GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

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Memorandum

TO: Board of Zoning Adjustment

FROM: Andrew Altman, Director
Office of Planning

DATE: April 9, 2002

SUBJECT: BZA Application #16852 (St. Patrick's Episcopal Day School)
4925 MacArthur Boulevard, N.W.

APPLICATION

The application by St. Patrick's Episcopal Day School (St. Patrick's) requests, pursuant to 11 DCMR 3104.1, a special exception under Section 206 to operated a private middle school.

RECOMMENDATION IN BRIEF

The application for a private middle school in the neighborhood is more intense that the prior uses. However, the applicant is taking steps to reduce the impact of noise and traffic on the residents of the area. This application has raised a number of issues; the most significant being traffic, and the applicant has proposed a shuttle bus to minimize drop-offs and pick-ups at the subject site. The Office of Planning (OP) strongly encourages that the applicant provide a carpooling program to reduce the vehicular traffic. Since there are so many actions that have to take place to improve the traffic and the parking situation, OP is working with the District Department of Transportation (DDOT) to create a system by which the Transportation Management Plan is enforced. This enforcement mechanism will be submitted to the Board in a Supplemental Report. The Office of Planning recommends **APPROVAL** of the special exception with conditions.

SITE AND AREA DESCRIPTION

The subject property is located at 4925 MacArthur Boulevard, N.W. (Square 1393, Lot 823). The 0.48-acre property is currently developed with a 2-1/2-story building at the intersection of

BZA
Case No. 16852
Exhibit No. 77

Board of Zoning Adjustment
District of Columbia
CASE NO.16852
EXHIBIT NO.77

MacArthur Boulevard and Ashby Street in the Palisades community. The building is located on the northern portion of the property while the remainder of the site is occupied by a parking lot and an open grassed area (Attachment 1). The area surrounding the property is developed with single-family detached houses.

PROPOSAL

The proposal is to operate a private middle school for 60 students and eight full-time and 4 part-time faculty and staff.

ZONING REQUIREMENTS

The subject site is in the R-1-B district. Private schools are permitted as a special exception use in the R-1 Districts if they meet the requirements outlined in Section 206.2 and 206.3 of the Zoning Regulations. Special exception uses are those that are pre-deemed compatible with the Zoning Regulations for that particular zone district, but which needs to be reviewed by the Board to ensure that certain negative impacts do not occur.

HISTORY OF PROPERTY

The subject property was developed in 1905 with a single-family detached house. At a public hearing on June 21, 1961, BZA Order 6335 approved the establishment of a private school for 25 students, kindergarten through Grade 4 for a period of 2 years. The school was solely to serve children of the diplomatic staff of the Embassy of the Government of the Federal Republic of Germany and operated between 9:00 am to 2:00 pm, Monday to Friday only. The building also accommodated 2-staff members who lived on site. The BZA approved the application based on the limited number of students, the limited hours of operation, and the lack of a need for automobile parking on the property due to the adjacency of the German Embassy.

On July 24, 1962, BZA Order #6830 denied the application for an expansion of the building and to increase enrollment by 50 students. There was considerable neighborhood opposition and the BZA denied the application based on findings that increasing the number of students would introduce negative noise and traffic impacts on the surrounding community.

On July 16, 1963, BZA Order #7360 approved a post-graduate program for psychoanalysis for physicians by the Washington Psychoanalytic Institute and Society. Classes were limited to Saturdays between 8:00 am and 12:30 pm, one evening class twice per month, a faculty and executive council administrative meetings, twice per month, and occasional committee meetings. The Board approved the Special exception request based on the limited uses, number of students, and the finding that the use would not generate any negative noise or traffic impacts. (Attachment 3 - BZA Orders)

ANALYSIS

The main campus of the St. Patrick's Episcopal Day School (St. Patrick's) is located at 4700 Whitehaven Parkway and provides classes from nursery through Grade 6 and can accommodate up to 440 students. Due to a need for independent school opportunities for middle school students, St. Patrick's saw the need to expand and in September 2001, the school opened a Grade 7 class with 16 students in space leased from the River School at 4800 MacArthur Blvd. The lease expires in 2004 and therefore the school has a need for permanent space to house its middle school. The Whitehaven campus has a student enrollment cap of 440 students and does not have the physical space to accommodate two additional grades.

