

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12530 of St. Gertrudes School of Arts and Crafts, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.42 to permit an addition to an existing private school in the R-2 District at the premises 4801 Sargent Road, N.E., (Square 3977, Lot 33).

HEARING DATE: December 21, 1977

DECISION DATE: December 21, 1977 (Bench Decision )

FINDINGS OF FACT:

1. The subject property is located at 4801 Sargent Road, N.E. and is in an R-2 District.
2. By BZA Order No. 9208, dated October 13, 1967, the Board granted permission to the applicant to erect additions to an existing building for dormitory space, classrooms, dining facilities, staff house, chapel and recreational facilities. The school was originally established in 1926.
3. The applicant proposes to tear down an existing porch, create a twenty by forty foot room, close in the room and raise the ceiling to a fourteen foot ceiling. The room would be used for an all purpose gym type, recreational room for the students. The base of the porch, which is concrete, will remain. It serves as a laundry room. The proposed addition will measure 651 square feet in area.
4. The total area of the campus site is 12.09 acres and is improved with two buildings and two sheds. The buildings are set back approximately 600 feet from the property line along Sargent Road. The elevated terrain, trees and surrounding open space serve as a buffer and isolate the campus from the surrounding uses as well as the residential neighborhood on Delafield Place.
5. The school is used for retarded and emotionally disturbed girls who range from six to eighteen years of age. The school was established in 1926 and is operated by the Benedictive Sisters.
6. A total of 40 students are currently enrolled in the school.

The Board's previous order authorizes a maximum enrollment of forty-four children. There is no intention to increase the enrollment beyond the authorized number

7. There was no opposition to the application.

8. Advisory Neighborhood Commission 5A made no recommendation on the application.

9. The Municipal Planning Office, by report dated December 15, 1977, recommended that the application be approved, on the grounds that "the isolated location of the school, the limited size of the addition and the absence of plans to expand the current enrollment serve to demonstrate that the use would not become objectionable to neighboring property because of noise, traffic; number of students or other objectionable condition".

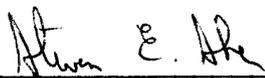
CONCLUSIONS OF LAW:

The Board concludes that the isolated location of the school, the limited size of the proposed addition, the relatively small number of students and the relatively large size of the site combine to create conditions which support the grant of the special exception. The Board concludes that the addition would not become objectionable to neighboring property because of noise, traffic; number of students or other objectionable conditions. No adverse affect is foreseeable. Accordingly, it is ORDERED that the application is GRANTED.

VOTE: 4-0 ( Charles R. Norris, 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

FINAL DATE OF ORDER: 25 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

Order No. 12530

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WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS  
ORDER.