

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12515 of the Georgetown Visitation Preparatory School for Girls, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.41 to establish a nursery school (the Georgetown Cooperative Nursery) in the R-3 District at the premises 1524 35th Street, N.W., Square 1251, Lot 800.

HEARING DATE: November 16, 1977
DECISION DATE: November 16, 1977

FINDINGS OF FACT:

1. The subject property is located in an R-3 zone District at 1524 35th Street, N.W.
2. The subject site is presently improved with a one story brick structure.
3. The applicant proposes the operation of a nursery school for seventeen children with two teachers.
4. The proposed hours of operation will be from 9:00 A.M. to 12:00 noon, five days a week during the months September to June.
5. The school will also serve as a laboratory for the girls at the Visitation Preparatory School whose interest is in child development.
6. This facility was previously used as a locker room lounge for senior girls of the Georgetown Visitation Preparatory School.
7. The school proposes an enrollment of 17 students and two teachers.
8. The part of the subject property to be used by the Nursery School is so located within the interior of the Georgetown Visitation Preparatory School property that it is isolated from the surrounding neighborhood.
9. The proposed school will offer no articles of commerce for sale.

10. Pursuant to Paragraph 3101.41(d), 100 square feet of play area is required. The applicant has provided well in excess of the required play space adjacent to the rooms used for the school.

11. The applicant has stated that two parking spaces are reserved for the teachers in the large parking lot on the premises for the preparatory school.

12. The applicant testified that although there would be a broad enrollment, the needs of the immediate neighborhood would be the first consideration.

13. The Municipal Planning Office, by report dated November 11, 1977, recommended that this application be approved, stating in part "The proposed nursery school will cater to the needs of the surrounding area and will be a convenience to the community."

14. There was no opposition to the granting of this application.

15. There was no report from Advisory Neighborhood Commission 3A in this application.

CONCLUSIONS OF LAW & OPINION

Based on the foregoing Findings of Fact and the evidence of record, the Board concludes that the proposed nursery is so located and the activities to be conducted therein will be such that it is not likely to become objectionable to adjoining or nearby property because of noise, traffic, or other objectionable conditions. The proposed use is reasonably necessary and convenient. It is therefore ORDERED that the above application is hereby GRANTED for a period of THREE YEARS.

VOTE: 5-0 (Charles R. Norris, Ruby B. McZier, Chloethiel Woodard Smith, William F. McIntosh and Leonard L. McCants)

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

ATTESTED BY: _____



STEVEN E. SHER
Executive Director

Order No. 12515

Page 3

FINAL DATE OF ORDER: 26 JAN 1978

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.