

Before the Board of Zoning Adjustment, D. C.

BZA Application No. 11265, of George W. Malzone on behalf of Regional Addiction Prevention, Inc., pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception to allow the operation of a social services center as provided by Section 3104.47 of the regulations in the R-5-B Zone located at 1856 - 19th Street, N. W., (Square 109, Lot 41).

HEARING DATE: June 20, 1973 and December 12, 1973

DECISION DATE: February 21, 1974, April 23, 1974,  
November 25, 1975 and March 23, 1976

FINDINGS OF FACT:

1. Regional Addiction Prevention, Inc. (hereinafter "RAP") is a private, tax exempt, non-profit organization organized and existing under the laws of the District of Columbia.

2. The applicant's purpose is to prevent drug addiction by operating homes for the maintenance, care and re-education of persons who have completed the physical withdrawal from drug addiction. Before a person is eligible for counseling by RAP and residency in a RAP institution, such physical withdrawal must have been fully completed; either under medical supervision or at a hospital or otherwise. A RAP house is a drug-free, counseling and re-educational center in which each person is responsible for his growth and for the growth of others. RAP uses no drugs such as methadone, nor does it provide drug-related medical treatment either in a RAP house or outside.

3. Residents of 1856 - 19th Street, N. W., receive counseling, go to informal and formal classes, and have job responsibilities within the house or in one of RAP's outside projects. Sleeping quarters are separated by sex; meals are taken in common dining room. Participation in a RAP program is voluntary; a person may withdraw from the program at any time. There are no restrictions regarding hours of egress or ingress at the house for persons residing therein. Residents are, however, expected to be in the house by midnight, and must check with the house manager on duty if they wish to go out after that time. At all times, at least one house staff member is on duty.

4. Some residents of RAP houses are on probation to the

courts. RAP is regularly asked if it will take a person into its resident program if the person is placed on probation. If a probationer leaves RAP, RAP immediately reports such departure to the probation officer. Mr. Clark testified that he knew of no case of an arrest on criminal charges of a person who was, at the time of the arrest, in residence at RAP institution. No contrary evidence was introduced. Accordingly, the Board credits Mr. Clark's testimony, and concludes that the fact that probationers normally make up part of the residential population at a RAP institution, such as the one at 1856 - 19th Street, does not present an undue danger to the community. Probationers are, after all, persons who have been screened and judged to be acceptable community risks.

5. Financial support of the purposes for which the applicant is organized, is derived solely from contributions by private foundations, businessmen, members of RAP, Inc., and the community at large.

6. The applicant's staff at 1856 19th Street, N. W. is composed of two co-directors, one assistant director, one director of education and one house manager.

7. The property at 1856 - 19th Street will have a maximum of 15 resident members.

8. The original application sought approval for two other buildings at 1900 and 1904 T Street, N. W. The applicant has vacated and ceased using these two buildings. The Board voted to allow the applicant to withdraw the 1900, 1904 T Street properties from the subject application.

9. The applicant rents and uses the parking lot at 1900 Florida Avenue, Northwest, for the vehicular traffic its operation of 1856 - 19th Street generates. The only evidence that RAP's operation causes objectionable traffic congestion was the hearsay evidence contained in the letter of Mrs. Helen Leavitt, to which the Board gives little weight both because of its hearsay character and because of the fact that the letter related to the operation of two (2) properties -- namely, 1900 and 1904 T Street, Northwest, no longer proposed to be used by RAP.

10. No structural changes will be made by applicant except those required by other municipal laws or regulations.

11. There is no sign located on the subject property identifying the nature of the use thereof.

12. The subject property is located in an area long developed with apartment houses and school uses. The subject property is diagonally across the street from the Washington-Hilton Hotel.

13. During the summer of 1973, the applicant operated a summer program for youth in cooperation with the District of Columbia Government's N. Y. C. program for the Adams-Morgan Community.

14. Pauline Schott, a member of the Executive Council of the Adams-Morgan Organization, an elected neighborhood organization of the Adams-Morgan Community representing 3,200 persons, testified that the Executive Council of the Adams-Morgan Organization voted to support RAP's application and the Board so finds. Mrs. Harriett Hubbard, an opponent of the application has charged that Mr. Ron Clark, RAP's Director, coerced the Executive Council of the Adams-Morgan Organization into supporting RAP's application. We find such suggestion to be unsupported by any probative or substantial evidence.

