

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 16330 of Howard University, pursuant to 11 DCMR 3108.1, for a special exception under Sections 210 and 507 for review and approval of a central campus plan in the R-4, R-5-B, R-5-E, SP-2, C-2-A, CR, C-M-2 and C-M-3 Districts. (Square 330, Lot 800; Square 2872, Lots 266 to 271, 824; Square 2873, Lots 785-792, 796, 797, 869, 872, 873; Square 2875, Lots 982, 2033; Square 2877, Lots 811, 933, 934, 945, 967, 968, 970, 979, 1023, 1030; Square 2882, Lots 742 to 749, 756 to 769, 950, 951, 952, 953, 1037 to 1039; Square 3055, Lots 821, 822; Square 3057, Lot 92; Square 3058, Lots 827, 828, 829, 833-835; Square 3060, Lots 41, 830, 839; Square 3063, Lot 801; Square 3064, Lots 44, 45, 826, 837; Square 3065, Lots 36, 829, 830, 831; Square 3068, Lot 30; Square 3069, Lots 65, 66; Square 3072, Lots 52, 818; Square 3074, Lot 11; Square 3075, Lot 807; Square 3079, Lots 29-37, 94; Square 3080, Lots 15, 31, 34, 35, 42-45, 51, 53, 67, 68-73, 817, 844; Square 3084, Lot 830; Square 3088, Lot 835; Square 3090, Lot 41; Square 3094, Lot 800; Square 3095, Lot 23; Square 245, Lot 27; Square 278, Lot 22; Square 364, Lot 839; Square 521, Lot 826; Square 1426, Lot 27; Square 2574, Lot 831; Square 2662, Lot 872; Square 3054, Lots 34, 39, 63, 65; Square 3078, Lot 26; Square 3923, Lot 25, Par-146-0056, -0067, -0068, -0069, -0073, Par-147-0169).

HEARING DATE: July 15, 1998
DECISION DATE: September 2, 1998

ORDER

SUMMARY OF EVIDENCE OF RECORD:

1. By Order No. 14733 the Board of Zoning Adjustment approved a campus plan for Howard University through the year 1995. Since 1995, the University has requested and received extensions from the Board for submitting an update to its 1988 Campus Plan through December 31, 1997.
2. On January 29, 1998, Howard filed Application No. 16330 entitled UniverCity "20/20" Howard University 1998 Central Campus Plan. ("1998 Plan" or "Proposed Plan"). The proposed plan is a representation of the vision of the University's academic and physical development over the next ten years.
3. In this application, the President and Directors of Howard University ("Howard" or the "University") request approval of a revised and updated campus plan pursuant to Paragraph 3108.1 of the Zoning Regulations.

4. A public hearing on the 1998 Campus Plan was held on July 15, 1998. In addition to Advisory Neighborhood Commissions (ANCs) 1B and 5C, which were granted automatic party status pursuant to the Zoning Regulations, the Pleasant Plains Citizens Association and the LeDroit Park Civic Association requested, and were granted, party status in the case.
5. Howard University was founded in 1867 and is fully accredited. It has been located on its present campus since its founding. The University's 12 schools and colleges offer degree programs in more than 160 specialized subjects with doctorals offered in more than 23 areas. The schools and colleges located on the Central Campus are: the Colleges of Engineering, Architecture and Computer Sciences; Pharmacy, Nursing, and Allied Health Sciences; Dentistry; Arts and Sciences, and Medicine; and the Schools of Business, Communications, Education, Social Work, and the Graduate School of Arts and Sciences. The School of Divinity and the School of Law are located on the East and West Campuses, respectively.
6. Howard University's Central Campus is located in an urban setting which includes residential, commercial, industrial and institutional uses. The campus is centered at Georgia Avenue and Howard Place and is generally bounded on the north by Harvard Street, on the east by 4th Street, on the south by U and V Streets, and on the west by Georgia Avenue, Sherman and Florida avenues. The Central Campus also includes seven satellite properties: Two vacant buildings on Sherman Avenue, north of Barry Place, Howard University Hospital parking lot "E" near Ninth and V Streets, Carver Hall at Second and Elm streets, Slowe Hall at Third and Elm streets, the Child Care Center at Fifth and T streets, the Dean of the Chapel Residence/parsonage, and the University Service Center at 10th Street and Florida Avenue.
7. Public notices regarding the proposed application and the BZA public hearing on the application, incorrectly identified the boundaries of the Central Campus, thereby including several properties within the campus which should not have been. Counsel for the University submitted a letter into the record (Exhibit "28") correcting the boundary description.
8. The proposed campus boundaries include a modest expansion of the western boundaries of the Campus to reflect University land purchases since the approval of the 1988 Plan.