The proposed application is to operate a middle school for Grades 7 and 8 with an option for Grade 9, high school, for the 2003-2004 school year. At the proposed location, St. Patrick's will have a full middle school program but will go to the River School for science lab until those facilities are transferred to the subject site. Students will walk to the River School except for times of inclement weather at which time they will be bussed. Additionally, the students will be bussed to the Whitehaven campus for gym classes in the evenings and occasionally for other school wide gatherings.

Currently access to the building is from Ashby Street with parking located to the rear and side of the building. The applicant proposed to add another pedestrian access from MacArthur Blvd for student access. Access to the parking lot will continue to be from Ashby Street. The parking lot accommodates 15 spaces that are 8 spaces above the 7 required. The parking lot will be for faculty, staff, and visitors only.

The applicant proposes internal and external renovations that are needed to bring the building in compliance with BOCA and ADA code requirements. Additionally, direct access from MacArthur Boulevard to the building will be provided via stairs/pathway and on the southern side of the building an elevator shaft, stairs, and a double porch will be added.

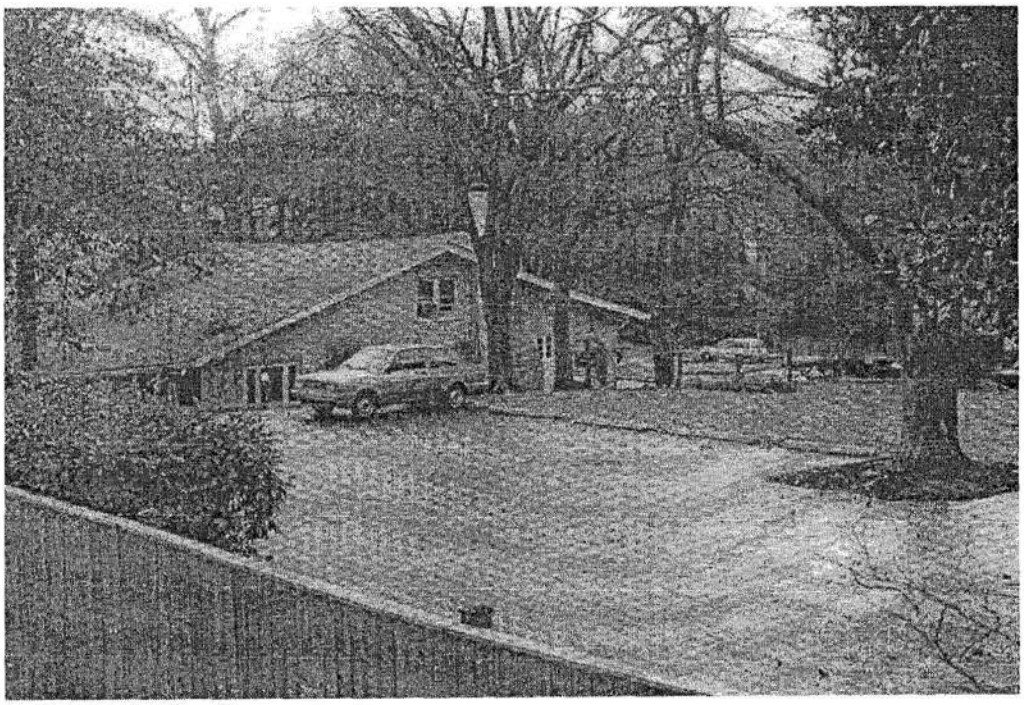
Impact on Adjacent Residences

The application for the proposed school is of great concern to the adjacent neighbors and the larger community. The main issues concern noise and traffic impacts. The subject property is located in a predominantly residential neighborhood of modest single-family detached houses (Attachment 2). The average lot sizes in the immediate area are approximately 7,000 to 8,000 square feet. Unlike the other houses in the area, the subject property has a large building on a 21,080 square foot lot. This portion of MacArthur Blvd. is more residential in nature, unlike the commercial area south of the subject site. As shown on Attachment 2, there are a number of schools in this neighborhood but they are concentrated along Whitehaven Parkway, Foxhall Road and along MacArthur Blvd., south of the site. The Whitehaven campus, the Lab School, and our the Lady of Victory Catholic School are located close to the commercial area along MacArthur