15. Ms. Mary Helen Goodloe-Murphy testified that she is the Chairman of the Executive Committee of the North Dupont Community Association, a four month old organization with about 25 members, and that the Executive Committee voted to support RAP's application for a special exception. The Board credits this testimony. RAP's application is also supported by the Committee for Rebuilding Upper Cardozo and by the 14th Street Project Area Committee. RAP filed petitions containing several hundred signatures of residents of the area supporting it's application.

16. Catherine McCarron, a member of the Executive Committee of the Dupont Circle Citizens Association, read into the record a letter of Mrs. Helen Leavitt, a resident of 1807 - 19th Street from 1961 until 1972. Although she no longer lives at this address,

she retains a financial interest in the property. She complained that RAP operating at 1900 - 1904 T Street, Northwest, had not been a good neighbor because "they have played loud rock music which can be heard all over the area" and "their operations have increased vehicular traffic congestion in the streets and aggravated already strained parking conditions." The Board gives little weight to these complaints because Mrs. Leavitt would not permit herself to be cross-examined on these assertions. Moreover, she complains about use of two properties which RAP no longer proposes to operated.

17. Mrs. Harriet B. Hubbard testified that she represented the Dupont Circle Citizens Association and herself, and and resides in the neighborhood of the proposed use. Mrs. Hubbard objected to the applicant making its facilities available to young people in the neighborhood. Mr. Clark testified that residents of the neighborhood are allowed to visit RAP institutions and that these visitors include "children in the community that drop in from time to time." Children are in connection with summer programs in which RAP "worked with young people from five to 15 years old" and in connection with after-school programs made available to young people in the community. When children are in a RAP house, they are supervised by adults from the community or by RAP staff members. A few children may live in a RAP house, but only when a parent or legal guardian of the child is also living there. Mr. Clark denied that RAP permitted children to enter a RAP house against their parents' wishes. From this testimony, the Board finds that the operation of the RAP house at 1856 19th Street, N. W. does not present any danger to neighborhood children. On the contrary, the programs offered by RAP to young people in the neighborhood appear to have a beneficial effect.

18. Mrs. Hubbard testified that one evening in December 1972, she saw a policeman chasing a youth who was let inside the RAP house at 1904 - 19th Street, while the pursuing policeman was barred admittance. In effect, Mrs. Hubbard alleges that RAP has a policy of harboring criminals or alleged criminals. Mr. Clark testified, in effect, that this was not RAP's policy, and that to his knowledge no one in his organization has ever refused admittance to the police. If the incident, Mrs. Hubbard witnessed was in fact what she believed it to be, it appears that it was an isolated action not authorized by RAP or Mr. Clark. Such an isolated and unauthorized conduct does not compel the conclusion that RAP's application should be denied.

19. Mrs. Hubbard stated that the neighborhood residents objected to the applicant's use of the subject property, however, they were afraid to testify or communicate their objections.

20. No objections were made with regard to noise as a result of the applicant's use of the subject property.

In this regard Mr. Clark testified that the counseling and work goes on inside the premises and that only about 1/3 of the resident members work out in the city on a regular basis. He stated that the operation of the house would have no adverse effect on the neighborhood with regard to noise. The Board finds.

CONCLUSIONS OF LAW:

Based upon the above Findings, the Board concludes that the application is a half way house and social service center and is so located and operated that it will not become unduly objectionable to neighboring property because of noise or other conditions. In this regard, the Board notes that of those expressing a viewpoint, RAP's application is supported by the vast majority of residents and community organizations in the locality. The Board also concludes that the applicant has demonstrated compliance with the other requirements of §3104.47 of the Zoning Regulations.

The Board further concludes that the proposed use will be in harmony with the general purpose and intent of the Zoning Regulations.

ORDERED:

That a special exception to operate a half way house - social service center be GRANTED for 1856 - 19th Street, Northwest, for a period of three (3) years.

VOTE:

4-1 (Mr. Harps, Mr. McIntosh and Arthur B. Hatton to grant, Mr. Scriviner to grant by proxy and Lilla Burt Cummings to deny).

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

ATTESTED By: Steven E. Sher  
STEVEN E. SHER  
Acting Secretary to the Board

FINAL DATE OF ORDER: **MAR 29 1976**

THIS 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 HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

Before the Board of Zoning Adjustment, D. C.

BZA Application No. 11265, of George W. Malzone on behalf of Regional Addiction Prevention, Inc., pursuant to Section 8207.2 of the Zoning Regulations for a special exception to allow the operation of a social services center as provided by Section 3104.47 of the regulations in the R-5-B Zone located at 1856 19th Street, N. W., Lot 41, Square 109.

