BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Application of National Association of Colored Women's Clubs

BZA Application No. 16853
Public Hearing: March 26, 2002
ANC 2B

RECEIVED
D.C. OFFICE OF ZONING
2002 MAR 12 PM 3:50

STATEMENT OF THE APPLICANT

I.
Nature of Relief Sought

This is a special exception application of the National Association of Colored Women's Clubs ("NACWC") for the proposed use of an existing building in a historic district for non-profit use of over 10,000 square feet in a residential district under § 217 of the Zoning Regulations. NACWC was founded in July 1896 to promote education of women and girls, raise the standards of the home, improve conditions for women and families, develop leadership, ensure civil rights, and promote interracial understanding. NACWC purchased its national headquarters building at 1601 R Street, N.W., the subject site of this application, in 1954. In 1970 NACWC moved its national offices to a site on upper 16th Street and rented the subject site to a private club, the Fox Trap. Recently, the organization completed an extensive renovation of the building to allow its return to non-profit use.

BZA
Case No. 16853
Exhibit No. 20

Board of Zoning Adjustment
District of Columbia
CASE NO.16853
EXHIBIT NO.20

II.
Description of Site and Proposed Use

The association has two administrative staff currently working in the building. In addition, there is an apartment on the top floor available to the president of the organization when she is visiting the city. In addition to the office use, the building is used for occasional meetings of local NACWC clubs (of which there are two, each meeting monthly). The building is also used for other NACWC-related functions such as executive board meetings. NACWC has also founded The Grandparent's Academy, a mentoring organization. When the program is fully operational, approximately 20 mentors will be visiting the building for weekly meetings. There is also a weekly meeting of a NACWC-sponsored mentoring program for girls who attend D.C. public schools. Additionally, there is also a longer-term plan (within a year or two) to conduct computer literacy programs for children. (Originally the program was slated to be in the basement, but was delayed due to extensive damage to the basement because of flooding in the Dupont Circle area.) Finally, the building is used for a monthly health and wellness screening program for the Dupont Circle area.

III.
Board's Jurisdiction

This Board has jurisdiction pursuant to Section 3108.1 of the Zoning Regulations to grant the request for special exception relief.

IV.
Exhibits in Support of the Application

The Applicant submits the following exhibits in support of the Application:

Exhibit A Portion of the Sanborn Map showing the Subject Property outlined in red.

Exhibit B A copy of the D.C. Zoning Map showing the Subject Property outlined in red and the surrounding area.

Exhibit C Photographs of the subject site.

Exhibit D Certificate of Occupancy No. B 155751 allowing occupancy of the site for use as a private club.

Exhibit E Application to Certify a Historic Building for D.C. Zoning Regulations

Exhibit F Outline of Testimony of Dr. Patricia Fletcher, President, NACWC

Exhibit G Outline of Testimony of Mr. Alistair Gellatly, Architect, OPX

VI.
The Applicant is Entitled to Special Exception Relief Under the Zoning Regulations

As the Board is aware, uses that are allowed by special exception are deemed compatible with other uses permitted in that particular zoning classification, provided certain requirements are met. In reviewing applications for a special exception under the Zoning Regulations, the Board's discretion is limited to determining whether the proposed exception satisfies the relevant zoning requirements. If the prerequisites of the Regulations are satisfied, the Board ordinarily must grant the application. See, e.g., Bakers' Local Union No. 118 v. D.C. Board of Zoning Adjustment, 437 A.2d 176, 178 (D.C. 1981). Granting special exception relief in this case is in harmony with the general purpose and intent of the Zoning Regulations and Map and will not adversely affect the use of nearby properties.

VI.

A. Section 217 - The Applicant Meets the Standards for Use as a Non-Profit Organization.

Section 217 of the Zoning Regulations provides that use of existing residential buildings and the land on which they are located by a non-profit organization for the purposes of a non-profit organization shall be permitted in an R-1 zone, if approved by the BZA, subject to meeting the following standards:

1. Section 217.1 – The building must be listed in the District's Inventory of Historic Sites, or must be located within a historic district, and the use must be greater than 10,000 square feet.

The building at 1601 R Street, N.W. is a contributing building to the 16th Street Historic District, and is approximately 10,892 square feet.

