

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- April 13, 1966

Appeal No. 8693 Vestry of Washington Parish of Protestant  
Episcopal Church, 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  
April 27, 1966.

EFFECTIVE DATE OF ORDER -- June 14, 1966.

ORDERED:

That the appeal for permission to establish a private school  
for the first grade at 616 G Street, SE., lot 875, square 877, be  
denied.

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

- (1) Appellant's lot is located in an R-4 District.
- (2) Appellant's lot is improved with a two brick row building,  
previously used as a single-family dwelling.
- (3) The lot has a 16.67 foot frontage on G Street, a depth of  
91.38 feet, and a small appendage of 6.71 feet at the west corner  
of the lot. The lot contains 1524 square feet of land.
- (4) Appellant proposes to use the structure for a kinder-  
garten and first grade. There would be fifteen (15) children in  
each class. There would be two teachers. The children would use  
a play area to the rear of the church building.
- (5) The school would operate from September to June for five  
(5) days a week during the hours of 9 a.m. to 3 p.m.
- (6) No transportation would be provided by the school.

(7) Opposition to the granting of this appeal was registered at the public hearing. The record contains one letter in favor and four letters protesting the granting of this appeal. In addition, petitions on file have signatures of 86 persons in favor of granting this appeal and 18 persons opposing the granting of the appeal. The Capitol Hill Restoration Society and the Capitol Hill Southeast Citizens Association favor the granting of the appeal.

(8) Primary objections to the school were that there would be an increase in the traffic, that the residential character of the neighborhood would be affected, that the persons living in adjacent and nearby dwellings would be subjected to noise and disturbances from the children, and that the use of the property as a school would decrease the value of the nearby residential property.

OPINION:

We are of the opinion that the establishment of this school, although limited in attendance, would not be compatible with existing conditions in the neighborhood. Further, the Board feels that the school is likely to create objectionable conditions for nearby property owners, particularly in respect to noise that would be transmitted to the contiguous row house.