HEARING DATE: June 20, 1973 and December 12, 1973

EXECUTIVE SESSION: February 21, 1974, April 23, 1974 and November 25, 1975

FINDINGS OF FACT:

1. Regional Addiction Prevention, Inc. (hereinafter "RAP") is a private, tax exempt, non-profit organization organized and existing under the laws of the District of Columbia.

2. The applicant's purpose is to prevent drug addiction by operating homes for the maintenance, care and re-education of persons who have completed the physical withdrawal from drug addiction. Before a person is eligible for counseling by RAP and residency in a RAP institution, such physical withdrawal must have been fully completed; either under medical supervision or at a hospital or otherwise. A RAP house is a drug-free, counseling and re-educational center in which each person is responsible for his growth and for the growth of others. RAP uses no drugs such as methadone, nor does it provide drug-related medical treatment either in a RAP house or outside.

3. Residents of 1856 19th Street, N. W. receive counseling, go to informal and formal classes, and have job responsibilities within the house or in one of RAP's outside projects. Sleeping quarters are separated by sex; meals are taken in common dining room. Participation in a RAP program is voluntary; a person may withdraw from the program at any time. There are no restrictions regarding hours of egress or ingress at the house for persons residing therein. Residents are, however, expected to be in the house by midnight, and must check with the house manager on duty if they wish to go out after that time. At all times, at least one house staff member is on duty.

4. Some residents of RAP houses are on probation to the

courts. RAP is regularly asked if it will take a person into its resident program if the person is placed on probation. If a probationer leaves RAP, RAP immediately reports such departure to the probation officer. Mr. Clark testified that he knew of no case of an arrest on criminal charges of a person who was, at the time of the arrest, in residence at RAP institution. No contrary evidence was introduced. Accordingly, the Board credits Mr. Clark's testimony, and concludes that the fact that probationers normally make up part of the residential population at a RAP institution, such as the one at 1856 - 19th Street, does not present an undue danger to the community. Probationers are, after all, persons who have been screened and judged to be acceptable community risks.

5. Financial support of the purposes for which the applicant is organized, is derived solely from contributions by private foundations, businessmen, members of RAP, Inc., and the community at large.

6. The applicant's staff at 1856 19th Street, N. W. is composed of two co-directors, one assistant director, one director of education and one house manager.

7. The property at 1856 - 19th Street will have a maximum of 15 resident members.

8. The original application sought approval for two other buildings at 1900 and 1904 T Street, N. W. The applicant has vacated and ceased using these two buildings. The Board voted to allow the applicant to withdraw the 1900, 1904 T Street properties from the subject application.

9. The applicant rents and uses the parking lot at 1900 Florida Avenue, Northwest, for the vehicular traffic its operation of 1856 - 19th Street generates. The only evidence that RAP's operation causes objectionable traffic congestion was the hearsay evidence contained in the letter of Mrs. Helen Leavitt, to which the Board gives little weight both because of its hearsay character and because of the fact that the letter related to the operation of two (2) properties -- namely, 1900 and 1904 T Street, Northwest, no longer proposed to be used by RAP.

10. No structural changes will be made by applicant except those required by other municipal laws or regulations.

11. There is no sign located on the subject property identifying the nature of the use thereof.

12. The subject property is located in an area long developed with apartment houses and school uses. The subject property is diagonally across the street from the Washington-Hilton Hotel.

13. During the summer of 1973, the applicant operated a summer program for youth in cooperation with the District of Columbia Government's N. Y. C. program for the Adams-Morgan Community.

14. Pauline Schott, a member of the Executive Council of the Adams-Morgan Organization, an elected neighborhood organization of the Adams-Morgan Community representing 3,200 persons, testified that the Executive Council of the Adams-Morgan Organization voted to support RAP's application and the Board so finds. Mrs. Harriett Hubbard, an opponent of the application has charged that Mr. Ron Clark, RAP's Director, coerced the Executive Council of the Adams-Morgan Organization into supporting RAP's application. We find such suggestion to be unsupported by any probative or substantial evidence.

15. Ms. Mary Helen Goodloe-Murphy testified that she is the Chairman of the Executive Committee of the North Dupont Community Association, a four month old organization with about 25 members, and that the Executive Committee voted to support RAP's application for a special exception. The Board credits this testimony. RAP's application is also supported by the Committee for Rebuilding Upper Cardozo and by the 14th Street Project Area Committee. RAP filed petitions containing several hundred signatures of residents of the area supporting it's application.

