

# Holland & Knight

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May 1, 2024

## **VIA IZIS**

Board of Zoning Adjustment  
for the District of Columbia  
441 4<sup>th</sup> Street, NW, Suite 210S  
Washington, DC 20001

**Re: Request for Modification of Significance to BZA Order No. 18929-A  
St. John's College High School, 2701 Military Road, NW (Square 2305, Lot 803)**

Dear Members of the Board:

This letter is submitted on behalf of the St. John's College High School (the "Applicant" or "School"), which is the contract purchaser of the property located at 2701 Military Road, N.W. (Lot 803 in Square 2305) (the "Property"). The Property is located across 27th Street, NW from the School's existing campus at 2607 Military Road, N.W. (Lots 804-807 in Square 2308) (the "Campus").

Pursuant to Subtitle Y § 704 of the District of Columbia Zoning Regulations, Title 11 of the District of Columbia Municipal Regulations ("DCMR"), this application requests a Modification of Significance to Board of Zoning Adjustment (the "Board" or "BZA") Order No. 18929, which was modified by BZA Order No. 18929-A, the most recent Order applicable to the School, to permit the expansion of the Campus to include the Property, which will be used for administrative functions and faculty housing, all in accordance with Subtitle U § 203.1(m) and Subtitle X § (900).

The following materials are included as part of this application for the Modification of Significance:

- Exhibit A: Photographs of the Property, Existing Plans and Proposed Allocation of Use within Existing Building
- Exhibit B: BZA Order No. 18929
- Exhibit C: BZA Order No. 18929A
- Exhibit D: Authorization Letters
- Exhibit E: List of Property Owners within 200-feet of the Property
- Exhibit F: Summary of Witness Testimony and Witness Resume
- Exhibit G: Certificate of Occupancy

Finally, a check in the amount of \$405.60, the requisite filing fee calculated in accordance with 11-Y DCMR §§ 1600.1(e) and 1600.1(b)(24) will be delivered to the Office of Zoning under separate cover.

## I. Background

### A. Description of Property and Surrounding Area

The School is currently under contract to acquire the Property, which is zoned R-1A. The Property is bordered by 27<sup>th</sup> Street to the east, Military Road to the south, 28<sup>th</sup> Street and the School's Campus to the west, and residential properties to the north. It contains approximately 57,458 square feet of land area.

The Property is currently improved with a two-story building that is used for the Forest Side Memory Care Center (the "Center"), an assisted living facility that was constructed in around 1951 and predates the 1958 Zoning Regulations. According to the most recent Certificate of Occupancy, the facility is comprised of 33 units. The Center is closing and relocating remaining residents to different facilities.

The area surrounding the School is characterized by low density residential properties featuring primarily detached buildings, all zoned R-1A. Francis G. Newlands Park is directly west of the Property, with Rock Creek Park to the east. Given its adjacency to Rock Creek Park, the Property falls under the Shipstead-Luce Act ("Act"), which requires review by the U.S. Commission of Fine Arts ("CFA"). *See* 40 U.S.C.A. § 8104(b).

### B. Description of St. John's College High School

The School has operated in the District of Columbia since 1851 and is an independent, Catholic college preparatory school whose mission is to provide a human and Christian education to young men and women from diverse socioeconomic and cultural backgrounds. *See* [StJohnschs.org](http://StJohnschs.org). The School emphasizes values such as integrity, service, and leadership, aiming to cultivate well-rounded individuals who contribute positively to their communities. *Id.*

Diversity and inclusion are fundamental principles at St. John's College High School. The School strives to build and nurture a culture of inclusivity and concern for all members of its community. *See* [StJohnschs.org](http://StJohnschs.org). Through inclusive practices and initiatives, St. John's College High School creates a welcoming environment where every individual is valued, respected, and supported in their academic and personal growth. *Id.*

### C. Zoning History

The School was established prior to the enactment of the Zoning Regulations of the District of Columbia. The Applicant first appeared before the Board in 1946 and was granted approval to operate a private school at the site subject to conditions. *See* BZA Order No. 1611 (July 25, 1946).

The School and its Campus have been subject to a variety of BZA orders over the years, including BZA Order No. 5717 (October 26, 1959), BZA Order No. 5804 (February 24, 1960), BZA Order NO. 15518 (July 12, 1991), BZA Order No. 16324 (May 8, 2008), BZA Order No. 16683 (approved April 12, 2001), BZA Order No. 17849 (approved December 3, 2008), and BZA Order No. 18025 (approved February 5, 2010).

Most recently, the Board approved a special exception from the private school requirements to construct a new walkway and additions to an academic building, subject to approved plans. See BZA Order No. 18929 (approved March 12, 2015). That order was modified by BZA Order No. 18929A (approved December 3, 2015), which approved a special exception to renovate and expand the gymnasium area in an academic building by summary order, subject to conditions.

## **II. Proposed Modification for St. John's College High School Land Area Increase**

The Applicant is requesting a Modification of Significance to BZA Order No. 18929, as modified by BZA Order No. 18929A, as it is the most recent BZA order relating to the Campus, to allow the expansion of the Campus to include the Property.

The School proposes to use the Property for school administrative functions that support the private school use and to provide on-site housing for approximately 15 to 20 faculty and staff. The existing two-story building contains approximately 35,660 square feet of area, which is divided among a basement and two floors. It is located in a bucolic setting, with several trees lining the Military Road frontage and the rear of the lot, and is in close proximity to significant open space, including Rock Creek Park. A circular driveway with two curb cuts providing access to the front of the building is located on Military Road. Eleven parking spaces are located along the west side of the property, accessible by a curb cut on 28<sup>th</sup> Street. No modifications are proposed for the exterior of the Property.

The building interior will encompass approximately 13,100 square feet of administrative space in the basement and upper two floors, including offices and building services, as well as 22,560 square feet allocated for faculty housing, accommodating up to 20 faculty. The building will not be used for student activities associated with the School due to its location across 27<sup>th</sup> Street from the Campus. The programming for all student services and classes will remain unchanged.

## **III. Compliance with Subtitle U §104, Private School Plan**

Approval of the application to allow the use of the Property as an extension of the School is consistent with the standards for a private school in 11-X DCMR § 104 and will have no impact on the past approvals for the School, as the Applicant does not propose to modify the School program or any of the conditions related to previous BZA approvals. As for the Property, there would be no changes to the exterior of the existing building, thereby preserving the established character of the neighborhood. Since the Applicant does not propose to increase the number of students, faculty, or staff at the private school, impacts related to traffic will not be increased.

Second, the expansion does not impact the maximum number of students or faculty and staff, which was previously approved by the BZA.

Third, the expansion does not impact the number of parking spaces required for the School. Pursuant to 11-C DCMR § 701.2, the Applicant is required to provide (1) two parking spaces for each three teachers and other employees for the upper and lower school, plus (2) either one space for each 20 classroom seats or one space for each 10 seats in the largest auditorium, gymnasium, or area usable for public assembly, whichever is greater, for the School. As noted, there is no change in the number of teachers/employees; thus, there is no change to the number of required parking spaces for the first requirement. For the second requirement, there is no change in the largest public assembly space and thus no change in the number of parking spaces required. According to the documents filed in BZA Case No. 18929A, the School is required to provide a minimum of 170 parking spaces and provides 318 spaces.

Thus, the application continues to be consistent with the standards for a private school set forth in 11-X DCMR § 104. Specifically, the private school must be located so that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions per in 11-X DCMR §104.2. The proposed Property is a modest addition to the Campus that will increase the School's administrative space without modifying its operations. While faculty housing is being introduced as a new use to the School, it is permitted with the approval of a special exception, upon which the BZA evaluates its impact, including the provision of sufficient parking. The School will continue to comply with all conditions approved in BZA Case No. 18929, as modified by BZA Order No. 18929A.

Finally, there are no changes to compliance with the development standards for the R-1A zone, as previously approved for the Campus, in accordance with 11-X DCMR § 104.3. Importantly, this application does not propose any exterior modifications to the Property.

#### **IV. Compliance with Subtitle Y § 704, Modification of Significance**

Approval of the proposed Modification of Significance will not compromise the integrity of BZA Order No. 18929, as modified by BZA Order No. 18929A, because the proposal does not seek any additional relief and does not seek to modify the conditions of previous BZA approvals. The proposed Modification of Significance will allow the Property to be incorporated into the private school plan used for administrative purposes and faculty housing in furtherance of the School's academic needs.

The Applicant's request for a Modification of Significance of BZA Order No. 18929A complies with the relevant subsections of 11-X DCMR § 104 and 11-Y DCMR § 704, as follows:

- a. **11-X DCMR § 104.2** – *The private school shall be located so that it is not likely to become objectional to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions.*

The inclusion of the Property within the private school plan will not result in an increase to the number of students, faculty, or staff. Further, there would be no exterior renovations to the Property that would impact the neighborhood, and the School's operations will remain unchanged. Therefore, the proposed campus expansion will not be objectionable to adjoining properties due to its noise, traffic, number of students, or other conditions.

- b. **11-X DCMR § 104.3** – *The development standards for a private school shall be those of the zone in which the private school is located.*

The Applicant does not propose any additions or enlargements to the existing structure.

- c. **11-Y DCMR § 704.2** – *An application for a modification of significance shall be made in an appropriate manner provided by the Director. The applicant shall furnish two (2) copies of all information required by the form at the time of filing the application, including the following:*

1. *A completed application form;*
2. *The nature of, reason(s), and grounds for the modification of significance;*
3. *The name and addresses of the owners of all property located within two hundred feet (200 ft.) of the subject property and two (2) copies of self-stick labels printed with their names and addresses;*
4. *A copy of the resume of any expert witness who will be testifying in the case;*
5. *A written summary of the testimony of all witnesses;*
6. *A copy of any Board final order, map, plan, or other action or relief proposed to be modified or corrected; and*
7. *Proof of service to all parties*

Consistent with 11-Y DCMR § 704.2, a copy of the application form has been completed via the Office of Zoning's Interactive Zoning Information System ("IZIS") and is included in the case record. The nature of the Modification of Significance is described herein. In addition, the plans and exhibits provided in Exhibit A illustrate the intended effect of this Modification of Significance. Further, a copy of the underlying related orders, including BZA Order No. 18929, as modified by BZA Order No. 18929A, are attached hereto as Exhibit B and Exhibit C, respectively. Finally, this application will be served on all parties to the original application, as evidenced by the attached Proof of Service. The application has been served on ANC 3/4G, the ANC within which the Property is located, and ANC 3F, an affected ANC.

- d. **11-Y DCMR § 704.3** – *No application for modifications of significance shall be processed until the application is complete and all required fees are paid in accordance with the applicable fee schedule prescribed in Subtitle Y, Chapter 16.*

A filing fee of \$405.60 for the modification of significance will be delivered to the Office of Zoning under separate cover. The Applicant has calculated the filing fee as twenty-six percent (26%) of the original filing fee and an additional fee for the special exception.<sup>1</sup> See 11-Y DCMR § 1600.1(b)(24) and 1600.1(e).

