

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- May 18, 1966

Appeal No. 8752 Vestry of Christ 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 May 31, 1966.

EFFECTIVE DATE OF ORDER -- July 18, 1966

ORDERED:

That the appeal for permission to establish a private school at 620 G Street, SE., lot 808, square 877, be granted conditionally.

FINDINGS OF FACT:

- (1) Appellant's lot is located in an R-4 District.
- (2) The lot is improved with a church building, quarters for the rector, parish hall, class room, and a two car garage. The property has a width of 130 feet at the front and a width of approximately 135 feet at the rear. The depth is approximately 305 feet to a 30 foot public alley.
- (3) In appeal No. 8639, the Board of Zoning Adjustment issued an Order dated April 13, 1966, denying permission to the same appellant to establish a private school for the first grade at 616 G Street, SE.
- (4) Appellant proposes to establish a private school in the class room located behind the church building.
- (5) The class room building is a one-story brick structure measuring about 25' x 38'. It is proposed that the church have a first grade with approximately 15 students commencing September, 1966.
- (6) The school would have a full-time teacher and a volunteer assistant, and would operate from September to June for five (5) days a week during the hours of 9 a.m. to 3 p.m. No transportation would be provided by the school. The children would use a play area at the rear of the church building.
- (7) The play area is fenced and has a depth of 55 feet and a width of 135 feet.

(8) Opposition to the granting of this appeal was registered at the public hearing. The record contains eight (8) letters in favor and five (5) letters protesting the granting of this appeal. In addition, petitions on file have signatures of ten (10) persons in favor of granting this appeal and 85 persons opposing the granting of this appeal. The Capitol Hill Southeast Citizens Association supports the granting of this appeal.

(9) The objections to the school and the expressions of those favoring the appeal were essentially the same as registered in Appeal No. 8693. So much of the record in that appeal as applicable is incorporated in this record.

OPINION:

It is our opinion that the establishment of this school is so located and the activities therein will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or other objectionable conditions. Further, we conclude that this school is reasonably necessary and convenient to the neighborhood which it is proposed to serve.

The Order shall be subject to the following conditions:

- (a) Permit shall issue for a period of one school year.
- (b) The majority of the pupils attending this school shall come from within a ten (10) block radius.