2. Section 217.2 – Use of existing residential property by a non-profit organization shall not adversely affect the use of the neighboring properties.

Use of the site as NACWC's administrative offices for its current 2 employees, and as a meeting place for its local clubs and volunteers in groups of 20 or less at a time, is a return to the historic use for this site. Further, this daytime use is a lower impact use than the previous use as a private club, which under the Certificate of Occupancy allowed 180 seats, and included extensive late-night activity.

3. **Section 217.3 – The amount and arrangement of parking spaces shall be adequate and located to minimize traffic impact on the adjacent neighborhood.**

The building is located in the 16th Street Historic District, and as such is not subject to the parking requirements of the Zoning Regulations (see parking waiver attached as Exhibit E). However, it should be noted that there are currently only 2 full-time employees using the building on a regular basis. The occasional meetings involve small groups of 20 or less. As the neighborhood previously accommodated parking for a private club with a potential occupancy of 180, it can reasonably accommodate the lower-intensity parking needs of the non-profit use. The excellent Metrorail and Motorbus access to the building will limit the demand for parking.

4. **No goods, chattel, wares, or merchandise shall be commercially created, exchanged, or sold on the site by the non-profit.**

The site is used for administrative offices and meeting space. Nothing is manufactured or marketed on the site.

5. **Any additions or modifications to the exterior of the building or the site shall require prior approval of the board.**

There will be no modifications or additions to the building or the site. All previous modifications to the building have received the necessary BZA approvals.

VII.

Conclusion

A. Section 3108.1 - The Relief Sought is in Harmony with the General Purpose and Intent of the Regulations and Will Not Tend to Affect Adversely the Use of Neighboring Property.

As fully demonstrated above, this Application meets the criteria set forth in Section 217 for special exception approval and is, therefore, in harmony with the general purpose and intent of the Zoning Regulations. In light of the above, the requirements of Section 3108.1 are met in this case, and the Board should accordingly grant the requested relief.

VIII.

