

Before the Board of Zoning Adjustment, D. C.

Application No. 12360 of Society of African Missions, pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception under Sub-section 3101.46. Applicant seeks to establish dormitories, class rooms, and offices of the School of Religion (Howard University). The property is in the R-2 District at 1240 Randolph Street, N. E., Lot 25, (formerly Lots 812,814,815,817, 819) Square 3923.

HEARING DATE: March 19, 1977

DECISION DATE: April 6, 1977

FINDINGS OF FACT:

1. The proposed occupancy is designed to meet a pressing need of the University for facilities for the School of Religion that presently are not available on the main campus. The present facility was designed as a library and is not suitable for use as a chapel and a School of Religion.
2. The property located at 1240 Randolph Street, N.E. is suitable for a School of Religion as it contains a small chapel, offices and other space.
3. This Board has previously approved residence for a clerical group of forty (40) persons at the proposed site in Order No. 7661.
4. Facilities at the proposed School of Religion will provide a living area to accommodate thirty-four (34) persons and will have a faculty of nine (9) and a student enrollment of approximately 150 and the maximum number of students present at any one time will be eighty (80).
5. The hours of operation for classes will be from 9:00 A.M. to 8:30 P.M., Monday thru Thursday and 9:00 A.M. to 5:00 P.M. Friday.
6. The chapel and school will be open to the neighborhood on a limited basis providing a community resource center.
7. The subject property is located within the R-2 District and the proposed occupancy when added to all existing buildings and structures on the campus does not exceed the gross floor area prescribed for the R-5-B District. The University is permitted an FAR of 1.80 and the proposed use will not exceed that ceiling. The lot area of the subject site is 29,905 square feet and the gross floor area of the chapel and school is 23,772 square feet giving an FAR of .78.

8. The proposed use is compatible with surrounding uses as a corridor of C-1 zoned property extends to the southeast corner of 12th and Randolph Streets, N.E., almost directly across the street from the subject site. Property directly across the street to the south is zoned R-1-B and C-2-A property lies three (3) blocks from the subject site.

9. Similar uses already exist in the immediate area such as the Catholic Educational Press property on the south side of Randolph and 13th Streets, N.E., the Monastery Pilgrimage Hall at the northwest corner of Quincy and 14th Streets, N.E., and the Franciscan Monastery which is within two (2) blocks of the subject site across 14th Street, N.E.

10. A report favoring the proposed occupancy was submitted by the Municipal Planning Office.

11. The impact on the surrounding area will be minimized because of the nature of the use involved. The average School of Religion student is older, more mature, and more studious than the typical University student. Furthermore, the building intended to be used has been in existence for over ten (10) years.

12. The subject site is well served by public transportation and is equipped with easy access to the Howard University Main Campus.

13. This Board, has previously found, in Order No. 12018, that the applicant qualifies as a University under the Zoning Regulations.

14. The applicant has previously filed, with the Board, the University's long range plans for developing the campus as a whole which was approved in Order No. 12018. That plan will be amended by allowing the present facilities for the School of Religion on the Main Campus to be used as a Library.

15. An official of Howard University testified at the public hearing that the proposed occupancy of the subject site by the School of Religion was not available at the time the Campus Plan was submitted to the Board and the location of the existing school was shown.

16. There is existing parking of sixteen (16) spaces with room to expand.

17. All property owners in the square of the subject property supported the granting of this application and the only opposition registered at the public hearing was that of a citizen with property three (3) blocks removed.

CONCLUSIONS OF LAW:

The Board concludes that the proposed School of Religion is so located that it will not become objectionable to neighboring property owners because of noise, traffic, number of students or other objectionable conditions and complies with all requirements of Paragraph 3101.46 of the Zoning Regulations.

The granting of this application will be 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 properties in accordance with said Zoning Regulations and Maps as set forth in Paragraph 8207 of said regulations. Accordingly, it is ORDERED that the application is GRANTED subject to the following CONDITIONS:

- a. Twenty-six (26) parking spaces must be provided.
- b. The maximum student enrollment will be one hundred fifty (150) students.
- c. No more than thirty-four (34) students will be housed.

VOTE:

3-0 (Lilla Burt Cummings, Esq., William F. McIntosh and Leonard L. McCants, Esq., Dr. Walter B. Lewis recused himself on the grounds that he is an employee of Howard University)

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

ATTESTED By:



ARTHUR B. HATTON

Executive Secretary

FINAL DATE OF ORDER:

5-23-77

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