

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- December 13, 1972

Application No. 11209, Metropolitan Memorial United Methodist Church, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On the motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of January 23, 1973.

EFFECTIVE DATE OF ORDER -- March 28, 1973

ORDERED:

That the application of Metropolitan Memorial United Methodist Church for permission to establish a school for handicapped children ages 7-15 at 3401-3 Nebraska Avenue, N. W., lot 804, Square 1601 be GRANTED.

FINDINGS OF FACT:

1. The subject property affected by the application herein is located within an R-1-B District. An R-1-B District is defined by the zoning regulations as an area of one-family detached dwellings, of medium density.
2. Applicant, Metropolitan Memorial United Methodist Church, presently utilizes the subject property to operate a church and other related church activities.
3. It is the applicant's request to the Board that permission for the establishment of the school for handicapped children be granted. The school is sponsored by the Groome Child Guidance Clinic at Sibley Hospital.
4. Applicant proposes to accommodate a maximum of 27 children; operate five days a week, Monday through Friday - 9:00 A.M. to 3:00 P.M.
5. Applicant testified that the school will be located on the church property in the upper floor of the education building; occupying four rooms.

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6. Applicant testified that the Horace Mann School across the street (Newark) a public school, has granted applicant permission to use some of its facilities.

7. The proposed special school will employ six teachers adequate parking space for the staff is provided by the congregational parking lot.

8. No opposition against the application herein was voiced at the public hearing nor were any letters in opposition submitted to the file for the Board's consideration.

9. Support for the application herein was submitted through letters from American University, a neighbor. American University voiced this statement; "It would be our hope to establish working relations with Groome which will be mutually beneficial to their students and ours".

OPINION:

It is the considered opinion of this Board that Section #3101.42 which provides standards for private schools, has been satisfied by the applicant and we therefore GRANT the request.

Although the subject premises are located in an R-1-B District we feel, after hearing testimony and reviewing the whole record that this school will be a contribution to the community and especially fulfill a need in which we are particularly sensitive.

Also this school has been shown not to potentially become objectionable to adjoining and nearby property because of noise, traffic, and number of students. Parking provisions have been accounted for and thus traffic congestion on the surrounding streets, Newark, New Mexico and Nebraska is not a threat.

We are of the opinion that the proposed (school - for handicapped children) 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.

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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 FILE ORDER.