Witnesses

A. Dr. Patricia Fletcher, President, NACWC

B. Mr. Alistair Gellatly, Architect, OPX

Respectfully submitted,

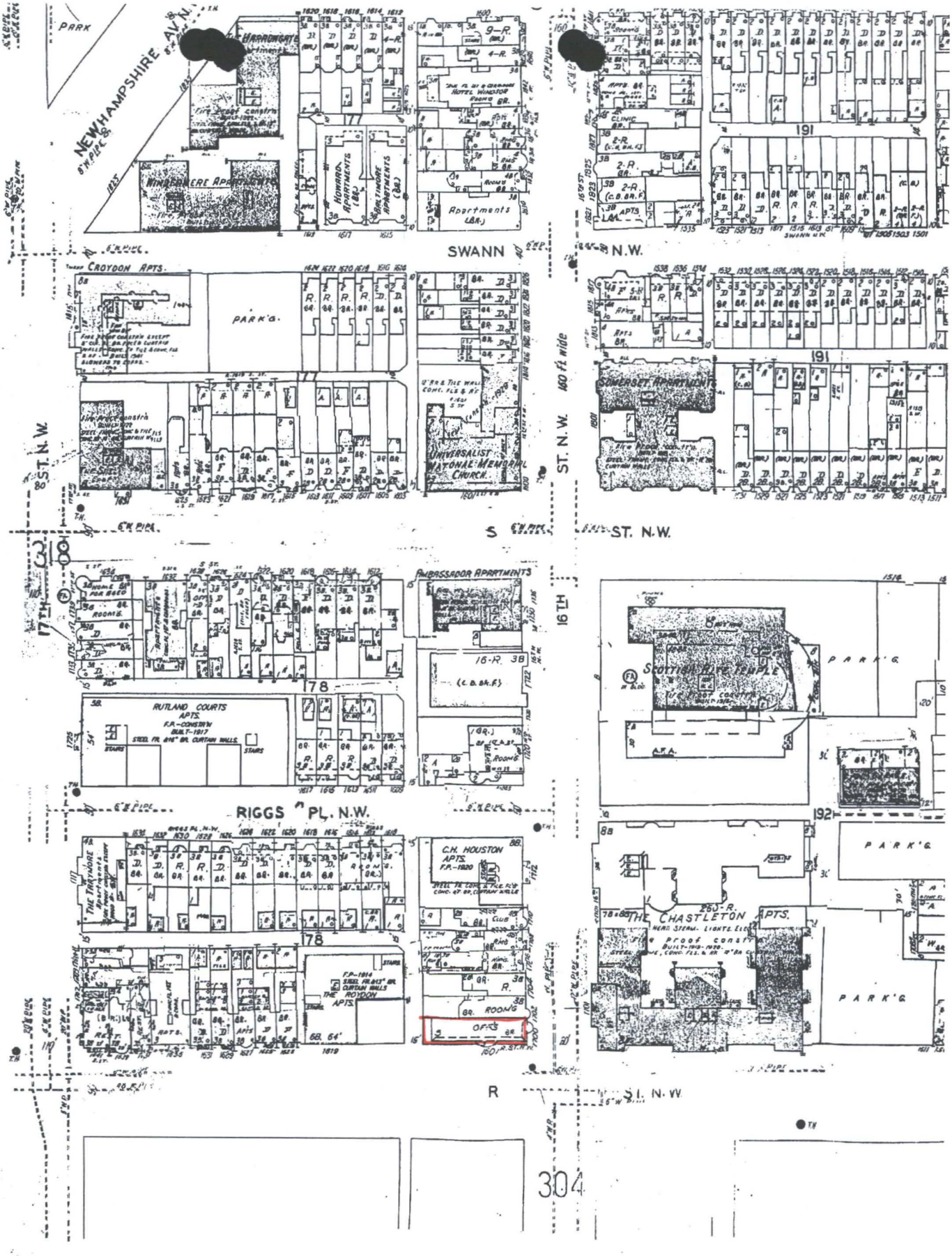
