



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA

CATHEDRAL HEIGHTS • CLEVELAND PARK
MASSACHUSETTS AVENUE HEIGHTS
McLEAN GARDENS • WOODLEY PARK

Single Member District Commissioners

01-Lee Brian Reba; 02-Jason Fink; 03-Janell Pagats
04-Beau Finley; 05-Sauleh Siddiqui; 06-Adam Hoyt
07- Maureen Kinlan Boucher; 08-Vicki Gersten; 09-Nancy MacWood

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ANC3C Resolution 2021-006
Regarding a Board of Zoning Application for Special Exception for Washington International School (Case No. 20458)

Whereas, the Washington International School (“WIS”), 3100 Macomb St., N.W., has filed for a Special Exception from the D.C. Board of Zoning Authority (“BZA”), Case No. 20458, to build a two-story academic building in a R-1-A zone; and

Whereas, WIS is located on the historic grounds of Tregaron and the school program occupies the historic buildings on the estate as well as several new buildings at the center of the property, which it owns; the Tregaron Conservancy owns and maintains the surrounding land that is unimproved with structures; and

Whereas, WIS intends to locate the two-story proposed building to the west of the historic Mansion and extending to the soccer field; and

Whereas, WIS has received Historic Preservation Review Board approval on the building design and its proposal to relocate the Dacha, a contributing building to the landmark, and to make improvements to the site including repaving the secondary driveway, known as the Academic Way, bordering the other contributing buildings to the landmark, restoring the 4-square garden, and enhancing the landscape and plantings consistent with the cultural landscape report for the estate at several key locations on the property; and

Whereas, WIS states that it will not increase the student enrollment of 450 students or the number of faculty and staff, which is capped at 110; and

Whereas, the standard of review for a Special Exception for private schools is that it not be located so as to become objectionable to adjoining or nearby properties; that ample parking, but not less than required by zoning regulations, be provided to accommodate teachers, students, and visitors likely to come to the school by vehicle; and that the proposed building meet the dimensional building requirements for the R-1-A zone; and

Whereas, the location of the proposed building is near the center of the 21-acres estate and will be unseen from Macomb Street and seen in the far distance from Klinge Road and Woodley Road, and there will be no increase in students or faculty/staff; and

Whereas, Subt. C-701.5 of the zoning regulations requires that there be a minimum of 106 parking spaces but the last two zoning orders have maintained the parking requirement at 84 spaces; WIS is offering 91 spaces in this application; and

Whereas, the proposed building is designed to comply with the R-1-A dimensional requirements; and

Whereas, the general standards of review for a Special Exception include that approval will be in harmony with the general purpose and intent of the zoning regulations and maps, will not tend to adversely affect

the use of neighboring property, and will meet the requirements of any special conditions in the zoning regs, which in this case are the specific standards for private schools; and

Whereas, the construction of the proposed building will be difficult to manage on this historic property built as a residence and entered from a local street and a construction management agreement with the ANC as representative of the neighborhood could alleviate concerns and issues, as past ANC 3C construction management agreements have:

Be It Resolved that ANC 3C finds that the location of the new building is located so as not to become objectionable or adversely affect the neighboring properties, that it satisfies the general purpose and intent of the zoning regulations and maps by meeting the dimensional requirements for the R-1-A zone;

Be It Resolved that ANC 3C recognizes that the number of required parking spaces exceed the 84 parking spaces currently provided that would be retained although partly in different locations if the application proffer for parking is approved, but since the application states that the maximum number of students and faculty and staff will not change and that some staff who previously drove to campus will be permanently working from home post-COVID-19, and further that the ANC is not aware of any complaints about parking the ANC has no objection to continuing the current zoning condition that a minimum of 84 parking spaces will be provided on-site per the parking exhibit;

Be It Further Resolved that ANC 3C will enter into a construction management agreement with WIS to manage the implementation of its proposal should the Special Exception be granted but the ANC is not requesting that such agreement be a condition of the Zoning Order;

Be It Resolved that the Chair and Commission 3C09 are authorized to represent the ANC on this matter.

Attested by

A handwritten signature in cursive script that reads "Beau Finley". The signature is written in dark ink on a white background.

Beau Finley
Chair, on April 19, 2021

This resolution was approved by a voice vote on April 19, 2021 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.