

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14170, of the Catholic University of America, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 for further processing under an approved campus plan to construct a one story addition to the existing Salve Regina Hall to be used for storage in an R-5-A District at premises 620 Michigan Avenue N.E., (Square 3821, part of Lot 39).

HEARING DATE: September 12, 1984
DECISION DATE: September 12, 1984 (Bench Decision)

FINDINGS OF FACT:

1. The Catholic University Campus is located at 620 Michigan Avenue, N.E. and presently consists of three parts:

- A. The main campus bounded by Harewood Road on the west, Taylor Street on the north, Brookland Avenue on the south, including some areas extending south of Michigan Avenue and east of 4th Street;
- B. The North Campus bounded by Taylor Street to the south, Brookland Avenue on the east, Allison Street on the north and Fort Totten Drive and Hawaii Avenue on the west; and
- C. The Varnum campus, generally bounded on the south by Taylor Street, on the east by 8th and 10th Streets, on the north by Buchanan Street and on the west by Puerto Rico Avenue.

The subject site is located in an R-5-A District.

2. The requested relief in the subject application is to permit an 800 square foot addition to the existing Salve Regina Hall. No changes are proposed to the existing boundaries of the University campus.

3. Catholic University is an accredited university, is authorized to confer degrees, and qualifies as a university under the Zoning Regulations.

4. The Board, in BZA Order No. 12002, dated October 6, 1975, approved a Campus Plan for Catholic University. In BZA Orders No. 12308, dated April 13, 1977, No. 13639, dated

April 14, 1982, and No. 14082, dated April 19, 1984, the Board approved amendments to the Campus Plan.

5. Paragraph 3101.46 of the Zoning Regulations provides that a college or university which is an academic institution of higher learning, including a college or university hospital, dormitory, fraternity or sorority house proposed to be located on the campus of a college or university, is permitted as a special exception in a residential district, provided that:

- A. Such use is so located that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions;
- B. In R-1, R-2, R-3, R-4, R-5-A and R-5-B Districts, the maximum bulk requirements normally applicable in such districts may be increased for specific buildings or structures provided the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-B District;
- C. The applicant shall submit to the Board a plan for developing the campus as a whole, showing the location, height, and bulk, where appropriate, of all present and proposed improvements, including, but not limited to buildings, parking and loading facilities, screening, signs, streets, and public utility facilities, and a description of all activities conducted or to be conducted therein, and of the capacity of all present and proposed campus development;
- D. Within a reasonable distance of the college or university campus, the Board may also permit the interim use of land or improved property with any use which the Board may determine is a proper college or university function; and,
- E. Before taking final action on an application for such use, the Board shall have submitted the application to the District of Columbia Office of Planning and the District of Columbia Department of Transportation for review and report.

6. The proposed 800 square foot structure will consist of a one-story twenty-seven by thirty foot addition to the existing Salve Regina Hall. The proposed addition will be joined to the existing building by a covered walk and will be used mostly for the storage of materials.

7. Salve Regina Hall houses the Art Department and classrooms. This building was included within the planning boundaries of the Campus Plan approved in 1975. This building is located on the main campus of the University.

8. An addition to the Salve Regina Hall was contemplated in the 1975 Master Plan. At that time, it was proposed to enlarge the building by 8,000 square feet. The proposed addition is only 800 square feet or one-tenth the size originally proposed in the approved Campus Plan.

9. Paragraph 3101.461 requires that a college or university use be located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students or other objectionable conditions. The Board finds that this application satisfies that requirement. The subject building is located on the main campus of the University. It is not expected that the proposed addition will, in any way, increase the amount of traffic or noise surrounding the property. The Salve Regina Hall is totally surrounded by University uses, and the current use of the Hall, which is to house the Art Department, will remain the same. The proposed addition, for storage purposes, would thus not be objectionable to neighboring property.

10. Allowing the proposed addition to the Salve Regina Hall for storage purposes will leave the remainder of the Master Plan unchanged. It will alleviate the shortage of storage space and, in turn, allow for better utilization of the space previously devoted to storage, by freeing-up this space for classroom use. This will better serve the students and meet the University's needs in a manner which will have the least impact on neighboring property owners. In addition, there will be no increase in the student population as a result of this application, and therefore, no increase in traffic.

