

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- November 16, 1966

Appeal No. 9008 Sisters of Bon Secours, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried, with Mr. William F. McIntosh not voting, the following Order was entered at the meeting of the Board on November 29, 1966.

EFFECTIVE DATE OF ORDER - March 20, 1967

ORDERED:

That the appeal for permission to establish a private school at 4101 Yuma Street, NW., lots 806 and 807, square 1729, be granted conditionally.

FINDINGS OF FACT:

- (1) Appellant's property is located in an R-1-B District.
- (2) An exterior inspection of the subject property was made by the Board on November 14, 1966 and it was found to be improved with a three-story and basement brick convent building with adjacent chapel.
- (3) It is proposed that the subject property be used as a private school named Ecole Francaise Internationale de Washington.
- (4) The school will serve French speaking families residing in the District of Columbia area, which are primarily those of foreign service officials assigned to Washington.
- (5) The school is presently located at 2118 Kalorama Road, NW., which is the property of the Algerian Embassy.
- (6) The school is a non-profit corporation as evidenced by its Articles of Incorporation and the Certificate of Incorporation (Exhibit No. 11) in the record.

(7) Testimony presented at the public hearing by the Minister Counselor of the French Embassy in the United States indicated that the school was solely to meet the needs of the French speaking families in the area who desired to have their children educated under the French system. Students attending the school will represent 27 nationalities which have French as their language. The school will be run independently and not as an arm of the French Government or of the French Embassy in Washington. However, the representative of the French government stressed the importance of the school to his government and the fact that the school is required to vacate the Kalorama Road premises.

(8) The subject site is bounded on three sides by 2 elementary schools and a junior college - high school. There are five (5) residences near the subject site with one dwelling abutting the subject property.

(9) The school will operate during the hours 9:00 a.m. to 4:00 p.m. daily. Outdoors activities are scheduled during the following hours: 11 to 11:30 a.m.; 12:15 to 2:00 p.m.; and 2:30 p.m. to 4:00 p.m.

(10) The average enrollment for the school over the past four years has been 271 students.

(11) No exterior changes are proposed for the building.

(12) The school will have nineteen (19) teachers.

(13) There will be 40 classroom seats for high school students requiring 2 off-street parking spaces. The off-street parking required for the 19 teachers is 14 spaces, a total of 16 off-street parking spaces. It is proposed to provide eighteen (18) off-street parking spaces.

(14) There are two letters in the file opposing the granting of this appeal. One resident testified at the public hearing in opposition to this appeal. Subsequent to the public hearing, counsel for the appellant submitted a letter (Exhibit No. 19) indicating that there was no longer any objection to the establishment of the school from residents of the immediate area of the site.

OPINION:

We are of the opinion that the use of the subject premises as a private school is not likely to become objectionable to neighboring property because of noise, traffic, number of students or other objectionable conditions.

Further, we conclude that the requested relief can be granted without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Maps.

The Order of the Board shall be subject to the following condition:

Appellant shall erect a six (6) foot wall adjacent to the dwelling on the west of the school building and such wall shall match the building in color and be constructed of either brick or stone.