

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 13043 of George Washington University, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 to use all floors of the subject premises, basement for storage, for faculty, staff offices and classrooms in an R-5-C District at the premises 2036 G Street, N.W., (Square 103, Lot 816).

HEARING DATE: September 19, 1979

DECISION DATE: September 19, 1979 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located on the southeast corner of the intersection of G and 21st Streets, N.W., and is known as 2036 G Street, N.W. It is in an R-5-C District.
2. The subject site is twenty feet wide and 120.71 feet deep and is improved with a three story brick building which is now vacant.
3. The subject site was acquired by the applicant in 1974. At that time the Quigley Pharmacy was a tenant. The lease of the pharmacy was terminated by the University in May of 1979 for non - payment of rent.
4. The applicant proposes to use all floors of the subject premises for faculty staff offices and classrooms. The basement will be used for storage.
5. No additional parking is associated with the proposed use. Currently approved University parking by the BZA under the approved Campus Plan is sufficient for the needs of the proposed use. In addition, the applicant plans to develop the open space on the southern portion of the lot as a landscaped area.
6. The site is located within the area for which the Board has approved the campus plan of the applicant. The eventual use of the subject property is for an academic building in the general area of the subject area.
7. The department of the University that will occupy the subject premises is presently in leased space. That lease

will terminate in January 1980.

8. There was no opposition to the application.

9. Advisory Neighborhood Commission 2A made no recommendation on the application.

CONCLUSIONS OF LAW:

Based on the record the Board concludes that the subject site is located within the campus boundaries of the applicant. The site will be put to university uses. There was no evidence adduced that the proposed use is likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions. The Board further concludes that the applicant has complied with Paragraph 3101.46 of the Zoning Regulations and that the application can be granted as in harmony with the general purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of neighboring property. Accordingly, it is ORDERED that the application is GRANTED.

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

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

ATTESTED BY: \_\_\_\_\_

  
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 8 NOV 1979

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND INSPECTIONS.