

Before the Board of Zoning Adjustment, D. C.

Application No. 12123 of LaFondation de L'Ecole Francaise Internationale de Washington, pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception under Paragraph 3101.46 to permit a private graduate university in the R-1-B District at the premises 4101 Yuma Street, N.W. (Square 1729, Lots 806 & 807).

HEARING DATE: April 21, 1976

DECISION DATE: May 25, 1976

FINDINGS OF FACT:

1. The property is located in an R-1-B District.
2. The property at 4101 Yuma Street is improved with a two-story plus basement brick structure, which was originally built as a convent. In 1967, the BZA granted approval for a special exception to LaFondation de L'Ecole Francaise Internationale de Washington to permit a private school, grades 1-12, with a maximum enrollment of 250 students. In 1975, the French International School vacated the premises and is now operating in Montgomery County, Maryland.
3. The National Graduate University intends to occupy the premises as an academic institution of higher learning. The National Graduate University was founded in 1967, presently occupies leased space at 3408 Wisconsin Avenue, and is licensed by the Government of the District of Columbia to grant the Degrees of Master of Arts in Human Service and Master of Science in Management.
4. The current student enrollment at the University is approximately 40, with a maximum projected enrollment of 440. The maximum number of students to be present on the campus at any one time will be 125.
5. The University will have a clerical staff of approximately 10 persons and a faculty of 15.
6. In addition to the academic building at 4101 Yuma Street, the University intends to use the adjoining building to the west, located at 4131 Yuma Street, as a residence for a maximum of 5 university scholars and faculty.
7. There will be no structural modifications or additions to the building.
8. There are presently 15 parking spaces located to the east of the existing building. The University plans to convert a paved area which served as a playground for the French School into additional parking, to provide a total of 51 parking spaces. The Zoning Regulations require a minimum of only 27 spaces to be provided.

9. The predominant existing uses in the area are institutional. To the north is the Janney Elementary School. To the east is St. Ann's Church and School. Across Yuma Street to the south is the campus of Immaculata College for Girls. To the west are three residences, one of which is 4131 Yuma Street which will be part of the campus.

10. The main academic building is separated from the residences by a 10 foot wall and a landscaped buffer.

11. The property is within close proximity to the future Tenley Circle Metro Station.

12. The Municipal Planning Office, by report dated April 20, 1976, recommended that the application be approved, with the condition that the Board limit total capacity to 250 students, the number permitted for the French School. Pursuant to Section 1.3 of the Supplemental Rules of Practice and Procedure, the Chairman waived Section 3.41 of the Rules to receive the Municipal Planning Office report even though it did not meet the five day requirement.

13. The National Capital Planning Commission, by report dated April 1, 1976, reported to the Board that the use is not inconsistent with the Comprehensive Plan for the National Capital and is so located that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students or other objectionable conditions.

14. The Department of Transportation, by report dated May 14, 1976, had no objection to the proposed use.

15. The Friendship Neighborhood Coalition, the Tenley Community Advisory Group and other residents of the area supported the application.

CONCLUSION OF LAW AND OPINION

The Board concludes that the applicant is an academic institution of higher learning, and is qualified to operate as a university under the terms of Paragraph 3101.46 of the Zoning Regulations. The Board concludes that the proposed use is not likely to become objectionable because of noise, traffic, number of students or other conditions. The Board notes that the proposed use is of considerably less intensity than the private school which previously occupied the property and which was approved by the Board. It is therefore ordered that the application be granted.

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

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

ATTESTED BY: Steven E. Sher
STEVEN E. SHER,
Acting Secretary to the Board

FINAL DATE OF THE ORDER: **JUN 9 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 ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER
THE EFFECTIVE DATE OF THIS ORDER.