

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13062, of George Washington University, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 to use the subject premises as university staff and faculty offices, classrooms and reproduction facilities as part of the University campus plan in an R-5-C District at the premises 600-602 - 21st Street, N.W. (Square 79, Lots 24 and 25)

HEARING DATE: October 17, 1979

DECISION DATE: October 17, 1979 (Bench Decision)

FINDINGS OF FACT:

1. The subject properties are located on the west side of 21st Street between F and G Streets, N.W. and are known as 600-602 21st Street, N.W. The buildings are in an R-5-C District.

2. The subject properties were recently used as residences for the students of the applicant University. The properties are within the boundaries of the campus plan approved by the Board for the University.

3. The applicant now proposes to use the two subject buildings as a single structure for university staff and faculty offices, classrooms and reproduction facilities as part of the University Campus Plan. The uses in these buildings will not create any additional adverse effects because these are uses which are being relocated from other areas of the campus.

4. The former students have been lodged elsewhere.

5. No parking issue is involved in the applicant's proposed use. A currently approved parking plan and existing University parking spaces will serve the new users of the subject properties.

6. There was no opposition to the application, either at the hearing or on file at the time the Board made its decision.

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

CONCLUSIONS OF LAW:

Based on the record, the Board concludes that the applicant has substantially complied with the requirements of Paragraph 3101.46 of the Zoning Regulations in that the proposed use is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions. The Board further concludes that the application can be granted as in harmony with the intent and purpose 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 (Walter B. Lewis, William F. McIntosh, Charles R. Norris and Leonard L. McCants to GRANT; Chloethiel Woodard Smith 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:

7 DEC 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.