

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- June 15, 1966

Appeal No. 8813 President and Directors of Georgetown College,
appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried,
the following Order was entered at the meeting of the Board on
June 22, 1966.

EFFECTIVE DATE OF ORDER -- July 7, 1966

ORDERED:

That the appeal for permission to establish office for non-profit organizations (College Entrance Examination Board, the Consortium of Universities of the Washington Metropolitan Area and the American Geological Institute) to occupy 2500 square feet, 1200 square feet, and 6000 square feet, respectively of space in an SP office building, located at 1717 Massachusetts Avenue, NW., lot 850, square 157, be granted.

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

(1) College Entrance Examination Board is a non-profit organization within the meaning of the Zoning Regulations, as evidenced by letter from the U.S. Internal Revenue Service (Exhibit No. 9) and the Charter and By-Laws of the organization (Exhibit No. 9).

(2) Consortium of Universities of the Washington Metropolitan Area is a non-profit organization within the meaning of the Zoning Regulations, as evidenced by its Articles of Incorporation (Exhibit No. 11), the Certificate of Compliance with the D.C. non-profit corporation act (Exhibit No. 10) and letter from the property tax division of the government of the District of Columbia, (Exhibit No. 12).

(3) American Geological Institute is a non-profit organization within the meaning of the Zoning Regulations, as evidenced by letter from the Internal Revenue Service (Exhibit No. 14) and its Certificate of Incorporation (Exhibit No. 13).

(4) In Appeals Nos. 6870 and 6871, the Board granted permission for the erection of the subject special purpose office building.

(5) A 5.5 FAR factor has been applied in computing the areas of the building and the necessary off-street parking spaces to serve the office space has been provided.

(6) This Board in BZA Appeal Nos. 8656 and 8708 has previously approved similar applications for occupancy of 1717 Massachusetts Avenue, NW. by certain non-profit organizations.

(7) The proposed special purpose office uses within the premises 1717 Massachusetts Avenue, NW. will be in harmony with the existing uses on neighboring and adjoining properties.

(8) Appellants have adequate parking facilities.

(9) The proposed office uses will be located in its entirety within the subject building and no part thereof will be visible from the neighboring property.

(10) No objection to the granting of this appeal was registered at the public hearing.

OPINION:

The Board is of the opinion that the granting of this application to allow occupancy in premises 1717 Massachusetts Avenue, NW. by College Entrance Examination Board, Consortium of Universities of the Metropolitan Washington Area and American Geological Institute is in keeping with the letter, intent, and purpose of Section 41 of the Zoning Regulations.

We are further of the opinion that the proposed uses 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.

The Board retains jurisdiction over the use of space in the subject building by non-profit organizations.

This order does not limit the floor area or location of the approved organizations within the building.