

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 13, 1971

Appeal No. 10848 Majorie Webster Junior College, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with William F. McIntosh dissenting, the following Order of the Board was entered at the meeting of October 19, 1971.

ORDERED:

That, on rehearing, the appeal for permission to expand college operation to include a private laboratory full service school including remedial and special educational services 150 students ages 6-17 at 1640 Kalmia Road, NW., Lots 6,8,80,507, 815, Square 2745-F, be denied.

FINDING OF FACTS:

1. The subject property is located in an R-1-A District.
2. The property is presently used as a junior college.
3. Appellant proposes to expand the junior college operation to include a private laboratory full service school including remedial and special educational services for 150 children aged 6-17.
4. The property has approximately 14 acres.
5. This appeal was previously heard at public hearing on July 14, 1971.
6. At its executive meeting on July 20, 1971 the Board deferred action for 30 days due to the necessary development of additional facts.
7. The Board by telephone vote held on August 10, 1971 decided to readvertise and rehear the appeal on October 13, 1971.

8. Appellant does not anticipate that the total enrollment for the college and private school will exceed the 550 students that the college as accommodated for many years.

9. The Majorie Webster was previously a girls finishing school.

10. Majorie Webster requests permission to change the operation in that they would use one of the existing buildings as a laboratory school for children who require some remedial education or treatment.

11. The students who attend the boarding school will assist in remedial education and acquire training in teachings of this type.

12. The student body of Majorie Webster has dropped from 500 to 120 students.

13. The buyer states that if the appeal is denied the owners will continue to operate as before.

14. The buyer states that those children who require remedial treatment will be brought in by bus from the entire metropolitan area.

15. There was considerable opposition to the granting of this appeal registered at the public hearing.

OPINION:

The type of neighborhood opposition convinced the Board that the change of Majorie Webster Junior College from young adults as students to children will have an adverse affect on the neighborhood because of noise and traffic.

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We are of the opinion that this use will have an adverse affect upon the present character and future development of the neighborhood and will substantially impair the purpose, intent, or integrity of the Zoning Regulations and Map.

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

ATTESTED:

By: \_\_\_\_\_

GEORGE A. GROGAN  
Secretary of the Board