

Before the Board of Zoning Adjustment, D. C.

Application No. 11778 of New York Province of St. Elias of the Order of Carmelites, Archdiocese of Washington, pursuant to Section 8207.2 of the Zoning Regulations for a special exception to establish a school for deaf students below college level, consisting of 75 students and 10 teachers, as provided by Section 3101.42 of the Regulations, in the R-5-A zone, at the premises 4200 Harewood Road, N. E., known as parcel 122/47, Square S-3665.

HEARING DATE: November 20, 1974

DECISION DATE: January 21, 1975

FINDINGS OF FACT:

1. The building located on the subject property is a multi-storied structure used to house a religious community and classrooms.
2. The building in question consists of 6 stories and provides enough dormitory space for eighty-five (85) individuals and classroom space for two hundred (200) students.
3. Only 10% of the building in question is in use at present.
4. The applicant proposes to use the building in question as a special educational training facility for the instruction of deaf persons of pre-college age. The proposal is to provide such services to 75 students with 10 staff members, grades one to four.
5. There is an excess of 1,500 square feet of play area per child.
6. The subject property is located in the R-5-A zone and is surrounded by other institutional uses.
7. The applicant proposes to provide 40 parking spaces for the use in question.
8. The Municipal Planning Office reported on this application, stated that the subject property is substantially removed from nearby properties, that no objectionable conditions could be identified, and recommended approval of the application.
9. No opposition was registered at the public hearing of this application.

CONCLUSIONS OF LAW AND OPINION

Based upon the above Findings of Fact and Conclusions of Law, the Board concludes that the applicant complies with Section 3101.42 of the Regulations, and that the use of the subject property as proposed in this application will not adversely affect the use of neighboring property.

ORDERED: That the above application be GRANTED for the use of 75 students and 10 teachers.

VOTE: 4-0 (Mr. Klauber not voting, not having heard the case.)

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

ATTESTED BY: 
JAMES E. MILLER,
Secretary to the Board

FINAL DATE OF ORDER: FEB 13 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.