

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- December 13, 1972

Application No. 11208 Wesley Methodist Church, 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 January 23, 1973.

EFFECTIVE DATE OF ORDER -- March 29, 1973

ORDERED:

That the application for permission to establish a pre-school and variance from the parking requirements of Section 7202 and 2 off-street parking spaces at 5312 Connecticut Avenue, N.W., lots 29, 42, 43, Square 1875 be GRANTED.

FINDINGS OF FACT:

1. The subject premises are located in an R-5-C District which is defined by the Zoning Regulations as an area of general residence; medium high density. These districts are designed to permit flexibility and thus construction of institutional and semi-public buildings are considered compatible in R-5 zones according to the Zoning Regulations.

2. At the present time the use of the property is for a religious institution, i.e., Wesley Methodist Church.

3. It is applicant's request that permission be granted by this Board to establish a pre-school for a maximum of 50 children in the age group of 3 to 6 years.

4. The proposed pre-school will operate from 9:30 a.m. to 2:30 p.m., five days a week and will utilize two classrooms.

5. Applicant is in need of variance from the required rear outside space for play area and also for a variance from the required off-street parking.

6. It is applicant's testimony that three employees will be utilized in the pre-school and only one of these employees will be driving an automobile. Hence, no dire need for off-street parking exists although testimony by applicant related that on street parking does exist on Connecticut Avenue near the church, as well as on Jennifer and Jocelyn Streets.

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7. No opposition was voiced at the public hearing as to the granting of this application nor were any letters submitted to the file in opposition for the Board's consideration.

OPINION:

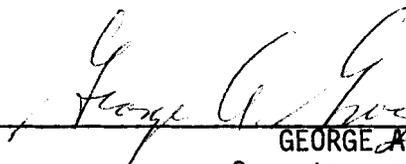
The Board has reviewed the file and the entire record in the application by Wesley Methodist Church, applicant herein, and we are of the opinion that justified reasons have been submitted to this Board which would entitle applicant to the necessary relief as to parking and play area space. Pursuant to Section 3104.34 this proposed private school will in no way be offensive to the surrounding area and primarily serves children within the immediate perimeter of the community. We are in accord with applicant that traffic, parking, and/or other vehicular congestion does not pose a threat as a result of this proposal as applicant has demonstrated to our satisfaction that parking can be accomodated.

We are of the opinion that the proposed pre-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 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.