SHAW PITTMAN LLP

By: Allison C. Prince

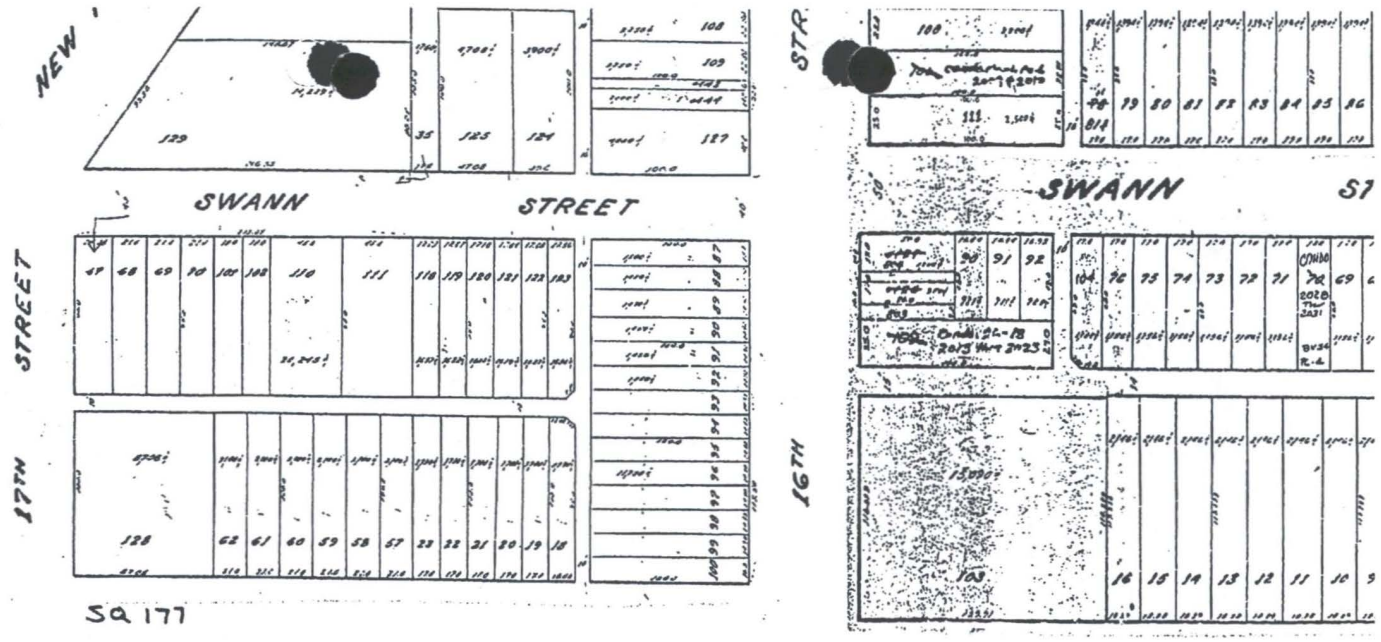
Allison C. Prince

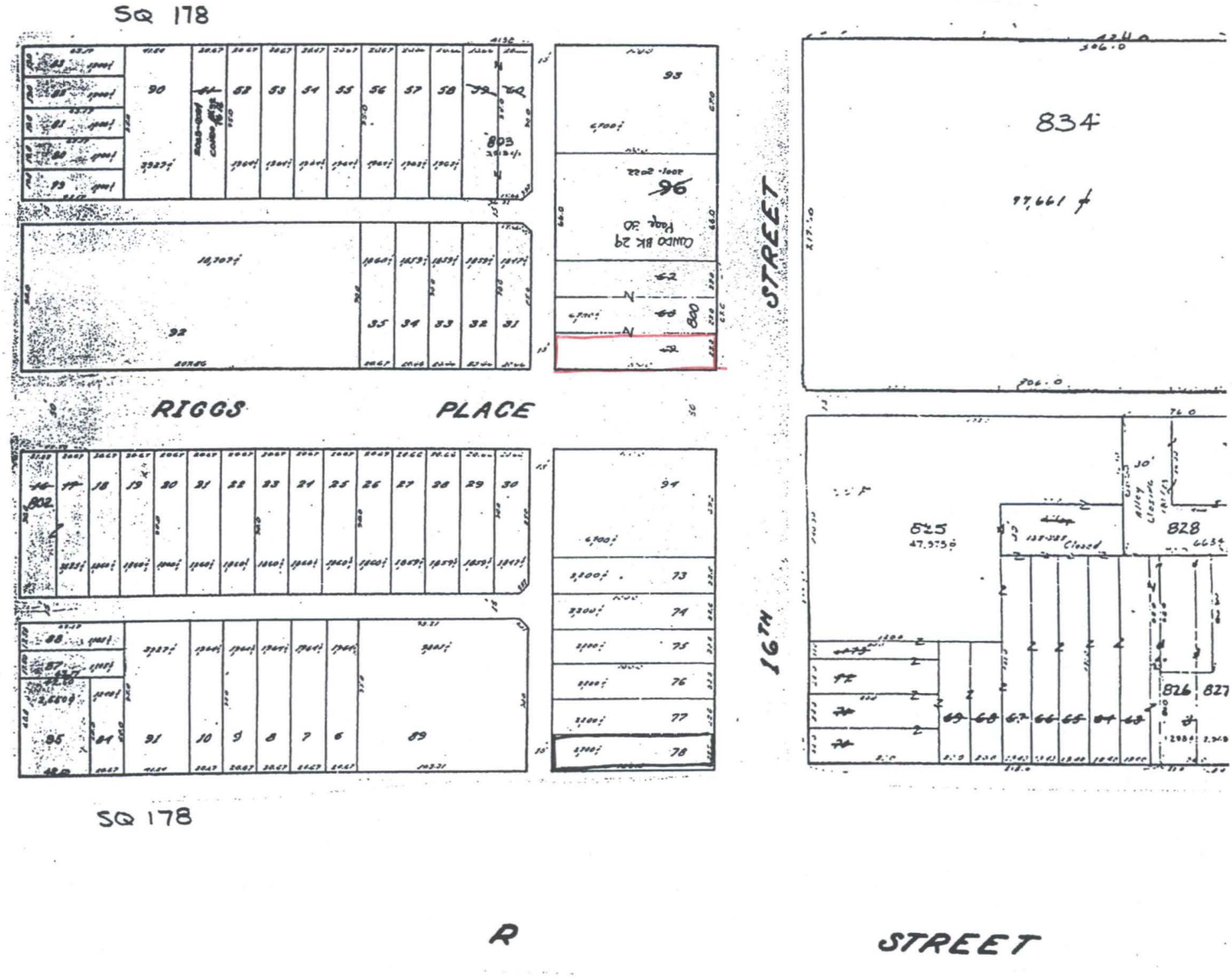
