

PUBLIC HEARING—November 17, 1965

Appeal #8453 Christ Episcopal Church, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on November 24, 1965:

ORDERED:

That the appeal to establish a pre-school kindergarten at 3116 O St. N.W., lot 823, square 1243, be denied.

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 lot, which is located midway of the 3100 block of O Street between 13th St. and Wisconsin Avenue is located in the R-3 District and has a frontage of 60 feet on O Street, a depth of 120 feet and contains an area of 7200 square feet of land. The property is improved with a church building.

(2) Appellant proposes to utilize a room in the basement of the church building now used for education of younger Sunday school children. Classes of the school would be from 9:00 a. m. to 12:00 noon, Mondays thru Fridays until June 3, 1966, There would be approximately fifteen pupils in the classes ranging from 3 to 5 years of age, most of whom reside in Georgetown.

(3) Appellant states that there is no need for play space as the children are there only two or three hours. The children start at age 2½ and 3 years of age up to six years of age. They would be taught reading, writing, arithmetic and trained in orderliness. The school will use the Montessori method of teaching.

(4) There was considerably opposition to the granting of this appeal registered at the public hearing by residents of the area and by the Citizens Association of Georgetown. This objection was predicated upon the contention that this is one of the heaviest traveled and most overcrowded streets at the present time. The question of necessity was also emphasized.

OPINION:

The Board is of the opinion that this school is not reasonably necessary or convenient to the neighborhood which it is proposed to serve, and further, it will add further to the congestion on this now heavily traveled and overcrowded street. Further, the play area of 100 square feet per ~~student~~ child was not shown.

The Board is further of the opinion that the contention of the objectors in this appeal is substantiated by the facts.

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