

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- November 29, 1972

Application No. 11195 Michigan Park Christian Church, appellant
THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried with a vote of 4-0, the following Order of the Board was entered at the meeting of January 23, 1973.

EFFECTIVE DATE OF ORDER -- March 26, 1973

ORDERED:

That the application for permission to establish a private primary and pre-school for approximately 60 children ages three through ten, at 1600 Taylor Street, N.E., Lot 17, Square 4166, be GRANTED.

FINDINGS OF FACT:

1. Subject property is located in an R-1-B District which defined by the Zoning Regulations as an area of one family detached dwellings of high density.
2. The objective of the applicant is to provide a program of quality pre-school and early elementary school education for a racially and economically balanced group of children.
3. The present use of the property under an existing certificate of occupancy is as a place of worship, a place of business and social meeting for the church, for neighborhood civic groups or groups such as the Boy Scouts to hold meetings, and a place of recreation for children after school.
4. The proposed additional use of the property is, week-days only, for children ages 3-6, one class for children ages 6-9, and an after school program for a few of the children in those classes.
5. Applicant, New Montessori School, Inc., a corporation qualified under D.C. and Federal Laws as tax exempt and eligible to receive tax deductible contributions.

6. Applicant contends that most of the children served will be from in or around Michigan Park, Brookland, and Woodbridge neighborhood. This location enables the proposed school to support the public Montessori class at the Burroughs Elementary School at 18th and Monroe Street, N.E.

7. It is the applicant's testimony that the children will utilize one bus, a van, to transport them to school; there are no parking spaces on the property but on-street parking is available on Taylor Street.

8. Testimony of the applicant related that the staff would consist of two or three teachers and an aide and thus parking accommodations are not of dire need. Although a variance from the parking requirements is being sought by the applicant herein.

9. No opposition against this application was voiced at the public hearing, nor were any letters in opposition submitted to the file for the Board's consideration. The file does contain letters in support of the application.

OPINION:

This proposed use may only be created with permission of this Board and we hereby grant that requisite permission to applicant. The applicant new city school, has established itself to be of fine quality and also meet all the standards of the regulations.

A brief synopsis of what the applicant has shown to this Board includes:

- (a) No articles of commerce will be offered for sale on premises.
- (b) The school will be conducted in such a way that it will not be objectionable to the surrounding neighborhood.

- (c) The school has been shown to accumulate its students from the Michigan Park, Brookland, Woodbridge neighborhood, and/or reasonably convenient to the nearby community.
- (d) Nearby play areas have been shown to exist and be available to applicant.

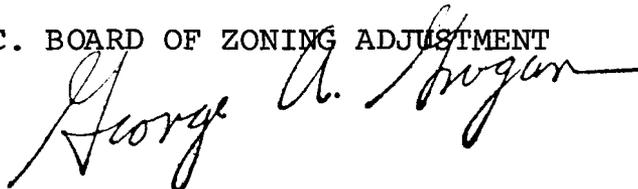
In essence this Board is eager to support quality pre-school and early elementary school education for a racially and economically balanced group of children and we believe this applicant, by locating on the subject premises, will provide such a needed service to the neighborhood.

This Board is not authorized to grant an indefinite waiver of six required parking spaces pursuant to Section 3101.42 (b). However, we do hereby GRANT a variance for the limited period of three years.

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.