

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- March 22, 1967

Appeal No. 9144 Rehoboth Baptist Congregation, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried, with Mr. Samuel Scrivener, Jr. not participating, the following Order was entered at the meeting of the Board on March 28, 1967.

EFFECTIVE DATE OF ORDER - March 11, 1968

ORDERED:

That the appeal for permission to establish community center building for Southwest Community House at 1324 First St., SW., lot 803, square 652, be conditionally granted.

FINDINGS OF FACT:

- [1] The subject property is located in an R-4 District.
 - [2] The property is improved with a large brick church building occupying approximately 90% of the lot.
 - [3] It is proposed to renovate and put on an addition to the existing building for use as a Community Center Building.
 - [4] Appellant states that the following renovations will be made: (a) remove the existing roof and lower the height of the proposed renovated building; (b) revise the elevations and resurface the existing exterior walls; (c) develop landscaping at existing building and new addition; (d) remove the existing 2nd floor system and replace with new incombustible floor system.
 - [5] The property is in an area developed with public housing projects.
 - [6] The building will be operated by the Southwest Community House, an organization in existence for approximately twenty (20) years.
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[7] No opposition to the granting of this appeal was registered at the public hearing. The record contains four (4) letters in support of the appeal.

OPINION:

It is our opinion that the proposed use is a community center building as that term is defined in the Zoning Regulations and is so located and the activities will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic or other objectionable conditions. We are further of the opinion that the proposed renovations will have no adverse affect on the neighborhood. The nature of the proposed use and the expansion of facilities are reasonably necessary and convenient to the neighborhood which it is designed to serve.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: James E. Bess
JAMES E. BESS
Secretary of the Board