

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING—November 17, 1965

Appeal #8461 Clarence Wormley, 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 community center building at 1801 - 8th St. N.W., lot 39, square 395, be conditionally 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 lot, which is located in the R-4 District, has a frontage of 12.50 feet on S Street and a depth of 60 feet on 8th Street being a corner lot. The lot contains an area of 750 square feet of land and is improved with a two-story and basement row brick building.

(2) The purpose of the building will be to conduct a relatively large and important training program to train the under-privileged for sub-professional rolls in the field of human services. It is jointly sponsored by the Office of Manpower, Automation and Training, Department of Labor, and the Office of Education, Department of Health, Education and Welfare. The center for Youth and Community Studies is committed for the training and placement of 40 counseling interns and 200 Human Service Aides over a 18 month period.

(3) The property in question will provide a staff of six small rooms a kitchen and lounge to be used exclusively for small counseling sessions and seminars. It will be used exclusively for training purposes. There will be only 50 or 40 aides at any one time.

(4) All activities will be conducted within the building and no use is planned for the yard or open space surrounding the premises.

(5) No articles of commerce will be sold on the premises.

(6) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that the use of this premises for a non-profit organization for the promotion of social welfare of the neighborhood is not likely to become objectionable in this Residence District because of noise or traffic and further, it will be reasonably necessary and convenient to the neighborhood in which it is proposed to be located.

We are further of the opinion that due to the limited use of the building with no activities within the yard space 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 said Zoning

Regulations and maps.

The use is subject to a trial period of one year so that in the event it should become objectionable there will be a rehearing at which time the neighborhood can voice their opposition at public hearing. This Order is therefore subject to the following condition:

- (a) Permit shall issue for a trial period of one year, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.