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GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 13089, of Sheridan School, pursuant to Subsection 8207.2 of the Zoning Regulations, for a special exception under Paragraphs 3101.41 and 3101.42 for a proposed addition consisting of two staff offices on the first floor and a science laboratory on the second floor in an R-2 District at the premises 4400 - 36th Street, N. W. (Square 1968, Lots 800 and 816).

HEARING DATE: November 14, 1979

DECISION DATE: December 5, 1979

FINDINGS OF FACT:

1. The subject property is located in an R-2 District on the west side of 36th Street between Yuma Street and Alton Place, N. W. It is known as 4400 36th Street, N. W.

2. The subject property is improved with a two story brick building currently occupied by the Sheridan School.

3. The school is operating at this location by virtue of previous approvals from the Board of Zoning Adjustment.

4. The applicant proposes to add a small addition to the front of the school. The addition would fill in an area between two projecting portions of the existing building, and would contain a total of approximately 900 square feet on two floors.

5. The additional space would serve as two small offices on the first floor and as an additional science room on the second floor.

6. The addition will not result in any increase in the number of students, faculty or staff at the school. It will provide better facilities to serve the existing school population.

7. There will be no increase in traffic, noise or other objectionable effects as a result of the addition.

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8. There will be no articles of commerce for sale

9. The addition will not reduce the amount of play space available, so there will still be sufficient play space to meet the requirements of Paragraph 3101.41.

10. The addition will not reduce the number of available parking spaces.

11. Advisory Neighborhood Commission 3-F, by letter dated November 5, 1979, endorsed the application and urged the Board to approve the application.

12. Two adjoining property owners, whose property immediately faces the front of the school, filed letters stating no objection to the proposed addition.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the applicant has complied with all of the requirements of Paragraphs 3101.41 and 3101.42 of the Zoning Regulations. As set forth in the findings of fact, the proposed addition will not increase the intensity of use of the proposed school by increasing the number of students, faculty or staff. Consequently, the Board concludes that the proposed addition will not create any negative impacts because of noise, traffic, number of students or other objectionable conditions. The Board concludes that the proposed addition is minimal in size and will not materially change any of the existing conditions at the school, and will not reduce any available existing play area or parking spaces. The Board concludes that the application is 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 said regulations and maps. It is therefore ordered that the application is granted.

VOTE: 5-0 (Charles R. Norris, Connie Fortune, Leonard L. McCants, William F. McIntosh and John G. Parsons to grant).

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

ATTESTED BY: Steven E. Sher
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER 27 FEB 1980

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT.

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND INSPECTIONS.