16. Catherine McCarron, a member of the Executive Committee of the Dupont Circle Citizens Association, read into the record a letter of Mrs. Helen Leavitt, a resident of 1807 - 19th Street from 1961 until 1972. Although she no longer lives at this address,

she retains a financial interest in the property. She complained that RAP operating at 1900 - 1904 T Street, Northwest, had not been a good neighbor because "they have played loud rock music which can be heard all over the area" and "their operations have increased vehicular traffic congestion in the streets and aggravated already strained parking conditions." The Board gives little weight to these complaints because Mrs. Leavitt would not permit herself to be cross-examined on these assertions. Moreover, she complains about use of two properties which RAP no longer proposes to operate.

17. Mrs. Harriet B. Hubbard testified that she represented the Dupont Circle Citizens Association and herself, and resides in the neighborhood of the proposed use. Mrs. Hubbard objected to the applicant making its facilities available to young people in the neighborhood. Mr. Clark testified that residents of the neighborhood are allowed to visit RAP institutions and that these visitors include "children in the community that drop in from time to time." Children are in connection with summer programs in which RAP "worked with young people from five to 15 years old" and in connection with after-school programs made available to young people in the community. When children are in a RAP house, they are supervised by adults from the community or by RAP staff members. A few children may live in a RAP house, but only when a parent or legal guardian of the child is also living there. Mr. Clark denied that RAP permitted children to enter a RAP house against their parents' wishes. From this testimony, the Board finds that the operation of the RAP house at 1856 19th Street, N. W. does not present any danger to neighborhood children. On the contrary, the programs offered by RAP to young people in the neighborhood appear to have a beneficial effect.

18. Mrs. Hubbard testified that one evening in December 1972, she saw a policeman chasing a youth who was let inside the RAP house at 1904 - 19th Street, while the pursuing policeman was barred admittance. In effect, Mrs. Hubbard alleges that RAP has a policy of harboring criminals or alleged criminals. Mr. Clark testified, in effect, that this was not RAP's policy, and that to his knowledge no one in his organization has ever refused admittance to the police. If the incident, Mrs. Hubbard witnessed was in fact what she believed it to be, it appears that it was an isolated action not authorized by RAP or Mr. Clark. Such an isolated and unauthorized conduct does not compel the conclusion that RAP's application should be denied.

19. Mrs. Hubbard stated that the neighborhood residents objected to the applicant's use of the subject property, however, they were afraid to testify or communicate their objections.

20. No objections were made with regard to noise as a result of the applicant's use of the subject property.

In this regard Mr. Clark testified that the counseling and work goes on inside the premises and that only about 1/3 of the resident members work out in the city on a regular basis. He stated that the operation of the house would have no adverse effect on the neighborhood with regard to noise. The Board finds.

CONCLUSIONS OF LAW:

Based upon the above findings, the Board concludes that the application is a half way house and social service center and is so located and operated that it will not become unduly objectionable to neighboring property because of noise or other conditions. In this regard, the Board notes that of those expressing a viewpoint, RAP's application is supported by the vast majority of residents and community organizations in the locality. The Board also concludes that the applicant has demonstrated compliance with the other requirements of §3104.47 of the Zoning Regulations.

The Board further concludes that the proposed use will be in harmony with the general purpose and intent of the Zoning Regulations.

ORDERED: That a special exception to operate a half way house - social service center be GRANTED for 1856 19th Street, Northwest, for a period of three (3) years.

VOTE: 3-2 (Mr. Hatton & Lilla Burt Cummings dissenting)

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

ATTESTED BY:



JAMES E. MILLER  
Secretary to the Board

Application No. 11265

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FINAL DATE OF ORDER: *December 12, 1975*

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.

Before the Board of Zoning Adjustment, D. C.

Application No. 11265 of R.A.P. Inc., for a special exception to allow the operation of a social service center in the R-5-B zone at 1856 - 19th Street, N. W., Lots 41, Square 109.

HEARING DATE: December 12, 1973

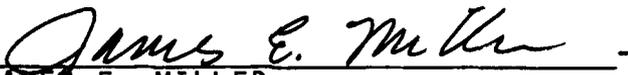
EXECUTIVE SESSION: February 21 and April 23, 1974, August 27, 1974

ORDERED:

That the opponent's motion for reconsideration fails for a lack of 4 affirmative votes.