- e. **11-Y DCMR § 704.5** – *All requests for modifications of significance shall be served on all other parties to the original application at the same time as the request is filed with the Board.*

This application will be served on all parties to the original application, as evidenced by the attached Proof of Service.

- f. **11-Y DCMR § 704.9** – *The filing of any modification request under this section shall not act to toll the expiration of the underlying order and the grant of any such modification shall not extend the validity of any such order.*

This Modification of Significance request neither acts to toll the expiration nor extend the validity of the underlying order, which was vested at the time of construction of the work. Instead, this Modification of Significance simply requests the standard validity timeframe delineated in 11-Y DCMR § 702.

#### **V. Compliance with Subtitle U § 203.1(m), Special Exception to allow Private Schools**

Pursuant to 11-U DCMR § 203.1(m), a private school and residences for teachers and staff of a private school is permitted in the R-1A zone if the BZA finds the following requirements are met. Through earlier special exception applications previously approved by the BZA, the School has demonstrated that its programs meet these standards. The addition of the Property to the private school plan will not substantially change the School's impact on the neighborhood, allowing it to continue to meet the standards in this section.

The Applicant's request for a special exception complies with the criteria as provided below:

1. *Shall be located so that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions;*

#### Noise

The Property would have a negligible impact on the School's overall noise level. As stated above, there would not be exterior modifications to the existing building on the Property that would result in prolonged construction noise. The uses that will occupy the building – administrative functions and faculty housing – will not create noise disturbances that will impact the neighborhood. Additionally, the Property's current use for the Center is institutional in nature, and the proposed use of the Property would not further expand

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<sup>1</sup> The original file fee for BZA Case No. 18929A was \$1,560.

institutional uses into the neighborhood. Furthermore, the landscape buffer provided in the rear yard and the substantial distance between the existing building and the nearest residence will ensure that nearby residences are minimally impacted.

The proposed Project would generate less noise than the Center, as it would have 50 percent fewer residents on-site, no overnight staff, and fewer daytime staff. This reduction in activity contributes significantly to a quieter environment for the surrounding area.

### Traffic

Previous BZA approvals have mitigated traffic impacts by ensuring vehicular entrances are located so as not to burden residents in the area. In this case, the Property will further reduce traffic impacts due to programmatic differences between the proposed use and the existing Center. Specifically, there will be less traffic generated due to the elimination of overnight staff, a reduction in on-site residents and proximity of residents to the Campus.

The School is committed to continue working with the community to address any traffic concerns generated by this most recent proposal.

### Number of Students

This application does not propose to increase the number of students, faculty, or staff at the School.

2. *Ample parking space, but not less than that required by this title, shall be provided to accommodate the students, teachers, and visitors likely to come to the site by automobile; and*

The Applicant has provided in previous BZA submissions that the School has a total of 318 off-street parking spaces, significantly more than the minimum of 170 parking spaces required by 11-C DCMR § 701.5. Additionally, the Property includes 11 parking spaces that will accommodate administrators and residents of the building.

Pursuant to 11-C DCMR § 701.5, a private high school is required to provide two parking spaces for each three teachers and other employees, plus either one for each 20 classroom seats or one for each ten seats in the largest auditorium, gymnasium or area usable for public assembly, whichever is greater. The Proposal does not require additional parking spaces to serve the administrative portion of the building, as it does not propose any additional faculty, staff, or students. Furthermore, there is no change in the largest public assembly space. No additional parking spaces are required for faculty housing associated with the School, although the Property includes 11 parking spaces.

The special exception criteria for a private school and residences for teachers and staff of a private school requires that “[a]mple parking space, but not less than that required by this title, shall be provided to accommodate the students, teachers, and visitors likely to come to the site by automobile.” 11-U DCMR § 203.1(m). Faculty and staff living on the

Property would be encouraged to commute to the campus across the street as pedestrians or bicyclists, which would not require additional parking spaces. However, out of an abundance of caution, calculating the parking requirement for faculty or staff housing as a multiple dwelling unit would require one space per two dwelling units in the R-1A zone. In this case, where up to 20 units could be provided, the parking requirement is satisfied by the 11 spaces provided on the Property.

The Applicant will continue to work with the community to resolve any concerns related to parking for the Property.

#### **VI. Compliance with Subtitle X § 901.2 Special Exception Review Standards**

Pursuant to 11-X DCMR § 901.2, the BZA is authorized to grant special exceptions when the proposal is consistent with the provisions of this section. The proposed expansion will be consistent with the previous special exception granted by the BZA for a private school.

- a. *Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*

The Residential House (R) zones are residential zones designed to provide for stable, low-to moderate-density residential areas suitable for family life and supporting uses. (11-D DCMR § 101.1). Institutional uses, such as schools, are appropriate supporting uses within this zone that increase access to these facilities and establish a sense of community. Moreover, the R-1A zone permits the establishment of private schools and housing for faculty at private schools with the approval of a special exception by the BZA. The Applicant has not requested any relief from the development standards, ensuring that the Property remains consistent with the established development pattern along Military Road.

Therefore, the Property will be in harmony with the general purpose and intent of the Zoning Regulations and Maps.

- b. *Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and*

The Property was developed in the 1950s with the Center, which is an assisted living facility that has operated uninterrupted since that time. The existing building on the Property would not be modified from its current condition, with the exception of landscape improvements. The building will be used for administrative functions and faculty housing and would not facilitate student activities. Furthermore, the Property has sufficient on-site parking and will collaborate with the community to address any parking concerns.

As discussed in more detail under the special exception analysis above, the proposed use of the Property will reduce its overall impacts to the community when compared to the Center. In particular, there would be 50 percent fewer residents on-site, no overnight staff, and fewer daytime staff, all resulting in less traffic and noise.



Therefore, the Property will not adversely affect the use of neighboring property.

c. *Will meet such special conditions as may be specified in this title.*

The Applicant has demonstrated that the Property will comply with the special conditions related to private schools above.

## **VII. Community Outreach**

The Property is located within the boundaries of Advisory Neighborhood Commission (“ANC”) 3/4G. In addition, ANC 3F is an affected ANC because the Property is located on two streets (i.e., Military Road, NW and 27<sup>th</sup> Street, NW) that serve as boundary lines between ANC 3/4G and ANC 3F. The portion of ANC 3F that is near the Property is the area of Rock Creek Park. The Applicant has served a copy of the application upon both ANC 3/4G and ANC 3F.

Prior to submitting the application, the Applicant engaged with ANC 3/4G and immediate neighbors in person and through the delivery of flyers to surrounding homes. The SMD Commissioner, Commissioner Nash, also personally visited each surrounding home prior to putting the request on an ANC agenda.

The Applicant held a meeting on April 25, 2024, with two ANC Commissioners and invited neighbors, where the ANC Commissioners stated their support for the Project and neighbors in attendance noted that St. John’s College High School is a good neighbor. The Applicant will present the request at ANC 3/4G’s regularly scheduled meeting on May 13, 2024.

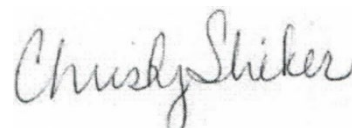
The Applicant will continue to work with the community through the public hearing process.

## **VIII. Conclusion**

For the reasons stated above, the Applicant has demonstrated that its Modification of Significance adheres to the applicable standards of review under 11-A DCMR § 102, 11-X DCMR § 104, and 11-Y DCMR § 704, and the applicable standards of review for a Special Exception under 11-U DCMR § 203.1(m) and 11-X DCMR § 901.2, and should therefore be approved.

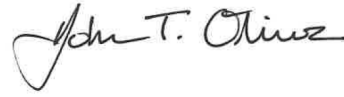
Very truly yours,

Holland & Knight, LLP



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Christine M. Shiker

A handwritten signature in black ink that reads "John T. Oliver". The signature is written in a cursive style with a large, looping initial "J".

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John T. Oliver

Encl.

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that on May 1, 2024, a copy of this request for a Modification of Significance was served on the following parties to the original case via email:

**D.C. Office of Planning**

Ms. Jennifer Steingasser

Mr. Joel Lawson

[jennifer.steingasser@dc.gov](mailto:jennifer.steingasser@dc.gov)

[joel.lawson@dc.gov](mailto:joel.lawson@dc.gov)

**Advisory Neighborhood Commission 3/4G**

Commissioner Lisa R. Gore, Chairperson

Commissioner James Nash, SMD Representative

[3G@anc.dc.gov](mailto:3G@anc.dc.gov)

[3G03@anc.dc.gov](mailto:3G03@anc.dc.gov)

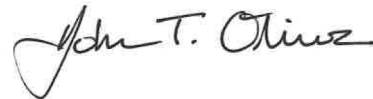
**Advisory Neighborhood Commission 3F**

[commissioners@anc3f.us](mailto:commissioners@anc3f.us)

**District Department of Transportation**

Mr. Erkin Ozberk

[erkin.ozberk@dc.gov](mailto:erkin.ozberk@dc.gov)

