

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING: October 18, 1972

Application No. 11148 James Cox, 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 November 1, 1972.

ORDERED:

That the application for variance from the provisions of the R-1-B District to establish a treatment center (Psychophysical Synthesis) at 5510 - 16th Street, N.W., lots 29-33, Square W-2720, be DENIED.

FINDINGS OF FACT:

1. Subject property is located in an R-1-B District which is defined as an area of one-family detached dwellings of high density.
2. It is applicant's intention to utilize the premises as a psychophysical synthesis center, which in essence provides private psychiatric and psycho-therapeutic treatment to groups of eight to ten patients and also to private individuals.
3. It is applicant's intent to use the first floor for individual and group therapy with the two adjacent rooms for therapeutic massage, bio-feedback, and deconditioning.
4. It is applicant's intent to use the central room as a reception area and two consultation rooms for individual therapy sessions.
5. It is applicant's intent to utilize the basement area for a kitchen and dining area for those persons in intensive training.
6. It is applicant's intent to use the top floors for the doctor's private living quarters.
7. On October 16, 1972, applicant requested withdrawal of the case with intent to re-file at a later date. This letter was received by the BZA on October 16, 1972, two days prior to the public hearing.
8. Applicant seeks a variance pursuant to Sections 8207.11 and 3101.49 of the D.C. Zoning Regulations.
9. Applicant did not appear at the public hearing on October 18, 1972.
10. Opposition to the application did appear at the public hearing.
11. The Board heard the case on October 18, 1972.

OPINION:

This is a request by applicant to utilize the premises at 5510 - 16th Street, N.W., as a Psychophysical-Synthesis Treatment Center. On the 18th of October 1972, the Board met to hear both sides of the application. Persons did appear to voice opposition but neither the applicant nor applicant's representatives appeared to present the case.

It is procedurally within the Board's discretion whether it will hear the case as it was advertised or to delay it for a month. It was this Board's decision to hear the case since interested persons had relied on the notice.

Based on the evidence of record this Board found that there existed no philanthropic or eleemosynary institution, it found no evidence of a church or religious sect, nor does this Board feel that this psychophysical-synthesis treatment center qualify as a medical facility which could justify recognition under the zoning regulations.

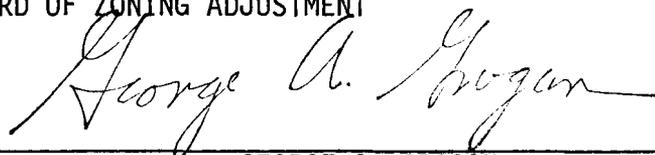
Although a letter requesting withdrawal of the case was received by the Board two days before the public hearing, it was within the Board's discretion whether to proceed or not; it is the opinion of this Board that fairness to both sides was exhibited.

This case is denied.

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

ATTESTED:

By: _____



GEORGE A. GROGAN
Secretary of the Board

January 10, 1973