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

ATTESTED BY:

  
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JAMES E. MILLER,  
Secretary to the Board

FINAL DATE OF ORDER: ~~AUG 30~~ 1974

Before the Board of Zoning Adjustment, D.C.

Application No. 11265, of RAP, Inc. for approval of a social service center at 1856 19th Street and 1900-04 T Street, N.W., Lots 37, 38, and 41, Square 109.

HEARING DATE: June 20, 1973

EXECUTIVE SESSION: June 26, 1973

FINDINGS OF FACT:

1. On November 2, 1972, the above application was filed pursuant to Section 8207.2 of the Zoning Regulations requesting approval for the operation of a half-way house. The application was subsequently scheduled for public hearing on February 21, 1973.

On February 1, 1973, applicant requested permission to withdraw the application. The Board, at its regularly scheduled public hearing on February 21, 1973, considered the above request and disposed of the matter by dismissing the application with prejudice for lack of advertisement by applicant.

Pursuant to Section 1.22 of the Board's rules of Practice and Procedure applicant was entitled to "due notice of deficiency" and as opportunity to correct any deficiency in its application. This section was not adhered to by the Board and on April 24, 1973, the applicant was granted a motion for rehearing scheduled for June 20, 1973.

2. The property is located in an R-5-B District.

3. The properties, 1900 and 1904 T Street and 1856 19th Street, N.W., are improved respectively, by two and three story brick residential buildings.

4. R.A.P., (Regional Addiction Prevention, Inc.) the present tenant and applicant, operates the facility as a residential and re-educational facility.

5. R.A.P., Inc. is a private, tax-exempt non-profit organization organized and existing under the laws of the District of Columbia.

6. R.A.P.'s primary purpose is drug prevention and rehabilitation, and in achieving this goal it operates the homes for the maintenance, care and re-education of persons who have completed the physical withdrawal from drug addiction.

7. Before a person is eligible for counseling by R. A. P. and residency in the facility, physical withdrawal must have been fully completed.

8. The financial support for the facility is entirely from contributions, private foundations, business men, members of R. A. P. and the community at large.

9. The staff is composed of two co-directors, one assistant director, one director of education and one house manager.

10. The properties are in an area long developed with apartment houses and school uses. The uses are diagonally across the street from the Washington-Hilton Hotel and have immediate access to major thoroughfares of the city.

11. 1900 T Street will have a maximum of 30 members; 1904 T Street will have a maximum of 25 members; 1856 19th Street will have a maximum of 15 members.

12. No structural changes will be made except those required by other municipal laws or regulations.

13. There will be no sign or other indication identifying the nature of the uses at the subject properties. 1900 and 1904 T Street will have a small name plate with the street address.

14. Strong opposition was registered at the public hearing. Both opposition and support in letter form was submitted to the file.

#### CONCLUSIONS OF LAW:

As a preliminary matter the Board is aware that the public advertisement did not include the 1904 T Street location. However, it is satisfied that adequate notice was given and that all parties were aware that three properties were encompassed in the application and its presentation at the public hearing.

The Board is of the opinion that applicant is a social service center - so located and operated that it will not become unduly objectionable to neighboring properties because of noise or other conditions.

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The uses of the properties are very similar to a normal apartment house, or dormitory uses which are permitted as a matter of right in the R-5-B zone. The size of the uses and the limited number of persons accommodated per building is in keeping with the area as it is developed.

Further, we conclude that the proposed uses will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property in accordance with said Zoning Regulations and Maps, and the Board further finds that the applicant complies with all requirements of Section 3104.47 of the Zoning Regulations as amended in April 1972.

ORDERED:

Application for permission to establish a social service center at 1856 19th Street, and 1900-1904 T Street, N.W., lots 37, 38 and 41, Square 109, be **CONDITIONALLY GRANTED FOR TWO YEARS.**

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

ATTESTED:

By: James E. Miller  
JAMES E. MILLER  
Secretary to 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 WITH A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

FINAL DATE OF ORDER: **AUG 6 1973**

Before the Board of Zoning Adjustment, D. C.

Application No. 11265 of Regional Addiction Prevention, Inc., pursuant to Section 8207.2 of the Zoning Regulations for a special exception to allow the operation of a social services center as provided by Section 3104.47 of the Regulations in the R-5-B Zone located at 1900-1904 T Street, and 1856 19th Street, N. W., respectively Lots 37 and 38 and Lot 41, Square 109.