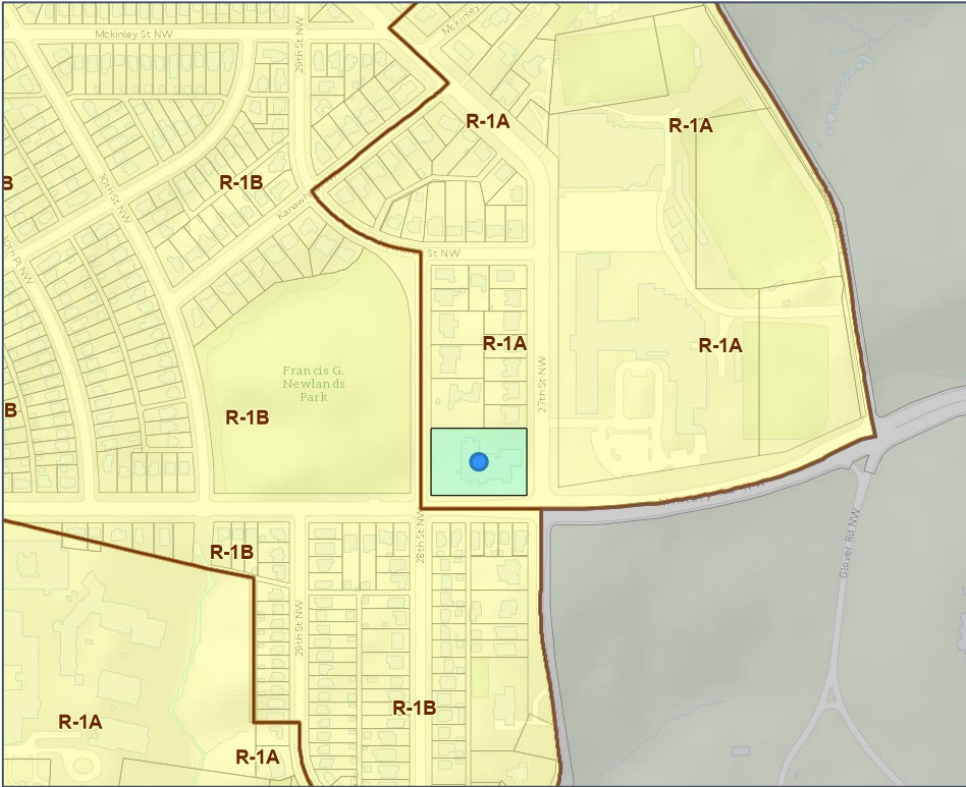
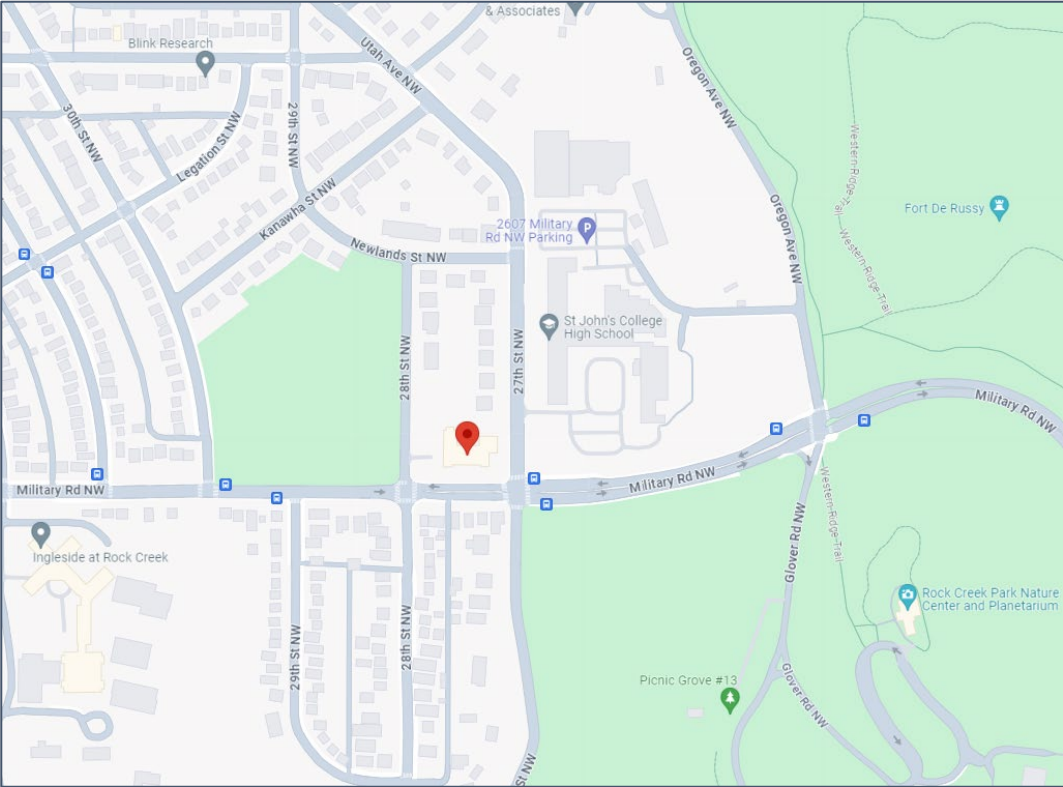


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John T. Oliver  
Holland & Knight LLP

# **EXHIBIT A**

# 2701 Military Road, NW (Square 2305, Lot 803)



Building Program:

<b>Ground floor</b>		<b>5,500 sf</b>
Administration/Building Services	5,500 sf	
<b>First Floor</b>		<b>15,080 sf</b>
Administration	3,800 sf	
Faculty Housing	11,280 sf	
<b>Second floor</b>		<b>15,080 sf</b>
Administration	3,800 sf	
Faculty Housing	11,280 sf	
<b>TOTAL</b>		<b>35,660 sf</b>

**Parking 11 spaces**

**Loading 1 berth / 1 service delivery space**

Note: Total does not include covered porch.  
Measurements per pdf building plans.

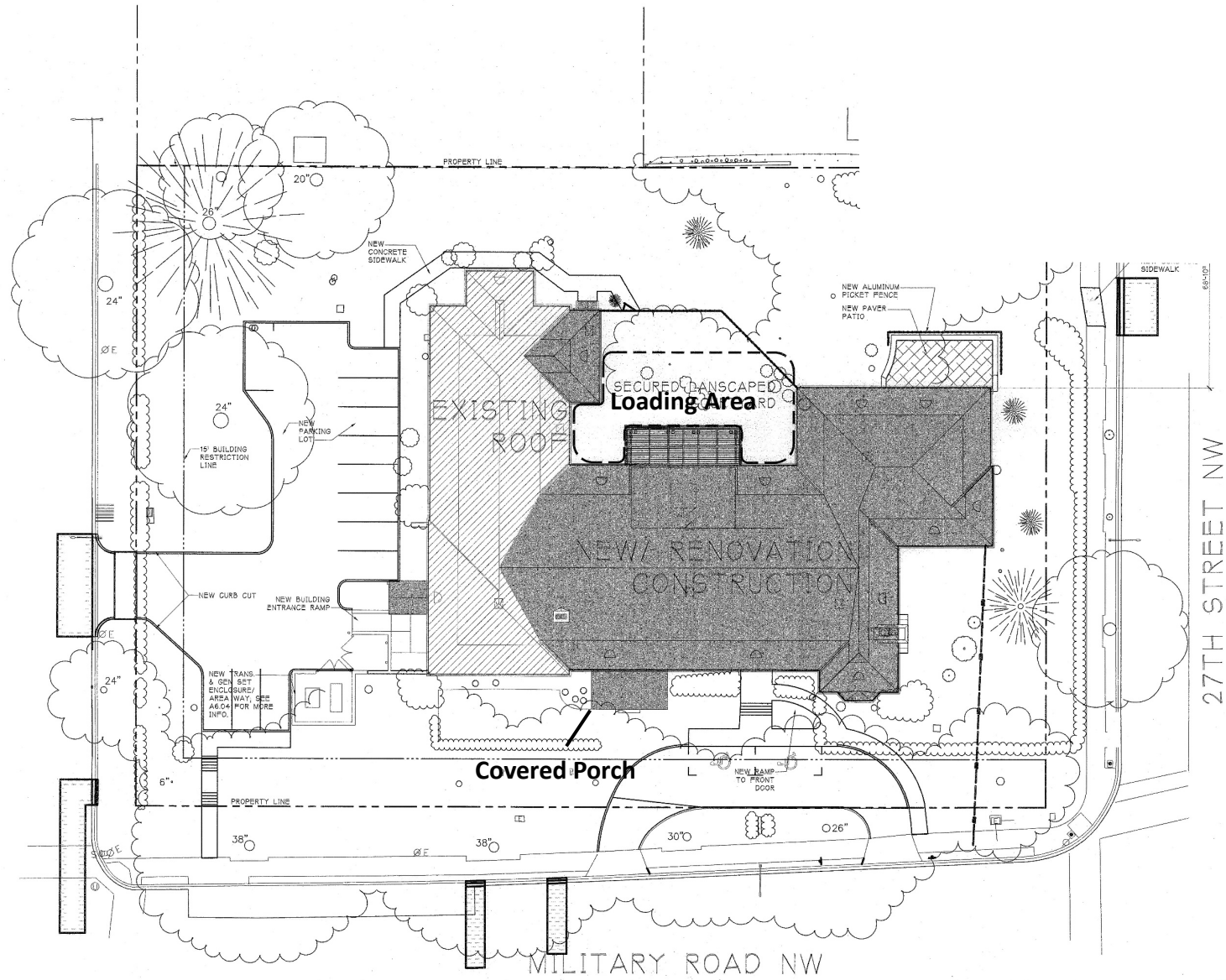
**General Notes**

- 1) No change to exterior or building dimensions;
- 2) Approximately 50% fewer people on site, including both 50% fewer residents and 50% fewer administrative staff than before;
- 3) Elimination of overnight staff; and
- 4) Residents will be incentivized to use alternative modes of transportation (e.g.-walk, bike, bus, metro in lieu of car ownership).



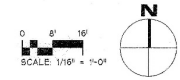
PROJECT: BROWNSVILLE COLLEGE HIGH SCHOOL, 147200 105 NW

