

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- March 23, 1966

Appeal No. 8656 President and Directors of Georgetown College, Appellants.

The Zoning Administrator, District of Columbia, Appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on March 28, 1966.

EFFECTIVE DATE OF ORDER -- March 28, 1966.

ORDERED:

That the appeal for permission to permit Associate Universities, Inc., Producers Council, Inc., and Construction Specifications Institute, non-profit organizations, to occupy 2,632.5 square feet, 2,902.3 square feet and 4,064.3 square feet, respectively, on the sixth floor of an S-P office building, located at 1717 Massachusetts Avenue, N. W., Lot 850 in Square 157, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) The Associate Universities, Inc., Producers Council, Inc., and Construction Specifications Institute are non-profit organizations in accordance with the Zoning Regulations as shown by their Charters and By-Laws, and as evidenced by their tax exemption status.

(2) This Board, in Appeals No. 6870 and 6871, granted permission to the applicants to erect the subject special purpose office building to house non-profit organizations.

(3) The applicants have applied the 5.5 FAR factor in computing these areas of the building and have provided the necessary off-street parking spaces as required to serve the office space used by the above non-profit organizations.

(4) The proposed SP office uses on the sixth floor of the subject building will be in harmony with existing uses on neighboring and adjoining property as may be seen from an inspection of the photographs of the neighborhood.

(5) The Board finds that the uses will not create dangerous or otherwise objectionable conditions and the property owners have provided adequate off-street parking spaces for the building.

(6) No neighborhood property owner will be adversely affected because the proposed office uses will be located in their entirety within the area indicated and no part of such uses will be visible from the street or neighboring property.

(7) The Director of the Department of Vehicles and Traffic has not objected at the hearing to the granting of this appeal.

(8) The applicants have on a number of occasions appeared before this Board to seek approval for occupancy of its building at 1717 Massachusetts Avenue, N. W., by various non-profit organizations and professional persons.

OPINION:

We are of the opinion that granting of the applicants' request to permit Associate Universities, Inc., Producers Council, Inc., and Construction Specifications Institute, non-profit organizations, to occupy 2,632.5 square feet, 2,902.3 square feet and 4,064.3 square feet, respectively, on the sixth floor of an SP office building, located at 1717 Massachusetts Avenue, N. W., is in keeping with the letter, intent, and purpose of Article 41 of the Zoning Regulations.

The Board retains jurisdiction over the use of the subject premises by non-profit organizations.