

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 13109, of St. Paul's Temple, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.41 to use the first floor of the subject premises as a day care center consisting of sixty students, three teachers and seven assistants in an R-1-B District at the premises 3420 - 16th Street, N.E. (Square 4009, Lots 1, 12, 13, 14 and 15).

HEARING DATE: December 19, 1979

DECISION DATE: January 9, 1980

FINDINGS OF FACT:

1. The subject site is located on the west side of 16th Street, between Lawrence and Monroe Streets, N.E. in an R-1-B zone district at premises known as 3420 - 16th Street, N.E.
2. The subject site has 270 feet of frontage on 16th Street, and 135 feet on Lawrence and Monroe Streets respectively. It is improved with the St. Paul's Temple Church of God in Christ.
3. The applicant proposes to operate a day care facility on the premises from 7:00 a.m. to 3:30 p.m.
4. The applicant proposes a maximum of sixty students, five teachers and seven assistants.
5. There will be no articles of commerce for sale on the subject premises.
6. The church owns the entire block between Monroe Street and Lawrence Street, N.E. The applicant proposes to use as play space, the approximately 7,150 of open grass area on the Monroe Street side of the property. This satisfies the requirements of Sub-paragraph 3101.41(d) of the Zoning Regulations, with regard to one hundred square feet of play area for each child.
7. The applicant testified that the school proposes primarily to serve the neighborhood within a radius of ten blocks.
8. The applicant proposes to provide a minimum of four parking spaces on the Lawrence Street side of the property.