HEARING DATE: December 12, 1973

EXECUTIVE SESSION: February 21, 1974 & April 23, 1974

FINDINGS OF FACT:

1. The applicant, Regional Addiction Prevention, Inc., is a private, tax exempt, non-profit organization organized and existing under the laws of the District of Columbia.

2. The applicant's purpose is to prevent drug addiction by operating homes for the maintenance, care and re-education of persons who have completed the physical withdrawal from drug addiction.

3. Financial support of the purposes for which the applicant is organized, is derived solely from contributions by private foundations, businessmen, members of R.A.P., Inc., and the community at large.

4. The applicant's staff is composed of two co-directors, one assistant director and one director of education and one house manager.

5. 1900 T Street would have a maximum of 30 members; 1904 T Street would have 25 members and 1856 19th Street will have a maximum of 15 members.

(a) The applicant has vacated and ceased using the premises located at 1900-1904 T Street, N. W., Lots 37 and 38, Square 109. (See applicant's supplemental statement dated January 17, 1974, filed with the Board on January 18, 1974)

(b) The Board voted to allow the applicant to withdraw 1900-1904 T Street from the subject application.

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6. The applicant rents and uses the parking lot at 1900 Florida Avenue, N. W.

7. No structural changes will be made by applicant except those required by other municipal laws or regulations.

8. There is no sign located on the subject property identifying its use.

9. The properties are located in an area long developed with apartment houses and school uses. The subject property is diagonally across the street from the Washington-Hilton Hotel.

10. During the summer of 1973, the applicant operated a summer program for youth in cooperation with the District of Columbia Government's N.Y.C. program for the Adams-Morgan Community.

11. Pauline Schott, a member of the Executive Council of the Adams-Morgan Organization, an elected neighborhood government of the Adams-Morgan Community representing 3,200 persons, testified at the Public Hearing on resolution of Executive Council that the Adams-Morgan Organization supports the granting of a special exception to continue operation of the Regional Addiction Program Inc., at 1856 19th Street and 1900-1904 T Street, N. W. The Board therefore finds that Adams-Morgan Organization supports the application.

12. Mrs. Harriet B. Hubbard, testified that she represented the Dupont Circle Citizens Association and resides in the neighborhood of the proposed use.

13, Mrs. Hubbard as a representative of the Dupont Circle Citizens Association objected to the applicant making its facilities available to young people in the neighborhood without supervision.

14. Mrs. Hubbard as a representative of the Dupont Circle Citizens Association objected to the proposed use as being detrimental to the neighborhood on the grounds that the applicant's organization allegedly allowed fugitives from the law to enter and use the subject property.

15. Mrs. Hubbard stated that the neighborhood residents objected to the applicant's use of the subject property however, they were afraid to testify or communicate their objections.

16. No objections were made with regard to noise as a result of the applicants use of the subject property.

CONCLUSIONS OF LAW:

Based upon the above findings, the Board concludes that the applicant is a social service center and is so located that it will not become unduly objectionable to neighboring property because of noise or other conditions. The Board has carefully considered the objections offered by the opposition however, without corroborated testimony as to objectionable conditions created by reason of the applicant's use of subject property (in light of support offered by the Adams-Morgan Executive Council) the Board concludes that the opposition is not controlling as to the objectionable conditions alleged.

The Board further concludes that the proposed use will be in harmony with the general purpose and intent of the Zoning Regulations.

ORDERED:

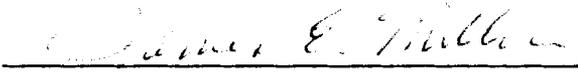
That the requested relief be GRANTED for 1856 19th Street, N. W. only, for a period of three (3) years.

VOTE:

3-2 (Mr. Hatton & Lilla Burt Cummings dissenting)

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

ATTESTED BY:

  
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JAMES E. MILLER

Secretary to the Board

FINAL DATE OF ORDER: **JUN 25 1974**

Application No. 11265

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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.

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 21, 1973

Application No. 11265 Johns Hopkins University & Bushwick  
Development Corp., appellants

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 public  
hearing of February 21, 1973.

ORDERED:

That the application for continued operation of a halfway  
house located at 1856 19th Street and 1900-1904 T Street, N. W.,  
lots 38, 37 and 41, Square 109 be DISMISSED WITH PREJUDICE.

A new application will not be accepted for filing for at  
least one (1) year from the date of this Order.

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

ATTESTED:

BY:



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GEORGE A. GROGAN  
Secretary of the Board

March 29, 1973