

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13225, of Howard University, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 for further processing under a campus plan to construct an addition to the women's gymnasium in an R-5-B District at the premises 510 Fairmont Street, N.W., (Square 3057, Lot 92).

HEARING DATE: April 23, 1980

DECISION DATE: April 23, 1980 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located east of 6th Street, N.W. on the main campus of Howard University in an R-5-B District at premises known as 510 Fairmont Street, N.W.

2. The property is presently improved with a building used as the women's gymnasium.

3. The applicant proposes an addition to the existing gymnasium to be used as temporary class room space for the Fine Arts Department .

4. The proposed addition will occupy space previously used as a handball court and parking. The applicant testified that the use of this temporary building is necessary for a period of approximately two years, in order for the School of Fine Arts to retain its accreditation status.

5. The proposed development is in compliance with the over-all 1.07 F.A.R. approved under the Howard University Campus Plan, approved by the Board in 1975, as well as the 1.8 F.A.R. requirements of the R-5-B District.

6. The applicant proposes to raze the existing gym at the end of the two year period and develop the property as a parking facility pursuant to campus plans approved by the Board in 1975.

7. The addition will be located in the core of the Campus and will not be visible to the surrounding neighborhood.

8. The Office of Planning and Development, by report dated April 10, 1980, and testimony given at the time of public hearing, supported the application on the grounds that the proposed development complies in general with the 1975 approved campus plan, is located on the interior of the Howard University Campus, and will not have any impact on surrounding properties due to noise, traffic, number of students or other objectionable conditions. The Board so finds.

9. There was no report from Advisory Neighborhood Commission 1B on this application.

10. There was no opposition to the granting of this application.

CONCLUSIONS OF LAW AND OPINION:

Based on the foregoing Findings of Fact and the evidence of record, the Board concludes that the applicant is requesting a special exception for further processing of a previously approved campus plan. The Board is of the opinion that the proposed temporary addition is in harmony and compliance with the 1975 approved Campus Plan. The structure complies with the F.A.R. requirements of the R-5-B zone and the campus plan.

The Board concludes that the location of the proposed addition, in the center of the campus, is not visible to surrounding properties and will not have an adverse impact on property surrounding the University because of noise, traffic or number of students. The Board notes that the future plans of the University are not completely definite as to time, and therefore concludes that the applicant should be given some additional leeway for use of the addition.

Accordingly, it is hereby ORDERED that the application be APPROVED for a period of THREE YEARS.

VOTE: 4-0 (Charles R. Norris, William F. McIntosh, Connie Fortune 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: 15 JUL 1980

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.