Date: March 12, 2002

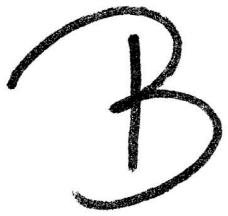


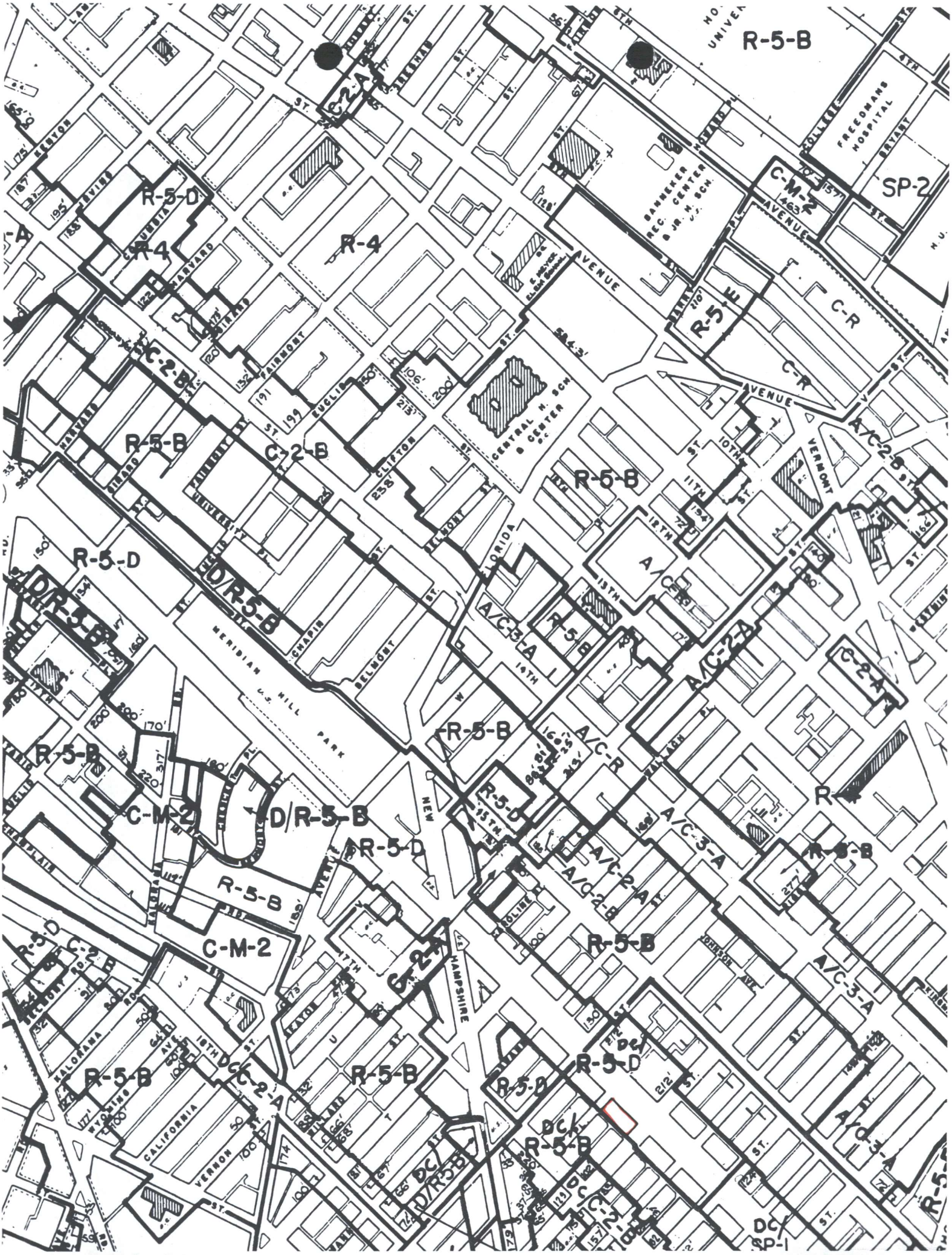


COPYRIGHT 1928 THE SANBORN MAP CO. INC.


