Mr. Lindholm:

I move that the following Order be entered:

ORDERED:

That the appeal of the American Security and Trust Company, Trustee, on behalf of the American Chemical Society, contract purchaser, for permission to establish an educational institution at 1155 - 16th Street, N.W., lot 68, square 197, be granted for the following reasons:

(1) As a result of an inspection of the property by the Board, and from the records and the evidence adduced at the public hearing, the Board finds that the American Chemical Society is an educational institution within the meaning of the Zoning Regulations. The Board further finds that the location of the above institution on these premises is not likely to be objectionable because of noise, traffic, and number of students; that the space andequipment of the institution are not readily convertible to business use; that there are no articles of commerce sold for sale, and that its operation would be impaired by location on a business street.

(2) The Board finds that the granting of this exception 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 in accordance with the Zoning Regulations and maps.

(3) While there was one objection to the granting of this appeal registered at the public hearing, there were many letters filed approving the granting of the appeal. Further the objection filed was predicated not upon the propriety of the location for the institution, but rather than upon the belief of the protestant that the institution is not educational within the meaning of the Zoning Regulations.

(4) The Board's finding on the legal question involved, is supported by an opinion of the Corporation Counsel with reference to the National Rifles Assn. and the American Trucking Assn. Inc., institutions very similar in scope.

BZA
Case No. 1765
Exhibit No. 34
Board of Zoning Adjustment
District of Columbia
CASE NO.10765
EXHIBIT NO.34

Mr. Nolen: I second the motion. Motion carried with Mr. Chamberlain not voting.

The Board adjourned at 5:20 p. m.

(C O P Y)

Appeal #4608 PUBLIC HEARING--Oct. 29, 1956

Mr. Clouser:

I move that the following Order be entered:

ORDERED:

That the appeal of the American Chemical Society to establish its National Headquarters as a non-profit organization, or in the alternative to establish an office building at 1151 and 1155 - 16th Street, N.W., lots 821, 822 and 68, square 197, be granted for the following reasons and subject to the condition set forth below:

(1) As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds that the American Chemical Society is a non-profit organization under the provisions of Section XXIII, Part 2, Paragraph 1 of the Zoning Regulations as shown by its financial statements prepared by a Certified Public Accountant. The Board further finds that the location of the above organization is not likely to be objectionable because of noise, traffic, and number of studentsp that it does not carry on propaganda to influence legislation, and no articles of commerce are sold on the premises.

(2) The Board also finds that the city plan or the present character or future development of the neighborhood will not be affected adversely, and that the granting of this exception will be in harmony with the general purpose and intent of the Zoning Regulations and maps.

(3) There was no objection to the granting of this appeal registered at the public hearing.

This Order shall be subject to the following conditions:

(a) Appellant shall submit plans showing provision for parking spaces for approximately fifty automobiles.

Mr. Nolen: I second the motion. Motion carried with Mr. Coe not voting.

(C O P Y)

Appeal #4819 PUBLIC HEARING--July 26, 1957

Mr. Clouser:

I move that the following Order be entered:

ORDERED:

That the appeal of the American Chemical Society, Inc. to establish its Natl. Headquarters as a non-profit organization, or in the alternative to establish an office bldg. at 1155 and 1151 - 16th St. N.W., and 1524 M Street, lots 821, 822, 823 and 68, square 197, be granted as a non-profit organization for the following reason:

(1) A similar appeal was approved by this Board on October 29, 1956, at which hearing the Board found that this organization was non-profit within the meaning of the Zoning Regulations. The Board also found that the city plan or the present character or future development of the neighborhood would not be affected adversely, and that the granting of the exception would be in harmony with the general purpose and intent of the Zoning Regulations and maps. The Board reaffirms these findings in this appeal.

(2) The Board in the previous appeal #4608 required appellant to provide parking spaces for approximately fifty automobiles. Inasmuch as the six month period ran out on appeal #4608 he was required to come back to the Board with a new appeal. Appellant has provided space for 26 automobiles within the basement of the building plus an open parking lot, which meets the terms of the Board's Order of Oct. 29, 1956 which required the provisions of parking spaces for approximately fifty automobiles.

(3) There was no objection to the granting of this appeal registered at the public hearing.

Mr. Scrivener: I second the motion. Motion carried with Mr. Nolen not voting.

(C O P Y)

Appeal #5384 PUBLIC HEARING--February 13, 1959

Mr. Clouser:

I move that the following Order be entered:

ORDERED:

That the appeal of the American Chemical Society to erect an annex to its existing building, a non-profit organization and for a variance from the auto parking requirements; or as an alternative for permission to erect an addition to the American Chemical Society and for a variance from the requirements for a rear yard, FAR and height requirements of the SP District at 1149 - 16th Street, N.W., lot 73, square 197, be amended as a request to erect an annex to the existing non-profit organization and for an exception to waive auto parking spaces under the provisions of Section 7203 of the Zoning Regulations.

(1) From the records and the evidence adduced at the hearing, the Board finds that the proposed underground addition to appellant's existing building will be in harmony with existing uses on neighboring or adjacent property, and that the addition will not create dangerous or other objectionable traffic conditions.

(2) The existing building for the American Chemical Society was approved by this Board under regulations existing prior to May 12, 1958, at which time the District was completely rezoned. At that time the Board required appellant's to provide off-street parking as part of the approval of this building. Appellant now desires to waive off-street parking requirements for this addition which could amount to one, two or even three automobiles upon final check of plans.

(3) The Board waives any additional off-street parking accommodations for this addition, and said wiver is not to exceed 25% of the total requirement for the two structures.

(4) The Department of Highways and Traffic offers no objection to the appeal and state that in view of the amount of parking space being furnished in the main building, it does not appear that the failure to provide one parking space for the

additional building will create any serious problem.

(5) There was no objection to the granting of this appeal registered at the public hearing.

Mr. Schwab: I second the motion. Motion unanimously carried.