

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14626 of the Army Distaff Foundation, Inc., pursuant to Sub-section 8207.2 (3108.1, DCMR 11) of the Zoning Regulations, for a special exception under Sub-paragraph 3101.414 (218.1, DCMR 11) to permit an addition to an existing health care facility in an R-1-A District at premises 6200 Oregon Avenue, N.W., (Square 2339, Lot per subdivision).

HEARING DATE: June 24, 1987

DECISION DATE: June 24, 1987 (Bench Decision)

FINDINGS OF FACT:

1. The subject site is bounded by Oregon and Nebraska Avenue to the east, Tennyson Street to the north, 29th Street to the west and Stephenson Lane to the south and is known as premises 6200 Oregon Avenue, N.W. It is zoned R-1-A.
2. The subject site contains 709,637.3 square feet of lot area and is irregularly shaped with 773.83 feet of frontage along Oregon Avenue.
3. The property is currently improved with a combined community residence and health care facility. The existing facility was established for 300 residents pursuant to Board of Zoning Adjustment Order No. 5550, dated May 29, 1959. By Order No. 9185, dated April 12, 1967, the Board approved an increase in the number of residents from 300 to 318.
4. The Army Distaff Hall is a non-profit, charitable organization established in 1959 to provide care for elderly women who are retired officers or are connected to the military such as widows, mothers, mothers-in-law, or daughters of active or reserve officers.
5. As originally established, the facility provided for a total of 300 residents with a health care component of eight hospital beds. In Board of Zoning Adjustment Order No. 9185, the facility was expanded to provide for a total of 318 residents with a health care component of forty-eight hospital beds.
6. The applicant is seeking a special exception to construct an addition of approximately 292 square feet near the existing lobby area. The proposed addition will function as

social activity space in the existing health services units as required by District of Columbia Health Regulations.

7. The proposed addition is part of the applicant's extensive modernization of the facility which is designed to upgrade the existing mechanical and electrical system; expand clinical consultation/treatment areas, and patient recreation areas; improve facilities for nursing administrative and support services; and provide required toilet and bathing facilities.

8. The addition will have no impact on existing parking or traffic as there will be no increase in the number of residents or staff at the facility. There are no other community residence facilities within 1,000 feet of the subject property.

9. The proposed addition does not alter the existing height of the building and does not affect the existing front, rear, or side yards. No additional parking spaces or loading berths are required.

10. The Zoning Regulations permit a maximum lot occupancy of forty percent or 283,854.92 square feet. The existing structure occupies 55,132.57 square feet or 7.77 percent. The proposed addition will result in a lot occupancy of 7.81 percent, an increase of 0.04 percent.

11. The facility is situated on a wooded, sixteen acre site which is well-screened from surrounding properties by distance and landscaping. The proposed addition will not be visible from any surrounding properties.

12. The proposed addition is necessary to improve the operation of the facility in compliance with applicable municipal health codes. No variance relief is required.

13. The Office of Planning, by memorandum dated June 16, 1987, recommended that the application be approved. The Office of Planning was of the opinion that the proposed addition serves the existing functions of the facility and meets the special exception criteria. The Board concurs with the recommendation of the Office of Planning.

14. Advisory Neighborhood Commission 3G, by letter dated June 9, 1987, supported the granting of the special exception. The Advisory Neighborhood Commission was of the opinion that the addition would have no adverse visual impacts on the neighborhood. The Board so finds.

15. There was no opposition to the granting of the application at the public hearing or of record.

CONCLUSIONS OF LAW AND OPINION:

Based on the foregoing findings of fact and the evidence of record, the Board concludes that the applicant is seeking a special exception. In order to be granted such relief, the applicant must demonstrate substantial compliance with the requirements of Sections 218.1 and 3108.1 of the Zoning Regulations. The Board concludes that the applicant has met its burden of proof. There are no community based residential facilities within 1,000 feet of the property. There is adequate, appropriately located and screened off-street parking to serve the needs of the facility. The facility is capable of meeting all applicable code and licensing requirements. The facility will not have an adverse impact on the neighborhood because of noise, traffic or operations. The facility has been filling District program needs and objectives in excess of twenty-five years.

The Board further concludes that the special exception can be granted as in harmony with the general purpose and intent of the Zoning Regulations and map and will not tend to affect adversely the use of neighboring property in accordance with said regulations and map. Accordingly it is ORDERED that the application is GRANTED.

VOTE: 4-0 (Lindsley Williams, Paula L. Jewell, William F. McIntosh and Charles R. Norris to grant; Carrie L. Thornhill not present, not voting).

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

ATTESTED BY:


EDWARD L. CURRY
Acting Executive Director

FINAL DATE OF ORDER: SEP 8 1987

UNDER 11 DCMR 3103.1, "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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