

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- November 8, 1972

Application No. 11153 Benedictine Foundation, 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 December 12, 1972.

EFFECTIVE DATE OF ORDER -- January 31, 1973

ORDERED:

That the application for permission to erect an addition to a private school (St. Anselms Abbey School) consisting of biology, physics, chemistry labs and laboratory lecture hall at 4501 South Dakota Avenue, N.E.. Lot 32, Square 3977, be GRANTED.

FINDINGS OF FACT:

1. Subject property, 4501 South Dakota Avenue, N.E., is located in an R-2 District which is defined by the Zoning Regulations as an area of row dwellings mingled with one-family detached dwellings.
2. The present use of the subject property is for a private boys school, grades 7 through 12, and the school is exclusively college preparatory.
3. This application is for a special exception to construct a one story 7,000 square feet addition to the existing school. The proposed new addition will consist of a physics laboratory, a chemistry laboratory, a biology laboratory, and a laboratory lecture hall.
4. Section 3101.42, of the Zoning Regulations authorizes the Board to permit the above described structure upon a showing by the owner that certain objectionable conditions are not likely to occur.
5. The proposed building will extend the entire structure 78 feet closer to the eastern property line along 16th Street, N.E., which will leave a distance of 165 feet between the structure, as modified, and the eastern property line.

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FINDINGS OF FACT: (CONT'D)

6. The existing parking facilities are not used to capacity, and are more than adequate to present needs and to the needs of the school as modified by the proposed addition.

7. There was no opposition to this application voiced at the public hearing, nor were any letters in opposition submitted to the file for the Board's consideration.

OPINION:

This request of the Benedictine Foundation of Washington, D.C.. is for permission to construct a one story addition to an existing facility. The primary reason for the proposed addition is the obsolescence and inadequacy of the existing biology, physics, and chemistry laboratory classrooms.

At the public hearing representatives of the applicant appeared and explained the proposed addition. The Board inquired into parking facilities, activities to be conducted in the proposed addition, number of students, and as to whether any objectionable neighborhood conditions were likely to occur as a result of the granting of this application.

The Board is of the opinion that the proposed addition is in harmony with the general purpose and intent of the Zoning Regulations and will not be, in any way, offensive to the surrounding neighborhood. Further, the proposed addition will not be objectionable to adjoining and nearby property because of noise, traffic, or number of students. Ample parking has been demonstrated to be provided.

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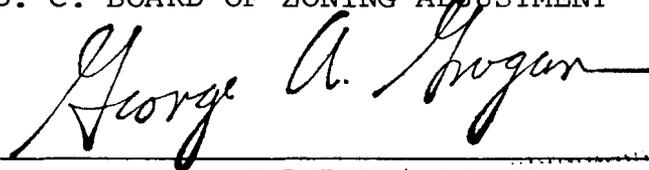
OPINION:

We are of the opinion that the proposed school 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.

BY THE 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.