

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12743 of Howard University, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 to replace existing maintenance buildings in the R-2/R-1-A District on the Howard University campus at 2935 Upton Street, N.W., (Square 2049, Lot 5).

HEARING DATE: September 20, 1978

DECISION DATE: October 4, 1978

FINDINGS OF FACT:

1. The subject property is located within the boundaries of the Dunbarton Campus of Howard University at 2935 Upton Street, N.W. and is in the R-2 and R-1-A Districts.

2. The applicant, Howard University, seeks the Board's permission to raze a dilapidated existing frame shed type maintenance structure and replace it with new 1½ story metal pre-engineered building also to be used for maintenance purposes.

3. The Campus Plan for Howard University was approved by the BZA in BZA Order No. 11669, dated May 24, 1974. The approved Campus Plan encompassed approximately nineteen acres of land and several buildings which had formerly served as the classrooms, dormitories and libraries of Dunbarton College.

4. Under the Campus Plan the subject maintenance building was to be removed and replaced by a plaza. The applicant now proposes that the new building will be an interim use and would be located where the present building is located and will be substantially in scale to the present building. The new building will measure approximately forty-one feet in width and sixty-one feet in length. There will be a distance of ten feet between the building and the property line. The building will have the vehicle storage and maintenance area on the ground floor and office and

storage area on the first floor. The existing building is located in the interior of the University Campus and is sufficiently removed from the residential development in the area.

5. The subject application is a request for further processing of the approved Campus Plan, and specifically in accordance with Sub-paragraph 3101.46 (d), would be an interim use only.

6. The Municipal Planning Office, by report dated September 12, 1978, recommended that the application be approved since the proposed maintenance building will replace an existing structure which is badly deteriorated. The Board so finds.

7. The application was referred to the Department of Transportation. By memorandum dated August 16, 1978 the DOT reported that the application had been reviewed and that it found no adverse impacts. The Board so finds.

8. Advisory Neighborhood Commission 3F filed no recommendation on the application.

9. There was no opposition to the application.

10. The Board requested that the applicant submit a statement for the record that the requested relief be deemed an interim, temporary use and state the time period for such use. By letter dated October 25, 1978, the University stated "This temporary structure is to be used until the existing master plan can be implemented or revised."

CONCLUSIONS OF LAW AND OPINION:

Based on the record the Board concludes that the requested relief is contrary to the approved Campus Plan. The applicant seeks to replace the deteriorated structure with a new maintenance building. The approved Campus Plan designated that the existing structure be replaced by a plaza. The Board further concludes that the relief can be granted as part of the Campus Plan only on the condition that the proposed building is an interim temporary use. Additionally the Board further concludes that the special exception can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan. Accordingly, it is ORDERED that the application is GRANTED SUBJECT to the CONDITIONS that the relief is deemed an interim, temporary use and that the use will be for a period of FIVE YEARS.

VOTE: 4-0 (William F. McIntosh, Chloethiel Woodard Smith, Charles R. Norris and Leonard L. McCants to grant, Walter B. Lewis not voting, having recused himself).

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

ATTESTED BY: Steven E. Sher
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 31 OCT 1978

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.