

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- July 12, 1967 and  
October 12, 1967

Appeal No. 9288 Center for Cross Cultural Communications,  
Appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried, with Mr. Arthur B. Hatton dissenting, the following Order was entered at the meeting of the Board on October 31, 1967.

EFFECTIVE DATE OF ORDER - Jan. 31, 1968

ORDERED:

That the appeal for variance from floor area ratio and lot occupancy requirements of the R-4 District to permit additions to existing museum at 316 and 318 A Street, NE., lots 839 and 837, square 785, be granted.

FINDINGS OF FACT:

- (1) The subject property is located in an R-4 District.
- (2) This appeal was originally heard on July 12, 1967. There was an apparent misunderstanding on the nature of the appeal and appellant did not pursue the matter. The appeal was later denied but no Order was written.
- (3) Appellant requested and was given an opportunity to present additional testimony and evidence in support of the appeal at the October 12, 1967 public hearing.
- (4) The part of the appeal relating to FAR was withdrawn and there is no prescribed FAR for buildings, other than apartments, in the R-4 District.
- (5) The property is improved with two three-story dwellings joined and now used as the Frederick Douglass Institute of Negro Arts and History. One of the residences was at one time the home of Frederick Douglass. The west property line abuts a 15 foot public alley.

(6) Section 3303.1 provides that the maximum percentage of lot occupancy for all structures other than row dwellings and churches shall be 40%.

(7) The area of the two lots is 5,185.69 square feet, each having a street frontage of 23.605 feet, one having a depth of 112.29 feet and the easterly lot having a depth of 95 feet at the east lot line.

(8) The existing buildings cover a total of 2,311.25 square feet, giving a lot coverage of 44.5%.

(9) Appellants stated that numerous building code violations must be corrected and therefore they plan a substantial rehabilitation program. It is proposed to fill in some courts and other indentations in the buildings to provide more floor area for the museum. A substantial amount of the rehabilitation costs have been committed by private foundations.

(10) The proposal will add approximately 315 square feet of floor area and increase the lot occupancy by 6.2%. This will increase the total lot occupancy to 2,626 square feet or 50.7%. There will be no decrease in the rear yard.

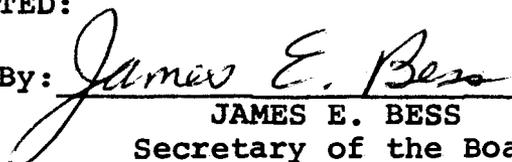
(11) The Capitol Hill Restoration Society supports this appeal. No opposition to the granting of the appeal was registered at the public hearings.

OPINION:

We hold that the granting of this appeal to allow an increase in the lot occupancy of this property will not be inconsistent with the present use and will not adversely affect the use of nearby and adjoining property. The requested relief can be granted without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Maps. The proposed improvements will only have the effect of providing the existing building with a more regular exterior outline and enable it to better serve the function of a museum, which is a permitted use in the R-4 District.

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

ATTESTED:

By:   
JAMES E. BESS  
Secretary of the Board