

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13696 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 continue to use all floors of the subject premises as a private computer school (data processing center) in an R-5-A District at the premises 1375 Missouri Avenue, N.W., (Square 2792, Parcel 87/536).

HEARING DATE: March 10, 1982

DECISION DATE: March 10, 1982 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located on the north side of Missouri Avenue approximately 100 feet east of its intersection with 14th Street, at premises known as 1375 Missouri Avenue, N.W. It is located in an R-5-A District.

2. The subject property contains approximately 17,000 square feet of lot area and is presently improved with a three-story, brick structure built in 1912 known as the Military Road School. The site also contains an asphalt playground area to the east, north and west of the structure that is used in part as a parking area. A chain link fence, eight feet in height, encloses the site.

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 United States Government and to the south, across Missouri Avenue, by a park followed by an apartment building.

4. The subject premises is owned by the District of Columbia Government with a right of entry and lease agreement with the Washington Urban League, Inc. to operate a private secretarial and computer school (data processing center) known as the League's John E. Jacob Word Processing Training Center.

5. The applicant was granted a special exception on October 25, 1978 in BZA Application No. 12768 to use the subject property as a private secretarial and computer school (data processing center) under the auspices of the Washington Urban League, Inc. The program has been run in cooperation with the IBM Corporation which has made

equipment, supplies and a training staff available to the students. The Washington Urban League supplies a program director and a support training staff.

6. The Word Processing Training Center program provides training in professional secretarial/administrative services, employment preparation seminars, counseling and job placement services to unemployed, underemployed and economically disadvantaged persons.

7. The subject building contains approximately 6,624 square feet. The computer school uses two classrooms on the third floor each containing 734 square feet. On the ground level, there is a classroom of 446 square feet in addition to a student cafeteria containing 480 square feet. The second floor contains approximately 2,208 square feet and is occupied by the administrative offices.

8. The school consists of thirty to forty students averaging twenty-four years of age. Ten staff persons are provided, including six instructors, three support staff, and one director. An engineer/custodian is also employed to maintain the building and grounds.

9. The school's hours of operation are from 9:00 A.M. to 5:00 P.M. The maximum number of students on the premises at one time will not exceed forty students.

10. Teachers and students have access to fifteen existing on-site parking spaces as well as on-street parking. Nearly all of the students who participate in the program use public transportation which is available on 14th Street, 16th Street, Georgia Avenue and Military Road.

11. Since 1978, the school has enrolled 264 students and graduated 164. The school has been a success in the job training field and has attracted the supportive attention of both the local and national media.

12. The Washington Urban League has accomplished substantial renovation and made improvements to the interior and exterior amounting to approximately \$95,000.

13. 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 computer school would be first permitted as a matter of right in the SP District.

14. The Zoning Regulations require that there be two off-street parking spaces for each three teachers plus one space for each ten classroom seats. Accordingly, the applicant is required to provide ten off-street parking spaces to accommodate the proposed use.

15. By letter dated March 1, 1982, the Brightwood Community Association, a civic organization whose jurisdictional boundaries include the subject site, stated that the school has been an asset to the community and recommended that this application be granted.

16. Advisory Neighborhood Commission 4A did not appear or present any written testimony in this case.

17. There was no opposition to this application.

CONCLUSIONS OF LAW AND OPINION:

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 accommodate the students, teachers, and visitors likely to come to the site by automobile. The requirements of Paragraph 3101.41 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 FIVE YEARS from the date of expiration of the previous Certificate of Occupancy; namely, November 7, 1981.
2. Approval shall be limited to operation of the private computer school (data processing center) 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 not exceed from 9:00 A.M. to 5:00 P.M.
5. The applicant shall provide a minimum of fifteen off-street parking spaces.

VOTE: 3-0 (Walter B. Lewis, William F. McIntosh and Connie Fortune to GRANT; Charles R. Norris ABSTAINED, not have heard the entire case; Douglas J. Patton not present, not voting).

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

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

FINAL DATE OF ORDER: JUL 16 1982

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS AND INSPECTIONS.