

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12420 of the Protestant Episcopal Cathedral Foundation pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception under Paragraph 3101.415 to permit Youth for Understanding, a nonprofit organization to locate offices at the premise 3501 Newark Street, N.W. (Square 1954, part of Lot 3).

HEARING DATE: May 24, 1977
DECISION DATE: June 7, 1977

FINDINGS OF FACT:

1. The Protestant Episcopal Cathedral Foundation of the District of Columbia, seeks permission under Paragraph 3101.415 of the Zoning Regulations to use premises 3501 Newark Street, N. W., frequently referred to as "Rosedale" for the offices of a nonprofit organization; namely, Youth for Understanding. Youth for Understanding is the contract owner of the property contingent upon approval of the Board of this special exception.
2. The tract of land known as Rosedale, with improvements, is designated as an historic landmark on the District of Columbia's Inventory of Historic Sites and the entire lot is located within the Cleveland Park Historic District, also listed on the District of Columbia's Inventory of Historic Sites.
3. The central historic structure on the property is an 18th Century frame house constructed around 1783 and described in more detail in the Nomination Forms for the National Register filed in the record in this case. Other improvements include a small cottage located at the northeastern corner of the tract and a building surrounding the historic Rosedale house previously devoted to dormitory use for the National Cathedral School for Girls.

4. This Board approved the construction and use of the dormitory building for the National Cathedral School for Girls in BZA Application Nos. 8001,8370 and 8877 in 1964 and 1966. The use of the property for the National Cathedral School terminated approximately one year ago.

5. Youth for Understanding, with the advice of the Cathedral Foundation, has met with and worked with area residents and associations to reach an agreement for the use of the property and, as hereinafter described, has entered into a letter of understanding spelling out terms of its use.

6. Youth for Understanding is a nonprofit organization formed under the laws of the State of Michigan and is more fully described in its Articles of Incorporation and By-Laws submitted for the record. Youth for Understanding complied with all provisions of the District of Columbia Nonprofit Corporation Act and received a certificate of authority from the Office of Recorder of Deeds, D.C., Corporation Division, on May 6, 1977. The organization meets the definition of nonprofit organization contained in the Zoning Regulations.

7. Youth for Understanding intends to utilize the three-story brick building previously used for dormitory purposes as offices for its international headquarters staff. The Manor House and Cottage would be used for residential purposes to house out-of-town guests or for official receptions and similar purposes. In addition, there may be a groundskeeper or caretaker who would occupy the Cottage or Manor House.

8. The three-story brick building to be occupied and used for nonprofit organizational purposes contains an approximate gross floor area of 49,729 square feet in excess of the minimum standard of 10,000 square feet specified in Section 3101.415.

9. The staff of Youth for Understanding is expected to number approximately 80 when it occupies the building this year and would be limited to a maximum of approximately 130 in a five-seven year period. The dining and kitchen areas would be used for staff lunches and the infirmary would be stocked with basic medical supplies and be used for employee physical examinations similar to the past use.

10. The office function normally involves 30 professional staff and 50 clerical support positions. Several of the professional staff travel extensively. Periodic meetings at the headquarters estimated at four to six per year, would involve a maximum of 15-20 participants outside normal staff. Hours of operation are expected to be 8:45 a.m. to 5:00 p.m. However, experience has indicated that the staff frequently works hours which would get them to the site earlier and would remain later.

11. No additions to the buildings or any major modifications to the exterior are proposed. The only changes are interior and minor repair and maintenance construction and the addition of parking spaces to bring the total spaces up to 47. These additional spaces will be added at the interior of the existing parking areas. The number of parking spaces meet the requirement of the Zoning Regulations.

12. No goods, chattels, wares or merchandise will be commercially created, exchanged or sold therein except for the possible sale of publications, materials or other items related to the purposes of the nonprofit organization.

13. The Municipal Planning Office, by report received on June 7, 1977, recommended approval of the application.

14. There were a number of residents at the public hearing in support of the application. There was no opposition to the grant of the application at the public hearing.

15. The Youth for Understanding has entered into an agreement with citizen groups and individual citizens in the area, including the local Advisory Neighborhood Commission, the Cathedral Heights/Cleveland Park Citizens Association and Citizens for City Living. This agreement states that the historic buildings will be preserved and maintained, and that such buildings will not be altered other than necessary for repair or improvement consistent with the existing architecture.

CONCLUSIONS OF LAW:

The Board concludes that the applicant has met the standards set forth in Paragraph 3101.415 of the Zoning Regulations in that the property is listed on the District of Columbia Inventory of Historic Sites, exceeds the minimum gross floor area and will be used by a nonprofit organization in a manner that would not adversely affect the use of neighboring properties. The number and arrangement of parking spaces appear adequate for the use and there is not expected to be a significant traffic impact on the adjacent neighborhood. The use is essentially an administrative office-type use and does not involve the creation, exchange or sales of commercial goods. No major modifications or additions are proposed to the exterior of any buildings and the changes contemplated will either be interior changes, or those which would not have an adverse impact on neighboring properties. The Board concludes that the proposed use will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and would not tend to adversely affect the use of property in accordance with said Zoning Regulations and Maps. It is therefore ORDERED that the application be GRANTED subject to the CONDITIONS set forth in the letter of understanding dated May 12, 1977 and marked as exhibit public hearing-1 in the record, a copy of which is attached to this order.

VOTE:

4-0 (Dr. Walter B. Lewis, William F. McIntosh, Charles R. Norris and Leonard L. McCants, Esq. to grant)

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

ATTESTED By:



STEVEN E. SHER
Executive Director

BZA No. 12420

Page 5

FINAL DATE OF ORDER: 27 JUL 1977

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.