

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 23, 1966

Appeal No. 8576 Evelyn V. Clift, Appellant.

The Zoning Administrator District of Columbia, Appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on March 4, 1966.

EFFECTIVE DATE OF ORDER -- March 24, 1966.

ORDERED:

That the appeal for permission to establish a private school accommodating approximately 30 students between 3527 and 3535 Yuma Street, NW., part of lot 898, square 1970, be denied.

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

(1) Appellant's lot which is located in the R-1-B District has a frontage of 18 feet on Yuma Street and a depth of 88 feet on one side and 61.52 feet on the other side.

(2) Appellant's lot has an irregular shape.

(3) Appellant proposes to erect a one story building 40 x 30 feet.

(4) The building would be used to tutor high school age children. There would be a ratio of 7½ pupils to 1 teacher. There would be four teachers.

(5) Appellant presently operates the school in an office building located in the C-3-A District.

(6) The proposed school would operate five days during the hours from 9:00 a. m. to 3:00 p.m.

(7) Appellant proposes 25 x 52 foot parking area.

(8) Appellant says the school will provide no school bus service and there will be no playground.

(9) Fourteen persons appeared at the public hearing to register opposition to the granting of this appeal. Eight (8) letters appear in the file registering opposition to the granting of this appeal. The Forest Hills Citizens Association, Inc. opposes the granting of this appeal. In addition eighty-eight (88) persons have signed petitions opposing the granting of this appeal.

OPINION:

We are of the opinion that the establishment of this school in this R-1-B would not be compatible with existing conditions in the neighborhood. Although the school would be limited in attendance, the Board feels that there is likely to be created objectionable conditions for nearby property owners. We are further of the opinion that the school is not reasonably necessary or convenient for residents of the neighborhood.

In view of the residential character of this neighborhood, the Board concludes that the establishment of a school at this location would do substantial damage to the public good and the granting of this would substantially impair the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.