

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - February 9, 1972

Appeal No. 11039 Mayfair Mansion Apartments, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried unanimously, the following Order of the Board was entered at the meeting of February 15, 1972.

EFFECTIVE DATE OF ORDER - March 9, 1972

ORDERED:

That the appeal for permission to erect service building, swimming pool and establish pre-school use in existing apartment development at 3699 Jay Street, N. E., lots 1-9 and 16-23 inclusive, in Square 5057 be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-A District.
2. The property is presently improved with an existing apartment development.
3. The appellant requests permission to build a community service building.
4. The proposed community service building will be one story with 4,986 square feet to provide the following services:
 - a. Daycare services for eighty (80) children;
 - b. Community meeting rooms;
 - c. Bath house facilities; and
 - d. Adjoining swimming and wading pools.
5. Appellant stated the lot area is 1,216,450 square feet and the actual coverage is 192,272.
6. Appellant submitted plans showing the play area and landscaping which was approved by the Board of Zoning Adjustment. (See Exhibit No. 1, dated March 9, 1972).

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7. There was no opposition registered at the public hearing as to the granting of this appeal.

OPINION:

We are of the opinion that the proposed community service building 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.

We therefore hold that the community center building, park, playground and atheletic field which shall be operated by a local community organization complies with Sections 3101.45 and 3101.41 of the Zoning Regulations.

In the event that any changes by appellant are made so as not to comply with Sections 3101.45 and 3101.41, the Board reserves the right to revoke any and all occupancy permits upon a proper showing that any terms or conditions of the foresaid sections of the Zoning Regulations have been violated.

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 DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.