9. The University operates three other campuses in the Washington Metropolitan Area. The West Campus, a 22-acre site near the intersection of Connecticut Avenue and Van Ness Street, N.W., is the location of the Law School. The East Campus includes the School of Divinity, located near the intersection of 14th and Taylor streets, N.E. and the Beltsville Campus, a 108-acre site in Prince George's County, Maryland is the location of the University's astrophysical observatory and other research activities. The West Campus is subject to a separate campus plan approval by the BZA.
10. Since 1988, the University has developed the campus in accordance with the Campus Plan approved by the Board of Zoning Adjustment in Order No. 14733. The 1988 Plan outlined 32 projects that the University intended to implement prior to 1995. Only 5 of these projects were implemented by the University and have been developed.
11. The Central Campus lies principally in an R-5-B zone district. The campus also includes property located in the R-4, R-5-E, SP-2, CR, C-2-A, C-M-2, and C-M-3 zone districts.
12. College and university uses are permitted as a matter-of-right in all of the commercially and industrially zoned portions of the campus (i.e., the C-2-A, C-M-2 and C-M-3 zone districts). In the residential, special purpose, and mixed use zoned portions of the campus (i.e., the R-4, R-5-B, R-5-E, SP-2 and CR Districts), college and university uses are permitted with a special exception pursuant to Sections 210, 332, 352, 507, 615 and 3108.1 of the Zoning Regulations.
13. Section 3108.1 of the Zoning Regulations sets forth the general criteria for BZA approval of all special exception uses. It authorizes the BZA to grant special exceptions where “in the judgment of the Board, those special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map ...”
14. Sections 210, 332, 352, 507 and 615 are the specific provisions which permit college and university uses in the residential, special purpose and mixed-use zones. These sections provide that a university use shall 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 sections also require the submission of a campus plan which shows the location, height, and bulk of all present and proposed improvements, including buildings, parking and loading facilities, athletic

and other recreational facilities, screening, signs, streets, and public utility facilities as well as a description of all university activities. Provisions (§210.3) which provide for flexibility with respect to the density for specific buildings located in residential zone districts are also included.

15. The 1998 Central Campus Plan is directed by a new set of academic goals and objectives which were adopted by the University's president in 1996. These objectives seek to strengthen the University's academic programs and services by focusing the intellectual power of the faculty and the potential of the students in fewer, but stronger, disciplines and programs. Implementation of the president's academic goals has resulted in a decrease in the number of the University's schools and colleges and a decrease in student population projections.
16. The 1998 Plan proposes the development of only 305,845 gross square feet of new construction. The new construction is limited to two new projects: a new Health Sciences Library to be developed on the Annex One parking lot located at 4th and Bryant streets, N.W.; and an Interdisciplinary Science/Technology Center to be developed on the Howard Center parking lot which is located on the west side of Georgia Avenue across from the former Howard Inn. The 305,845 gross square feet of new construction reflects a reduction in proposed new construction on the campus from the 1,498,469 square feet of new development which was approved in the 1988 Central Campus Plan.
17. In addition to the two proposed new construction projects, a number of renovation and adaptive reuse projects for existing University properties are proposed in the 1998 Plan. These projects include:
 - National Center for African American Heritage and Culture with a project size of approximately 82,737 square feet.
 - School of Education with a project size of approximately 39,433 square feet.
 - Student Organization Center with a project size of approximately 82,737 square feet.
 - Howard University Bookstore in the Howard Center with a project size of approximately 12,044 square feet.

