

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- February 21, 1973 and
March 21, 1973

Application No. 11292 Redevelopment Land Agency, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried with a vote of 3-1, with Mr. Harps not voting, the following Order of the Board was entered at the meeting of March 27, 1973.

EFFECTIVE DATE OF ORDER **MAY 30 1973**

ORDERED:

That the application for special exception under Paragraph 3101.42 of the Zoning Regulations to permit expansion of private school facilities to include a proposed gymnasium, and a variance from Section 7205 to permit parking for the proposed gymnasium in the existing school lot at 800 North Capitol Street, Lots 62-74, 102-111, 140-159, 101 and 160, Squares 622 and 623, be **PARTIALLY GRANTED**.

FINDINGS OF FACT:

1. The subject property is located in the R-4 and C-2-A Districts.
2. The property is presently improved with a school facility known as Gonzaga College School.
3. At the public hearing on February 21, 1973 the appellant requested the Board of Zoning Adjustment for approval of a special exception under Section 3101.42 of the Zoning Regulations to permit expansion of Gonzaga College High School, and also Board approval of a special exception under Section 7205.3 to permit off-street parking for the proposed Gonzaga gymnasium to be located on a lot other than the lot on which the gymnasium building is to be located.
4. The property which is the subject of this application is located in the Northwest Urban Renewal Area, Project No. 1.

5. The property is presently owned by the Redevelopment Land Agency and is scheduled to be developed by Gonzaga College High School for needed expansion of its athletic facility. The Redevelopment Land Agency Board of Directors has designated Gonzaga as the developer for the subject site.

6. The school complex, including the expansion, is located between H Street and K Street and bounded on the east by North Capitol Street, all of which are arterials.

7. The land uses surrounding the expansion site include the existing Gonzaga School buildings to the north, a proposed elementary school to the west, and the Government Printing Office to the south across H Street.

8. There will be no adverse impact on any surrounding properties and furthermore, the surrounding community has supported the Gonzaga College development program.

9. Testimony was given that it would be economically impractical because of increased construction costs to locate the required off-street parking within the gymnasium structure and surface parking would result in the elimination of the athletic field because of the limited size of the site.

10. The Department of Highways and Traffic opposed the granting of the special exception for parking, however, it was felt that two hundred and fourteen (214) parking spaces were needed and that approval by the Board be granted only when the school has mailed the additional parking requirements as requested by the Department of Highways and Traffic.

11. At the public hearing on February 21, 1973, there was no opposition as to the granting of this appeal. However, the file contained one letter in opposition. This letter requested that the Board attach conditions to the application, namely, provisions for adequate and tasteful fencing and some form of key and chain control at the entrance (exit) to prevent unauthorized use.

12. On February 27, 1973, the Board voted unanimously to rehear the subject application.

13. On March 19, 1973, the applicant requested withdrawal of that portion of the application requesting a variance from Section 7205 relating to the location of parking spaces for the proposed Gonzaga gymnasium building.

14. At the March 21, 1973 public hearing the Board allowed applicant to withdraw the variance portion of the application stating that the Zoning Regulations do not require off-street parking for a high school gymnasium and that parking computation is based upon the number of teachers and classroom seats or auditorium seats whichever is the greater.

15. At the public hearing on March 21, 1973, there was no objection as to the granting of the amended appeal, and Mr. Eugene L. Goodridge, who has previously objected, withdrew his objection.

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 proposed use is 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: 
ARTHUR B. HATTON
Acting 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.
