

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



Application No. 17560 of Washington International School, as amended, pursuant to 11 DCMR § 3104.1, for a special exception to increase the number of private school faculty and staff from 102 to 110; to increase the number of students from 425 to 450; to expand to regulation size an existing soccer field on the school's campus; relocate the existing outdoor basketball court; relocate the existing gardener's cottage and undertake landscaping and other site work under section 206 in the R-1-A District at premises 3100 Macomb Street, N.W. (Square 2084, Lots 840 and 841).

Note: *The original application only sought to increase the number of students, faculty and staff.*

HEARING DATE: February 13, 2007

DECISION DATE: February 27, 2007

SUMMARY ORDER

SELF-CERTIFIED

The zoning relief requested in this case was self-certified, pursuant to 11 DCMR § 3113.2.

The Board provided proper and timely notice of the public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 3C and to owners of property within 200 feet of the site. The site of this application is located within the jurisdiction of ANC 3C, which is automatically a party to this application. ANC 3C submitted a report in support of the application. The Office of Planning (OP) also submitted a report in support of the application.

As directed by 11 DCMR § 3119.2, the Board has required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case pursuant to § 3104.1, for special exception under section 206. No parties appeared at the public hearing in opposition to this application. Accordingly a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board and having given great weight to the OP and ANC reports the Board concludes that the Applicant has met the burden of proof, pursuant to 11 DCMR §§ 3104.1 and 206, that the requested relief can be granted being

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BZA APPLICATION NO. 17560
PAGE NO. 2

in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map.

Pursuant to 11 DCMR § 3101.6, the Board has determined to waive the requirement of 11 DCMR § 3125.3, that the order of the Board be accompanied by findings of fact and conclusions of law. It is therefore **ORDERED** that this application be **GRANTED**, **SUBJECT to the following CONDITIONS:**

1. The School shall conduct its regular educational and athletic activities between 8 a.m. and 6 p.m., Monday through Friday.
2. The maximum number of students shall not exceed 450.
3. The total number of faculty and support staff shall not exceed 110.
4. The grounds of the School shall be maintained and landscaped at all times.
5. The School shall maintain an on-going liaison with the community of the type contemplated by a written agreement with Friends of Tregaron or by equivalent means.
6. The School shall maintain records documenting the total number of staff and faculty. The records shall be available for review by the community liaison by the first week of January each year.
7. The School shall develop and implement a traffic management plan which shall include the following:
 - a) Identification and encouragement of alternative transportation modes by means of the School's publication of information materials and in conjunction with its recruitment processes;
 - b) Designation of a campus transportation coordinator who will have overall responsibility for dissemination of information promoting transit usage and encouraging ride-sharing and alternative transportation means; and
 - c) An examination of means to further enhance the efficiency of the morning drop-off and after-school pick-up operations, to include designation of back-up personnel to address contingency situations that may arise.
8. The School shall require that all students that are transported to and from the site be dropped off or picked up only on School grounds.

9. The School shall provide one-way treatment of the access drive at all times, which shall be clearly marked and maintained as one-way. The School shall install and maintain signs indicating such one-way system and enforce the one-way flow of traffic at all times (except during times of construction).
10. All parking lots will be constructed and maintained in a way that will not result in any increased lighting that could adversely impact the neighboring properties. All parking lots shall be maintained to prevent the head lights of any vehicles which park on the property from shining upon, or in the direction of neighboring properties located on Macomb Street.
11. The School shall maintain a storm water collection quality and quantity control system.
12. The School shall limit its athletic events to those consistent with typical member schools of the Potomac Valley Athletic Conference or a comparable high school league, including the usual and customary playoff games, and shall limit non-athletic events during the evening hours to fifty-three (53) per year.

VOTE: 4-0-1 (Geoffrey H. Griffis, Ruthanne G. Miller, and John A. Mann II to approve; Anthony J. Hood to grant by absentee vote; Curtis L. Etherly, Jr. not participating)

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

Each concurring member approved the issuance of this order.

ATTESTED BY: _____


JERRILY R. KRESS, FAIA
Director, Office of Zoning 

FINAL DATE OF ORDER: MAR 08 2007

UNDER 11 DCMR 3125.9, "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 FOR THE BOARD OF ZONING ADJUSTMENT."

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSES OF SECURING A BUILDING PERMIT.

PURSUANT TO 11 DCMR § 3125 APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE, UNLESS THE BOARD ORDERS OTHERWISE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD.

PURSUANT TO 11 DCMR § 3205, FAILURE TO ABIDE BY THE CONDITIONS IN THIS ORDER, IN WHOLE OR IN PART, SHALL BE GROUNDS FOR THE REVOCATION OF ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER.

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE §§ 2-1401.01 *ET SEQ.* (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



BZA APPLICATION NO. 17560

As Director of the Office of Zoning, I hereby certify and attest that on **MARCH 8, 2007**, a copy of the order entered on that date in this matter was mailed first class, postage prepaid or delivered via inter-agency mail, to each party and public agency who appeared and participated in the public hearing concerning the matter, and who is listed below:

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BZA APPLICATION NO. 17560

PAGE NO. 2

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ATTESTED BY:



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Director, Office of Zoning

TWR