28TH STREET NW

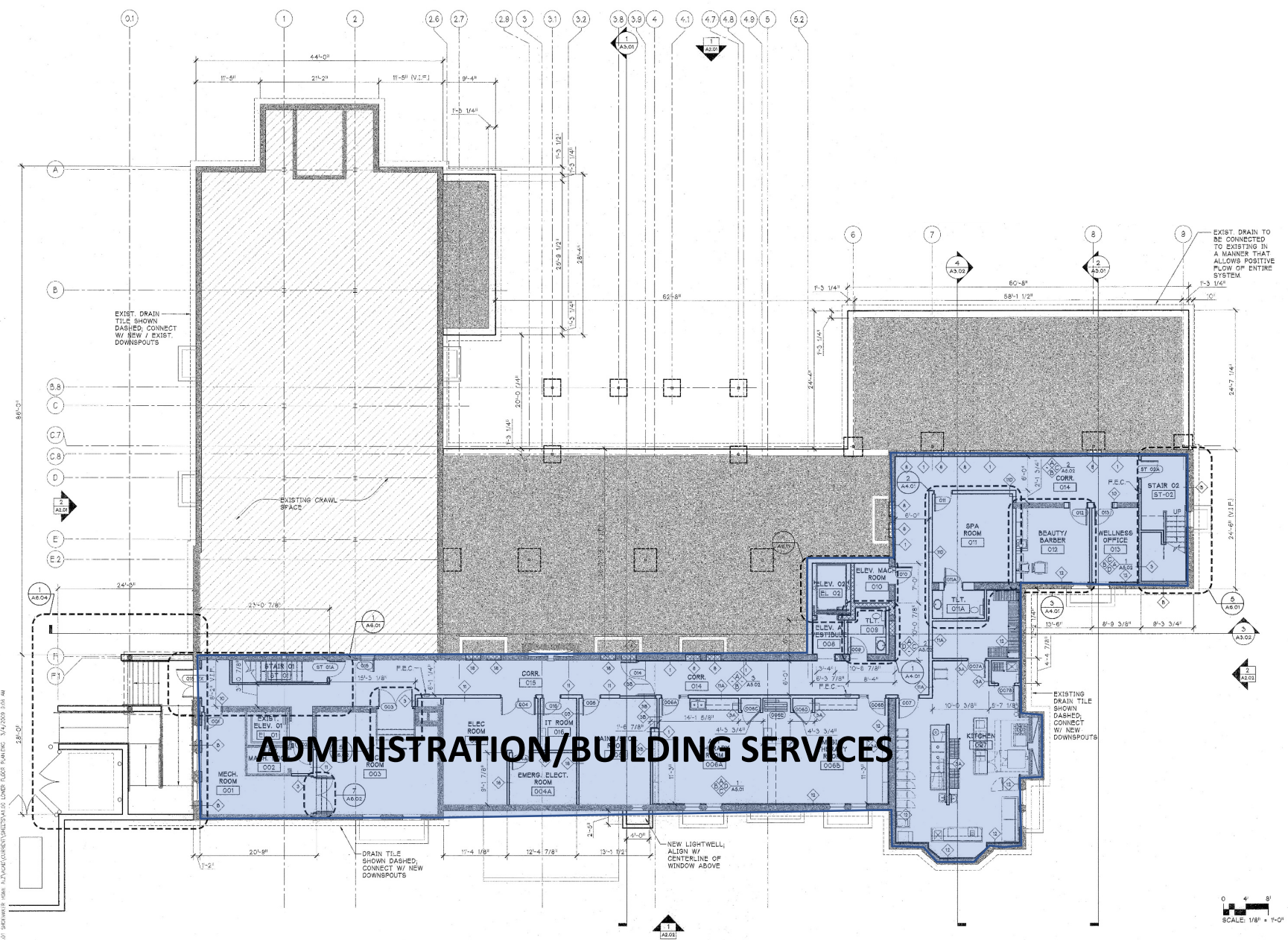


27TH STREET NW

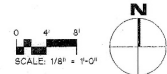
MILITARY ROAD NW



ARCHITECTURAL SITE PLAN

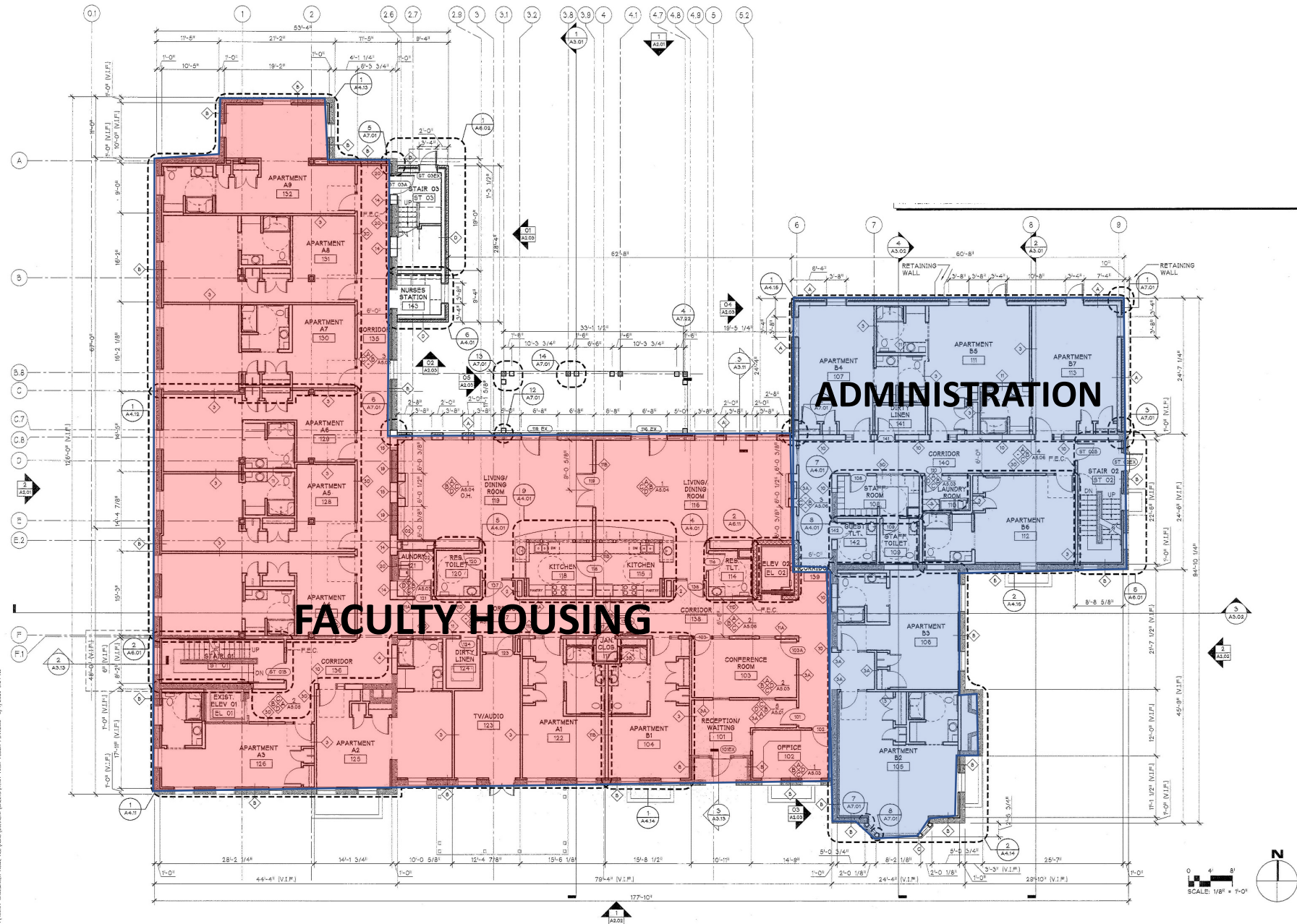


# ADMINISTRATION/BUILDING SERVICES



LOWER FLOOR PLAN

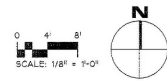




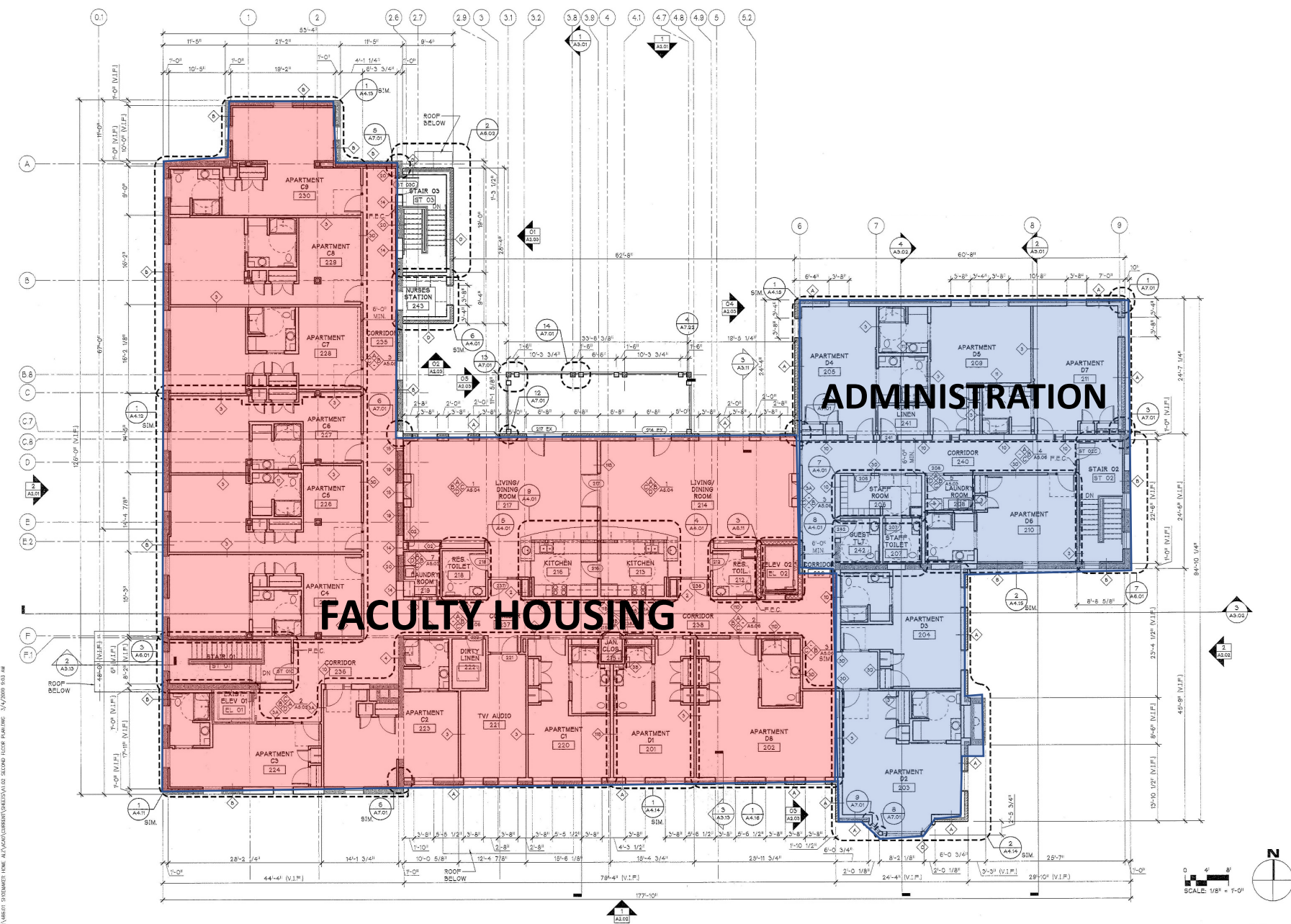
**FACULTY HOUSING**

**ADMINISTRATION**

PLANNED SHOWROOM MAIN LEVEL/COMMON/STAIRS/VAULT BRCK LLOOR PLAN/ENG. 3/4/2008 10:51 AM



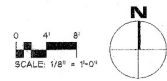
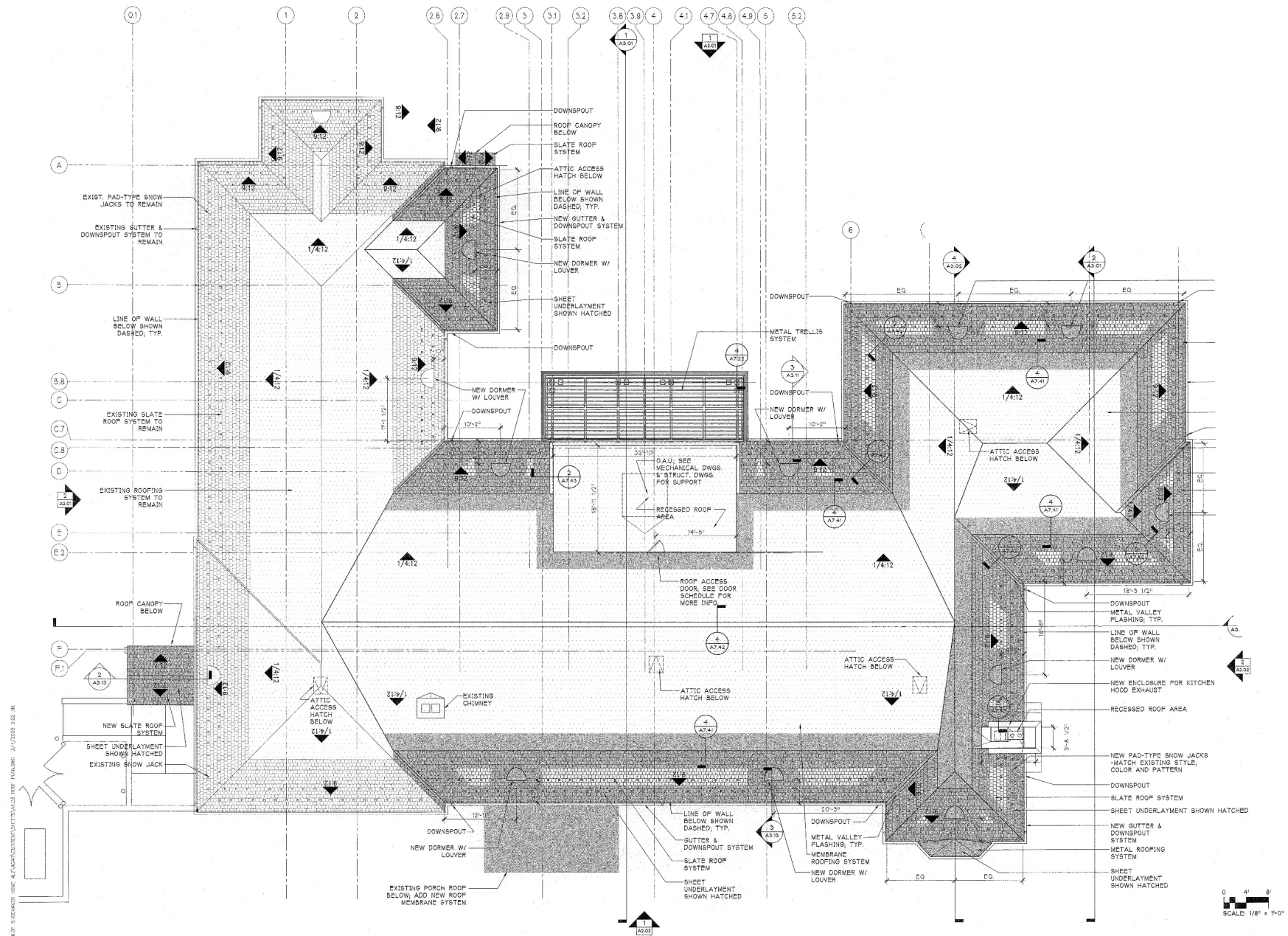
FIRST FLOOR PLAN



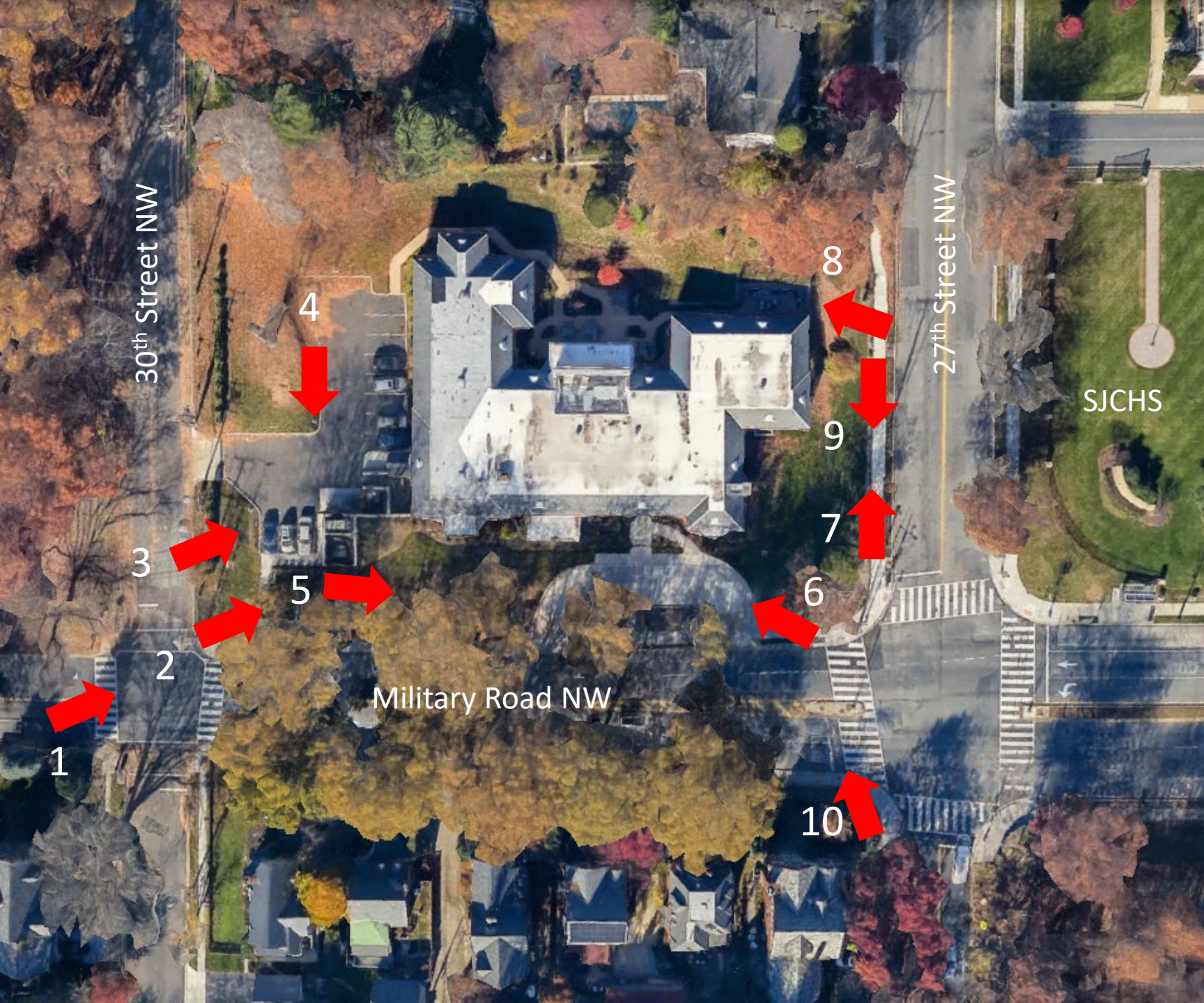
PLANNING STATEMENT FOR ARCHITECTURAL SERVICES SECOND FLOOR PLANNING 1/2/2009 9:03 AM



SECOND FLOOR PLAN



ROOF PLAN





1



2







4









6





7





LOWE FENCE

8





9





10



# **EXHIBIT B**

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Board of Zoning Adjustment**



**Application No. 18929 of Saint John's College High School**, pursuant to 11 DCMR § 3104.1, for a special exception from the private school requirements under § 206.1, to construct a new walkway and additions to an academic building in the R-1-A District at premises 2607 Military Road, N.W. (Square 2308, Lots 804-807).

**HEARING DATE:** March 3, 2015

**DECISION DATE:** March 3, 2015

**SUMMARY ORDER**

**SELF-CERTIFIED**

The zoning relief requested in this case was self-certified, pursuant to 11 DCMR § 3113.2 (Exhibit 6).

The Board of Zoning Adjustment ("Board" or "BZA") 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") 3/4G and to owners of property located within 200 feet of the site. The site of this application is located within the jurisdiction of ANC 3/4G, which is automatically a party to this application. The ANC submitted a report in support of the application, in which the ANC indicated that at a properly noticed and duly scheduled public meeting on January 26, 2015, at which a quorum was present, the ANC voted unanimously (5:0) to support the application. (Exhibit 27.) The site is also subject to the Shipstead-Luce Act due to its location adjacent to Rock Creek Park, and was therefore reviewed by the U.S. Commission of Fine Arts ("CFA"). The CFA submitted a letter in support of the application. (Exhibit 21.) No party in opposition appeared at the public hearing.

The Office of Planning ("OP") submitted a timely report on February 23, 2015, recommending approval of the application (Exhibit 32) and testified in support of the application at the hearing. The District Department of Transportation ("DDOT") submitted a timely report on February 20, 2015, indicating that it had no objection to the application. (Exhibit 31.)

The Advisory Neighborhood Commissioner for Single Member District 3/4G02 submitted a letter in support of the application. (Exhibit 15.)

**Special Exception Relief**

As directed by 11 DCMR § 3119.2, the Board required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case for a special exception under §

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441 4<sup>th</sup> Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: [dcoz@dc.gov](mailto:dcoz@dc.gov)

