

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - September 15, 1971

Appeal No. 10899 National Children's Center, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with the absence of Messrs. Samuel Scrivener, Jr. and Howard H. Mackey, the following Order of the Board was entered at the meeting of October 19, 1971.

EFFECTIVE DATE OF ORDER - Jan. 7, 1972

ORDERED:

That the appeal for permission to establish philanthropic organization (National Children's Center) at 220-24 Sheridan Street, NW. and 6200 - 2nd Street, NW., Lots 17,810,811, (part of alley closed), Square 3341, be conditionally granted.

FINDING OF FACTS:

1. The subject property is located in an R-1-B District.
2. The property is improved and is presently used as a philanthropic institution-school, home and clinic.
3. Appellant request permission for enlargement of present use.
4. In 1967 application was made to the Board of Zoning Adjustment for the same type of appeal which was granted under Appeal No. 8443. The order in that appeal lapsed by its terms because construction was not commenced within the six months period.
5. There is one minor change in the plans of Appeal No. 10899 and those of Appeal No. 8443. A residential wing has been removed from the plans and there are not as many spaces for residential students as there was before.

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6. The student capacity under Appeal No. 10899 would remain the same with the same number of classroom students but fewer residents under Appeal No. 8443.

7. There is parking on the site for 29 cars and on street parking, fronting the property, can accommodate 48 additional cars, for a total of 77 cars.

8. The alley that now exists, abutting both sides of property owned by the National Children's Center, would be closed. The remaining lots that are in other ownership in the square will be provided a covenant, so that they will have direct access to Sheridan Street, through this roadway. The plan is contingent upon the approval and agreement between both sides.

9. The development as contemplated by the National Children's Center is to be in three (3) stages.

10. The National Capital Planning Commission recommended to the Board of Zoning Adjustment approval of this application.

11. Objection to the granting of this appeal was registered at the public hearing of this appeal.

OPINION:

We are of the opinion that the proposed philanthropic organization (National Children's Center) is so located and the activities will be such that it is not 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 this project is such that the subject premises are reasonably necessary and convenient to the neighborhood which it is proposed to serve.

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This Order shall be subject to the following conditions:

(a) Appellant must provide on-site parking for all buses and cars.

(b) A covenant allowing an access alley must be provided to the owners of the property effected by the closing of the existing alley before any permits may be issued for Stage II.

(c) The development of the property shall not prevent alley access to Sheridan Street during construction.

(d) There shall be no more than a total enrollment of 218 children, 68 of whom will live at the Center and a staff of 100.

(e) The Center will consist of the building as shown on the approved set of plans and no change may be made without approval of the Board of Zoning Adjustment.

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

ATTESTED:



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

GEORGE A. GROGAN  
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.