

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12768 of the District of Columbia Government, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.42 for the Washington Urban League, Inc. to use all floors of the subject premises as a private computer school (data processing center) in an R R-5-A District at premises 1375 Missouri Avenue, N.W., (Square 2792, Parcel 87/536).

HEARING DATE: October 25, 1978
DECISION DATE: October 25, 1978 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located on the north side of Missouri Avenue approximately 100 feet west of its intersection with 14th Street, N.W. and is known as 1375 Missouri Avenue, N.W. It is in an R-5-A District.
2. The subject site, approximately 17,000 square feet in area, is presently improved with a three story red-brick school that was built in 1912 and was known as the Military Road School. The site is further improved with an asphalt playground with children's play equipment and a parking compound to the east of the structure. An eight foot high chain link fence encloses the site. The building has two classrooms on both the first and second floors, and is presently vacant.
3. The site is surrounded to the north and west by apartment buildings, to the east by a vacant grass-covered area owned by the U.S. Government and to the south, across Missouri Avenue, by a park, followed by an apartment building.
4. The applicant proposes to use the subject property as a private secretarial and computer school (data processing center) under the auspices of the Washington Urban League. The program will be run in co-operation with the IBM Corporation which will make available equipment, supplies and a training staff for the students.

5. A private computer school (Data Processing Center) is not permitted in the R-5-A District unless approved by the Board of Zoning Adjustment. The said school would be first permitted as a matter of right in the SP District.

6. The proposed Data Processing and Clerical Training Center Program will provide to unemployed, under employed, and economically disadvantaged persons, training in professional secretarial/administrative services, employment preparation seminars,, academic reinforcement seminars, counseling and job placement.

7. The proposed school will consist of forty to sixty students, ages sixteen and up, six teachers, and ten administrative staff. The hours of operation will be from 9:00 a.m. to 5:00 p.m. According to the D.C. Public Schools Division of Building and Grounds the subject premises can accomodate the proposed enrollment adequately. The maximum number of students on the premises at any one time will not exceed forty students.

8. The applicant testified that the teachers will have access to existing on-site parking spaces as well as on-street parking. It was further testified that the majority of the students who will participate in the program will use public transportation, which is available on 14th and 16th Streets, Georgia Avenue and Military Road.

9. The Zoning Regulations require that there be two off-street parking spaces for each three teachers, plus one space for each ten classroom seats. The applicant is therefore required to provide ten off-street parking spaces to accomodate the proposed use. There are seven marked parking spaces existing on the site. If the paved area previously used as a playground is utilized for parking then approximately fifteen spaces could be assembled on the site.

10. The Municipal Planning Office, by report dated October 18, 1978 recommended that the application be approved for a period of three years on the grounds that the parking requirements have been met and the proposed use will not tend to affect adversely the use of neighboring properties and will be in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board so finds.

11. Advisory Neighborhood Commission 4A, by letter dated October 16, 1978, recommended that the application be granted. No grounds were stated for its recommendation.

12. There was no opposition to the application.

CONCLUSIONS OF LAW:

Based on the foregoing findings of fact and the evidence of record, the Board concludes that the proposed use of the subject property as a secretarial and computer school (data processing center) is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions and that ample parking space is provided to accomodate the students, teachers, and visitors likely to come to the site by automobile. The requirements of Paragraph 3101.42 of the Zoning Regulations have been met.

The Board further concludes that the Special Exception can be granted as in harmony with the general purpose and intent of the Zoning Regulations and maps. Accordingly it is ORDERED that the application is GRANTED SUBJECT to the following CONDITIONS:

1. Approval shall be for a period of THREE YEARS.
2. Approval shall be only for the computer school to be run by the Washington Urban League.
3. The maximum number of students on the premises at any one time shall not exceed forty.
4. The hours of operation shall be from 9:00 a.m. to 5:00 p.m.
5. The applicant shall provide a minimum of ten off-street parking spaces on the property.

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

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

ATTESTED BY: Steven E. Sher
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 7 NOV 1978

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION 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.