



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA

CATHEDRAL HEIGHTS • CLEVELAND PARK
MASSACHUSETTS AVENUE HEIGHTS • MCLEAN GARDENS
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04- Beau Finley; 05- Emma Hersh; 06- Angela Bradbery
07- Maureen Kinlan Boucher; 08- Vicki Gersten; 09- Nancy MacWood

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ANC3C Resolution 2019-011

**Regarding DCPS request for special exceptions from zoning requirements at
John Eaton Elementary School, 3301 Lowell Street (BZA Case No. 20047)**

Whereas, the District of Columbia Public Schools (DCPS) is the operator of John Eaton Elementary School (School), 3301 Lowell Street, Square 2088, Lots 0001 and 800, and has applied for special exception zoning relief from the maximum floor area ratio (FAR) permitted (Subt. C 1610.2), from the retaining wall height requirements (Subt. C 1401.3 -1401.5), and from the requirement that rooftop recreation areas provide 10 foot wide access to two public rights-of-way (Subt. C 1603.6); and

Whereas, the School's current FAR is 0.79, and the maximum permitted FAR for the School property is 0.9 FAR, and the School seeks 1.17 FAR based on improvements to the School that will bring it into compliance with DCPS program standards for the projected student enrollment of 490 students; and

Whereas, the massing of new construction will be somewhat wider, but substantially follow the footprint of an existing building that will be demolished, and the height of new construction will be taller than the building to be replaced, but will be below the height of the two existing School buildings; and

Whereas, the School has existing perimeter walls and some retaining walls separating outdoor uses on the interior of the lot - all of which exceed the maximum of 4 feet, and the School seeks a zoning exception to maintain existing wall height in some cases, and to increase wall height from 6 inches to approximately 2 ½ feet at locations proximate to the property line; and

Whereas, the School proposes the highest wall increase on the 33rd Street side of a proposed ball field space, but proposes to angle the field and wall away from the lot line to lessen the impact of raising the existing 5 foot wall to 7 ½ feet - with an apex of 8 feet 10 inches at the northeast corner; and

Whereas, the School proposes to face all the perimeter walls with high quality stone that will be compatible with the stonework in the Cleveland Park Historic District; and

Whereas, the School proposes to maximize the outdoor play space by creating two rooftop recreation areas on the lowest portion of the new addition. Relief is sought to permit three, rather than two, access points from Roof 1 to public rights-of-way that would each be less than the required 10 foot width. The proposed widths range from 6 feet to 8 feet depending on the adjoining grade level and the area required for the adjoining playground use. The two access points from Roof 2 to public rights-of-way would be 4 feet 9 inches to the east and 7 feet 10 inches to the north; and

Whereas, DCPS has stated that the proposed access points will provide safe use of the rooftop play areas and will ensure public use of these spaces; and

Whereas, there is a long-standing lack of unrestricted parking near the School for teachers and staff and the School modernization program and the small size of the lot do not provide an opportunity for

underground or at-grade parking for the approximately 48 spaces currently needed by the teachers and staff, nor do the zoning regulations require on-site parking per its location in an historic district; and

Whereas, the standards for granting special exception relief include

- relief is in harmony with the general purpose and intent of the zoning regulations and maps;
- relief will not adversely affect the use of neighboring property; and
- relief will meet such special conditions as may be specified in the zoning regulations; and

Whereas, the Board of Zoning Adjustment (BZA) may impose requirements it deems necessary to protect adjacent or nearby property (Subt. X 901.4):

Be It Resolved that ANC 3C supports the requested zoning relief with conditions, and specifically finds the relief in harmony with the general purpose and intent of the zoning regulations and maps;

Be it Resolved that ANC 3C strongly urges the BZA to add the following conditions to the zoning order in order to protect adjacent and nearby property:

1. The applicant shall work with DDOT to create a parking plan with the anticipation of dedicated curb side spaces for John Eaton teachers and staff during the school day. The applicant shall work with DDOT to try and accomplish the goal that the parking plan, referenced above, shall not remove signed resident restricted parking without the agreement of the affected residents, and it shall reserve only as many spaces as teachers and staff need after implementing traffic demand management alternatives.
2. The applicant shall work with the ANC to negotiate a construction management agreement once a contractor is hired and before construction starts but such CMA is not anticipated to be part of the BZA record.
3. The John Eaton playground shall be open to the public during the day when not in use by the school.

Be It Resolved that the Chair and the 3C09 commissioner, or their designee, are authorized to represent the commission on this matter.

Attested by



Nancy J. MacWood
Chair, on June 17, 2019

This resolution was approved by a voice vote on June 17, 2019 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.