

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- September 13, 1967

Appeal No. 9336 Jacob Sandler et al, 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 September 19, 1967.

EFFECTIVE DATE OF ORDER - ~~May~~ 8, 1968

ORDERED:

That the appeal for permission to establish a local community organization at 1815 Ontario Place, NW., lot 126, square 2584, be conditionally granted.

FINDINGS OF FACT:

[1] The subject property is a triangular lot located in an R-5-B District.

[2] The property is improved by a one-story brick building with show windows, believed to be a former carriage house.

[3] It is proposed to use the building as a community center for the youth of this neighborhood.

[4] The building will be operated by CHANGE, INC., a neighborhood organization which is supported by the United Planning Organization. The building will provide planned recreation for the children in the neighborhood ranging in age from six through eighteen years.

[5] There will be four members of the regular staff.

[6] At the time of the public hearing, it was stated that 96 children were registered at the center. Approximately 30 to 40 children a day use the center.

[7] The center now leases the building, having a three year lease, and a rental charge of \$175 per month.

[8] There was opposition to the granting of this appeal registered at the public hearing. The opponents claimed that there was noise, littering and other objectionable features to the nearby property owners. The representatives of the center asserted that the conditions described were in existence prior to use of the building as a center and would not prevail after the center began its operations.

[9] By letter dated February 6, 1968, Mrs. Ruth R. Webster, President of Change, Inc. requested the Board to permit the continued operation of the center as the organization has been unable to occupy the building subsequent to the public hearing. "Because we have just completed the renovations of the property in order to eliminate code violations, and because we received funds from the Recreation Department in December, we were unable to begin operations as planned. We have just about completed renovations and have set March 18, 1968 as the opening date for community participation."

OPINION:

It is the opinion of the Board that the proposed use is a "community center" 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. However, we recognize that these factors are only met if the activities within the center are properly supervised and controlled. Therefore, we will limit the time for the operation of this center so as to give us an opportunity to reappraise this facility after it has had an opportunity to operate. We believe that the nature of this proposed use is such that the subject premises are reasonably necessary and convenient to the neighborhood that it is designed to serve.

This Order shall be subject to the following conditions:

- (a) Permit shall issue to run until October 1, 1968, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- (b) The membership in this center is restricted to children living within the area bounded by Florida Avenue on the south, Rock Creek Park on the north,

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14th Street on the east, and Connecticut Avenue on the west.

- (c) The center shall close at 7 p.m. each day except Fridays when the closing hour may be extended to 10 p.m.

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

ATTESTED:

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