that approval of the revised plans does not change the relief granted by the Board. There are no variances required and all of the material facts which the Board relied upon in granting the application are still relevant. It is therefore ORDERED that the applicant's request for modification of plans is GRANTED, that the revised set of plans marked as Exhibit Nos. 46 and 47 of the record are hereby approved, and that such plans shall be substituted for those originally submitted to and approved by the Board. In all other respects, the Orders of the Board dated August 7, October 9, 1979 and March 31, 1980 shall remain in full force and effect.

VOTE: 4-0 (William F. McIntosh, Charles R. Norris, Connie Fortune and William F. McIntosh to GRANT).

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

ATTESTED BY:

  
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STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 21 APR 1980

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND INSPECTIONS.

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."