

Before the Board of Zoning Adjustment, D. C.

Application No. 11805, of the Discalced Carmelite Fathers, Inc., pursuant to Section 8207.2 of the Zoning Regulations for a special exception to permit a change of non-conforming use from an apartment house to a rooming and boarding house for nineteen (19) men, in the R-3 zone, as provided by Sections 7104.2 and 7109 of the Zoning Regulations, at 150 Rhode Island Avenue, N.E., known as Lot 801, Square 3539.

HEARING DATE: November 26, 1974

DECISION DATE: January 21, 1975

FINDINGS OF FACT:

1. The subject property is located atop a hill, was constructed originally as a structure for religious purposes and contains 19 rooms and 4 baths.

2. The proposed use is that of S.O.M.E., a non-profit organization conducting business in the native of rehabilitating male alcoholics in the District of Columbia. The specific use of the subject property is proposed to be that of rehabilitation, after the detoxification process has terminated, to prepare men to return to the community and function as average citizens. The intended use of SOME is for the last stage of a rehabilitation program.

3. The men who would reside at the subject property would be employed and be required to pay \$15.00 per week rent.

4. Mr. Benjamin Chavez, a person currently part of the SOME alcoholic rehabilitation program testify under oath, that all like persons in the program must work, and one subject to rules of conduct while in the program. He further, testified, that an alcoholic is not generally a thief or mugger.

5. Opposition was registered at public hearing by numerous organizations and private citizens, the substance of which, indicated a fear of possible criminal conduct in their neighborhood by persons who would use the subject property.

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6. The Board finds, that the neighborhood in question consists of single family residence and at least six liquor stores within a six block radius of the proposed use.

7. Evidence of record indicate that the applicant has authorized certain repairs and renovation of the subject property intended to benefit the proposed use without a proper building permit.

CONCLUSIONS OF LAW AND OPINION:

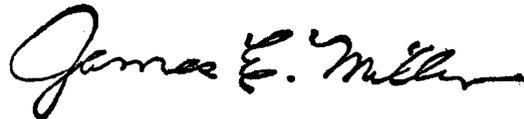
Based upon the above findings, and the record, the Board is of the opinion that the proposed use should not be GRANTED. While the proposed change of use is one that is permitted under Section 7104.2 of the regulations, the Board is of the opinion that such change in use would not be in harmony with the purposes of the R-3 zone. The Board concludes, as a matter of Law, that this application has not met the requirements of Sections 8207.2 and 7109.11 (A) (2) and (b) of the regulations.

ORDERED:

THAT THE ABOVE APPLICATION BE AND IS HEREBY, DENIED.

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

ATTESTED BY:



JAMES E. MILLER  
Secretary to the Board

JAN 31 1975

FINAL DATE OF ORDER \_\_\_\_\_