

Before the Board of Zoning Adjustment, D. C.

Application No. 11791 of National Parks and Conservation Association, pursuant to Section 8207.2 of the Zoning Regulations for a special exception as provided by Section 7104.2 and 7109.1 to permit a non-profit organization to use office space on the third and a portion of the fourth floor of the building located at 1701 18th Street, N. W., Lot 132, Square 153.

HEARING DATE: January 15, 1975

DECISION DATE: January 21, 1975

FINDINGS OF FACT:

1. The subject property is used for non-conforming purposes, such right having been allowed by this Board in BZA Order No. 9373, dated November 6, 1967. This Order stated as a condition, that the applicant, if it wishes to lease office space at the subject property to other non-profit organizations, that, it shall file an appeal with the Board for approval of the occupancy of such space by such organization.

2. The applicant proposes to lease the third and a portion of the fourth floor to the American Psychiatric Association for an office use.

3. The prospective tenant has its headquarters directly across the street from the subject property at 1700 18th Street, N. W.

4. The American Psychiatric Association is a non-profit organization incorporated under the laws of the District of Columbia, with the purpose of furthering psychiatry, not to practice therapy as practitioners.

5. The third and fourth floor of the subject property will be used to house the physical education program and Government relations activities of the non-profit organization.

6. The space which is to be leased upon approval by the Board is presently vacant, because the applicant has not extended its staff which would necessitate their use of the space in question.

7. The applicant is also a non-profit organization.

8. The Board finds that the use for which the subject property was approved and the use which is proposed by the prospective tenant are same in terms of the use category "non-profit organization" as defined by the regulations.

9. The hours of operation of prospective tenant will be from 9:00 a.m. to 5:00 p.m., five days per week, Monday through Friday.

10. Parking for the use in question would be at a commercial lot at the corner of 18th and Swann Street, N.W.

11. The neighborhood surrounding the subject property is composed of a doctor's office, the Soviet Chancery and apartment buildings.

12. The building in question, except for the third and a portion of the fourth floor is used by the applicant as a non-profit office building.

13. Mrs. Harriet B. Hubbard, testified in opposition to this application, on grounds that the prospective tenant employs psychiatrists who treat patients at the American Psychiatric Association across the street at their headquarters and would do so at the subject property.

14. The Board finds that no evidence was introduced at the Public Hearing to corroborate the allegation made by Mrs. Hubbard.

CONCLUSIONS OF LAW:

Based upon the above findings of fact, and the record, the Board is of the opinion that the proposed tenant would carry on a non-profit office use, consistent with the use permitted on the subject property by BZA Order #9373. The subject application does not change the use of the subject building and inasmuch as the use in question is for the third and a portion of the fourth floor of the

building, the Board is of the opinion that if granted, would not adversely affect the use of nearby and adjoining property. The Board concludes, that the applicant has satisfied the requirements of Section 7109 of the Zoning Regulations and that the proposed use is in harmony with the intent and purpose of the regulations.

ORDERED:

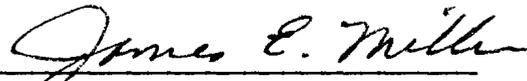
That the above application be GRANTED.

VOTE:

5-0

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

ATTESTED BY:



JAMES E. MILLER

Secretary to the Board

FINAL DATE OF ORDER:

6/11/75

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 DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.