

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- January 18, 1967

Appeal No. 9076 Vestry of Christ Church, Washington Parish of  
Episcopal Diocese of Washington, Inc., appellants.

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  
January 27, 1967.

EFFECTIVE DATE OF ORDER - Oct. 11, 1967

ORDERED:

That the appeal for permission to continue operation of a  
private school for first grade and to add second and third grades  
at 620 G Street, SE., lot 808, square 877, be conditionally  
granted.

FINDINGS OF FACT:

- (1) The subject property is located in an R-4 District.
- (2) The lot is improved with a church building, quarters for the rector, parish hall, classroom, and a two car garage. The property has a width of 130 feet at the front and approximately 135 feet at the rear. The depth is approximately 305 feet, and there is a 30 foot public alley in the rear.
- (3) The Board inspected the property on January 17, 1967 and found the property to be clean and in good condition. The play area was being used by several children under the supervision. The children seemed to be orderly and the play area was fenced and well kept.
- (4) 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.
- (5) In Appeal No. 8752 the Board issued an Order effective July 18, 1966 granting permission to establish a private school for a period of one year.

(6) The facts are substantially the same as those in Appeal No. 8752 and the facts as set forth in that Order are incorporated and made a part of this Order.

(7) In the current appeal appellant proposes to add second and third grades to the now existing first grade, which will continue.

(8) It is proposed to add sixteen (16) students who will attend classes from 9:00 a.m. to 3:00 p.m., five days a week.

(9) The school will have three (3) teachers.

(10) Only one class will use the playground area at a time. The appellant states that approximately 7,425 square feet are provided for play area.

(11) The file contains eight (8) letters from residents of the area approving this proposed extension of the school. In addition, the Capital Hill Southeast Citizens Association and the Capital Hill Restoration Society endorse this proposed extension of the school.

(12) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

It is our opinion that the continuance of the first grade and the establishment of a second and third grade at this school will not have any adverse affect upon nearby or adjoining property. The school and the activities therin will be such that it is not likely to become objectionnable conditions. We further conclude that this school is reasonably necessary and convenient to the neighborhood which it is proposed to serve.

This 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.