

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 14186 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 the campus plan to construct a new penthouse and a five story elevator addition to service the College of Dentistry in an R-5-B District at premises 600 W Street, N.W., (Square 3074, Lot 806).

HEARING DATE: October 10, 1974

DECISION DATE: October 10, 1974 (Bench Decision)

FINDINGS OF FACT:

1. The subject premises, known as 600 W Street, N.W., is located on the south side of W Street just slightly east of the intersection of W Street and Georgia Avenue, N.W. The site is located in an R-5-B District.

2. The subject premises consists of a flat, essentially rectangular shaped lot with an area of approximately 178,686 square feet. It is improved with a five story brick structure measuring approximately seventy feet in height. The structure is used as the Howard University College of Dentistry.

3. The surrounding area consists primarily of Howard University medical facilities. Immediately to the east of the College of Dentistry is the University's Medical College. Howard University Hospital and related parking is located to the south and southwest. West of the site is a private parking garage, medical offices, and Howard's Sickel Cell Disease Center. North of the site across W Street is the Freedman's Hospital Hypertension Center and a physical plant building belonging to the University.

4. The applicant, Howard University, is seeking permission to add a five story elevator addition and penthouse to the existing School of Dentistry building. The new elevator is needed as a supplement to the existing elevator to facilitate the flow of students, faculty, and staff throughout the building.

5. The proposed elevator will be located approximately at the middle of the building on the eastern side of the Dental School. The penthouse will be nine feet

in height. The penthouse will be constructed of brick and will match the existing structure.

6. The applicant is seeking a special exception under Paragraph 3101.46 the granting of which requires a showing through substantial evidence that the applicant has complied with the requirements of the above mentioned Paragraph. Also, the applicant must demonstrate that the relief requested under Sub-section 8207.2 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.

7. The Dental School is a pre-existing structure located within the campus boundaries approved by the BZA in Order No. 13416, dated March 22, 1982. The building itself has been the subject of prior BZA action in Application No. 11404-C. In that Order, dated February 4, 1977, the Board granted approval to the University to construct a two-story addition and penthouse structure to the existing three story Dental School Building.

8. The University is renovating the Dental School Building. At present there is no elevator serving all floors of the building. The proposed addition will provide an elevator to improve vertical circulation to all floors of the building.

9. There will be no increase in students, faculty or staff as a result of the addition.

10. The addition measures twenty-two feet, six inches by fifteen feet, four inches and contains approximately 250 square feet. The increase in gross floor area is insignificant across the campus as a whole.

11. The proposed roof structure is set back from all property lines. The roof structure does not extend above the level of the highest parts of the existing building. The Board finds that the roof structure will not obstruct light and air to adjacent University properties..

12. No interim use of land or improved property is requested.

13. The Office of Planning, by report dated October 3, 1984, recommended approval of the application. The Office of Planning reported that the applicant is proposing minor modifications to an existing structure, the location and use of which has previously been reviewed and approved in conjunction with a BZA campus plan review and approval. The Office of Planning was of the opinion that the proposed modifications to the Dental School will not impact adversely the use of neighboring property which for the most part is

owned by the University. The Board concurs with the reasoning and recommendation of the Office of Planning.

14. As required under Paragraph 3101.46, the application was referred to the Department of Public Works for review and report. No report from the Department was received in the record.

15. Advisory Neighborhood Commission 1B, by letter dated October 2, 1984, reported that it adopted a motion not to oppose the application.

16. There was no opposition to the application at the Public Hearing or of record.

CONCLUSION OF LAW AND OPINION:

Based on the record, the Board concludes that the applicant is seeking a special exception, the granting of which requires a showing through substantial evidence that the applicant has complied with the requirements of Paragraph 3101.46 and that the relief requested under Sub-section 8207.2 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.

The Board concludes that the applicant has met its burden of proof. The subject application requests a minor addition to an existing building which is in conformance with the approved campus plan. The Board notes the lack of any opposition to the relief requestd. The Board further concludes that the application can be granted as in harmony with the general 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 (William F. McIntosh, Maybelle T. Bennett, Charles R. Norris and Carrie L. Thornhill to grant, Douglas J. Patton not present, not voting)

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

ATTESTED BY:

  
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STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER:

28 NOV 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.

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