Web Site: [www.dcoz.dc.gov](http://www.dcoz.dc.gov)

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18929  
EXHIBIT NO.35

**BZA APPLICATION NO. 18929**  
**PAGE NO. 2**

206.1, which authorizes the Board to allow a private school within the R-1-A District provided that the standards set forth in §§ 206.2 and 206.3 are met. No parties appeared at the public hearing in opposition to the application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

The Board concludes that the Applicant has met the burden of proof for special exception relief, pursuant to 11 DCMR §§ 3104.1 and 206.1, and that the requested relief can be granted as being 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 § 3100.5, 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. The waiver will not prejudice the rights of any party and is appropriate in this case.

It is therefore **ORDERED** that this application is hereby **GRANTED, SUBJECT TO THE APPROVED PLANS IN THE RECORD AT EXHIBIT 30B.**

**VOTE: 3-0-2** (Lloyd J. Jordan, Jeffrey L. Hinkle, and Michael G. Turnbull to APPROVE; Marnique Y. Heath not present, not voting, and one Board seat vacant.)

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

A majority of the Board members approved the issuance of this order.

ATTESTED BY: \_\_\_\_\_

  
SARA A. BARDIN  
Director, Office of Zoning

**FINAL DATE OF ORDER:** March 12, 2015

PURSUANT TO 11 DCMR § 3125.9, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO § 3125.6.

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 PURPOSE OF SECURING A BUILDING PERMIT, OR THE APPLICANT FILES A REQUEST FOR A TIME EXTENSION PURSUANT TO § 3130.6 AT LEAST 30 DAYS



**BZA APPLICATION NO. 18929**  
**PAGE NO. 3**

PRIOR TO THE EXPIRATION OF THE TWO-YEAR PERIOD AND THAT SUCH REQUEST IS GRANTED. NO OTHER ACTION, INCLUDING THE FILING OR GRANTING OF AN APPLICATION FOR A MODIFICATION PURSUANT TO §§ 3129.2 OR 3129.7, SHALL EXTEND THE TIME PERIOD.

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. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD AS THE SAME MAY BE AMENDED AND/OR MODIFIED FROM TIME TO TIME BY THE BOARD OF ZONING ADJUSTMENT.

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.

# **EXHIBIT C**

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Board of Zoning Adjustment**



**Application No. 18929-A of Saint John’s College High School**, as amended,<sup>1</sup> pursuant to 11 DCMR §§ 3104.1, for a special exception from the private school use requirements pursuant to § 206, to renovate and expand the gymnasium area in an academic building, and for a special exception under § 411.3 to allow the relocation of some of the existing mechanical rooftop units (“RTUs”) and to add three RUTs as part of the renovations at a private school in the R-1-A District at premises 2607 Military Road, N.W. (Square 2308, Lots 804-807).

**HEARING DATE:** November 17, 2015  
**DECISION DATE:** November 17, 2015

**SUMMARY ORDER**

**SELF-CERTIFIED**

The zoning relief requested in this case was self-certified, pursuant to 11 DCMR § 3113.2. (Exhibit 6 – original; Exhibit 34 – revised.)