- Student Health Center/Women's Center with a project size of approximately 10,500 square feet.
 - South Campus Lecture Center with a project size of approximately 16,267 square feet.
 - Bethune Faculty Center with a project size of approximately 97,048 square feet.
 - Computer Super Lab with a project size of approximately 24,500 square feet.
 - Howard Hall/National Alumni Center with a project size of approximately 8,412 square feet.
18. For purposes of computing FAR, Howard University is treated as a single property. The FAR is computed for the land located in each of the zone districts and an average is developed for the campus. Howard's proposed Central Campus encompasses a total area of 4,727,704 square feet or approximately 109 acres, with 6,378,852 square feet proposed for total building. Thus, the proposed FAR for the campus is 1.35 compared against the allowable FAR of 2.75. For purposes of the FAR computation, Howard's existing buildings have a total area of 6,072,004 square feet and the existing ground area is 4,362,558 square feet, which results in an actual FAR for the Campus of 1.39.
19. By the year 2010, the University projects that enrollment will stabilize at approximately 12,000 students. This projection reflects the University's consolidation of disciplines and programs. In 1986, the University was comprised of 18 schools and colleges. Today the number of schools and colleges is 12. The applicant has proposed a cap of 12,000 students on student enrollment until the Year 2008.
20. Since the approval of the 1988 Plan, the University has phased out most of its off-campus residential facilities and has provided new on-campus residential facilities. The University currently provides 4,509 residential units and houses 40% of its student population.
21. Howard University currently employs 3,956 full-time/part time staff/faculty members, more than 1,500 fewer than indicated in the 1988 Central Campus Plan.

The Hospital employs 2,579 full and part workers, bringing the total employed to 6,535. The University experienced a ten percent reduction in staff between 1988 and 1995. The merger of schools and colleges in the academic year 1997-98 has also contributed to a streamlining of the workforce. Only a small increase in non-hospital staff (*i.e.* approximately 9% maximum) is expected over the next decade.

22. University parking facilities currently provide approximately 4,220 vehicles and include (i) two parking structures; (ii) 35 surface parking lots; (iii) one underground garage; and (iv) one surface garage. Seventy-five percent of available spaces are supplied in lots well within short walking distances to all campus buildings. A decrease of approximately 500+ parking spaces is proposed as a result of the elimination of an existing parking lot which is proposed to be redeveloped with the new Health Sciences Library. The University proposes to maintain a total capacity of approximately 3,727 parking spaces. Extensive surveys conducted as part of the Central Campus Plan study have demonstrated that the remaining spaces are sufficient to meet the University's parking needs.
23. The applicant submitted information as to the consistency of the Proposed Plan with the policies set forth in the Comprehensive Plan and in the Ward One Plan. The property located within the boundaries of the Campus Plan are designated in the Comprehensive Plan as follows. First, the properties located to the east of Georgia Avenue, between Gresham Place on the north, U Street on the south and McMillan Reservoir on the east are designated for "Institutional purposes: land and facilities occupied by colleges, universities, hospitals, religious institutions and similar facilities." The height, density and uses for structures within this category are determined by the Zoning Regulations and the Board of Zoning Adjustment. Second, the properties located to the west of Georgia Avenue are designated for "Mixed-use purposes: institutional, moderate-density commercial and moderate-density residential." This moderate-density commercial category includes shopping and service areas which generally provide a much broader range of goods and services than occur in low-density commercial areas.
24. The applicant's traffic expert, O.R. George Associates, conducted a study which concluded that the implementation of the 1998 Plan will not create dangerous or other objectionable traffic conditions. The study contains the following specific conclusions:
 - Existing University parking and traffic infrastructure will be sufficient to accommodate implementation of the 1998 Plan.

- Trip reduction measures should be adopted to further enhance parking capacity and traffic circulation.
- The campus is well served by public transportation (Metrobus, Metrorail, University transportation services, taxicabs); and
- Existing uses and the new construction proposed in the revised Central Campus Plan will not increase traffic or reduce availability of parking to levels that are below acceptable levels.

