

PUBLIC HEARING--April 14, 1965

Appeal #8131 St. Patrick's Episcopal Church, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on April 20, 1965:

ORDERED:

That the appeal for permission to erect an addition to the existing private school and to increase enrollment from 60 to 110 children at 1655 Foxhall Road, N.W., lots 810 and 811, square 1350, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's property, which is nearly rectangular in shape, has frontages of 132.5 feet on Reservoir Road, 176.7 feet on Foxhall Road and 95 feet on Greenwich Parkway. The property is bounded on the east by a 15 foot wide public alley, and the property contains an area of 22,786 square feet of land.

(2) There is an existing school building on the site which was approved by this Board under the provisions of Section 3101.41 of the Zoning Regulations as a private school. Appellant now desires to erect a two-story classroom building on the east side of the building occupying 4850 square feet of land and which will, with the existing school, accommodate 110 children. The addition will contain four new classrooms with facilities and there will be twenty-five pupils per classroom with 10% overage to take care of absenteeism.

(3) The school will operate five days a week from 9:00 to 11:45 a. m. Ages of children are from three to four years, the three year old children attending three days a week.

(4) There is a play area of 80 x 28' on Greenwich Parkway. Only twenty five children or one classroom will use the playground at a time and they alternative into 15 minute schedules. In computing the play area other space indoors can be used and therefore the requirements of the Zoning Regulations as to play area will be met.

(5) Adequate off-street parking has been provided to meet the requirements of the Zoning Regulations.

(6) The present staff of the school is eight and will be increased to ten.

(7) Appellant testified that a great number of children are from the immediate area with approximately 33% of the children coming from a distance within ten blocks of the school and the balance from the rest of the city. They utilize one small station wagon for transportation.

(8) There will be no articles of commerce sold on the premises.

(9) There was opposition to the granting of this appeal registered at the public hearing. Appellant stated he could have brought in about 150 persons from the area in favor of the appeal but did not consider it necessary.

OPINION:

From the records and the evidence adduced at the hearing the Board is of the opinion that the requested addition and increase in enrollment in this school is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students or other objectionable conditions. The Board feels that the limited hours of operation in the morning of approximately three hours, and the fact that the play yard on Greenwich Parkway which has a 30" high concrete retaining wall with a chain link fence on top thereof, and the further fact that only 25 children or one classroom will utilize the play area at one time with alternating 15 minutes ~~xxxx~~ schedules, will not tend to become over objectionable to the surrounding area.

In view of the above we are further of the opinion that the granting of this exception will be in harmony with the general purpose and intent of the zoning regulations and maps and will not tend to affect adversely the use of neighboring property in accordance with these regulations and maps.