

Before the Board of Zoning Adjustment, D. C.

Application No. 11862, of Clerics of St. Viator, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under paragraph 3101.42 to permit use of the building for teaching and seminar facilities in the R-1-B District at the premises 1212 Otis Street, N. E. (Square 3924, Lot 819.)

HEARING DATE: March 31, 1976

DECISION DATE : March 31, 1976 (From the Bench)

FINDINGS OF FACT:

1. The property is located in an R-1-B District.
2. The property is improved with a three (3) story brick building containing approximately 29,000 square feet which was used by the Clerics of St. Viator, a religious order of the Catholic Church, as a school for the training of students for the Catholic priesthood. The building contains 48 dwelling units, including 9 double rooms and 39 single rooms. The building also contains kitchen facilities, classrooms, library, chapel, etc.
3. The applicant proposes to use the facilities for teaching and seminar facilities to be operated by the Order; Ecumenical, The staff will consist of twelve people. There are three specific activities to be conducted on the premises as follows:
  - a. The Ecumenical Institute, involving lay education in church history, theology, social ministry, etc.
  - b. Institute of Cultural Affairs, involving a program called "Town Meeting 76" designed to promote citizen involvement in local decision making.
  - c. The Order: Ecumenical, involving an internal program for the staff for such matters as health, pension benefits and insurance.
4. The maximum number of participants in any one course or seminar would be 25.

5. There are 12 parking spaces provided on the lot. It is estimated that any single course or seminar would not generate more than five (5) automobiles. The Zoning Regulations require two spaces for each three teachers and one (1) for each ten (10) classroom seats, or a total of eleven (11) spaces for the building.

6. Meetings are conducted in the evenings and on weekends. Evening meetings will not end later than 10:00 A.M., and weekend meetings will occur approximately once every three months.

7. The existing building is separated from adjoining land uses by a front yard to the north, by steeply sloping terrain to the west, by Otis Street to the south and by a side yard to the east.

8. The Municipal Planning Office, by report dated March 12, 1976, recommended that the application be granted as consistent with the requirements of the Zoning Regulations.

9. There was no opposition to the application.

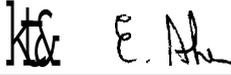
10. The work of the Institution will be completed by the end of 1976.

CONCLUSIONS OF LAW :-

The Board concludes that the property is so located with adequate spaces around the building as not to be objectionable because of noise. The Board concludes that the 48 dwelling units are adequate to contain the projected number of staff and students, and that the limited number of students would not become objectionable to adjoining or nearby property. The Board concludes that ample parking spaces are required, and that there will be no adverse impact on traffic conditions. It is therefore ordered that the application be GRANTED subject to the condition that the approval will last for two (2) years only.

VOTE :- 3-0 ( Leonard L. McCants, Martin Klauber, and William F. McIntosh to grant, William S. Harps and Lilla Burt Cummings, Esq., not present, not voting .)

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

ATTESTED By:   
STEVEN E. SHER  
Acting Secretary to the Board

FINAL DATE OF ORDER: APR 29 1976

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 HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.