

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12517 of the Grace Episcopal Church, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Sub-section 7104.2 to modify an existing non-conforming pre-primary school by extending the hours of operation to include 8:30 am to 6:00 p.m. and the ages of the children to include 2-½ to 6 in the W-1 District at the premises 1041 Wisconsin Avenue, N.W., (Square 1189, to Lot 835).

HEARING DATE: December 13, 1977
DECISION DATE: January 4, 1978

FINDINGS OF FACT:

1. The subject property is located on the northeast corner of Wisconsin Avenue and South Street, N.W. in the Georgetown Waterfront. Its street address is 1041 Wisconsin Avenue, N.W. and it is located in a W-1 District.
2. The subject property is approximately 24,884 square feet in area and is improved with the Grace Episcopal Church, parish hall and rectory.
3. A public alley borders the site on the north. Uses in the immediate area include a C&P Telephone operations center, a printing shop, a food store, a welding company, warehouse and row dwellings.
4. The applicant currently has a valid certificate of occupancy for a pre-primary school for three and four year old children, five mornings per week, first floor, Certificate of Occupancy No. B-89714, issued June 12, 1974.
5. The applicant proposes to increase the hours of operation from 8:30 am. to 6:00 p.m., five days per week during the school year, September to June. The ages of the students will range from 2½ years to 6 years old.

6. The school has six students at present and three staff members. The applicant proposes a maximum of forty students and four staff members for morning classes to be reached within three or four years. Ten of the forty students who arrive for the morning session would remain at the school at the close of the morning session and constitute a second program, namely a day care session.

7. Article 72 of the Zoning Regulations requires a total of two parking spaces for a staff of four members. There are no parking spaces available in the church property. Applicant leases one space in a nearby parking lot and has made arrangements to lease another. There is commercial parking available in the area.

8. The church property provides adequate open space for the school and is surrounded by a fence.

9. The Municipal Planning Office, by report dated November 10, 1977, recommended approval of the application stating in part "the school is an asset to the area and will not adversely affect its present character or future development".

10. There was no opposition to the application.

11. Advisory Neighborhood Commission 3A filed no recommendation on this application.

CONCLUSIONS OF LAW:

Based on the record the Board concludes that the proposed extension of the existing school represents only a minimal change from present permitted operations and will not be objectionable to nearby or adjoining properties. The Board concludes that the granting of the special exception will have no adverse affect on the present character or future development of the neighborhood. Accordingly, it is ORDERED that the application is GRANTED.

VOTE: 4-0 (Chloethiel Woodard Smith, Charles R. Norris, William F. McIntosh and Leonard L. McCants).

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

