

Before the Board of Zoning Adjustment, D. C.

Application No. 11963 of the George Washington University, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception as provided by Section 3101.46 of the regulations to permit international students' lounge and meeting rooms and University offices as part of the Campus Plan, in the R-5-C Zone, at the premises 2129 G Street N. W., known as Lot 857, Square 79.

HEARING DATE: August 20, 1975

DECISION DATE: September 5, 1975

FINDINGS OF FACT:

1. Applicant proposes to use the four (4) floors and basement of the brick building to provide university offices and international students' lounge and meeting rooms. The application was amended at the Public Hearing with leave of the Board, to include the use for international students.

2. The Certificate of Occupancy for the subject premises issued July 11, 1957 permitted use of all the floors for sorority club apartments.

3. The University no longer has sororities on campus and is currently using the basement and first (1st) floor of the property for the international students' lounge and meeting rooms, a use consistent with the current Certificate of Occupancy.

4. The premises are completely surrounded by University property and pursuant to the Campus Plan the proposed use is an interim use. At some future date an undesignated academic building will occupy the site.

5. The written report of the Department of Highways and Traffic dated May 14, 1975 offered no objection to the application.

6. The National Capital Planning Commission in a letter date June 13, 1975 reported the Commission's recommendation of the application with the following basis; a) the use is not objectionable because of noise, traffic, number of students or other objectionable conditions.

b) such use conforms to the Comprehensive Plan for the National Capital.

7. The written report of the Municipal Planning Office dated August 15, 1975 and subsequent testimony at public hearing recommended approval of the application on the following basis: a) the proposed use is located within the Campus Plan boundaries as previously approved by the Board and is not inconsistent with said Plan. b) the building is located in the vicinity of other office uses so there will be no adverse affect on the neighborhood from noise, traffic, or other objectionable conditions. Pursuant to the Campus Plan the area of the proposed use is scheduled for more substantial building in future development and the use will be within the anticipated level of activity.

8. A member of the Executive Board to the International Students Society appeared at public hearing to support the need of the international students for the proposed lounge and meeting room.

9. There was a letter and testimony at public hearing from a citizen objecting to the application stating that the University is currently using its buildings for private commercial office space and by eliminating the alleged illegal uses no expansion would be necessary.

CONCLUSIONS OF LAW:

Based upon the above findings of fact and the evidence of record the Board finds that the proposed use is not so located that it is likely to become objectionable to neighboring property because of noise, traffic, number of students or other objectionable conditions. The building is located within the approved campus boundaries and among other office uses. The intensity of the proposed use does not contradict the Campus Plan as previously approved by the Board. Pursuant to Section 8207.2 of the Zoning Regulations the Board finds that the proposed use is in harmony with the general purpose and intent of the Zoning Regulations and will not tend to adversely affect the use of neighboring property.

ORDERED :

It is hereby ordered that the application be GRANTED,

VOTE :

4-0 (Mr. Scrivener not present, not voting.)

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

ATTESTED By:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER:

11/14/75

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 HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF **SIX** MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.