

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 11952 of BNA Washington, Inc. for a special exception to locate for a period not to exceed five years, the George Washington University Health Clinic on the second floor and part of the third floor at 1229 - 25th Street, N. W., in the C-R zone district, known as Lot 102, Square 24.

HEARING DATE: August 20, 1975
EXECUTIVE SESSION: September 5, 1975

FINDINGS OF FACT:

1. Lot 102 in Square 24 was placed, pursuant to Zoning Commission Order No. 108, in the C-R district.
2. The clinic would be manned upon its opening by eleven doctors with a supportive staff of seventy-five.
3. Hospitals or clinics are permitted as a special exception in that district under paragraph 4502.31.
4. The use is so located that it is not likely to become objectionable to surrounding or nearby property owners because of noise, traffic, or parking. An inspection of the neighborhood will disclose that to the north is the U. S. News and World Report parking area, to the south a commercial use is fronting on M Street, including the PMI parking, to the east is the former Gichner Iron Works now leased for a non-residential use. Additionally, nineteen off-street parking spaces will be provided within the building for the use of the doctors and staff. No off-street parking spaces are required under the Zoning Regulations for a clinic in the C-R district. Approximately 120 patients will be served by the facility daily. PMI operates a large parking lot on M Street immediately south of the BNA buildings. This parking lot can adequately handle the patients' parking needs. Also public transportation is available within easy walking distance of the subject site.
5. There is a demonstrated need for the facility. In order to assure its stability as an organization, and, to facilitate the enrollment of patients in the Plan, George Washington, University Health Plan (GWUHP) has entered into several contracts with prominent firms and institutions in the area. Through a contract entered into in 1972, all patients enrolled in GWUHP are treated by the Clinical Faculty of the George Washington School of Medicine and Health Sciences and, if hospitalization is required, are admitted to the George Washington University Hospital. Through a contract with Blue Cross executed in 1972, Group Hospitalization, Inc. (GHI) is empowered to offer GWUHP as an alternative to traditional Blue Cross coverage to its 6,500 Washington area groups. Currently, approximately 1,600 patients are enrolled through this mechanism. Children's Hospital National Medical Center entered into a contract in 1972, which provides the mechanism for the Plan to admit and be billed (through GHI) for all services rendered its patients in this specialty hospital.

Peoples Drug Stores, Inc.'s 1972 contract provides a mechanism whereby patients with prescription drug benefits can obtain medication 24 hours a day, seven days a week in all Peoples Stores in the metropolitan Washington area. A Giant Food, Inc. agreement of 1975 provides essentially the same benefits as the above mentioned Peoples' contract. The District of Columbia, Department of Human Resources entered into contract with GWUHP in 1972 providing for the enrollment of up to 2,000 Title XIX (Medicaid) patients at an agreed upon premium and for a defined benefit package. Currently approximately 1,500 patients are enrolled in GWUHP through this means. A University Affiliated Health Plan, Inc. contract was entered in 1974 in order to facilitate the enrollment of Federal employees in the Plan. As a result of the Open Season enrollment period in November 1974, approximately 2,000 Federal employees are now enrolled in GWUHP.

6. The applicant has filed with the Board detailed plans of the clinic within the existing building describing the activities to be carried on at the clinic -- the number of patients to be treated and other pertinent information.

7. The application has been referred to the Office of Planning and Management for coordination, review and report of the Department of Highways and Traffic, the Department of Environmental Services and other departments and agencies of the District of Columbia as appropriate. The Department of Highways and Traffic and the Department of Environmental Services have no objections to the applicant's request.

8. The application has been referred to the Office of Planning and Management for review and report by the Department of Human Resources on the need for the facility, as well as the specific design of the facility. The Municipal Planning Office approves of the applicant's request and the Department of Human Resources "has taken a neutral position on the need of the facility, however, it is supportive of the continuing activity of the applicant as a health care provider at any location."

9. Applicant complies with the provisions of Section 8207.2 of the Zoning Regulations as the granting of the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Maps. Medical clinics and hospitals are permitted as a matter of right in other use districts with office and retail commercial and have found by the Zoning Commission to be compatible uses. Further, the Zoning Commission has made a legislative determination that such uses complying with the standards set forth for a special exception are compatible with the intent and purpose of the Zoning Regulations. The proposed use will not tend to affect adversely the use of neighboring properties in accordance with the use thereof permitted under the Zoning Regulations, as fully substantial from an inspection of the adjoining uses.

10. There were two persons that appeared in opposition at the public hearing, one representing the West End Citizens Association.

11. There were letters in support of the zoning relief.

CONCLUSIONS OF LAW:

Based upon the Findings of Fact, the Board is of the opinion that the applicant herein has complied with the provisions of Section 4502.31 of the Zoning Regulations for the granting of a special exception to locate a hospital or clinic in a C-R district. Furthermore, the applicant complies with the provisions of Section 8207.2 of the Zoning Regulations as the granting of the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Maps.

The Board is also of the opinion that the relief can be granted without detriment to the public good and without impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Maps.

ORDERED: That the above application be GRANTED.

VOTE: 3-1-0 (Lilla Burt Cummings Esq. dissenting, Mr. Scrivener not voting not having heard the case).

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

ATTESTED BY:



JAMES E. MILLER,
Secretary to the Board

FINAL DATE OF ORDER:

9/16/75

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING PERMIT 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.