

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- May 17 and June 14, 1967

Appeal No. 9232            Presbyterian Home, Inc., 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 October 31, 1967.

EFFECTIVE DATE OF ORDER - Nov. 21, 1967

ORDERED:

That the appeal for a variance from the use provisions of the R-1-A District to permit the erection of a two-story and basement addition, including parking garage to existing Presbyterian Home to contain convalescent or nursing facilities at 3050 Military Road, NW., parcel 60/57, near square 2287, be denied; that the alternative request for approval of site development plans with two new residence structures and erection of convalescent addition to existing residence as an accessory use at said premises, be granted.

From the record and the evidence adduced at the public hearing, the Board finds the following facts:

(1) The existing Presbyterian Home for the Aged at 3050 Military Road, NW., was established pursuant to Board of Zoning Adjustment, Appeal No. 5205. In Appeal No. 5205 this Board found that the proposed use qualified as a philanthropic or eleemosynary institution within the meaning of the Zoning Regulations and that the establishment of the institution would be in harmony with the general purpose and intent of the Zoning Regulations and maps and would not tend to affect adversely the use of neighboring property.

(2) The subject property is a 12.49 acre site located in the R-1-A Zoning District.

(3) Applicants have submitted plans showing the proposed construction of two new residence structures on the 12.49 acre site as well as the proposed convalescent addition to the existing residence. These plans are designated Exhibit No. 2. The new residence buildings are located to the south and south-east of the existing building. The proposed facility will adjoin the existing residence building on the east. Under the

site development plan accommodations will be provided for approximately 300 occupants of which approximately 64 will be housed in the new convalescent facility.

(4) The proposed new building addition will be a two story building with a ground floor. The ground floor will contain mechanical equipment room, storage room, occupational therapy room, repair shop, linen facilities, living room, elevator machine room and parking garage. The parking garage will contain adequate parking facilities for the tenants and guests of the home.

The first floor of the proposed building addition will contain a lobby, lounge, pantry, dining room, administrative office, examining room, doctors office, bedrooms and solarium. The second floor will contain living room, lounge, bedrooms and other miscellaneous facilities.

(5) The applicant has revised the entrance to the parking garage to satisfy the requests of neighboring residents.

(6) The National Capital Planning Commission has no objection to the granting of this appeal.

(7) The ratio of convalescent facilities to residence facilities will not exceed 20%.

OPINION:

The Board is of the opinion that the granting of this application to permit the erection of a convalescent addition to the existing Presbyterian Home for the Aged and to approve the site development plan of two new and proposed structures at 3050 Military Road, NW., is in harmony with the general purpose and intent of the Zoning Regulations and maps and that such approval will not tend to affect adversely the use of neighboring property in accordance with said regulations and maps.

In the opinion of the Board, a facility of this type and scope constitutes an accessory use to the philanthropic or eleemosynary institution and that such an accessory use is both needed and appropriate in conjunction with such an institution. More particularly, the Board find that the convalescent addition falls within the definition of accessory use as contained in Section 1202 of the Zoning Regulations and that such a use may be permitted in an R-1 District under Section 3101.56.

This Order shall be subject to the following conditions:

- (a) No goods, chattel, wares or merchandise shall be commercially created, exchanged or sold therein.
- (b) The ratio of convalescent facilities to residence facilities shall not exceed 20%.