The Board of Zoning Adjustment (“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”) 3G and to owners of property within 200 feet of the site. The site of this application is located within the jurisdiction of ANC 3G, which is automatically a party to this application. The ANC submitted two reports in support of the application. ANC 3G submitted its first report on October 19, 2015, noting that at a duly noticed meeting on October 19, 2015, at which a quorum was in attendance, the ANC voted 7-0 in support of the original application. (Exhibits 27 and 29C.) A second ANC report was submitted to the record after the ANC received notification from the Applicant about the additional zoning relief being requested from § 411.3. That second ANC report, dated November 10, 2015, stated that the Applicant made another presentation at the ANC’s duly noticed meeting of November 9, 2015, and with a quorum present, the ANC voted 7-0 in support of the amended application. (Exhibit 31.)

The Office of Planning (“OP”) submitted a report dated November 10, 2015 recommending approval of the application as amended. (Exhibit 30.) The D.C. Department of Transportation

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<sup>1</sup> The application was amended by the Applicant to add relief under § 411.3 per the caption. (Exhibit 29.) The Board required that the Applicant submit a revised self-certification statement with the additional fee for the amended relief. (Exhibits 34 and 36.)

**BZA APPLICATION NO. 18929-A**  
**PAGE NO. 2**

submitted a timely report expressing no objection to the application. (Exhibit 25.) A letter was filed from the U.S. Commission of Fine Arts (“CFA”) indicating that the CFA had reviewed and approved a concept submission for the proposed expansion of the gymnasium complex with the CFA’s recommendations for the development of the final design. (Exhibit 29D.)

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 relief under §§ 206 and 411.3. The only parties to the application were the Applicant and the ANC which expressed support for the application. 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, 206 and 411.3, that the requested relief can be granted, being 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 § 3100.5, the Board has determined to waive the requirement of 11 DCMR § 3125.5, that the order of the Board be accompanied by findings of fact and conclusions of law. It is therefore **ORDERED** that the application is hereby **GRANTED SUBJECT TO THE APPROVED PLANS AT EXHIBITS 29B1 and 29B2 – DRAWINGS, AND THE FOLLOWING CONDITION:**

1. The Applicant shall have minor flexibility to change the location of the roof structures if required by the Commission of Fine Arts.

**VOTE: 3-0-2** (Marnique Y. Heath; Frederick L. Hill, and Michael G. Turnbull to Approve; Jeffrey L. Hinkle not present, not voting; one Board seat vacant.)

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

A majority of the Board members approved the issuance of this order.

ATTESTED BY: \_\_\_\_\_

  
SARA A. BARDIN  
Director, Office of Zoning

**FINAL DATE OF ORDER:** December 3, 2015

**BZA APPLICATION NO. 18929-A**  
**PAGE NO. 3**

PURSUANT TO 11 DCMR § 3125.9, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO § 3125.6.

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 PURPOSE OF SECURING A BUILDING PERMIT, OR THE APPLICANT FILES A REQUEST FOR A TIME EXTENSION PURSUANT TO § 3130.6 AT LEAST 30 DAYS PRIOR TO THE EXPIRATION OF THE TWO-YEAR PERIOD AND THAT SUCH REQUEST IS GRANTED. NO OTHER ACTION, INCLUDING THE FILING OR GRANTING OF AN APPLICATION FOR A MODIFICATION PURSUANT TO §§ 3129.2 OR 3129.7, SHALL EXTEND THE TIME PERIOD.

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. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD AS THE SAME MAY BE AMENDED AND/OR MODIFIED FROM TIME TO TIME BY THE BOARD OF ZONING ADJUSTMENT.

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.

# **EXHIBIT D**

THE METHODIST HOME OF THE DISTRICT OF COLUMBIA  
D/B/A FOREST SIDE MEMORY CARE  
2701 Military Road, NW  
Washington, DC 20015

April 19, 2024

Board of Zoning Adjustment  
of the District of Columbia  
441 4<sup>th</sup> Street, NW, Suite 200S  
Washington, DC 20001

**Re: Authorization Letter from Property Owner  
Application to the Board of Zoning Adjustment  
2701 Military Road, NW (Lot 803 in Square 2305)**

Dear Members of the Board:

As the owner of property located at 2701 Military Road, NW (Lot 803 in Square 2305) (the “Property”), this letter authorizes St. John’s College High School (the “Applicant”) to submit an application for a special exception for a private school use to the Board of Zoning Adjustment (the “BZA”) on behalf of The Methodist Home of the District of Columbia d/b/a Forest Side Memory Care (“Owner”) concerning the Property. This authorization also permits the Applicant to authorize legal counsel to serve as its representative before the BZA concerning the Property. The Applicant is the contract purchaser of the Property and can act in the Owner’s place with respect to this Application.

Sincerely,

THE METHODIST HOME OF THE DISTRICT  
OF COLUMBIA D/B/A FOREST SIDE  
MEMORY CARE, a District of Columbia non-  
profit corporation

By: Tina Sandri  
Tina Sandri, CEO

Office of the President

April 17, 2024

Board of Zoning Adjustment  
of the District of Columbia  
441 4<sup>th</sup> Street, NW, Suite 200S  
Washington, DC 20001

**Re: Authorization Letter from Applicant  
Application to the Board of Zoning Adjustment  
2701 Military Road, NW (Lot 803 in Square 2305)**

Dear Members of the Board:

This letter authorizes Holland & Knight LLP to represent St. John's College High School (the "Applicant") in all matters before the Board of Zoning Adjustment (the "BZA") concerning the property located at 2701 Military Road, NW (Lot 803 in Square 2305). As set forth in Subtitle Y § 200.3 of the Zoning Regulations, this authorization includes the power to bind the Applicant in the case before the BZA.

Very truly yours,

ST. JOHN'S COLLEGE HIGH SCHOOL, a  
District of Columbia non-profit corporation

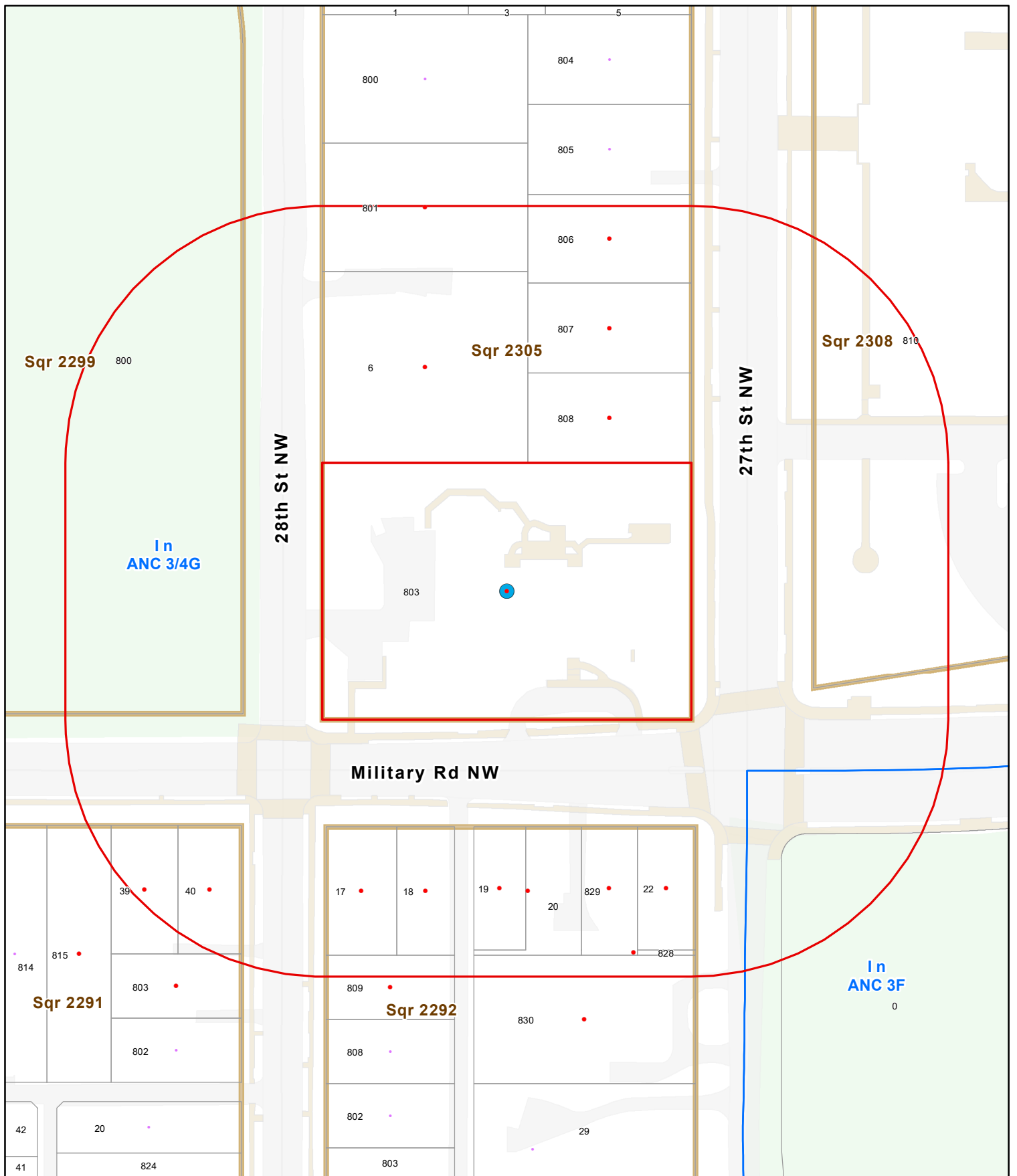
By: 

Name: Jeffrey Mancabelli

Title: President



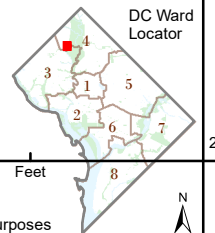
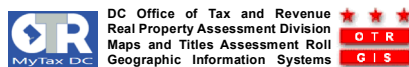
# **EXHIBIT E**



- Subject Property
- Radius
- Ownership Lots
- Condo Lots
- DC Squares
- ANC Boundary