25. The traffic study and testimony by the University's traffic expert at the public hearing indicated that the demand for University-related parking continues to be reduced as more people use the Shaw-Howard University Metro Station at Seventh and S Streets. The University now operates a shuttle between the campus and this station. Smaller buses are proposed compared to the commercial size charter buses which have been used in the past. All shuttles are available, at no cost, to Howard University students, staff, and faculty. The shuttle system is currently being studied and improvements recommended to better serve the University while being less intrusive to the surrounding neighborhoods.

26. In 1996, the University established the Howard University Community Association (the "HUCA"). HUCA functions as a community outreach center to neighboring residents and community associations. Through its director, the University has received concerns from residents such as crime on the fringes of Howard's campus, the deteriorating state of University owned residential properties in the LeDroit Park neighborhood, the activities of students around the Howard Plaza dormitories and student parking on residential streets.

27. The 1998 Plan was submitted to members of ANCs 1B and 5C, as well as the LeDroit Park Civic Association, the Pleasant Plains Civic Association, the Bloomingdale Civic Association and the Urban Partnership Strategy Area Committee. University representatives have met at least 20 times with the aforementioned neighborhood civic associations about the BZA Application No. 16330. The University also convened a focus group comprising members of the ANCs and civic associations to continue a dialogue about Campus Plan issues. The focus group met on several occasions also throughout the Campus Plan process. The University also sponsored an all day work session on the Plan.

In a letter dated August 14, 1998, from Howard University Vice President Hassan Minor, the University stated that since November 1991, when the University restructured its community relations effort, community relations staff have attended over 270 community meetings within its focus area, which is a one-mile radius of the Central Campus. This number does not include meetings related to the 1998 Campus Plan process and has averaged some 38 meetings per year through mid-1998.

28. The Office of Planning, by report dated, July 8, 1998, recommended approval of Application No. 16330 subject to the following conditions:

- The Plan shall be shown in the bound document entitled, "UniverCity 20/20" Howard University 1988, Central Campus Plan.
- Approval of the Central Campus Plan shall be for a time period extending to the year 2007 or until such time prior to the year 2007 as the Board determines that conditions warrant submission of an updated Plan.
- The University shall submit a special exception application to the Board for each structure or addition to an existing structure which the University proposes to construct on the campus over the life of the Plan.
- Student enrollment over the life of the Plan shall not exceed 12,000. Faculty and staff shall not exceed 1,777 and 3,494, respectively. Hospital staff shall not exceed 2,185.
- The University shall establish a Howard University Advisory Council composed of representatives of the University, affected neighborhood commissions, and civic associations surrounding the campus. The University shall convene meetings of the Advisory Council, on at least, a biannual basis.
- The University will work with the community on initiating the implementations of the traffic mitigation measures recommended by O.R. George & Associates, if such measures are deemed desirable by a consensus of the affected community groups.

The Office of Planning reported that the University has gone to considerable effort to produce a comprehensive analysis of the existing campus and a thoughtful and exemplary vision for its future planning and development. Moreover, the 1998 Plan meets the requirements of the Zoning Regulations and the applicant has submitted a comprehensive plan for the Central Campus development.

29. Mr. Tony Norman, representing the Pleasant Plains Civic Association, (Exhibit No. 36, 44 and 45), presented testimony that Pleasant Plains had many meetings with the University regarding the Central Campus Plan. Specifically, Mr. Norman noted the University's willingness to conduct a Campus Plan work session. Additionally, Mr. Norman discussed his association's concerns regarding parking on campus, transportation management and traffic in the community, which the University has agreed to participate where possible in traffic mitigation matters and the formation of a Community Advisory Council.

Exhibit No. 44 also states that after several meetings with the University and other community organizations, the Pleasant Plains Civic Association is in support of the proposed campus plan based upon the conditions adopted by Advisory Neighborhood Commission 1B.

