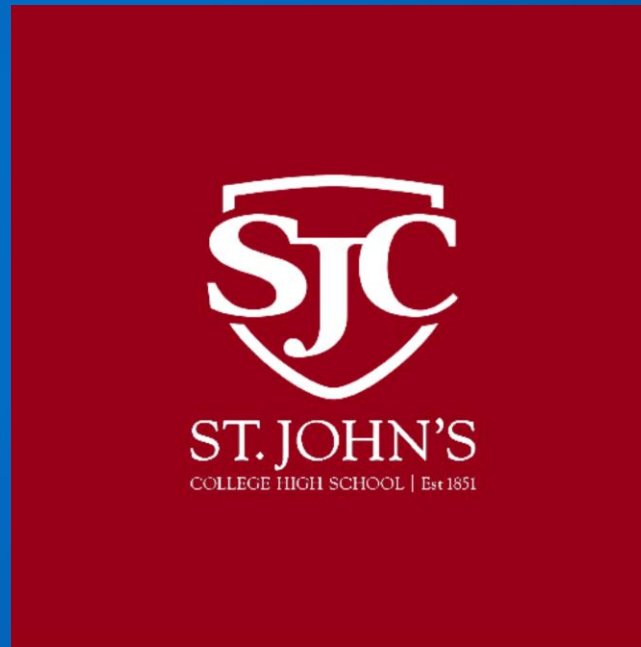


BZA Application No. 18929-B

St. John's College High School

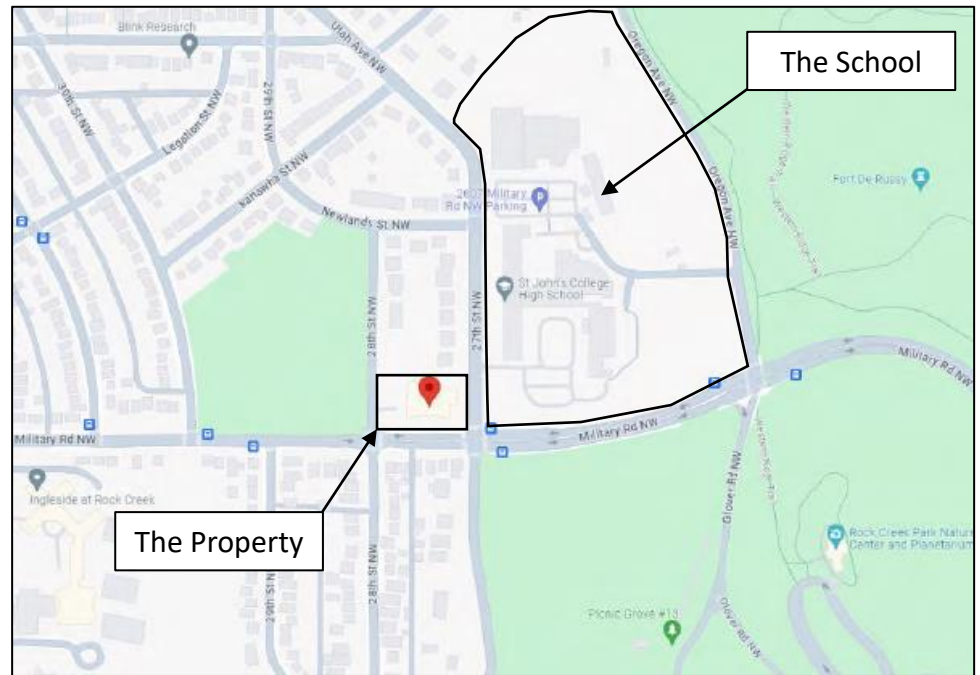
2701 Military Road, NW (Square 2305, Lot 803)
ANC 3/4G



