

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 23, 1968

Appeal No. 9785 Cephus and Mildred Williamson, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. Hatton and Mr. McIntosh dissenting, the following Order was entered at the meeting of the Board on October 29, 1968.

ORDERED:

That the appeal for permission to establish a pre-school group at 1431 Longfellow Street, N.W., lot 68, Square 2721, be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The property is improved with a 2-story detached brick dwelling. The structure covers approximately 1,500 square feet of the 7,890 square foot lot. In addition, there is a detached brick garage which covers approximately 252 square feet. There is yard space containing approximately 4,300 square feet half of which would be reasonably used for playground area.
3. It is proposed to establish a pre-school group upon the subject premises. It is proposed that the hours of operation of the pre-school shall be 7:30 a.m. to 5:30 p.m. Monday through Friday only.
4. Appellant alleges that there is no licensed nursery care available for pre-schoolers within a 10-block radius of the said site.
5. The Department of Health, Education and Welfare has approved the premises and its capacity for the accommodation of 30 children.
6. Opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that this pre-school is so located and the activity therein will be such that it is likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, and

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other objectionable conditions. We are further of the opinion that this pre-school is not reasonably necessary nor convenient to the neighborhood which it is designed to serve.

The requested relief cannot, in our view, be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

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

ATTESTED:

By:


CHARLES E. MORGAN
Secretary of the Board