30. At the public hearing, a representative from ANC-1B testified that the ANC was very concerned about the potential for future street closings by the University and that the Campus Plan approval order should include a prohibition against future street closings. The BZA does not agree. Street and alley closings are under the jurisdiction of the City Council and the BZA has no jurisdiction over public space.
31. Also at the public hearing there was a good deal of discussion about the ANC's request for the establishment of a Community Advisory Council. The ANC-1B representatives requested the BZA to implement ANC recommendations as to the membership, function and scope of the Advisory Council. The University expressed its concern about imposing additional requirements in this area beyond requiring that the University meet with a broad representation of community groups on a quarterly basis. The BZA concurs with the applicant's position.
32. Advisory Neighborhood Commission 1B, by report dated June 19, 1998 (Exhibit No. 41) and testimony presented at the public hearing, adopted a resolution supporting the Proposed Plan contingent on the following conditions:

- The University will develop a detailed plan for minimizing the automobile traffic and the parking of Howard University staff, faculty, and students in the surrounding community, including specific goals of:
 - Encouraging the use of off-street parking by University staff, faculty, and students,
 - Minimizing the flow of traffic in residential areas immediately surrounding the University,
 - Providing incentives for students, staff, and faculty to use public transportation, and
 - Creating a plan to accommodate in University-provided off-street parking all automobiles that will be displaced by new buildings that the University is planning on current parking lots.

- The University will state that it has no intention to, and will not seek to, close any street on its campus.

- The University will establish a Howard University Community Advisory Council composed of representatives of Howard, Advisory Neighborhood Commissions, and civic associations surrounding the campus.

- The University will state that the intention of its current study of the historic status and importance of its campus is to move toward historic designation either of its quadrangle or of selected important buildings on the campus.

- The University will state that it has no intention of rezoning or changing the zoning uses of parcels that are newly included in the Central Campus plan.

- The University will state that it intends to encourage commercial development on lower Georgia Avenue.

- The University will state that its intention is to accept ownership and responsibility for repair and renovation of the Mary Church Terrell house.
- The University will continue to cooperate with the surrounding ANCs and civic associations (including, but not limited to, the Pleasant Plains, LeDroit Park, and Bloomingdale Civic Associations), and the Howard University Student Association.

33. By letter dated July 8, 1998, the University agreed to most of the conditions requested by ANC 1B as follows:

- The University indicated that it had commissioned a traffic mitigation study which included recommendations for changing the direction of and slowing down traffic on the streets surrounding the campus. The University agreed to work with the community to implement the recommendations provided that there was a consensus within the community in support of such implementation.
- With respect to street closings, the University indicated that it has no intention of closing any streets at this time, and also agreed to provide the ANC and surrounding civic associations with prior written notice in advance of making any future application to close a street internal to the campus.
- The University agreed to establish a Community Planning Committee composed of University and student representatives, Advisory Neighborhood Commissions and civic associations surrounding the campus, and to convene meetings of the committee at least twice annually.
- The University agreed to survey existing buildings on campus for historic significance and to seek the designation of worthy buildings consistent with University objectives.
- The University indicated that it had no intention of changing the zoning of any of the properties which are newly included in the campus boundaries.

34. In a post-hearing submission, the University indicated that upon further consideration of ANC-1B's request that the University establish a Community Advisory Council, the University decided that there is no need for establishing a new community outreach entity and the University would prefer that the HUCA be permitted to have primary responsibility for this function. The University, by letter dated August 4, 1998 has agreed to a continuing relationship with the neighboring citizens. This interaction will be organized by the Howard University Community Association which will facilitate meetings with the community four (4) times a year or more, as needed.

FINDINGS OF FACT:

1. The applicant has addressed the issues of noise, traffic, number of students and other potential objectionable conditions. Since the BZA approval of the 1988 Campus Plan, the University uses on the Central Campus have remained essentially unchanged. The primary activities taking place on Campus consist of educational facilities, administrative support functions and the housing of students which is consistent with a large university in an urban setting. The University, has, however, substantially increased its on-campus housing inventory, adding 2,300 units and disposing of three off-campus dormitories. Further, the revised Central Campus Plan does not propose campus expansion into improved low density districts. Existing campus boundaries will remain unchanged except for modest expansion of the western boundaries to reflect University land purchases since the approval of the 1988 Central Campus Plan.
2. Only two new development projects are proposed for the Central Campus; the Health Sciences Library and the Science Technology Center. The new uses, as well as the existing uses, will be consistent with the use and the density requirements of the applicable zoning categories and all uses are consistent with the educational/institutional nature of Howard University. The overall density of the buildings and structures on the campus does not exceed the gross floor area prescribed by the Zoning Regulations.