Holland & Knight

Property Location

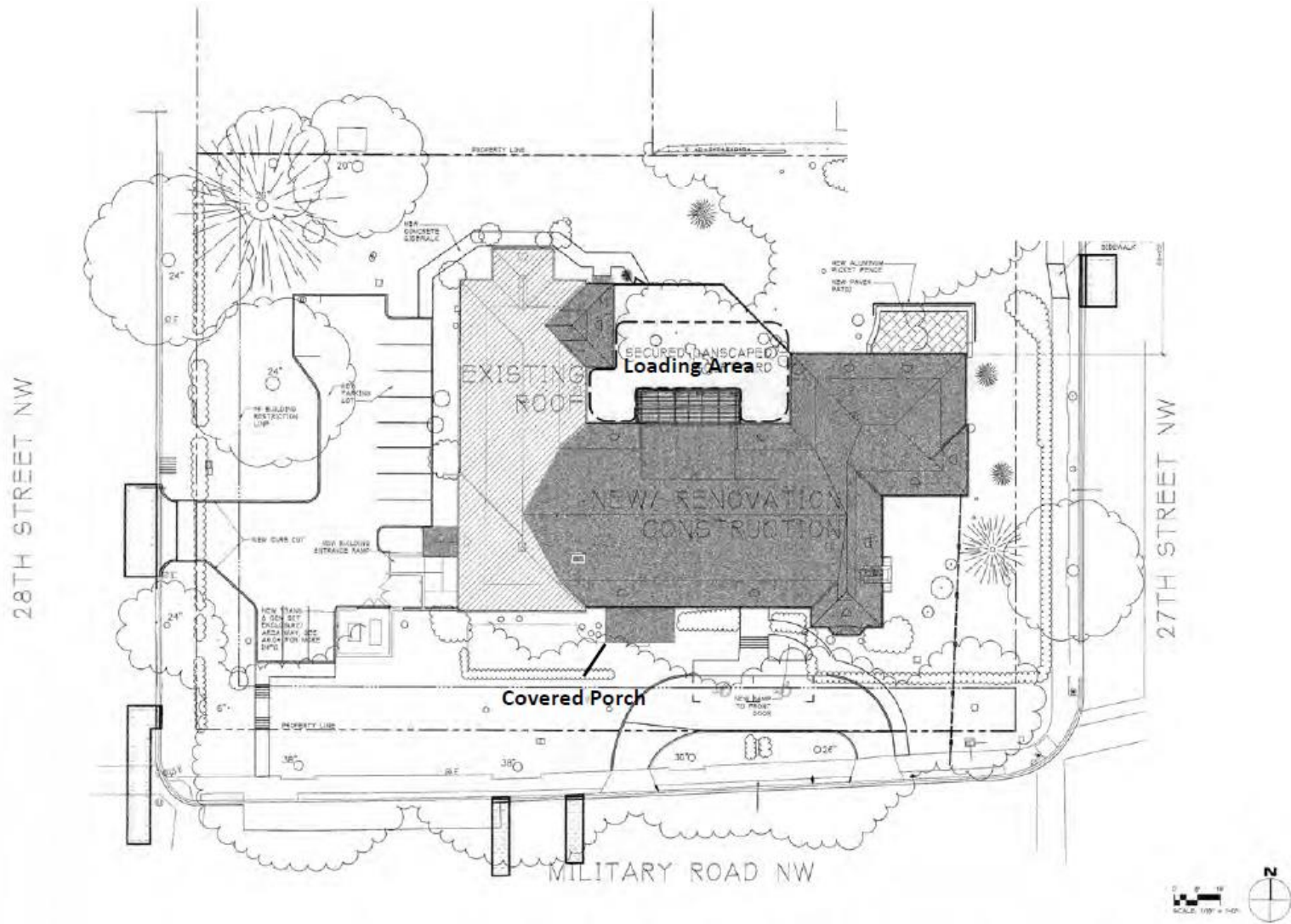
- 2701 Military Road, NW is located across 27th Street, NW from the School's existing campus at 2607 Military Road, NW.
- Approx. 57,458 sq. ft. of land area.
- Located within the R-1A zone.
- Improved with a two-story building constructed around 1951; predating 1958 Zoning Regulations.



