

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - September 16, 1970

Appeal No. 10519 District of Columbia, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of September 22, 1970.

ORDERED:

That the appeal for variance from the use provisions of the R-2 District to permit community youth center for tutoring, job counseling, sewing classes, woodworking classes, and social meetings at 2702+04-10th St., N.E., lot 6263, Square 3841 be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.
2. The subject property is improved with two two (2) story with basement single family dwellings which are vacant.
3. Appellant proposes to establish a youth center which will be operated by the Brookland Civic Association in the afternoons. When the preschool program is established then the hours would be from 9 a.m. to 3 p.m.
4. The appellant amended his appeal to bring it under Section 3104.46 of the Zoning Regulations.
5. Appellant alleged that the center will be a planning center and that there will also be woodwork and sewing classes, etc. held at the center. The activities which are planned at the center will be held at area churches and recreation centers. There would only be a planning committee of approximately thirty teenagers at the center.
6. Opposition to the granting of this appeal was registered at the public hearing on the grounds that the two houses being considered are bordered on both sides by houses occupied by families.

The opposition also stated that there are approximately eight consecutive empty houses toward Rhode Island Avenue and eight houses on Evarts Street which would be better suited for a youth center.

7. The appellant appeared October 14, 1970 at the public hearing and requested that the Board reconsider its September 22 denial of this appeal alleging that the District of Columbia has spent approximately \$7,000 in renovating subject property for a community center. Appellant further alleged that the District of Columbia has promised to restore all of the houses to habitable conditions.

OPINION:

We are of the opinion that this youth center is so located and the activities therein will be of such a nature that they are likely to become objectionable to adjoining and nearby property because of noise, traffic, or other objectionable conditions. We are further of the opinion that the nature of the project is such that a more suitable location would be more compatible and convenient to the neighborhood which it proposes to serve.

The request of the appellant for a reconsideration of the subject appeal is denied in that there is not, as required by Section 8204 of the Zoning Regulations, any showing that new evidence would be produced at a rehearing that could not reasonably have been presented at the original hearing. There was also no showing that there would be new evidence that was not presented at the original hearing.

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

ATTESTED:

By: _____



PATRICK E. KELLY
Secretary of the Board

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - January 13, 1971

Appeal No. 10519 District of Columbia, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of January 19, 1971.

EFFECTIVE DATE OF ORDER - March 19, 1971

ORDERED:

That the appeal for variance from the use provisions of the R-2- District to permit community youth center for tutoring job counseling, sewing classes, woodworking classes, and social meetings at 2702 and 2704 - 10th Street, N. E., lots 62 and 63, Square 3841, be granted conditionally.

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.
 2. The appellant proposes to establish a neighborhood Youth Center.
 3. The Board in executive session September 22, 1970 denied appellant's appeal. (see BZA Order of Denial dated January 13, 1971)
 4. At the Public Hearing on January 13, 1971 the neighborhood youth appeared as a preliminary matter requesting that the Board reconsider its previous denial and allow the Youth Center conditionally for one year.
 5. In support of their request the youth presented letters from the residents of the adjoining property (Exhibit 10 Attachment) and petitions signed by the neighborhood youth
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and their parents. It was also shown that the existing vacant houses in the area will be rehabilitated for single family use.

6. No opposition was registered at the public hearing to the reconsideration of the appeal by the Board.

OPINION:

We are of the opinion that a reconsideration of this appeal should be granted because of a change in circumstances after the Boards first decision.

The Board is now of the opinion that this Youth Center should be granted subject to the following conditions:

1. This appeal is granted for one year.
2. The hours of operation of the Youth Center shall be from 8 am to 9 pm Monday thru Thursday and 8 am to 11 pm on Friday. The Saturday hours shall be from 9 am to 5 pm.
3. There shall be no signs on or defacing of the buildings.

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

ATTESTED:

By: _____
PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - July 14, 1971

Appeal No. 10519 District of Columbia, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following amendment to the Order in this appeal was entered by the Board at its meeting on July 20, 1971.

EFFECTIVE DATE OF AMENDMENT - August 9, 1971

ORDERED:

That the appeal for variance from the use provisions of the R-2 District to permit community youth center for tutoring, job counseling, sewing classes, woodworking classes, and social meetings, lots 62 and 63, Square 3841 having been granted, conditionally the Order effective March 19, 1971 is amended as follows:

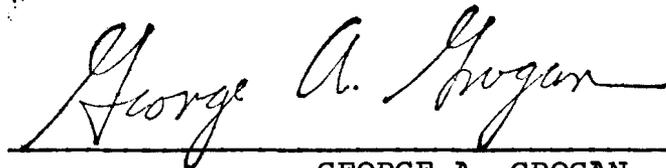
IN OPINION NO. 3 to read:

A sign not to exceed (1) one foot by (2) two feet. Black background with gold letters approximately 3" to 4" letters to be allowed. (See sign design as marked approved by K. T. Hammond on August 4, 1971).

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

ATTESTED:

BY:



GEORGE A. GROGAN
Secretary of the Board

THAT THE AMENDMENT IN THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS AMENDMENT.