

Before the Board of Zoning Adjustment, D. C.

Application No. 12239, of Beatrice Turner, pursuant to Sub-section 8207.2 for a special exception under Sub-section 3104.46. Specifically the applicant seeks permission to establish a community center building (child development center) on the first (1st) and second (2nd) floors in the R-5-B District at 1734 Seaton Place, N. W., Lot 286, Square 150.

HEARING DATE: December 15, 1976

DECISION DATE: December 21, 1976

FINDINGS OF FACT:

1. The subject premises are located in an R-5-B District.
2. Seaton Place is one block in length and both sides of the street are lined with single family row houses, with a few two family dwellings included therein.
3. Applicant intends to use the subject premises as a child development center with emphasis on remedial reading, arts and crafts, dancing, music and acting. There will be no structural changes to the building.
4. The program is operated by three staff members from 3:00 P.M. to 5:30 P.M. with morning hours only in the summer months.
5. The average attendance is twenty (20) to twenty-five (25) students and the enrollment constitutes pre-schoolers, elementary school students and Junior High students.
6. Most of the students live in the immediate area of the center and walk to the center.
7. The subject organization is a non-profit organization.
8. Ida Fox representing the Dupont Citizens Association and Harriet B. Hubbard, Chairman of the Educational Committee of the Federation of Citizens Associations supported the application but with the provision that if the application were granted it would be for one (1) year.
9. Center Properties, Inc. which owns twenty-seven (27) buildings on the subject street opposed the application on the grounds that the character of the subject street is completely residential; the twenty-seven buildings were purchased for the sole purpose of renovating and

rehabilitating them for resale as residences; a child development center is out of character with the residential uses; the center would interfere with the peaceful enjoyment of the residents of the block because of noise, traffic, vehicular and pedestrian congestion; the subject premises do not provide adequate space, inside or outside the building, for a center and that the proposed use is not reasonably necessary and convenient to the neighborhood in view of the contemplated Morgan Community School which may afford facilities and programs now contemplated by applicant in the subject premises.

CONCLUSIONS OF LAW:

Based on the record the Board concludes that the granting of the relief sought herein is not likely in any appreciable manner to become objectionable to neighboring properties because of noise or other objectionable conditions and that the use will be reasonably necessary or convenient to the neighborhood in which it is proposed to be located. The Board further concludes that the granting of the special exception for a reasonable period of time will be in harmony with the general purpose and intent of the zoning regulations and maps and will not tend to affect adversely the use of neighboring property in accordance with said Zoning Regulations and Maps. Accordingly, it is

ORDERED the application is GRANTED for a period of one (1) year.

VOTE: 3-0 (Richard L. Stanton, Leonard L. McCants, Esq., William F. McIntosh).

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

ATTESTED By:


ARTHUR B. HATTON
Executive Secretary

FINAL DATE OF ORDER: 3-15-77

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.