GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 12412 of Heights Foundation, Inc., pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception under Paragraph 3101.42 to permit establishment of a private girls' school with 150 students in the R-1-B District, at 4101 Yuma Street, N. W. (Square 1727, Lots 806 and 807).

HEARING DATE: May 17, 1977
DECISION DATE: June 7, 1977

FINDINGS OF FACT:

1. At the public hearing the Chairman granted permission to the applicant to amend the application to include grades available at the proposed school to be seven through twelve instead of grades seven, eight and nine, as the application originally proposed.

2. The property, located in an R-1-B District is approximately 43,200 square feet in area and improved with a three story structure.

3. The building is presently vacant. The applicant seeks permission to establish a private girls school with a maximum of 150 students and a maximum of 18 teachers. Grades seven through twelve will be taught at the proposed school.

4. It is planned that the school will open in September 1977 with an enrollment of approximately 80 students and teachers.

5. In BZA Order No. 9008, dated March 20, 1967 the Board granted LaFoundation de l'Ecole Francaise Internationale permission to establish a private school, grades one through twelve, at the present site, with an enrollment of 271 students.

6. In BZA Order No. 12123, dated June 9, 1976, the Board granted the National Graduate University permission to use these premises as an academic institution of higher learning. The maximum enrollment was project at 440 students with a maximum of 125 on the campus at any one time.

7. To the north of the property is the Janney Elementary School. Adjoining the property on the east is St. Anne's Church and to the south, Immaculata College, located across Yuma Street from the school site. Single family residences are located west of the site on Yuma Street. A high wall borders the property to the west separating it from the single family residences.

8. The site is well served by public transportation.

9. The school would be required to provide a total of 20 parking spaces. Approximately 15 parking spaces are presently provided, but the present parking area is large enough to accomodate 20 cars.

10. The Municipal Planning Office, by report dated May 10, 1977 and by testimony at the hearing, recommended that the application be granted.

11. There was no opposition, either on file or at the hearing, to the granting of the application.

CONCLUSIONS OF LAW:

The premises have been utilized previously for similar purposes as those proposed by the present application and the property is well suited for such use. The use requested represents a reduction in use intensity over the previous applications. There is amply on-site space for accomodating the number of required parking spaces. There was no opposition to the application. The Board concludes that applicant has met the burden of proof in meeting the requirements of Paragraph 3101.42. The Board further concludes that the granting of the special exception 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 the Zoning Regulations and Maps. Accordingly, it is ORDERED that the application be GRANTED.

VOTE:

4-0 (William F. McIntosh, Charles R. Norris, Leonard L. McCants, Esq. and Lilla Burt Cummings, Esq., by proxy)

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

ATTESTED By: _____
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 18 JUL 1977

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.