

Mr. Cloßer:

I move that the following Order be entered:

ORDERED:

That the appeal of Gertrude Louise Isabel Laughlin Chanler to establish a private school, known as the Washington International Center at 1630 Crescent Place, N.W., lot 807, square 2568, and to provide automobile parking on lots 811, 834, 838 and 839, square 2567 at 17th and Belmont Streets, N.W., accessory to the proposed Center, be granted for the following reasons and subject to the conditions hereinafter set forth:

(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 finds that the location of this Center is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, other otherwise objectionable conditions, and that the use will be reasonably necessary or convenient to the neighborhood which it is proposed to serve.

In making the above findings the Board has taken into consideration the fact that the Center will attract adults most of whom will be brought to the Center by private car or public transportation, thereby creating very little demand for off-street parking. The parking area, subject of this appeal, can accommodate about 240 students whereas the average will be from 60 to 75 at any one time. Hours of operation will be from 9:00 a. m. to 5:00 p.m. Monday to Friday, and on certain evenings from 5:00 p. m. to 10:30 p. m. and Saturday from 9:00 p. m. until midnight.

(2) The Board finds that it is not practicable to locate the parking on the same lot as the structure it is intended to serve because of the unusual topography and lack of appropriate ingress and egress to the site. We find that the parking area is so located as to furnish reasonable and convenient parking facilities for the occupants and guests of the structure for which they are designed to serve being directly across 17th Street from the Center building.

(3) The Department of Highways and Traffic offers no objection to the granting of this parking lot.

This Order shall be subject to the following:

(a) The number of dances to be held at the subject property shall be limited to the number normally scheduled by colleges and universities. Appellant shall bring this case to the attention of the Board of Zoning Adjustment one year after the date on which it occupies the subject property in order to permit the Board to consider the actual night activities of the appellant. The Board reserves the right to modify this order with respect to night activities if it finds after a trial period of one year that such activities are not consonant with the residential character of the neighborhood.

(b) All areas devoted to driveway, access lanes, and parking areas on this lot shall be paved with materials which form an all-weather impervious surface.

(c) The parking lot shall be so designed that no vehicle or any part thereof shall project over any lot or building line.

(d) Any lighting if required for night use shall meet the requirements of the District of Columbia Electrical Code.

(e) Appellant shall erect a 12 inch thick, 42" high brick wall with coping on top along the 17th Street frontage of this parking area with two openings therein. Square brick posts shall be provided at each end of the two openings.

(f) The parking spaces authorized under the terms of this Order are required parking spaces which will require the owner of the land upon which such parking is to be located to agree to become a party to a covenant with the District of Columbia to run with the land and to be binding upon him and his successors in title, which requires that the area approved for required off-street parking shall be reserved exclusively for that purpose so long as the improvements to be served is existing or so long as said accessory off-street parking is required by the Zoning Regulations.

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

Occupancy permit shall not issue until all conditions of this Order are met and complied with. Further, the Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.