

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
Joel Lawson, Associate Director Development Review
DATE: December 31, 2012
SUBJECT: BZA Case 18400, 6045 16th Street, N.W., Supplemental Report

At the BZA hearing of September 25, 2012, the Board requested comments from OP on the following:

1. Noise mitigation plan to buffer the outdoor play area from the residence of Dr. Welsing; and
2. Agreement for off-site parking.

Noise Mitigation Plan

JPDS engaged a noise consultant to prepare a noise mitigation plan to buffer noise emanating from the outdoor play area to the adjacent residence to the south. The plan would require the construction of a ten-foot high pressure-treated wooden fence made of either pine or cedar on the school's property adjacent to the common lot line with Dr. Welsing's residence, as shown on sheets 1 and 2 of the plans prepared by MJCI, Inc., and dated December 12, 2012. It would include box steel beams for framing and the upper three to four feet of the fence would be lined with noise attenuating materials. Diagonal planks would line the area below the noise attenuating materials to further deaden playground noise, and the fence would be solid with no gaps to permit noise to penetrate. At a height of ten feet the fence would be sufficient to block noise to the top of the main floor windows of Dr. Welsing's house.

Construction of a residential fence ten feet in height requires the permission of the adjoining property owner. The application indicates that JPDS has been unable to obtain a response on the noise attenuation plan, including permission to construct the fence. Although OP would have preferred that a dialogue had taken place between these two neighbors on the plan, OP understands that the applicant has not received any responses to its proposal. The applicant also proposes to give Dr. Welsing sixty days to sign the fence permit application, after which the condition to construct the fence would expire as the applicant cannot construct the fence without her permission. The Office of Planning finds this to be a reasonable compromise.

Agreement for Off-Site Parking

The JPDS School Bus Routing Memorandum, dated October 31, 2012, includes a section on off-campus parking supply. It indicates that the applicant has an agreement with Ohr Kodesh Synagogue in Chevy Chase, Maryland to provide 25 satellite parking spaces at its facility. In combination with the 24 standard and 21 stacked spaces proposed to be located at the site, a total of seventy parking spaces would be available, in excess of the 48 required.

Faculty and staff that park at this satellite parking facility would be transported to the school either via the school's bus or by carpool. The school would designate faculty and staff members to pick up colleagues parked at the satellite facility and transport them to and from school. Parking would be reserved for these carpools to park on campus.

Conclusion

The Office of Planning continues to support the application and recommends the Board approve it subject to the following set of revised set of conditions:

1. Enrollment shall not exceed 300 students.
2. Faculty and staff combined shall not exceed 72.
3. No more than 65 students shall be permitted at one time on the play area adjacent to the residential property on the southern property line (play area).
4. Use of the play area as part of the School's program shall be limited Monday through Friday to the hours of 10:00 am – 2:30 pm and 3:30 pm to 4:30 pm.
5. The School shall publish its programmed use of the play area for both the School and the summer camp.
6. The play area shall be set back 15 feet from the south property line and landscaped in accordance with BZA Order 17700-A that includes an open lawn, a 4-foot grade change between the play area and the adjacent property, and a buffer of evergreen trees between the play area and the adjacent property.
7. No permanent play equipment will be permitted on the play area.
8. The School shall maintain the transportation demand management program as outlined in the Transportation Impact Study dated September 11, 2012.
9. Twenty-four standard and 21 stacked parking spaces shall be provided at the school. Twenty-five additional spaces shall be available at a satellite location, with bus and carpool transportation available between the satellite location and the school for faculty and staff. Reserved parking shall be available for these carpools at the school.
10. The school shall construct a ten-foot high fence along the common lot line with Dr. Welsing's residence, as shown on sheets 1 and 2 of the plans prepared by MJCI, Inc., and dated December 12, 2012, requiring her permission on the fence due to the height of the fence. If the adjacent property owner does not agree to and sign the fence permit application within sixty days of the effective date of the order, this condition shall expire.