

PUBLIC HEARING—Nov. 17, 1965

Appeal #8443-44 Jewish Foundation for Retarded Children, Inc. and Irving J. and Bertha Rappaport, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. McIntosh abstaining and Mr. Scrivener dissenting, the following Order was entered on November 24, 1965:

ORDERED:

That the appeal to enlarge existing philanthropic institution on lot 808 to include lots 17, 810 and 811, and part of alley proposed to be closed, square 3341, premises 220 and 224 Sheridan Street, N.W. be granted.

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

(1) Appellant's property, which is located in the R-1-B District, has a frontage of 285 feet on Sheridan Street, 370 feet on 2nd Street being the entire frontage from Rittenhouse to Sheridan Streets, 346.75 feet on North Dakota Avenue, and contains an area of approximately 115,800 square feet of land.

(2) Appellant has provided twenty-two parking spaces on the lot.

(3) Appellant proposes to utilize premises 220 and 224 Sheridan Street as part of the area to be developed with a new modern facility.

(4) Appellant intends to accommodate approximately 250 children in residence and 100 children day care. These are two separate programs. The ratio of supervisors will be five children for each one supervisor.

(5) On July 15, 1964, in appeal #7800 the Board denied appellant permission to permit use of premises 224 Sheridan Street as part of this institution. The records in this appeal are incorporated into this appeal by reference.

(6) The Department of Highways and Traffic offers no objection to the granting of this appeal.

(7) The National Capital Planning Commission reports that it is in favor of the granting of this appeal and finds:

(a) All of the property is ~~in~~ either owned or is to be acquired by the Foundation, thus eliminating the single-family use surrounded by the institution.

(b) Design of proposed building with play area courts within the main structure will make supervision over children easier and problems of securing will be eliminated. Although the appeal indicated that there will be an increase in the number of children, testimony at the BZA hearings indicated that there will be an increase in the number of supervisors to the extent that there will be one supervisor for each five children.

(8) There was objection to the granting of this appeal registered at the public hearing. The North Washington Neighbors, Inc.; the Mental Retardation Committee of the Dept. of Public Health, D.C. Government; the President of the J.F.R.C. PTA and property owners in the immediate area have written in favor of the granting of this appeal.

OPINION:

We are of the opinion that the institution is philanthropic within the meaning of the Zoning Regulations, and for the reasons stated in the finding of fact will not adversely affect the use of neighboring property.

We are also 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.

In this appeal appellant has eliminated the objection of the Board in appeal #7800 by the purchase of this property as part of the institution.