CONCLUSIONS OF LAW:

Based on the foregoing findings of fact and evidence of record, the Board concludes that the applicant is seeking a special exception for the review and approval of its Campus Plan, the granting of which requires compliance with the requirements of Sections 210, 332, 352, 507, 615 and 3108.1 of the Zoning Regulations, in the R-4, R-5-B, R-5-E, SP-2, CR, C-M-2 and C-M-3 Districts. The granting of such special exception relief requires a showing through substantial evidence that the application can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map and that granting the application will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map.

The Board further concludes that it has accorded the views of ANC 1B the “great weight” to which it is entitled. Also, the Board is of the opinion that the issues raised by the ANC and members of the community will be adequately addressed in the conditions to this order.

Finally, the Board concludes that the applicant has met the burden of proof, and that the requested relief would be in harmony with the general purpose and intent of the zone plan and would not adversely affect the use of neighboring property.

Based on the foregoing, the Board therefore **ORDERS** that the application be **GRANTED, SUBJECT** to the following conditions:

1. The Plan shall be as shown in the bound document entitled, “UniverCity 20/20” Howard University 1998, Central Campus Plan and as modified by Exhibit No. 3 which includes errata and updates submitted by the applicant after the public hearing on the application.
2. Approval of the Central Campus Plan shall be for a time period extending to the year 2008 or until such time prior to the year 2008 as the Board determines conditions warrant submission of an updated Plan.
3. The University shall submit a special exception application to the Board for each new structure or new addition to an existing structure which the University proposes to construct on the campus over the life of the Plan.

4. Student enrollment over the life of the Plan shall not exceed 12,000. Faculty shall not exceed 1,777 and staff shall not exceed 3,494. Hospital staff shall not exceed 2,185.
5. The University shall work with the community and make all reasonable efforts to seek the implementation of the traffic mitigation measures recommended by O.R. George & Associates, if such measures are deemed desirable by a consensus of the affected community groups.
6. The University shall provide the affected ANC(s) and the surrounding civic association(s) with prior written notice in advance of making any application to the D.C. Government to close any streets internal to its campus.
7. The University shall survey existing campus development for historic significance. The University shall share these findings with the community and other interested constituencies and shall seek designation of selected buildings where designation is consistent with University objectives.
8. The University shall endeavor, consistent with its overall academic mission, to encourage commercial development on lower Georgia Avenue.
9. The University shall assess the conditions of the Mary Church Terrell House and will either renovate the building for reuse or make it available for another party to do so.
10. There shall be established a Howard University Advisory Council composed of representatives of the University, affected Advisory Neighborhood Commissions (including but not limited to ANC-1B and ANC-5C), representatives selected by civic associations surrounding the campus (including but not limited to Pleasant Plains, Bloomingdale and Le Droit Park), interested student organizations and other interested community groups. The Howard University Advisory Council shall meet on a regular basis, or a minimum of four times annually, to discuss the effects of University activities on the surrounding community and other issues of mutual concern.
11. The applicant shall submit into the record an executive summary and the bound campus plan which includes corrections from the errata sheet and maps.

VOTE: 3-0 (Betty King, John G. Parsons and Sheila Cross Reid to grant)

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

ATTESTED BY: 
SHERI M. PRUITT-WILLIAMS
Interim Director

FINAL DATE OF ORDER: MAR 29 1999

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

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 TWO YEARS UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

Ord16330/hu/JKN

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



BZA APPLICATION NO. 16330

As Director of the Board of Zoning Adjustment, I certify and attest that on
MAR 29 1999 a copy of the decision entered on that date in this matter was
mailed first class, postage prepaid to each party in this case, and who is listed below:

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Attested By:

A handwritten signature in cursive script that reads "Sheri M. Pruitt-Williams".

SHERI M. PRUITT-WILLIAMS

Interim Director

Att/JKN