

BEFORE THE BOARD OF ZONING ADJUSTMENT, D.C.

Application No. 12245 of Andree Gandy on behalf of Peoples Involvement Corporation, pursuant to Sub-sections 8207.2 and 8207.11 of the Zoning Regulations, for a special exception (Section 3104.47) and an area variance (Section 7202) to permit the occupancy of a structure as a Social Services Center with provision for three (3) emergency housing units with a waiver of any parking requirements in the R-5-B District at 1441 Florida Avenue, N.W. (Lot 224, Square 2660).

HEARING DATE: November 23, 1976

DECISION DATE: December 21, 1976

FINDINGS OF FACT:

1. The property is located in the R-5-B District.
2. Applicants propose to establish a multi-purpose facility which will provide three (3) short term housing units for persons evicted or dispossessed, non-residential counseling facilities for paroled or probationary offenders not involving drug maintenance or medication, a multi-lingual typing training program, a taxi driving job training program, a senior citizens program, a medical referral service and arts, crafts, and a tutorial program for area youth.
3. Applicant is a non-profit organization contracting with, or receiving grant funds from, the Federal and District governments, and other grant dispensing private organizations for its various programs.
4. The structure is a partially completed nine unit apartment building. Aside from three units reserved for temporary housing, applicant proposes to utilize the structure for offices, class rooms and other related purposes.
5. Applicant has a staff of approximately twenty-five (25) people.
6. The structure affords very limited parking, less than the required four (4) spaces.

7. The D.C. Metropolitan Planning Office recommended approval of the application upon condition that applicant secure parking in the immediate neighborhood.

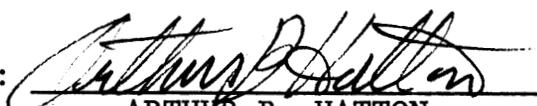
8. Applicant has attempted to secure the use of parking facilities from a neighboring church and has received the pledge of ten (10) spaces from a neighboring commercial establishment located two blocks from the proposed facility.

9. The application was opposed by neighboring property owners and residents on the grounds that neighborhood parking is extremely limited. Opponents further expressed a concern over the types of persons, primarily ex-offenders, who would be using the facility.

CONCLUSIONS OF LAW AND OPINION

Applicant seeks an area variance requiring a showing of practical difficulty. Applicant also seeks a special exception which requires, generally, that the facility is in harmony with the zoning plan and does not adversely affect the neighborhood, and specifically, that the facility is not objectionable to neighboring properties due to noise or other conditions. The Board is of the opinion that the proposed facility will adversely affect the neighborhood due to increased parking demands and is objectionable to the neighborhood due to the types and numbers of people utilizing the facility. It is therefore ORDERED that the application is hereby DENIED.

VOTE OF : 4-0 (William F. McIntosh, Lilla B. Cummings, Esq., Leonard McCants, Esq. and Theodore F. Mariani)

ATTESTED BY: 
ARTHUR B. HATTON
Secretary to the Board

FINAL DATE OF ORDER: 4-22-1977