



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 5A
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Washington, DC 20017

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Board of Zoning Adjustment
of the District of Columbia
441 4th St. NW, Ste. 200
Washington, DC 20001

**Re: BZA Case No. 20749/Catholic Charities of the Archdiocese of Washington
Support for Kennedy School Application at 801 Buchanan Street, NE**

Dear Members of the Board of Zoning Adjustment:

This letter constitutes the documents required to notify the Board of action taken by ANC5A regarding the subject project. The ANC Report, Form 129 is attached. Following several identified meetings with the community, the representatives of 801 Buchanan Investment Partners, LLC (the "Applicant") made the following presentation to ANC5A on September 28, 2022:

Catholic Charities seeks ANC support for special exception approval for the construction of a new educational facility on the property located at 801 Buchanan Street, NE (the "Property"). Specifically, Catholic Charities intends to relocate the Kennedy Institute, which was originally constructed on the Property in 1958, to a new building on the eastern portion of the site. The new school and child day care center will serve the same number of students, have the same number of faculty and staff, and maintain the same hours and drop off/pick up operations as the existing facility.

Catholic Charities seeks the following zoning approvals for the property at 801 Buchanan Street, NE (the "Property"):

1. special exception approval pursuant to 11-U DCMR §§ 203.1(m) and 420.1(a) and 11-X DCMR § 104.1 to permit the construction of a new private school on the eastern 1.96 acres of the Property; and
2. special exception relief pursuant to 11-C DCMR § 703.2 to provide 31 compliant vehicle parking spaces where 37 are required under 11-C DCMR § 701.5.

ANC 5A Commissioners (2021-2022)

5A01 Damion McDuffie, Sr.

5A03 Emily Singer Lucio, *Corresponding Secretary*

5A05 Ronnie Edwards, *Chairperson*

5A07 Sandi Washington, *Treasurer*

5A02 Charles T. Lockett

5A04 Alex "Diego" Rojas

5A06 Derrick O. Holloway

5A08 Gordon-Andrew Fletcher, *Vice Chairman*

Both the Applicant and 5A03 commissioner confirmed that the project plans had been presented and discussed with community stakeholders on the following dates:

- May 19, 2022: ANC 5A03 SMD Community Meeting
- September 8, 2022: ANC 5A03 SMD Community Meeting
- September 22, 2022: ANC 5A03 SMD Community Meeting
- September 28, 2022: ANC 5A Regular Meeting

At ANC5A September 28 Meeting, representatives of both 801 Buchanan Investment Partners and Catholic Charities of the Archdiocese of Washington were present. In response to ongoing community unreadiness regarding the total project (townhouses and school), the applicant agreed to attend additional meetings with the community. Accordingly, to allow for additional community input, ANC5A agreed to schedule a special meeting for October 12, 2022.

The following additional community meetings were held:

- October 5, 2022: North Michigan Park Civic Association
- October 11, 2022: Michigan Park Civic Association
- As planned, on October 12, 2022, ANC5A held the Special Meeting to receive additional community input and finalize review of the application. The Applicant confirmed that, as promised the development team had met with the NMP and Michigan Park Civic Associations and taken steps to address all questions and concerns.

The Presidents of North Michigan Park Civic Association, Michigan Park Civic Association, and the 5A08 Commissioner confirmed that the meetings had occurred and reiterated their organization's support for the proposed project.

Based on these presentations and commitments, ANC 5A believes that the Applicant meets its burden of proof for the requested special exception relief. The applicant has demonstrated that the new school will represent an improvement and will not adversely affect the use of the neighboring properties; and is in harmony with the general purpose and intent of the Zoning Regulations and the Zoning Maps.

For the foregoing reasons, on October 12, 2022, at its special duly noticed meeting, with a quorum of 5 of 8 commissioners present, Advisory Neighborhood Commission ("ANC") 5A, voted unanimously to urge Board of Zoning Adjustment approval of the application subject to the above stated commitments and conditions.

APPROVED: OCTOBER 12, 2022



RONNIE L. EDWARDS, Chairman
Advisory Neighborhood Commission 5A

ANC 5A is comprised of eight (8) Commissioners and therefore five (5) Commissioners constitutes a quorum. On October 12, 2022, at a duly noticed Special Public Meeting of ANC 5A, five (5) Commissioners attended the meeting. At the time of voting to adopt the above resolution there were five (5) Commissioners present and voting. ANC 5A voted 5-0-0 to approve the Motion; and specifically requested that ANC 5A's comments be afforded the "great weight" prescribed pursuant to the DC Home Rule Charter.



BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	20749	Case Name:	Kennedy School Relocation - Catholic Charities
Address or Square/Lot(s) of Property:	801 Buchanan Street NE		
Relief Requested:	Special Exception		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	10/20/2022	Was proper notice given?:	Yes <input type="checkbox"/> No <input type="checkbox"/>
Description of how notice was given:	Notice was provided via email, list serves, and posted on ANC Website. Notices were also posted in locations throughout the Commission area.		

Number of members that constitutes a quorum:	5	Number of members present at the meeting:	5
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MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

See Attached

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

See Attached

AUTHORIZATION

ANC	5	A	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	5-0-0
Name of the person authorized by the ANC to present the report:		Ronnie Edwards/Emily Lucio		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:		Ronnie Edwards		
Signature of Chairperson/ Vice-Chairperson:				Date: 10/12/2022

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.