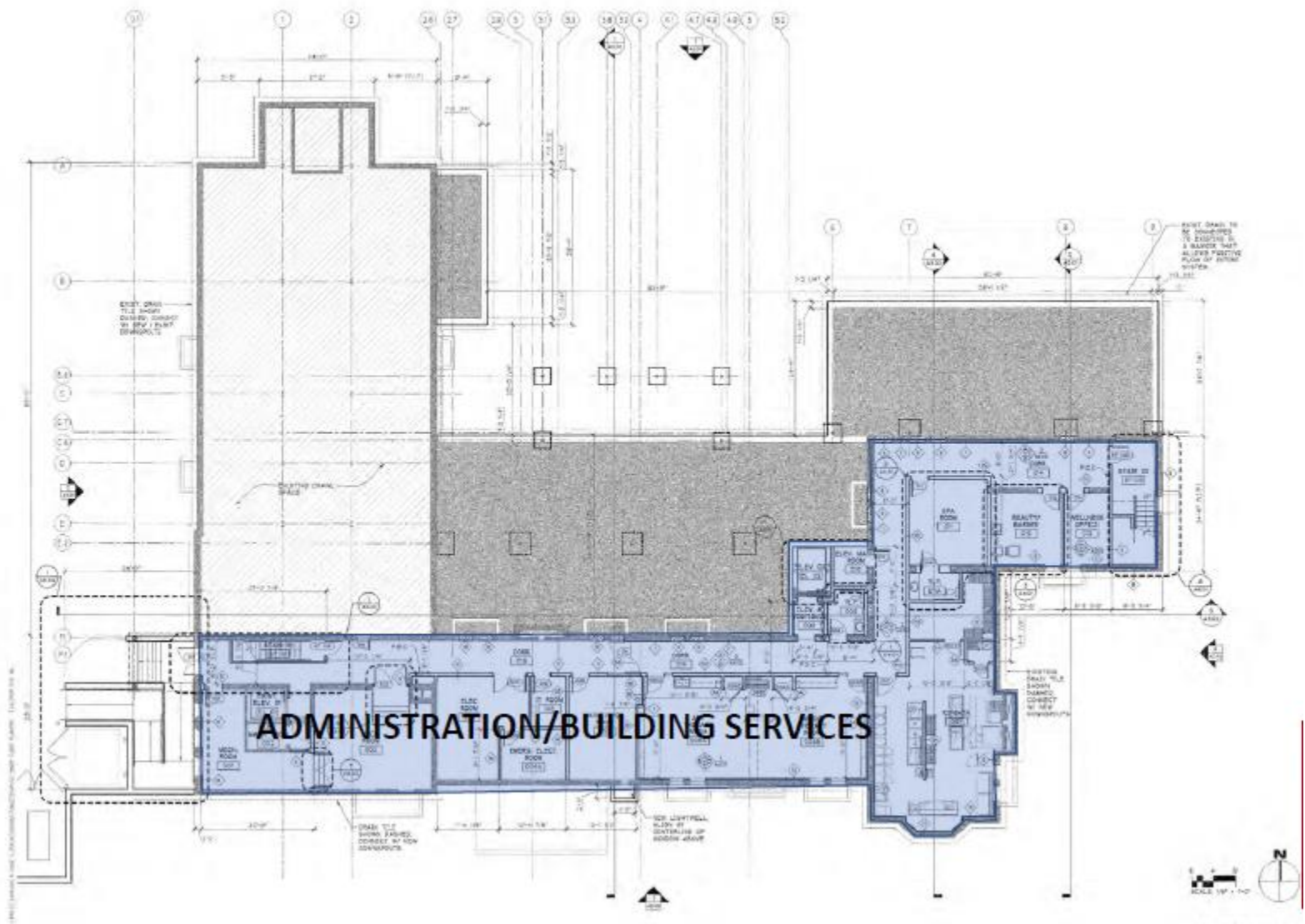
2701 Military Road, NW



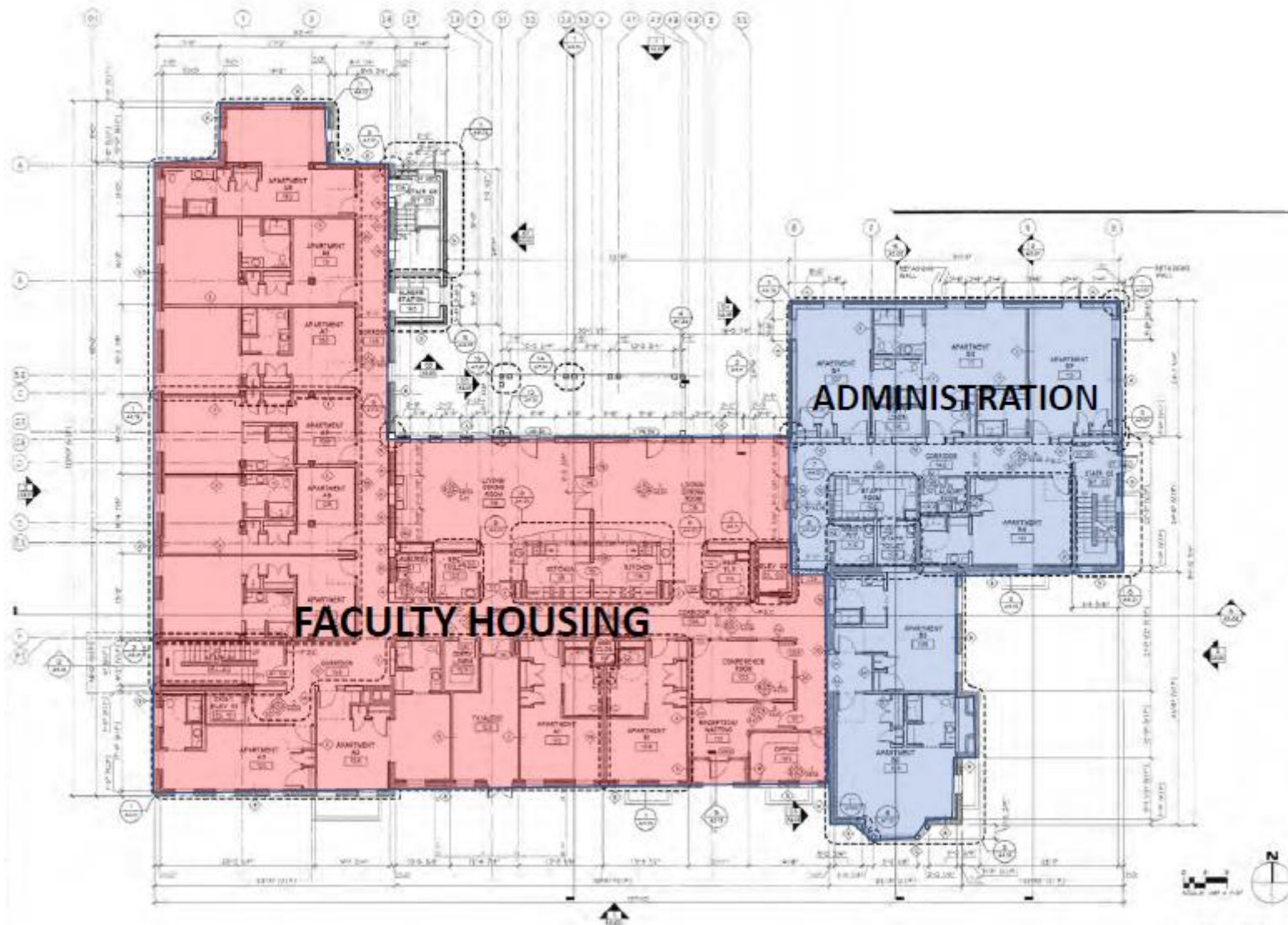
Site Plan



Lower Floor Plan



Typical Floor Plan



Application Overview & Standard of Review

- Approval will result in the modification of BZA Order Nos. 18929 and 18929-A to permit the expansion of the School to include the Property, which will be used for administrative functions and faculty housing.
- **Subtitle X § 104 & Subtitle Y § 704**
 - **11-X DCMR § 104.2** – Located so that it will not be objectional to adjoining/nearby properties because of noise, traffic, number of students, or other objectional conditions.
 - *Inclusion of the Property **will not increase the number of students, faculty, or staff**, and there will be no exterior renovations.*
 - **11-X DCMR § 104.3** – Development standards will mirror those of the underlying zone.
 - *N/A as there will be no additions or enlargements to the existing structure.*
 - **11-Y DCMR § § 704.2, 704.3** – Application shall comply with the submittal and filing fee requirements.
 - *See case record. Application includes all relevant information and filing fees.*
