

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- March 22, 1967

Appeal No. 9148 President and Directors of Georgetown University,
appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried, with Mr. Samuel Scrivener, Jr. absent, the following Order was entered at the meeting of the Board on March 28, 1967.

EFFECTIVE DATE OF ORDER - March 18, 1968

ORDERED:

That the appeal for permission to locate non-profit organizations (American Association of Junior Colleges, Social Development Corporation, and National Planning Association) in SP building at 1717 Massachusetts Avenue, NW., lot 850, square 157, be granted.

FINDINGS OF FACT:

[1] The subject property is located in an SP District.

[2] In Appeal Nos. 6870 and 6871 the Board granted permission for the erection of this special purpose office building to house non-profit organizations.

[3] We incorporate the record and exhibits in BZA Appeal Nos. 8813 and 8656 showing a typical floor plan of the premises, the zoning calculations and the parking facilities for the subject building.

[4] The American Association of Junior Colleges (AAJC) proposes to occupy 3,110 square feet on the first floor of the building.

[5] The AAJC is a non-profit organization within the meaning of the Zoning Regulations, as evidenced by its certificate of incorporation (BZA Exhibit No. 7), its constitution (BZA Exhibit No. 8), and a letter from the U.S. Treasury Department, Commissioner of Internal Revenue, dated March 19, 1951 (BZA Exhibit No. 9) which granted federal income tax exemption to the organization.

[6] The National Planning Association (NPA) proposes to occupy 2,350 square feet on the sixth floor of the Building.

[7] The NPA is a non-profit organization within the meaning of the Zoning Regulations, as evidenced by its certificate of incorporation (BZA Exhibit No. 10), its By-Laws (BZA Exhibit No. 11), a letter from the U.S. Treasury Department, Commissioner of Internal Revenue, dated June 9, 1941 (BZA Exhibit No. 12) which granted federal income tax exemption to the organization, and a letter (BZA Exhibit No. 13) indicating that the sales and use tax division, Assessor's Office, D.C., granted exemption from payment of the D.C. Sales Tax. The Exemption Certificate is No. 804-04305-06, dated August 1, 1949.

[8] The Social Development Corporation (SDA) proposes to occupy 2,670 square feet on the first floor of the building.

[9] The SDA is a non-profit organization within the meaning of the Zoning Regulations, as evidenced by its certificate of incorporation (BZA Exhibit No. 14), and a letter from the U.S. Treasury Department, Commissioner of Internal Revenue, dated May 26, 1966 (BZA Exhibit No. 15) which granted federal income tax exemption to the organization.

[10] No objection to the granting of this appeal was registered at the public hearing.

[11] The proposed office uses will be located in their entirety within the subject building and no part thereof will be visible from neighboring property.

OPINION:

We are of the opinion that permission for these proposed occupancies are in keeping with the letter, intent and purpose of Section 41 of the Zoning Regulations.

The proposed uses will be in harmony with the general purpose and intent of the Zoning Regulations and maps and will not tend to adversely affect the use of neighboring property.

We retain jurisdiction over the use of space in the subject building by non-profit organizations.

OPINION Cont'd

This Order shall not limit the floor area or location of the approved organizations within the building.

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

ATTESTED:

By: James E. Bess
JAMES E. BESS
Secretary of the Board