Blvd. and are not as close to residences as the subject property. Although the subject property has housed educational uses for over 41 years, the character, scale, number of students, and traffic impacts were compatible to the residences and were less intrusive than the proposed use.

Because the houses in this area were built prior to modern zoning regulations, the side yards of the houses adjacent to the subject property on the south and east are below the required 8-foot setback required today. Although the side yards of the adjacent properties are close to the property line, the side and rear yards of the building on the subject property is generous, approximately 96 feet and 37 feet respectively. In the case of the 37-foot rear yard setback, a 6-foot high board-on-board fence along the property line provides an additional buffer.

A similar situation does not exist along the southern side yard. Although the building is setback 95.5-feet, the side yard of the adjacent house, 4913 MacArthur Blvd. is a mere 4 feet. In addition, there is a difference of approximately 5 feet in elevation between the properties, with the subject property being higher (See photograph below).



There is a retaining wall but no fence separating the properties. A board fence to act as a buffer would not be recommended. Due to the difference in elevations and the closeness of the house to the property line a fence would be detrimental to the occupants of the house and the fence would block light to house. Although the school building itself has a large side yard setback, the use of the side yard could impact on the adjacent residents. Currently, the side yard has the trash collection unit, the parking lot, and an open grass area. The garbage disposal use will be removed and the parking lot has existed for a long time and should not cause problems, as it

will be only used by faculty, staff, and visitors. However, the school will introduce activities outside on the grass area and it is likely to be used more than the prior users of the property. Although play will be largely limited to passive recreational activities, students of this age range are likely to be involved in some more active recreation such as Frisbee, and there seems to be a high probability that they could get loud at times, and toys may need to be retrieved from the neighbor's yard. Having some type of buffer between the properties may help such a situation.

Traffic

OP has referred the analysis of the proposed traffic management plan to the District Department of Transportation (DDOT) for review and recommendation. There is significant neighborhood concern regarding the drop-off and pick-up of students and the impact it would have on MacArthur Blvd. and Ashby Street. To address this concern, St. Patrick's has proposed that students be dropped-off and picked-up at the Whitehaven campus and then be shuttle bussed to and from the subject property. It is anticipated that there will be at least 3 bus trips in the morning and evening. Parents who carpool with 3 or more children will be allowed to drop the children directly at the school.

Although this proposal minimizes the problems that would arise if each family were allowed to drop-off and pick- up their children directly from the proposed school site, OP and the community is concerned that after a while parents will disregard the program and will in fact be dropping children off directly at the subject site. OP is therefore recommending that drop off and pick up of the students be eliminated entirely, so the potential for problems would be eliminated. All students would therefore be dropped off and picked up from the Whitehaven campus, except for those instances when there is an exceptional situation such as when a child arrives late to school due to doctor's appointment.

As a consequence of the children being dropped off and picked up at the Whitehaven campus the existing traffic problems that are currently being experienced at the Whitehaven campus will be significantly exacerbate by the additional drop-offs and pick-ups. The District Department of Transportation (DDOT) is currently working with the applicant and their traffic consultant to address these and other problems with workable solutions. Although the shuttle bus proposal will minimize the traffic impacts at the subject site, OP cannot support this application if the problems at the Whitehaven campus are not addressed and remedied to the satisfaction of DDOT.

