

PUBLIC HEARING--July 14, 1965

Appeal #8268-69 Piarist Fathers, Queen of Pious Schools, Inc. and Mary Eleanor and Paul F. Moore, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. Scrivener not voting the following Order was entered on September 22, 1965: *(The Order substantially as follows)*

ORDERED:

That the appeal to establish a philanthropic institution at 1212 and 1220 Monroe Street, N.E., lots 40 and 9, square 3928, be granted.

As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lots, which are located in the R-1-B District, have a frontage of 90 feet on Monroe Street, a depth of 150 feet and contains an area of 13,550 square feet. There is a ten foot wide public alley on the west side of the property which separates the R-1-B District from the C-2 District fronting on 12th Street.

(2) Premises 1212 Monroe Street contains 10 rooms, and four baths together with kitchen and dining room. There are six rooms for living quarters with one room being used by the house manager. These premises are now used as a religious house of studies. Premises 1220 Monroe Street contains eight rooms and is now used as a flat. Appellant intends to use one room as a living room and seven rooms for living quarters. The two premises will be occupied by women in one building and men in the other. The House Manager will be in charge of the two premises, but there will be managers in both 1212 and 1220 Monroe Street. There will also be a maid, cook and another person for the maintenance of the buildings.

(3) There will be no articles of commerce sold on the premises and no improvements except those required by Fire and Building Regulations. There will be no doctors, nurses or therapists on the premises.

(4) The properties will be operated by the Anchor Club which is an integral part of the Catholic Archdiocese of Washington, D. C.

(5) Appellant states that the Anchor House and the Anchor Club are eleemosynary institutions within the meaning of the Zoning Regulations. The Anchor Club is an organization of about 100 men and women from the Metropolitan Area attempting to assist an equal number of people in varying stages of recovery from mental illness. It offers social activities to St. Elizabeths Hospital and the D. C. General Hospital. The Club builds up morale of these people in that they can be associated with working members who have never suffered mental illness, and attempt to give them clothing and help in finding housing and employment for them. It is supported by contributions from the working members. There are also auxiliary memberships of \$1.00 a month as well as fund raising activities. The charge for persons residing there will depend upon the person and will average approximately \$100.00 a month. Those persons residing in the two premises have been cleared by the doctors as social recoveries. This Club is non-denominational and accepts persons from both the Jewish and Protestant faiths.

(6) A psychiatrist from the staff of St. Elizabeth's Hospital stated that the Anchor Club has been of valuable assistance to the Hospital. He further stated that they consider these persons as recovered and eligible for these homes, and that they will not be patients and will not continue treatment at the Club.

(7) The purpose and aims of the Anchor Club are: (1) to provide social contacts and activities with a Catholic background for patients who have set privileges and patients who have been granted special permission to attend activities and patients who are on extended leave, (2) to extend friendship and encouragement necessary to patients who have been disturbed in order to forestall re-hospitalization due to lonesomeness and inadequate social relations and (3) to assist discharged patients in obtaining housing, employment and adequate clothing.

(8) There was opposition to the granting of this appeal registered at the public hearing. There was also a petition filed in favor of the granting of this appeal.

OPINION:

We are of the opinion that appellant's organizations qualify as philanthropic institutions within the definition of such an institution which reads as follows:

"Institution, philanthropic or eleemosynary: a place of asylum, other than a convalescent or nursing home or hospital, supported wholly or substantially by endowment or contributions".

From the records and the evidence adduced at the hearing, it was found that the Anchor Club is a place of asylum as well as the Anchor House as the persons residing in these buildings are not in a stage of convalescence and further, it is not a nursing home or hospital, and further, it is supported wholly or substantially by endowment and contributions.

It is our opinion, further, that the type of operation proposed and the number of persons residing therein will not adversely affect the use of neighboring property, nor will traffic problems be enhanced.

In view of the above it is our further opinion that the proposed use will not tend to affect adversely the use of neighboring property in accordance with said regulations and maps and will be in harmony with the general intent and purpose of the zoning regulations.