

Before the Board of Zoning Adjustment, D. C.

Application No. 11559 of International Institute of Interior Design, Inc., pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to permit an addition to the existing school and to amend condition (d) of Appeal No. 8864 (reinstated under BZA No. 11046) to permit external architectural changes to be made to the subject building as provided by Section 3101.42 at 2225 R Street, N. W., Lot 69, Square 2516.

HEARING DATE: February 13, 1974

EXECUTIVE SESSION: February 21, 1974

FINDINGS OF FACT:

1. Subject property is located in an R-3 Zone.
2. Several appeals were submitted to the Board to establish a private school of Interior Design at this location in 1964, 1965 and 1966.
3. In November, 1966, the Board granted applicant permission to sue the subject premises for the home of the President of the School and to house the administrative offices. This use of premises was further extended to include the school facility with specific restrictions and guidelines as set forth in BZA Order No. 8864 in May of 1967.
4. This Order expired because of the failure of the applicant to apply for a Certificate of Occupancy. In January 1973, the Board reinstated its previous Order No. 8864 by a new Order 11046 and incorporated previously stated conditions and guidelines.
5. The present application requests a modification of condition (d) in Order No. 8864 which states that "no external architectural changes are to be made in the subject building."
6. Applicant proposes to make the following additions and alterations to the exterior of the building:
 - a. Replace the existing porch and stairs by a three-story structure with an open terrace on the roof.
 - b. In addition to the porch, a two-story addition with an open terrace on the roof

to provide art supply room and library space on the first and second floors.

- c. A fire exit at the rear of the building which is required by the building code.

7. In addition to the structural changes alterations in the landscaping and layout of the garden are proposed.

8. The student enrollment would remain the same, 25 students on premise at any one time. No change in the hours of operation of the facility and evening classes would still be held Monday through Thursdays.

9. No opposition was registered at Public Hearing.

CONCLUSIONS OF LAW:

The Board is of the opinion that the proposed structural changes to the existing building would not have an adverse affect on the neighborhood. The area in which the school is located has been will maintained and has remained stable.

Further, the Board finds that, the previous restrictions and guidelines set forth in Order No. 8864 (reinstated by Order No. 11046) the modification of Condition (d) is not likely to make the subject property and improvements objectionable to adjoining and nearby property.

ORDERED:

That the above application be GRANTED.

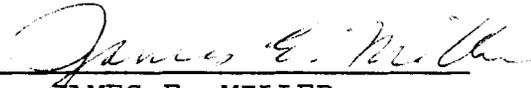
VOTE: 4-0 (Mr. Harps absent, not voting)

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

ATTESTED BY:


JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: MAR 26 1974

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.