One of the proposed remedies to the traffic problems is carpooling. Carpooling is encouraged at the Whitehaven campus but it does not seem to be very successful as surveys show that there is a ratio of 1.3 students per trip. The applicant has not demonstrated that carpooling to this school will be anymore successful with the addition of the Grade 6 and 7 students. The applicant has said it will be part of the contract parents have with the school that students will be dropped-off and picked-up at the Whitehaven campus and that if the contract is violated students will be expelled. However, this does not address the lack of a workable carpooling program. The school needs to demonstrate a strong commitment to carpooling by encouraging and promoting a carpooling program such as providing incentives to parents.

Number of Students

The previous uses of the property limited the number of students on the site. The BZA limited the number of German students to 24; the use by the Washington Psychoanalysis was for adult physicians, and the largest groups were at the site on Saturday mornings only, with limited night meetings. Therefore, the impact of the proposed 60 students could be greater than the two prior uses. As stated by the Applicant, the building is able to accommodate a greater number but they will limit enrollment to 60 students. The impact of the number of students will be minimal, as they will be bussed to the site and outdoor activities will be limited.

COMPREHENSIVE PLAN

The Generalized Land Use Map identifies the area with low density residential with single-family attached and detached housing as the predominant use. The Comprehensive Plan Policies in Support of Residential Neighborhood Objectives in Section 1104.1(k) recommends"

> ***"Control the external negative impact of new no-residential uses that are permitted in residential areas to provide sufficient parking, loading areas, pick-up and drop-off access consistent with the activity level of the non-residential uses. With respect to permitted non-residential uses, including schools, hospitals, churches, and clinics, this policy is designed to reduce the possible adverse impacts of the non-residential uses on the residential area;***

A part of the Cluster 13 Strategic Neighborhood Action Plan (SNAP) the community identified the controlling the proliferation of new schools and expansion of existing schools and institutions as a priority objective. Several action steps were identified to meet this objective was outlined as:

> ***"Schools and institutions should meet and discuss with ANC's and surrounding neighborhoods plans for expansion and their possible impacts.***
>
> ***Institutions and schools should submit long-range plans to the City to prevent overbuilding of their existing property and to control expansion beyond their current boundaries.***
>
> ***Schools (both public and private) and Institutions should be required to develop traffic plans that do not impact residential neighbors and/or propose appropriate mitigation to diminish impacts."***

It should be noted that both the Comprehensive Plan and the SNAP plan recommends that permitted institutional uses should mitigate negative impacts they may have on the residential uses, and neither prohibit schools in this area. In this case, St. Patrick's has made proposals and OP is recommending actions to minimize noise and traffic impacts. Impact on the community

will be lessened, as there will be no active recreational facilities inside or outside the building. A fence along the southern property line should help to minimize the impact when the children are outside on the grassy area. Limiting daytime activities to the hours between 7:30 am and 4:00 pm and prohibiting night, weekend, and summer programs will further minimize noise and other disturbance from the site. Further, having the students bussed from the Whitehaven campus will minimize the traffic in going to and from the school. As outlined in DDOT's report, the traffic impact on Whitehaven Parkway can be diminished.

ZONING REQUIREMENTS

The subject site is in the R-1-B zone and Section 206 of the Zoning Regulations allows a private school in the R-1-B district if approved by the Board of Zoning Adjustment. It is subject to the following provisions as outlined in Section 206:

> **206.2 The private school shall be located so that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions.**

The subject property has been used mainly as an educational institutional for most of its existence but the proposed use will be more intense than the prior uses. The number of students is larger than that of the prior uses and is the factor that potentially gives rise to negative impacts from noise and traffic. Regarding the noise impacts, the applicant has taken a number of steps such as prohibiting most active recreational activities, limiting the time students spend outside, removing the trash dumpster and having trash taken away daily by small vehicle pick-up. The only area of concern regarding noise is the impact on the neighbor to the south of the subject site and we believe that it may be solved by some type of buffer that will not block light and air to that property.

DDOT reports that they believe the impact of traffic on the immediate neighborhood will be minimized if an adequate traffic management plan is implemented because the vehicular traffic to the site will be mainly from faculty and staff and the shuttle busses. The shuttle bus program will greatly reduce vehicular traffic to the site. Additionally, since there will be no nighttime or weekend activities on the site, traffic and noise impacts will negligible.