 - **11-Y DCMR § 704.5** – Application shall be served on all parties to the original application.
 - *See Certificate of Service. All relevant parties have been served.*
 - **11-Y DCMR § 704.9** – Filing shall not act to toll or extend the expiration of an underlying order.
 - *Application neither acts to toll or extend the expiration of the underlying orders.*

Application Overview & Standard of Review

- **Subtitle U § 203.1(m) & Subtitle X § 901.2**

- **11-U DCMR § 203.1(m)(1)** – Located so that it will not be objectional to adjoining/nearby properties because of noise, traffic, number of students, or other objectional conditions.
 - *Inclusion of the Property **will not increase the number of students, faculty, or staff**, and there will be no exterior renovations.*
- **11-U DCMR § 203.1(m)(2)** – Shall provide ample parking space to accommodate students, teachers, and visitors.
 - *Inclusion of the Property will reduce traffic impacts due to the proposed use being less intensive than the existing center and because of the reduction in residents (50%), elimination of overnight staff, and fewer daytime staff. Property consists of 11 parking spaces, which complies with the requirements set forth in the Zoning Regulations.*
- **11-X DCMR § 901.2** – Will be in harmony with the general purpose and intent of the Zoning Regulations/Zoning Maps and will not tend to affect adversely the use of neighboring property.
 - *Institutional uses, such as schools, are appropriate uses in the R zones if approved by the BZA subject to specific conditions (see above). As discussed above, inclusion of the Property will not affect adversely the use of neighboring property.*

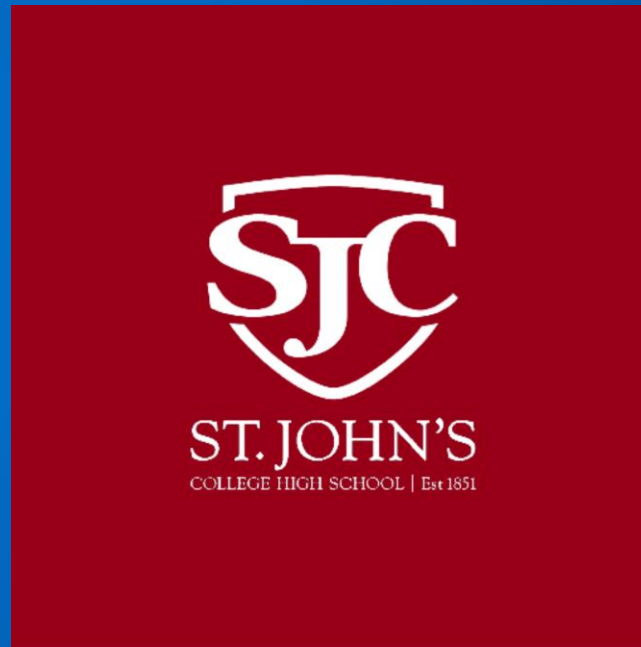
Community Outreach

- **April 2024**: Applicant met with two ANC 3/4G Commissioners re: the application.
- **April 2024**: Hand delivered flyers to residents within the immediate neighborhood inviting them to an open house meeting re: the application.
- **April 25, 2024**: Open house community meeting with neighbors and two ANC 3/4G Commissioners re: the application.
- **May 1, 2024**: Applicant filed application with the Office of Zoning.
- **May 13, 2024**: ANC 3/4G Meeting.

BZA Application No. 18929-B

St. John's College High School

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