

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING --July 13, 1966

Appeal No. 8848 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
July 18, 1966.

EFFECTIVE DATE OF ORDER -- July 28, 1966

ORDERED:

That the appeal for permission to establish office for the
Commission on Undergraduate Education in the Biological Sciences,
a non-profit organization, to occupy 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) The Commission on Undergraduate Education in the Biolo-
gical Sciences is a part of George Washington University and is
organized and operated exclusively for educational purposes.

(2) The Commission is a non-profit organization within the
meaning of the Zoning Regulations as evidenced by its purposes, the
Charter of Columbian College (George Washington University) (Exhibit
No. 6) and a letter from the Commissioner of Internal Revenue,
(Exhibit No. 8) indicating that the University is exempt from
Federal income taxation.

(3) At this time, it is proposed that the Commission will
occupy approximately 5,635 square feet of space on the fourth (4th)
floor of 1717 Massachusetts Avenue, NW.

(4) In Appeals Nos. 6870 and 6871, the Board granted per-
mission 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, 8708, and 8813 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. will be in harmony with the existing uses of neighboring and adjoining properties.

(8) Appellants have provided adequate parking facilities.

(9) The proposed office use 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 The Commission on Undergraduate Education in the Biological Sciences 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 use 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 organization within the building.