> **206.3 Ample parking space, but not less than that required in chapter 21 of this title, shall be provided to accommodate the students, teachers, and visitors likely to come to the site by automobile.**

Based on Section 2118.3 of the Zoning Regulations, the parking requirement for the proposed use is 7 parking spaces. The parking should be calculated based on 10 persons.

> *"The number of teachers or employees shall be computed on the basis of the greatest number of persons to be employed at any one period during the day or night, including persons having both full-time and part-time employment."*

The Zoning Regulations require 2 parking spaces per 3 teachers and other employees and therefore 7 spaces are required. The applicant is proposing a minimum of 15 spaces and will be for faculty, staff and visitors only. The proposal therefore meets this requirement.

The application is also required to meet the requirements of Section 3104.1 for Special Exceptions as follows:

> **".... special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps, ..."**

A private school is a permitted use in the R-1 zone, subject to approval of the BZA. The school fulfills the intent of the Zoning Ordinance and Zoning Map that allow uses that are compatible to one-family residential areas to create a suitable environment for family life. The subject property has been used for educational purposes for 41-years and will continue in that vein. The building will retain its residential character and façade and the small addition to make the building handicap accessible will be compatible to the existing building. As demonstrated above the proposed use will have noise and traffic impacts unlike the prior uses. The applicant has proposed actions to minimize these impacts and will be in compliance with Section 206 of the Zoning Regulations and Zoning Map.

COMMUNITY COMMENTS

ANC-3D reviewed the application at its April 3, 2002 meeting and recommend denial of the application. The Palisades Citizen Association held its public meeting on April 2, 2002 and recommended approval of the application, the Executive Committee had voted previously to oppose.

SUMMARY AND RECOMMENDATION

The application for a private middle school in the neighborhood is more intense than the prior uses. However, the applicant is taking steps to reduce the impact of noise and traffic on the residents of the area. The proposed school will provide a service to residents of the Palisades community and the larger District of Columbia. This application has raised a number of issues the most significant being traffic. The applicant has proposed a shuttle bus solution but this will have repercussions on the traffic at the Whitehaven campus. OP strongly encourages that the applicant provide a carpooling program to reduce the vehicular traffic. Since there are so many actions that have to take place to improve the traffic and parking situation, OP is recommending that the traffic situation be reviewed and monitored.

The application is in compliance with Sections 206 and 3104.1 of the Zoning Regulations and therefore the Office of Planning recommends that the Board of Zoning Adjustment **APPROVE**

the special exception request for a private middle school at 4925 MacArthur Blvd with the following conditions:

1. The maximum enrollment shall be limited to 60 students in grades 7 and 8. The school shall offer to record a binding covenant among the land records restricting enrollment to 60 students.

2. The maximum number of faculty and staff will be 12.

3. The building shall be open for school use from 7:30 a.m. to 4:00 p.m. Staff/faculty may arrive earlier or stay later, but in no event shall they be permitted on the premises after 6:00 p.m.

4. No more than two evening school events, such as back-to-school night, shall be held after 4:00 p.m. during the school year.

5. There shall be no summer school program at the Subject Property.

6. The school may not allow any outside groups or persons to rent any portion of the building at any time.

7. Students who do not walk to school or arrive by public transportation shall be dropped off at the gym on Whitehaven Parkway between the hours of 7:30 a.m. and 7:55 a.m. The students will then be shuttled to the Subject Property. The shuttle vehicle will arrive at the site by traveling on MacArthur Blvd. The vehicle will stop and discharge students at the existing bus stop in front of the building. The shuttle will return to Whitehaven via the approved shuttle route. The pick-up of students in the afternoon shall be from the gym on Whitehaven Parkway. Parents will not be permitted to drop off or pick up children at the Subject Property at arrival and dismissal times, except in special circumstances such as when a child is late due to a doctor's appointment.

