

Before the Board of Zoning Adjustment, D. C.

Application No. 12164 of the Presbyterian Home of the District of Columbia, pursuant to Sub-section 8207.2 for a special exception under Paragraph 3101.49 to permit an addition to an existing eleemosynary institution in the R-1-A District at the premises 3050 Military Road, N.W. (Square 2287, Lot 805).

HEARING DATE: June 16, 1976

DECISION DATE: June 16, 1976 (from the Bench)

FINDINGS OF FACT:

1. The subject property is located in an R-1-A District.
2. The minimum lot area required for R-1-A is 7,500 square feet. The subject site provides 540,532 square feet. The required lot width is 75 feet. The subject property provides 1,140 feet.
3. The existing Presbyterian Home at 3050 Military Road, was established pursuant to this Board's approval under application 5205. At the time of the granting of application 5205, the Board found the use to be qualified as a philanthropic or eleemosynary institution within the meaning of the Zoning Regulations.
4. The Board's original approval was subject to the applicant's contemplation of a 300 bed facility.
5. This Board approved an addition to the home pursuant to application 9232, providing for 300 occupancies of the home. Due to economic hardship, this addition could not be built.
6. In application 11147, December 1972, this Board approved an addition of 140 beds for a total of 220 beds. This addition also was not constructed because of economic hardship.
7. The applicant is now requesting approval of a smaller addition of 90 beds to the existing facility. The home presently has 80 beds. (70 residential and 10 infirmary)
8. The proposed three story addition will expand the facility to provide a total of 138 residential and 32 infirmary beds, for a total of 170 beds.
9. The subject site is a 12.4 acre site. To the north and east of this site are single family detached homes. The uses to the west and south are institutional in character and size and more specifically are the Temple Sanai, Carnegie Institute, and the Embassy of Tunisia and three houses.

10. The Zoning Regulations require one parking space for each ten beds, so that a total of 17 spaces will be required. A total of 31 spaces is provided.

11. The National Capital Planning Commission, by report dated May 10, 1976, recommended approval of this application.

12. The Municipal Planning Office, by report dated May 12, 1976 recommended approval of this application.

13. There was no opposition to the application, at the public hearing.

CONCLUSIONS OF LAW AND OPINION:

The Board is of the opinion that the proposed use is not inconsistent with the general land use objectives. The Board is further of the opinion that the granting of this application will be in harmony with the general purpose and intent of the Zoning Regulations and Map, and will not tend to adversely affect the use of neighboring property in accordance with such regulations and map. In the Board's opinion, the convalescent facilities constitute an accessory use to the philanthropic or eleemosynary institution within the meaning of the Zoning Regulations. It is hereby ORDERED that this application be GRANTED subject to the following conditions:

- a. No goods, chattel, wares or merchandise shall be commercially created, exchanged or sold therein.
- b. The ratio of convalescent facilities to residence facilities shall not exceed 20%.

VOTE:

4-0 (William F. McIntosh, Ruby B. McZier, Lilla Burt Cummings, Esq. and Leonard L. McCants to grant, William S. Harps not present, not voting)

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

ATTESTED By:   
ARTHUR B. HATTON  
Executive Secretary

FINAL DATE OF ORDER: July 23, 1976

THAT THIS 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.