11. This application requests an 800 square foot addition. This addition is of such a small scale that it will not cause a significant increase in the floor area ratio for the campus, which is already well under the permitted FAR.

12. The proposed addition to the Salve Regina Hall is consistent with the approved campus plan. The proposed addition in this application is minor, was specifically contemplated and approved in the 1975 Master Plan, and necessitates no redrafting of these documents.

13. The Catholic University properties are located in an R-5-A zone and are surrounded by institutional uses. As indicated in the preamble to the R-5 Districts, institutional and semi-public buildings are permitted. The University furthers the low-density profile of the area. The granting

of this application will not tend to affect adversely the use of neighboring properties because it will enable the University to make better use of the land in a consolidated manner and will permit effective utilization of property within its planning boundaries.

14. The Office of Planning, by report dated September 5, 1984, recommended that the application be approved. The increase in the floor area ratio of the existing buildings resulting from the proposed new construction would be minor and well within the permitted FAR. The proposed addition pursuant to the Campus Plan is oriented to the interior of the campus and is likely to have a minimal impact on the surrounding area. The Board concurs with the recommendation and reasoning of the Office of Planning.

15. The Department of Public Works, by memorandum dated June 29, 1984, reported that the subject proposal would pose no traffic or parking problems for the campus or the surrounding community. The Department had no objection to the application. The Board concurs.

16. Advisory Neighborhood Commissions 5A and 4D made no recommendation on the application.

17. There was no opposition to the application.

CONCLUSIONS OF LAW AND ORDER:

Based on the record, the Board concludes that the applicant is seeking a special exception, the granting of which requires compliance with the requirements of Paragraph 3101.46 and that the relief requested can be granted as in harmony with the general purpose and intent of the Zoning Regulations and that it will not tend to affect adversely the use of neighboring property. The Board concludes that the applicant has met its burden of proof. The applicant has addressed the issues of noise, number of students, or other objectionable conditions. The Board concludes that the use is located so as not to become objectionable to neighboring property. The total bulk of all buildings and structures on the campus does not exceed the gross floor area prescribed for the R-5-B District. The applicant has submitted a plan for developing the campus as a whole. The Office of Planning and the Department of Public Works have recommended favorably on the application. The Board further concludes 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 hereby GRANTED.

VOTE: 4-0 (William F. McIntosh, Maybelle T. Bennett, Douglas J. Patton and Carrie L. Thornhill to grant; Charles R. Norris 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:

25 OCT 1984

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 CONSUMER AND REGULATORY AFFAIRS.

14170order/LJP11A

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14171, of Joy P. Davis, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.45 to use the subject premises for a community center building for Sign of the Times in an R-2 District at premises 605 - 56th Street, N.E., (Square 5216, Lot 20).

HEARING DATE: September 24, 1984
DECISION DATE: October 3, 1984

FINDINGS OF FACT:

1. The subject application appeared on the preliminary calendar for the public hearing of September 12, 1984. Section 302.3 of the Supplemental Rules of Practice and Procedure before the BZA requires that the applicant file with the Board not less than five days prior to the public hearing an affidavit demonstrating that the subject property had been posted with notice of the hearing at least fifteen days in advance of the hearing. In the subject case, the affidavit was filed two days prior to the public hearing. The Chairman waived the Rules based on an inadvertent mistake on the part of the applicant's agent. The Board was satisfied that the property had been posted in a timely manner.

2. Charles R. Norris, a member of the BZA, advised the Board that he had formerly been a member of the Board of Directors of the Sign of the Times. He stated that he is no longer on the Board, although the record reflected that his name is still on the stationery. When he left the Board of the Sign of the Times, Mr. Norris had requested that his name be removed from the stationery. The representative of the Sign of the Times agreed with Mr. Norris's representations. There was no opposition to Mr. Norris hearing the merits of the case. The Chairperson determined that there was no need for Mr. Norris to recuse himself.

3. The subject site is located on the east side of 56th Street, between Foote Street to the south and Nannie Helen Burroughs Avenue to the north and is known as 605 56th Street, N.E. The site is located in the Northwest Boundary neighborhood area, east of Lincoln Heights. The site is located in the R-2 District. The property is level, has 100 feet of frontage on 56th Street, and contains 25,424 square feet of land area. The property is improved with a two

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

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER:

19 NOV 1984

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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 CONSUMER AND REGULATORY AFFAIRS.

14171order/LJP11A