8. The Applicant shall install and operate any lighting of the parking facilities so that it is directionally downlit with minimum light candlepower. The ANC and the abutting property owners will be provided an opportunity to comment on any proposed lighting and signage.

9. There will be no organized sports conducted on the property. Outdoor activity on the property shall be limited to casual recreational use.

10. The site shall contain 15 parking spaces. Tandem parking shall be permitted.

11. There are only limited deliveries anticipated for the school. The Applicant shall schedule all deliveries to take place from 9:30 a.m. to 4:00 p.m. Monday through Friday.

12. A car pool program will be established, instituted, and monitored by the school and should be approved by DDOT. The applicant shall submit an evaluation and progress report to DDOT for its evaluation of the program on a yearly basis.

13. Buffering will be provided at the applicant's expense and in coordination with the owners of 4913 MacArthur Blvd. The fencing will be of such that the light and air of that property is not impacted.

14. Expansion of the building will be limited to the area necessary for access as shown in the Site Plan.

15. Large commercial trash dumpsters are prohibited.

16. The Applicant shall coordinate with the National Park Service in developing and implementing storm water management controls.

17. The applicant shall establish and maintain a community liaison program consisting of representatives of the Advisory Neighborhood Commission 3D, and at leas 2 members of the Palisades Citizens Association, 2 residents of Ashby Road, the 2 adjacent residents and any other representatives of the community. The applicant shall conduct meetings of the community liaison members at least quarterly. Notice of the meetings shall be given to the liaison committee members and the owners of all property within 200 feet of the site.

    NOTE: OP is working with DDOT to establish an enforcement mechanism for the Transportation Management Plan. This will be presented to the BZA in a supplemental report.

ATT: Attachment 1 – Site Location Aerial
Attachment 2 – Aerial of the Vicinity
Attachment 3 – BZA Orders

AA/mbr

Mr. Davis:

I move that the following Order be entered:

ORDERED:

That the appeal of Wyatt Enterprises, Inc. to establish a kindergarten through 4th grade accommodating approximately 25 children of ages 6 to 10 years for diplomatic staffof the Embassy of the Government of the Federal Republic of Germany for the German School Society at 4925 MacArthur Blvd. N.W., lots 815, 817, 807 and 805, square 1393, be granted conditionally.

As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) The property in question consists of a large detached, three story brick structure which was originally erected as a dwelling, and is situated on a large piece of property containing 21,078 square feet of land area.

(2) Appellant intends to utilize the first floor of this building as a private school for children of the diplomatic staff of the Embassy of the Government of the Federal Republic of Germany, for the German School Society. The school will accommodate approximately 25 children in ages from 6 to 10 years from the hours of 9:00 a. m. until approximately 2:00 p. m., with no classes being held on Saturday or Sunday. There will be approximately 800 square feet of land area per child. The upper stories will be occupied by the teaching staff as living quarters, which will consist of a man and wife.

(3) Appellant intends to remodel and fireproof the building so that school may commence in September. There are four exits on the first floor at present and another exit can be made available.

(4) The children will be brought to the school by their parents and there will be no bus required and no parking will be required on the premises except by the persons residing on the premises.

(5) The Office of Protocol of the Department of States recommends approval of the appeal.

(6) There was objection to the granting of this appeal registered at the public hearing by property owners in the vicinity. The Palisades Citizens Assn. voted not to oppose the appeal.

OPINION:

We are of the opinion that the use of this large building for school purposes, which is located on a lot containing over 21,000 square feet of land area, is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students or otherwise objectionable conditions. This conclusion is reached by reason of the limited number of students attending the school; the spacious yard area, the lack of automobile parking on the premises, and the limited hours of operation.

In view of the conditions set forth above we are further of the opinion that the grsnting of this exception will be in harmony with the general purpose and intent of the Zoning Regulations and maps, and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and maps.

In view of the opposition registered at the public hearing, the Board makes the following condition as part of this Order:

(a) Permit shall issue for a trial period of two years, 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.

Mr. McIntosh: I second the motion. Motion unanimously carried.

