

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- September 14, 1966

Appeal No. 8908 Agnes P. Simpson, 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 September 20, 1966.

EFFECTIVE DATE OF ORDER -- Nov. 9, 1966

ORDERED:

That the appeal for permission to establish a philanthropic institution at 1018 Monroe Street, NE., lot 5, square 3881, be granted.

FINDINGS OF FACT:

- (1) Appellant's property is located in an R-2 District.
- (2) The lot has a fifty (50) foot frontage on Monroe Street and a depth of 150 feet containing 7,500 square feet of land. It is improved with a two story brick dwelling with basement.
- (3) In Appeals Nos. 8268-69, this Board granted permission to establish a philanthropic institution at 1212 and 1220 Monroe Street, NE. by Order entered September 22, 1965. Pertinent facts from those appeals are made a part of this record.
- (4) Appellant proposes that the subject premises be operated by the Anchor Club which is an integral part of the Catholic Archdiocese of Washington, D.C.
- (5) The Anchor Club is a social and recreational center for people who have experienced emotional problems.
- (6) The Anchor Club is supported by contributions and interested persons in the community and from the working members of the club. In addition, there are auxillary memberships of \$1.00 a month and there are fund raising activities. The charges for persons residing living at the Anchor House depends upon the individuals ability to pay and averages about \$100 per month.

(7) The majority of the persons who will use the club will walk from the Anchor House located at 1212 and 1220 Monroe Street, NE. Others will come by means of public transportation from St. Elizabeth's Hospital. There are 20 residents of the Anchor House.

(8) The only resident of the Anchor Club will be a caretaker. The Club will operate during the hours of 1:00 p.m. to 5:00 p.m. weekdays and 1:00 p.m. to 7:00 p.m. on Saturdays and Sundays. It is expected that about 30 to 50 persons will attend the club during weekends. Attendance during the week is anticipated to be negligible.

(9) It was stated that the Anchor Club must move from its present location at 901 Lawrence Street, NE. because the North Central Freeway is going through the property and the operators fear that if actual condemnation takes place there will be a period of approximately six months in which the club will have to be relocated, which is insufficient.

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

(11) The National Capital Planning Commission recommends approval of this appeal stating that "the proposed use will not be detrimental to the neighborhood."

(12) There was opposition to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that this organization qualifies as a philanthropic institution within the definition of such an institution contained in paragraph 1202 of the Zoning Regulations, which reads:

"Institution, philanthropic or eleemosynary: a place of asylum, other than a convalescent or nursing home or hospital, supported wholly or substantially by endowment or contributions."

The Anchor Club is a place of asylum and is not a convalescent or nursing home. It is supported wholly or substantially by endowment and contributions.

It is our opinion that the type of operation proposed and the number of persons involved will have no adverse affect upon the use of neighboring property nor will any traffic problems be created.

#8908

-3-

Further, we conclude that the proposed use will be in accord with the Zoning Regulations and Maps and in harmony with the general intent and purpose of said Regulations.