

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- December 15, 1965

Appeal No. 8486 Trustees, The Church of the Pilgrims, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on December 22, 1965.

EFFECTIVE DATE OF ORDER -- June 17, 1966

ORDERED:

That the appeal to continue operation of pre-school training program for approximately 50 children at 22nd and P Streets, NW., lot 825, square 2510, be granted conditionally.

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

(1) The pre-school program is now in operation pursuant to Order of this Board. It is conducted in the Fellowship Hall building of the Church of the Pilgrims.

(2) The record in Appeal No. 8017 is incorporated into this record by reference.

(3) Appellants state that there are 3,672 square feet of fenced-in play area outside the church building, and in addition, 1,870 square feet of play area inside the Fellowship Hall.

(4) In Appeal No. 8017, the Board granted appellants permission to utilize this property as a pre-school group for approximately 50 children for a period of one year with the proviso that there should be not less than 100 square feet of play area for each child.

(5) Subsequent to the public hearing, the Board made an exterior inspection of the property of the church and did not find the conditions set forth in fact #13 to be of a serious nature. On the contrary, they found a well run school with adequate play space.

(6) Appellants desire to continue operation of this school to serve disadvantaged pre-school children in the area. The majority of the children come from the 1700 block of Seaton Place, NW.

(7) In the Spring of 1965, the school was recognized by "Operation Head Start" and received a grant to operate an eight-week Head Start school during the summer months.

(8) Appellants propose to operate the school five days a week from 9:00 a.m. to 1:45 p.m.

(9) Appellants state that the present facilities and staff can handle 50 children; however, the enrollment at this time is 36.

(10) The children are brought to the school by bus.

(11) No other school of this type is located in this area.

(12) The children have a supervised play period outside the church building in the church yard, for approximately 1/2 hour each day, weather permitting.

(13) There was objection to the granting of this appeal registered at the public hearing. An attorney representing the owner of 2210 Que Street, NW., stated that there is not sufficient play area; that there is noise from the children, that the children throw objects into the yard of his client; that there is a lack of supervision; and that vehicles supplying the church block the alley.

OPINION:

We are of the opinion that this school performs a legitimate community service. The school is so located and the activities therein are such that the operation of the school will not likely become objectionable to adjoining and nearby property. We are further of the opinion that this school is reasonably necessary or convenient to the neighborhood which it is proposed to serve.

The continuance of this school will not adversely affect the public good or substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

This Order shall be subject to the following condition:

Permit shall issue for a period of (1) one year but shall be subject to renewal in the discretion of the Board on the filing of a new appeal in the manner prescribed by the Zoning Regulations.