### MyTax DC Radius Map Request

**Subject Property ID: 2305 0803**



1:1,200



Print Date: 4/22/2024

For general planning purposes

UNITED STATES OF AMERICA  
NON TAXABLE  
WASHINGTON, DC 20002

UNITED STATES OF AMERICA

T. WHITEHEAD  
2810 MILITARY ROAD  
WASHINGTON, DC 20015-1340

ST ELMO W CRAWFRD DDS PC  
5415 28TH STREET NW  
WASHINGTON, DC 20015-1241

JAMES M. FENTON  
5371 28TH STREET, NW  
WASHINGTON, DC 20015-1329

LEOLA M DELLUMS  
5423 28TH STREET NW  
WASHINGTON, DC 20015-1241

THE METHODIST HOME OF THE DISTRICT  
4901 CONNECTICUT AVE NW  
WASHINGTON, DC 20008-2022

VICTOR B CHRISTENSEN  
2782 MILITARY ROAD NW  
WASHINGTON, DC 20015-1338

ABRAM SPENCER  
5440 27TH STREET NW  
WASHINGTON, DC 20015-1236

MARY L BARRY TRUSTEE  
2714 MILITARY ROAD NW  
WASHINGTON, DC 20015-1338

ROCK CREEK PLAZA – WOODNER LIMITED  
3636 16TH ST NW STE AG28  
WASHINGTON, DC 20010-1127

TINA P FOOSE CO-TRUSTEE  
5436 27TH STREET NW  
WASHINGTON, DC 20015-1236

MARK R PEDERSON  
5370 27TH STREET NW  
WASHINGTON, DC 20015-1338

MARIE H DEPELET-COLACO TRUSTEE  
5420 27TH STREET NW  
WASHINGTON, DC 20015-1236

JAMES KOUKIOS  
2830 NEWLANDS STREET NW  
WASHINGTON, DC 20015-1248

R NORNIELLA  
2804 MILITARY ROAD NW  
WASHINGTON, DC 20015-1340

DISTRICT OF COLUMBIA  
2000 14TH STREET NW 8TH FLOOR  
WASHINGTON, DC 20009-4487

NEIL J COHEN  
5376 28TH STREET NW  
WASHINGTON, DC 20015-1330

SIMEON N OKARA  
2706 MILITARY ROAD NW  
WASHINGTON, DC 20015-1338

MICHAEL S GIROUX  
5370 27TH STREET NW  
WASHINGTON, DC 20015-1328

DISTRICT OF COLUMBIA  
2000 14TH STREET NW, 8TH FLOOR  
SUITE 307  
WASHINGTON, DC 20009-4487

DISTRICT OF COLUMBIA  
55 M STREET SE  
WASHINGTON, DC 20003-3522

BRIAN NETTER  
5368 27TH STREET NW  
WASHINGTON, DC 20015-1328

E LEVIN  
3608 VEAZEY STREET NW  
WASHINGTON, DC 20008-3135

UNITED STATES OF AMERICA  
MISSOURI AVENUE NW  
WASHINGTON, DC 20011

# **EXHIBIT F**

**ST. JOHN'S COLLEGE HIGH SCHOOL**

*2701 Military Road, NW (Square 2305, Lot 803)*

**Written Summary of Witness Testimony**

1. Representative of St. John's College High School – Applicant
  - Campus history;
  - Introduction to project;
  - Work with community, ANC, and District agencies; and
  - Conclusions
  
2. Matthew Bell – Expert in Architecture – Perkins Eastman
  - Introduction and experience;
  - Description of the Campus, including location, surrounding context, street frontage, and abutting uses;
  - Review of architectural plans and elevations; and
  - Conclusions
  
3. Brandice Elliott – Expert in Land Planning and Zoning – Holland & Knight
  - Introduction and experience;
  - Subject property location and description;
  - Existing zoning / zoning history;
  - Discussion of relief requested;
  - Burden of proof analysis; and
  - Conclusions

# Holland & Knight



## Brandice N. Elliott

DIRECTOR OF PLANNING SERVICES

Brandice.Elliott@hklaw.com

Washington, D.C.

202.469.5572

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### PRACTICES

Land Use: Mid-Atlantic | Land Use and Government |  
Real Estate Development

**Brandice N. Elliott** is the director of planning services in Holland & Knight's Washington, D.C., office and a member of the firm's Land Use and Government Team. Ms. Elliott works with the firm's nationally recognized development, land use and zoning attorneys to support clients as they acquire, plan and develop real estate projects.

Ms. Elliott has more than 15 years of experience providing detailed zoning, planning and design analysis to land use projects. She also has vast knowledge of land use, zoning, urban design and environmental regulatory compliance.

Prior to joining Holland & Knight, Ms. Elliott worked in the District of Columbia Office of Planning for 10 years, where she played a key role in the management of several development projects of varying size and complexity citywide. She worked with a broad coalition of development stakeholders and district agencies to negotiate planned unit developments (PUDs), map amendments, design review projects, text amendments, variances and special exceptions in order to provide recommendations aligned with district regulations, policies and priorities, and presented the analyses to the D.C. Zoning Commission and Board of Zoning Adjustment (BZA). Ms. Elliott also assisted in long-range planning efforts, including the Comprehensive Plan update and other small-area plan initiatives.

Ms. Elliott's experience also includes serving as a planner and deputy zoning administrator for the Town of Herndon, Virginia, where she oversaw the development of several projects, contributed to comprehensive plan area studies and coordinated advisory committees. Prior to that, Ms. Elliott spent several years in Mesa, Arizona, where she served as a zoning plans examiner, planner and code compliance officer.

## Credentials

### Education

- Arizona State University, MUEP, Master of Urban and Environmental Planning
- Arizona State University, B.A., Psychology, *magna cum laude*

### Memberships

- American Institute of Certified Planners (AICP)

# BRANDICE N. ELLIOTT

## PROFESSIONAL BACKGROUND

Brandice has extensive expertise in urban planning, land use, and zoning gained through over fifteen years of experience working in both public and private sectors. She is currently the Director of Planning Services at Holland & Knight LLP, Washington, DC office. Prior to that, Brandice was a Development Review Specialist with the D.C. Office of Planning (DCOP) for ten years. Her prior experience also includes serving as a Deputy Zoning Administrator, Zoning Plans Examiner, and Code Compliance Officer.

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## EXPERIENCE

### **DIRECTOR OF PLANNING SERVICES, HOLLAND & KNIGHT LLP**

August 2022 - Present

- Prepares and manages developer applications for a variety of projects, including Planned Unit Developments (PUDs), zoning map amendments, zoning variances, and special exceptions.
- Assists clients with zoning entitlements and acquisition of building permits.
- Prepares testimony for zoning and land use planning to be provided to the D.C. Zoning Commission and Board of Zoning Adjustment.
- Advises clients on interpretation and application of development regulations and approval processes.
- Prepares detailed comprehensive plan, zoning, and land use analysis to advise client during property acquisition and entitlements.

### **DEVELOPMENT REVIEW SPECIALIST, DISTRICT OF COLUMBIA OFFICE OF PLANNING**

September 2012 - August 2022

- Prepared analyses of complex project proposals to determine conformance with the Comprehensive Plan, Small Area Plans, Zoning Regulations, and other District policies.
- Provided subject matter expertise of District policies, development goals, processes, procedures, and standards as they related to the Agency.
- Regularly provided testimony to the D.C. Zoning Commission and Board of Adjustment regarding Office of Planning recommendations.
- Collaborated with Applicants and District Agencies to refine projects and reduce conflicts in the proposed design.

Projects: Managed several PUDs of varying complexity in the Florida Avenue Market Development with the goal of securing significant benefits and amenities, particularly affordable housing; Managed development proposals in Southeast Federal Center, which generally consisted of design review and text amendments that brought the Zoning Regulations in conformance with the Master Plan; and Served as subject matter expert in development of the Chevy Chase Small Area Plan.

### **PLANNER AND DEPUTY ZONING ADMINISTRATOR, TOWN OF HERNDON COMMUNITY DEVELOPMENT**

November 2010 - September 2012

- Served as Planner and Deputy Zoning Administrator managing the Site Plan Review Process, ensuring that all requests complied with the Comprehensive Plan, Town Code, and Town policies.
-

# BRANDICE N. ELLIOTT

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- Coordinated the Pedestrian and Bicycle Advisory Committee, which provided input for the first Countywide Bicycle Transportation Plan, and presented regular updates at public information sessions and to the Town Council.
- Was the point of contact for matters concerning the Town Code and its consistency with federal Chesapeake Bay regulations.

Projects: Contributed to the first Fairfax County Bicycle Transportation Plan; Assisted with Comprehensive Plan Area Studies, including the Herndon Metrorail Study Area Plan and Downtown Herndon Area Plan.

## **PLANNER, TELERGY CONSULTING**

September 2009 - November 2010

- Served as Planner obtaining entitlements for the development of telecommunication infrastructure.
- Coordinated public engagement, site research, city review processes, and city public hearing processes for approvals for the development of infrastructure.

## **CITY OF MESA, PLANNING DIVISION**

**PLANNER II AND CODE COMPLIANCE OFFICER** (March 2010 - September 2010)

**PLANNER I** (December 2007 - January 2009)

**ZONING PLANS EXAMINER** (August 2005 - December 2007)

- Documented cases of zoning violation, provided notification to property owners, and provided assistance to correct the violation within a timely manner.
- Served as the Planner and primary contact for all requests requiring relief from the Zoning Regulations.
- Prepared analyses of project proposals to determine conformance with the Comprehensive Plan, Small Area Plans, Zoning Regulations, and other City policies.
- Provided subject matter expertise of City policies, development goals, processes, procedures, and standards as they related to the Agency.
- Regularly provided testimony to the Zoning Adjustment Hearing Officer and Board of Adjustment regarding Office of Planning recommendations.
- Collaborated with Applicants and City Agencies to refine projects and reduce conflicts in the proposal design.
- Coordinated permit reviews requiring zoning approvals and provided technical reviews of residential, commercial, and sign plans, verifying compliance with City Codes, Zoning Commission approvals, and Board of Zoning Adjustment approvals.

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### EDUCATION

#### **ARIZONA STATE UNIVERSITY**

MUEP, Master of Urban and Environmental Planning

#### **ARIZONA STATE UNIVERSITY**

B.A., Psychology

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### CERTIFICATION

American Institute of Certified Planners



# Matthew Bell

FAIA, FCNU | PRINCIPAL



## EDUCATION

Master of Architecture in Urban Design,  
Cornell University,  
Ithaca, New York

Bachelor of Architecture,  
University of Notre Dame,  
Notre Dame, Indiana

## ASSOCIATIONS

Matt is a registered architect licensed in the District of Columbia, Maryland, and New York.

Matt is a member of the College of Fellows of the American Institute of Architects (FAIA), charter member of the Congress for the New Urbanism, former President of the Neighborhood Design Center of Baltimore, Maryland, former Director of the Mayor's Institute on City Design Northeast, and the Vice President of Restoring Ancient Stabia, Castellammare di Stabia, Italy. Matt has also contributed to the American Architectural Foundation's Forum on Urban School Design.

Specializing for more than 30 years in large-scale architecture and sustainable urban and campus design, Matt brings unique insights on challenges facing our cities, towns, and campuses that have resulted in a diverse portfolio of award-winning work spanning national and international contexts. Ranging from waterfronts, new towns, and neighborhoods to residential, civic, campus, and mixed-use projects, Matt also lends his nationally-recognized expertise as a professor at the University of Maryland, where he leads the urban design curriculum and lectures on architecture and urban design. In addition, he serves as Vice President of the Restoring Ancient Stabia Foundation, an international effort to realize a new archaeological park for the ancient seaside villas of Castellammare di Stabia, Italy.

