

Before the Board of Zoning Adjustment, D. C.

Application No. 11462, of Spencer Morris, pursuant to Section 8207.11 of the Zoning Regulations, for a variance from the use provisions of the R-4 District to establish a tailoring school at premises 15 Rhode Island Avenue, N.W., Lot 89, Square 3112.

HEARING DATE: September 19, 1973

EXECUTIVE SESSION: October 3, 1973

FINDINGS OF FACT:

1. The property is a two story semi-detached dwelling in a R-4 zone. It was previously used by a dentist. The property has been vacant for over a year.

2. Applicant purchased the property four months ago with the understanding that he could establish a tailoring school.

3. There would be 20-25 students attending the school and it will operate 5 days a week from 8:00 a.m. to 2:00 p.m. and from 5:00 p.m. to 10:00 p.m. An instructor would live at the school to maintain the property.

4. No on-site parking is provided.

5. Applicant stated that he operates another school at 1620 North Capitol Street and the proposed school would be an enlargement. The school operates in cooperation with the Veterans Administration and the Board of Education. The school would primarily cater to veterans for rehabilitation.

6. The opposition established that the proposed school would not benefit the neighborhood and the school has not provided off-street parking for their students. The opposition also established that traffic congestion and parking problems exists in the neighborhood at present and the addition of the proposed school will not alleviate this.

7. No evidence of hardship was produced by applicant.

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CONCLUSIONS OF LAW:

The Board concludes that applicant has not proved a hardship within the meaning of the variance clause of the Zoning Regulations and that the proposed school and its activities will be objectionable to adjoining and nearby property owners because of noise, traffic and other objectionable conditions.

ORDERED:

THAT THE ABOVE APPLICATION BE, DENIED.

Vote: 4-0, (Mr. Harps not present).

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

ATTESTED BY:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF THIS ORDER: **DEC 19 1973**