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--July 18, 1962

Appeal #6830 Wyatt Enterprises, Inc. appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on July 24, 1962:

ORDERED:

That the appeal to enlarge existing private school by erection of temporary one-story building to accommodate an additional 50 pupils at 4925 MacArthur Blvd. N.W., lots 815, 817, 807 and 805, square 1393, be denied for the following reasons:

(1) As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board is of the opinion that the granting of this appeal would result in conditions objectionable to adjoining and nearby property because of noise, traffic, and number of students. Further, the Board is also of the opinion that the granting of this exception would not be in harmony with the general purpose and intent of the Zoning Regulations and maps, and would tend to affect adversely the use of neighboring property in accordance with said zoning regulations and maps.

(2) There was considerable opposition to the granting of this appeal registered at the public hearing.

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--July 10, 1963

Appeal #7360 Wyatt Enterprises, Inc. appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on July 16, 1963:

ORDERED:

That the appeal for permission to establish a post-graduate school of psychoanalysis for physicians at 4925 MacArthur Blvd. N.W., lots 805, 807, 815 and 817, square 1393, be granted.

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

(1) Appellant's property is located at the southeast corner of MacArthur Blvd. and Ashby Street and has a frontage of 150 feet on MacArthur Blvd. and a depth of 141.42 feet. The property has an area of 21,078 square feet of land and is improved with a large detached building.

(2) Appellant plans to use thepremises as a permanent home to conduct a post-graduate school of psychoanalysis for physicians by the Washington Psychoanalytic Institute and Society, a non-profit organization founded in the District of Columbia in 1933. The physicians slected for this post-graduate education are residents of the Washington area. They are either resident physicians in training or staff members of the local public and private hospitals, medical schools and clinics. The avera e period of transing is for six ~~xxxx~~ years and approximately ten physicians are enrolled each year. The faculty members also are affiliated with the various hospitals, etc.

(3) Classes are held on Saturday mornings from 8:00 a. m. to 12:30 p. m. They are in six groups of ten or less physicians in each class and one or two faculty members. No classes are held during the summer months. About two times a mont one evening class of less than ten students is held. Twice a month, in the evening, the faculty and executive council hold administrative meetsing Occasionally, as required committee meetings are held.

(4) During the week, from Monday through Friday, the premises is occupied by three women administrative staff employees from 9:00 a. m. until 4:30 p. m. The medical library also is available for use by students and faculty members. In general the activities of this medical organization are extremely quiet and less than that which would occur in many private homes. The building and grounds will be maintained in an attractive manner.

(5) This is a non-profit organization with objects as follows:

To collaborate as an affiliate with the American Psychoanalytic Association; to sudy, promote and advance the science and art of psychoanalysis and allied branches of learning in their scientific, therapeutic and cultural aspects and to disseminate knowledge thereof to the medical profession and others interested therein. It is also the function of the Society to conduct the Washington Psychoanalytic Institute, and through this Institute to establish adeauate

qualifications for the practice of psychoanalysis; to give official recognition [illegible] who have met these qualifications; to supervise the education of psychoanalysts; to represent psychoanalysis in the community; to develop the relationship of psychoanalysis in the community; to develop the relationship of psychoanalysis to other disciplies; and to accept contributions, gifts and bequests in furtherance of these purposes.

(6) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

In view of the testimony and the evidence adduced at the public hearing, we are of the opinion that in view of the limited use of this premises by appellant that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions. This position is further substantiated by the fact that there was no objection to the granting of the appeal by persons residing in the neighborhood.

We further find that ample parking space has been provided to accommodate the teachers, students, and visitors likely to come to the site by automobile.



Feature Key

Zoning Boundaries
Square Index

Board of Zoning Adjustment
Application No. #16852

DC Office of Planning
April 1, 2002

Scale 1:1266

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Attachment 1



Feature Key

Zoning Boundaries
Square Index

Board of Zoning Adjustment
Application No. #16852

DC Office of Planning
April 1, 2002

Scale 1:4828

250 0 250 500 Feet

Attachment 2