SWANN STREET
17TH STREET
16TH STREET
SQ 177
S STREET


SQ 178
RIGGS PLACE
16TH STREET
834
825
828
826
827
SQ 178
R STREET



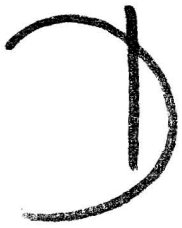

R-5-B
C-2-A
R-5-D
R-4
C-2-B
C-M-2
SP-2
C-R
R-5-E
A/C-2-B
A/C-3-A
A/C-2-A
A/C-R
D/R-5-B
R-5-D
C-2
DC/C-2-A
DC/R-5-B
DC/SP-1
MERIDIAN HILL PARK
FREEDMANS HOSPITAL
BANNEKER REC. CENTER & JR. H. SCH.
CENTRAL H. SCH & CENTER
NEW HAMPSHIRE AVENUE
FAIRMONT
EUCLID
CLIFTON
CHAPIN
BELMONT
HARVARD
CALIFORNIA
VERNON
KALORAMA
WYOMING
FLORIDA
VERMONT
JOHNSON
HOLLIDAY
TAYLOR
ADAMS
MILL
17TH
18TH
19TH
20TH
21ST
15TH
16TH
14TH
13TH
12TH
11TH
10TH








16



★ ★ ★ CERTIFIED

BLRA 17
(Rev. 5/86)

District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration Zoning Division
P.O. BOX 37200 — Washington, D.C. 20013-7200

No. B 155751

CERTIFICATE OF OCCUPANCY

November 10, 1988
(date)

Permission is hereby granted to NAT'L ASSOC. of COLORED WOMEN'S CLUB
to use suite(s) _____ on the 1st, 2nd, 3rd, 4th, 5th, & bsmt (storage only) floor(s)
of the building located on lot(s) 78 square 178
known as premises 1601 R Street, N.W. for the following
purpose(s) Club - Private - 180 seats
Not sexually oriented. [ ]

BZA #: _____ EXPIRATION DATE: _____

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

ZONE R-5-C FEE $ 31.76

Donald G. Murray, Director

By _____
Designee

CERTIFIED

OFFICE COPY

SCANNED 7.22.96

1601 R St.



GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

APPLICATION TO CERTIFY A HISTORIC BUILDING FOR D.C. ZONING REGULATIONS

I hereby request certification that the following property is a historic landmark or a building or structure contributing to the character of a historic district in the D.C. Inventory of Historic Sites, for the purpose of D.C. Zoning Regulations. A photograph of the front of the building is attached.

Address: 1601 R Street, N.W.

Square: 128 Lot: 78

PURPOSE OF REQUEST:

X Waiver of Additional Off-Street Parking Spaces (Section 2100.5)

X Waiver of Additional Off-Street Loading Spaces (Section 2200.5)

_____ Increase in Number of Sleeping Rooms in a Bed-and-Breakfast Facility (Section 203.8)

Anne H. Adams, for the National Association of Colored Women — (202) 663-8884
Applicant — Telephone

Shaw Pittman 2300 N Street, NW, Washington, DC 20037
Address

Anne H. Adams — 1/18/02
Signature — Date

HISTORIC PRESERVATION DIVISION USE ONLY

I hereby certify that this property is either a historic landmark or a building or structure contributing to the character of a historic district listed in the D.C. Inventory of Historic Sites.

[signature] — 1/18/02
State Historic Preservation Officer — Date

F

OUTLINE OF TESTIMONY OF
DR. PATRICIA FLETCHER
NATIONAL ASSOCIATION OF COLORED WOMEN'S CLUBS
(NACWC)

I. Introduction

II. History of Organization/Role in Organization

III. Project Background

IV. Need for Special Exception

V. Conclusion

Document #: 1222232 v.1

OUTLINE OF TESTIMONY OF ALISTAIR GELLATLY, ARCHITECT, OPX

I. Introduction

II. Site of Proposed Project and Surrounding Area

III. Previous Renovation of Building

IV. Conclusion

Document #: 1222238 v.1