Matt builds solid relationships and is actively committed to the D.C. region, serving as an Architect Member of the District of Columbia Office of Planning Historic Preservation Review Board, a member of the Congress for the New Urbanism, the Urban Land Institute, and DCBIA; Matt has also served as President of the Neighborhood Design Center and Director of the Mayor's Institute on City Design Northeast

## Primary & Secondary Education

### St. John's College High School: Master Plan

*Washington, District of Columbia*  
20-year campus master plan for the 1,000-student co-educational, Catholic high school. The new facilities include a performing arts center, major expansion of the athletic center, new and renovated fields, cafeteria and library expansion, and improvements to classrooms and support spaces. The master plan also addressed accessibility issues across the campus.

### Sidwell Friends School

*Washington, District of Columbia*  
Designing a new upper school, adaptively reusing of a former medical building, and repurposing the existing upper school building into a new home for Sidwell Friend's lower school. The new Upper School is also home to two major new programs at Sidwell Friends, a Center for Teaching and Learning, and a student focused Center for Ethical Leadership. The design and masterplan look to build upon Sidwell Friend's national reputation for leadership in sustainable design to build a substantial new framework for holistic wellness within the school and the larger regional community.

### **Dunbar Senior High School**

*Washington, District of Columbia*

A new 280,000 sf replacement of existing high school. The design honors the school's traditions, distinguished history and notable alumni, respects and enhances the neighborhood and creates a sustainable 21st Century learning environment that, like the school's original but demolished 1917 building, will become the pride of the District. Achieving 91 credits, the school is the highest credit earning LEED - Schools Platinum building in the world.

### **Roosevelt High School**

*Washington, District of Columbia*

330,000 sf full modernization centered around a new enclosed atrium serving as the "heart" of the school. It demolishes a 1977 addition, which significantly degraded the quality of learning spaces, and introduced a new 3,200 sf pavilion providing a dedicated entrance for evening adult education courses and community use. The school is LEED - Schools 2009 Gold Certified.

### **School Without Walls**

*Washington, District of Columbia*

\$30M modernization and addition. Housed in one of the earliest surviving public school landmark buildings in the District, the design creates a great urban learning environment that is a unique combination of new and old, specifically tailored to the curriculum. Certified LEED for Schools Gold.

## **Higher Education**

### **American University: Visioning Plan**

*Washington, District of Columbia*

Visioning plan for future residents, academic facilities, student life, and outdoor space, as well as vehicular circulation additions to its main and satellite campuses in Washington, DC.

### **American University: Center for Athletic Performance**

*Washington, District of Columbia*

The Meltzer Center for Athletic Performance, also known as "The CAP," will be a new 80,000 square foot recreation, fitness, and community building for the entire American University community. The facility will include competition and support areas for basketball, wrestling, and volleyball; strength and conditioning rooms; academic support and life-skills program space; team locker rooms; multi-purpose student-athlete rooms; and campus activity space.

### **The Catholic University of America: Dining Facility**

*Washington, District of Columbia*

A new 40,000 sf student dining hall at the north end of the campus that includes 500 seats, student lounges, and outdoor spaces for al fresco dining.

### **The Catholic University of America: University Woods**

*Washington, District of Columbia*

The design establishes a framework of streets and blocks organized to promote a balance of automobile and pedestrian movement throughout the site area. A college town "main street," connects with the western campus entry and becomes the organizing spine of the development along Harewood Street.

# Matthew Bell

FAIA, FCNU | PRINCIPAL

## **George Washington University: Foggy Bottom Campus Master Plan**

*Washington, District of Columbia*

The plan provides for the university the necessary growth over the next twenty years — to accommodate both its student housing and academic programming needs — on the Foggy Bottom campus, as well as significant, tangible benefits to the campus and neighborhood community.

## **George Washington University: Mt. Vernon Campus Plan**

*Washington, District of Columbia*

A campus plan that will accommodate targeted growth in student residences, academic facilities, and support services that will serve the university in its next period of expansion. The new plan supports a vision that enhances the historic existing campus and guides the thinking for new facilities, campus entries and gateways, circulation, and program relocation.

## **St. John's College Master Plan**

*Annapolis, Maryland*

New vision for the campus, building upon the unique culture and curriculum and enhances the landscape, providing opportunities for infill construction that reinforce that larger vision. Plan also calls for systematic renewal of historic buildings and relocating key program spaces to strategic sites that will better foster the on-going conversation.

## **George Mason University**

*Fairfax, Virginia*

- Peterson Family Health Sciences Hall: New 160,000 sf public health facility featuring classrooms, academic offices, research medical clinic, student services, nursing simulation teaching laboratories, outdoor courtyards, and significant site restoration. The project will further the University Presidents' Climate Commitment, currently tracking LEED Gold.

- North Sector Plan: Provides a welcoming new face for the campus, designed to change the character from one of surface parking and automobiles to one of a vibrant pedestrian-oriented campus community.
- Southwest Sector Plan: Creates a flexible framework for growth that can respond to changing circumstances. At the core of the plan is the transformation of a site, currently dominated by surface parking lots, into a mixed-use campus village.
- Innovation District Master Plan: 40 acres of available property were identified to develop an Innovation District, a land development opportunity to allow for joint venture partnerships with private corporate partners and real estate developers. Perkins Eastman and its traffic and economic analysis team conducted a three-day public workshop at George Mason University with over 170 people in attendance.
- Bull Run Hall 2 Programming Study: Programming and planning for a new 100,000 gsf allied health and library building at the Prince William campus. Highlights include the inter-relationships and shared space/opportunities between the University's programming and the adjacent bio-tech innovation park.

## **Large Scale Mixed Use**

### **The District Wharf**

*Washington, District of Columbia*

The revitalization of the Southwest Waterfront delivers a vibrant, mixed-use community totaling 3.2M sf with a variety of public spaces and amenities, blending maritime activity, commerce, and residential housing, three hotel, cultural attractions, and 10 acres of parks and open space. The maritime heritage is celebrated through preservation of existing resources and the reactivation of the water's edge.

## **McMillan**

*Washington, District of Columbia*

- Master Plan: 1.8M sf development that will significantly transform the adjacent neighborhoods, bringing jobs, workforce housing, and great public places to the treasured landmark. Anchored at the north by medical offices, the plan involves reuse of unique historic resources, as well as the creation of a series of parks, retail street, piazza, and various housing types throughout the 25-acre site.
- Community Center: 17,500 sf community center with a 25-meter lap pool, gallery spaces, multi-purpose catering kitchen, fitness rooms, locker/support spaces.

## **Art Place at Fort Totten**

*Washington, District of Columbia*

Design for a mixed-use cultural arts site near the Fort Totten Metro Station area. The program includes a new location for the neighborhood public library, a new rehearsal center for the Washington Opera and the Folger Shakespeare Theater all centered on Morris Square, and a new public plaza that celebrates the arts.

## **Collection 14**

*Washington, District of Columbia*

Redevelopment of a 29,000 sf site on 14th Street NW in the greater U Street Historic District. Located at the former Martha's Table headquarters, the seven-story mixed-use project includes commercial office space, 230 rental apartments, below-grade parking, rooftop, club room, and retail.

## **New York Avenue Vision Framework Plan**

*Washington, District of Columbia*

Combined Eastern New York Avenue Vision Framework and Production Distribution and Repair Land Use Needs and Opportunities Report for the Department of Transportation for development and bringing further vitality to the eastern portion of the New York Avenue Corridor.

## **RIA**

*Washington, District of Columbia*

Master plan for a vibrant mixed-use, mixed-income community located near the Rhode Island Avenue Metro; replaces an existing 1930s affordable housing project. Analysis of habitation patterns, multiple phasing strategies with housing typologies for each strategy. A stage 1 PUD has been filed for the project.

## **899 Maine**

*Washington, District of Columbia*

Perkins Eastman was retained to design a triangular-shaped, thirteen story, multi-family apartment, below-grade parking and retail building in the Southwest waterfront neighborhood of Washington, DC. The overall above-grade area is 500,000 gsf and is pursuing LEED Gold.

## **Armed Forces Retirement Home**

*Washington, District of Columbia*

The oldest veteran's retirement home in America currently housing more than 1,000 retired military personnel. The proposed concept involves a mixture of adaptive reuse and sensitive new development, retaining and building upon the general character of the site and surrounding parcels. Incorporating a mix of uses to serve the local community, adjacent and regional institutions and desired tenants, the concept design creates a special place, woven into the fabric of the city.

## **Barcroft Visioning/Concept Plan**

*Arlington, Virginia*

This 76 acre site in Arlington Virginia is an early version of the garden apartment type, built in the years following World War 2. The project focuses on increasing the number and density of affordable housing units within parameters set up by existing form based codes and market demands.

# **EXHIBIT G**

**Government of the District of Columbia**  
**Department of Consumer and Regulatory Affairs**  
 1100 4th Street SW  
 Washington DC 20024  
 (202) 442 - 4400  
 dcra.dc.gov



# C<sub>OF</sub>O

## CERTIFICATE OF OCCUPANCY

**PERMIT NO. CO1202761**

**Issued Date: 08/08/2012**

Address: <b>2701 MILITARY RD NW</b>		Zone: <b>R-1-A</b>	Ward: <b>4</b>	Square: <b>2305</b>	Suffix:	Lot: <b>0803</b>
Description of Occupancy. <b>COMMUNITY RESIDENTIAL FACILITY WITH ACCESSORY BEAUTY SHOP FOR RESIDENTS ONLY - 33 RESIDENTS WITH 9 REQUIRED ON-SITE PARKING SPACES.</b>						
Permission Is Hereby Granted To: <b>The Methodist Home Of The District Of Columbia</b>	Trading As <b>THE METHODIST HOME OF THE DISTRICT OF COLUMBIA</b>	Floor(s) Occupied <b>BSMT, 1ST, &amp; 2ND</b>	Occupant Load: <b>33</b> No of Seats			
Property Owner. <b>THE METHODIST HOME OF THE DISTRICT OF COLUMBIA</b>	Address. <b>4901 CONN AVE NW WASHINGTON, DC 20008-2022</b>	BZA/PUD Number:	Occupied Sq. Footage: <b>36398</b> <b>PERMIT FEE: \$221.75</b>			
Building Permit Number (if applicable)	Type of Application. <b>Use Change</b>	Approved Building Code Use <b>Assisted Living Facility - I-1:</b>  Approved Zoning Code Use: <b>CBRF (other)</b>				
<b>Conditions/ Restrictions:</b>  THIS CERTIFICATE MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS MAIN ENTRANCE, EXCEPT PLACES OF RELIGIOUS ASSEMBLY. Use complies with DCMR Title 11 (Zoning) and Title 12 (Construction) As a condition precedent to the issuance of this Certificate, the owner agrees to conform with all conditions set forth herein, and to maintain the use authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all spaces whose use is authorized by this Certificate and to require any changes which may be necessary to ensure compliance with all the applicable regulations of the District of Columbia.						
Director (Code Official): Nicholas A Majett	<i>Nicholas Majett</i>	Permit Clerk: James DeVaughn	<i>J. DeVaughn</i>		Expiration Date:	
8/8/2012 TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639						

