

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - March 19, 1969

Appeal No. 9963 Union Wesley AME Zion Church on behalf of  
Washington Theatre Club, Inc., appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried,  
the following Order of the Board was entered at the meeting of  
April 23, 1969.

EFFECTIVE DATE OF ORDER - Dec. 10, 1969

ORDERED:

That the appeal for variance from the use provisions of the R-5-D District to permit theatre group and variance of Section 7206 to permit attendant parking or in the alternative to waive 17 off-street parking spaces at 2225 L Street, NW. (1101 - 23rd Street, NW.), lots 803 to 809 and 5, Square 51, be conditionally granted as amended.

FINDINGS OF FACT:

1. The subject property is located in an R-5-D District.
2. The subject site contains 14,037 square feet in area and is improved with a church building which was constructed in 1949. The property is presently vacant and has not been used since September 1967. An additional lot containing 2,062 square feet can be acquired for a total lot size of 16,099 square feet.
3. Appellant proposes to establish a theatre club upon the subject premises. The theatre club has and proposes to continue a training program for over 500 students annually. Classes are taught at all levels in fencing, dancing, speech, playwriting, directing, and acting. A children's theatre is planned as part of the operation.
4. The total seating capacity for the theatre is approximately 500. Performances are scheduled at the proposed theatre for a season with a maximum of 48 weeks.
5. Appellant alleges that with attendant parking, adequate spaces shall be provided in excess of Regulation requirements.

6. The Washington Theatre Club, Inc. is a non-profit educational organization. A copy of the certificate of incorporation together with letters of exemption from Federal and local income taxes are contained in BZA File No. 9963.

7. Article 3 of the Articles of Incorporation provide that:

"The purposes for which the corporation is organized are educational, scientific, charitable, literary, musical, dramatic and the promotion of the arts. More specifically, . . ., the particular business and objects of this corporate society shall be the following: To establish and maintain a benevolent and educational center wherein and whereby the society may undertake and carry out the promotion and teaching of all visual, performing and dramatic arts and the skills involved therein, for the mutual improvement of the society's members and of the citizenry at large; in accordance therewith to create and conduct a school for the teaching and development of such arts and skills, to produce and to sponsor the production of theatrical and all other performances and exhibits in connection with the society's educational activities and for the benefit of the citizenry at large, and to undertake any project or activity which appears to the society to be proper and desirable as a means for advancement of its members' and other citizens' interest and participation in the development, enjoyment, and learning of all such arts and skills."

8. The Board amends this appeal to request permission to establish a theatre club as an educational center, in essence a private school, for promotion of the arts in accordance with "FINDINGS OF FACT No. 7" above.

9. Exterior and interior changes are to be made to the existing structure to accommodate it to theatre use. The proposed exterior is to be architecturally compatible with the surrounding neighborhood.

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10. Opposition to the granting of this appeal was registered at the public hearing by the adjoining property owner.

11. The Board denied reconsideration of its decision to grant this appeal in executive session May 20, 1969 after public hearing on May 14, 1969 at which time reconsideration was sought by the opposition.

OPINION:

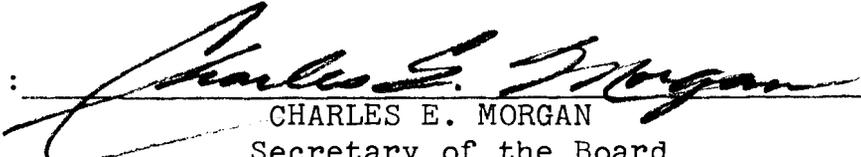
In the opinion of the Board, the Washington Theatre Club, Inc. qualifies as a private school within the meaning of that term as used in Section 3101.42 of the Zoning Regulations by promoting and teaching skills for the performing and dramatic arts for improvement of members and the public at large as an educational center. The Board finds that the school is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or other objectionable conditions. In addition, we conclude that attendant parking should be sufficient to accommodate students, teachers, and guests.

This Order shall be subject to the following condition:

Permit shall issue for a period of 5 years.

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

ATTESTED:

By:   
CHARLES E. MORGAN  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 13, 1970

Appeal No. 9963 Union Wesley AME Zion Church on behalf of  
Washington Theatre Club, Inc., appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried,  
the following AMENDMENT in the Order of the Board was entered  
at the meeting of May 19, 1970.

EFFECTIVE DATE OF AMENDMENT - June 3, 1970

ORDERED:

That the appeal for variance from the use provisions of  
the R-5-D District to permit theatre group and variance of  
Section 7206 to permit attendant parking or in the alternative  
to waive 17 off-street parking spaces at 2225 L Street, NW.  
(1101 - 23rd Street, NW.), Lots 803 to 809 and 5, Square 51,  
be granted as amended.

That the Order of the Board, effective December 10, 1969,  
be amended by the addition of the following sentence to the  
OPINION:

The school may operate a public theatre  
for a period of five (5) years.

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

ATTESTED:

By: \_\_\_\_\_

  
\_\_\_\_\_  
PATRICK E. KELLY  
Secretary to the Board

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