

Before the Board of Zoning Adjustment, D. C.

Application No. 11683, of Capital Memorial Seventh Day Adventist Church, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception as provided by Sections 3101.41 and 3101.42 of the regulations to establish a Montessori pre-school and elementary school in the R-1-A Zone at the premises 3150 Chesapeake Street, N. W., known as Lot 836, Square 2263.

HEARING DATE: August 21, 1974

DECISION DATE: August 27, 1974

FINDINGS OF FACT:

1. Applicant proposes to continue operation of the Mater Amoris Montessori School on the church premises in the R-1-A Zone.

2. The school is to be operated by the Montessori Society of Chevy Chase, Inc., a non-profit corporation in the District of Columbia and has been operated on the church premises since 1968.

3. The proposed school consists of both pre-school and elementary classes having a maximum enrollment of approximately one-hundred (100) students with fifty-five (55) of those being in the pre-school level.

4. The school operates five (5) days a week with pre-school level hours scheduled from 8:45 a.m. - 11:45 a.m. and elementary level hours scheduled from 8:45 a.m. - 3:00 p.m.

5. The school uses no buses for transporting the students and all the children either walk to school or arrive and depart by car pool. There is a blacktop parking lot with approximately sixty-five (65) spaces which provides both play area for the students and more than adequate parking for the maximum of ten (10) teachers.

6. Of the maximum fifty-five (55) pre-school students 75% reside in the District of Columbia with 50% of those residing in the immediate neighborhood. The remaining 24% reside in Maryland and 1% reside elsewhere.

7. There are no articles of commerce for sale at the school.

8. The students use a total of four (4) classrooms on the subject property. The play area for the fifty-five (55) pre-school students consists of 3,888 square feet available in the church's all purpose room and 20,520 square feet available on the blacktop parking area.

9. The staff memorandum and subsequent testimony at public hearing of the Zoning Services Division of the Municipal Planning Office recommends approval of the application stating that there is adequate screening on three (3) of the boundaries of the subject property separating the church from the abutting residences. On the fourth boundary is a three (3) acre recreational park.

10. The church is only used by the membership on Saturdays and except for the proposed school it will be vacant during the week.

11. The only opposition of record to the application is a telegram from an owner of improved property within two-hundred (200) feet of the subject property stating that the proposed school will adversely change the character of the adjacent single family residences.

12. There has been no other opposition to continued operation of the school which has existed on the church premises since 1968.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact and the evidence of record the Board finds no substantive evidence to deny continued operation of the Montessori school. There will be no articles of commerce for sale on the premises and there is at least one-hundred (100) square feet of play area available for each pre-school student. The pre-school enrollment has a substantial number from the immediate neighborhood and the use is convenient to said neighborhood. There is sufficient area on the subject property and

natural screening to protect the adjoining and nearby property from any traffic, noise or other objectionable conditions. The school provides more than ample parking and since it was established on the subject property in 1968 there has been no adverse change in the area. Approval of this use is in harmony with the general intent of the Zoning Regulations and will not tend to adversely affect neighboring property.

ORDERED: That the above application be GRANTED.

VOTE: 5-0

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

ATTESTED By:

James E. Miller
August 29, 1975
JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER:

August 29, 1975